

AGENDA
 CITY OF SHORELINE PLANNING COMMISSION
 SPECIAL MEETING



Wednesday, October 24, 2007, 7:00 p.m.

Due to a power outage, the Oct. 18 regular Planning Commission meeting is rescheduled to Wednesday, Oct. 24.

Shoreline Conference Center
 Mt. Rainier Room
 18560 1st Avenue NE

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S REPORT	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. September 19, 2007	
6. GENERAL PUBLIC COMMENT	7:10 p.m.

The Planning Commission will take public testimony on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 6 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and city of residence.

7. REPORTS OF COMMITTEES AND COMMISSIONERS	7:15 p.m.
8. STAFF REPORTS	7:25 p.m.
a. Study Session II: Ridgecrest Commercial Area Zoning	
Staff reviews updated draft in preparation of Public Hearing	
9. PUBLIC COMMENT	8:40 p.m.
10. UNFINISHED BUSINESS	8:50 p.m.
11. NEW BUSINESS	8:55 p.m.
a. Follow-Up from Joint City Council/Planning Commission Meeting	
12. AGENDA FOR November 1, 2007	9:25 p.m.
Public Hearing: Ridgecrest Commercial Area Zoning	
13. ADJOURNMENT	9:30 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.

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CITY OF SHORELINE

**SHORELINE PLANNING COMMISSION
SUMMARY MINUTES OF SPECIAL MEETING**

September 19, 2007
7:00 P.M.

Shoreline Conference Center
Spartan Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Wagner
Commissioner Phisuthikul
Commissioner Harris
Commissioner Hall

STAFF PRESENT

Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Paul Cohen, Senior Planner, Planning & Development Services
Kirk McKinley, Aurora And Interurban Project Manager
Alicia Sherman, Senior Planner
Steve Szafran, Associate Planner
Jessica Simulcik Smith, Planning Commission Clerk

COMMISSIONERS ABSENT

Commissioner Pyle
Commissioner Broili
Commissioner McClelland

CALL TO ORDER

Chair Piro called the special meeting of the Shoreline Planning Commission to order at 7:03 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, Commissioners Wagner, Phisuthikul, Harris, and Hall. Commissioners Pyle, McClelland and Broili were excused.

APPROVAL OF AGENDA

The Commission accepted the agenda as proposed.

DIRECTOR'S REPORT

Mr. Tovar reported that the Hearing Examiner rejected an appeal by residents in the Richmond Beach Neighborhood regarding a short plat the City approved in their area. The appellants expressed their concern that the short plat would allow buildings that were too large for the neighborhood. Much information was submitted by the appellants to support their contention that the floor ratio of the new

homes would be greater than the homes that have historically been built in the neighborhood. Because the Hearing Examiner rejected the appeal, the short plat can now move forward. Mr. Tovar suggested that rather than asking staff to use their non-existent authority to limit the size of buildings in residential zones as part of the short plat process, the issue could be more appropriately addressed by requesting the City to conduct an exclusive review of the regulations that apply in residential zones.

Mr. Tovar further reported that neighbors of a proposal for a development of seven homes in the Highland Terrace Neighborhood recently attended a City Council meeting to voice their concerns. He noted that the applicant conducted a pre-application neighborhood meeting to describe the proposed project. During the meeting, he used the term “air condo,” which created some concern among the neighbors. Staff has been asked to research the concept further in an effort to address some of the concerns that have been raised.

Mr. Tovar noted that in contrast to the items he just reported on, both topics on the agenda relate to properties that are zoned either commercial or mixed-use (not single-family). However, they are adjacent to lands that are zoned single-family. The relationship between commercial, multi-family and mixed use areas and the single-family neighborhoods that lie adjacent to them is an issue that must be considered. Mr. Tovar suggested that when looking for opportunities for accommodating growth and housing in the future, the City might want to focus on properties other than those zoned single-family residential.

APPROVAL OF MINUTES

The minutes of September 6, 2007 were approved as corrected.

GENERAL PUBLIC COMMENT

Virginia Paulsen, Shoreline, noted that numerous multi-family residential units are being constructed in the City, particularly on 15th Avenue Northeast - between Northeast 170th and 205th. She urged the Commission to carefully review the Transportation Master Plan, which includes plans to extend Northeast 165th from 15th Avenue Northeast to 25th Avenue Northeast. It was originally hoped that this proposed new extension would be a means of getting people from the Sheridan Heights and Lake Forest Park areas into the proposed commercial development on 5th Avenue North and Northeast 165th Street. She said her house is four houses from 165th, and she would be opposed to an arterial in this location. She referred to the Ridgecrest Neighborhood Plan, which would be considered later on the agenda, and suggested that Shoreline residents are concerned that zoning changes that are designed to increase density would spoil the single-family neighborhoods.

PUBLIC HEARING ON PHASE 1 – TOWN CENTER COMPREHENSIVE PLAN

Chair Piro reviewed the rules for the legislative public hearing and briefly explained the process that would be utilized. He opened the public hearing and invited the staff to provide their report.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Tovar recalled that several years ago, the Commission reviewed and recommended approval of a proposal to create a Central Shoreline Subarea Plan. However, the City Council specifically chose not to adopt the plan as part of the City's Comprehensive Plan. Instead, it was included in the plan as an unadopted appendix report, but no development regulations were adopted to implement the plan. He referred to recent developments that have occurred along Aurora Avenue North and noted that a number of people correctly expressed concern that these development proposals were not consistent with the concepts discussed in the Central Shoreline Subarea Plan. However, the proposals were consistent with the existing Regional Business zoning, which has been in place since the City incorporated. He advised that if the City wishes to have development occur in a different form, different use mix, or different design standards, etc., the City must adopt new regulations to control future development.

Mr. Tovar said the subject of the Town Center Plan would proceed in two phases. Tonight's Phase 1 hearing would be related to the four framework policies for the study area. Phase 2, which would not occur until the end of 2007 or beginning of 2008, would include a more detailed discussion of land use, zoning, design standards, etc. He explained that a number of things have happened since the original Central Shoreline Subarea Plan was first discussed. Two commercial projects have been constructed and the final section of the Interurban Trail has been completed, including identification of a potential location and preliminary ideas for a heritage park. In addition, the City Council has adopted Phase 1 of the next two miles of the Aurora Corridor Project and given direction to move forward with the flexible alternative for Phases 2 and 3. The City Hall Project is moving along, as well, with a public meeting scheduled for October 2nd; and the City Council adopted 13 Strategic Points to guide future projects in the Town Center area. There is also a greater interest in applying a mixed-use concept in certain areas of the City.

Chair Piro explained that Phase 1 of the Town Center Subarea Planning Process would include a review of the framework policies, the proposed boundaries, and the right-of-way plan. Mr. Tovar pointed out that while the map provided in the Staff Report identifies all properties within the study area, staff is not proposing to change land use in all areas. Staff's intent was to capture a large enough area to include all land that is currently zoned commercial and might be appropriate for change in use and zoning, as well as the residential neighborhoods that are close enough to be impacted by the change. It is important for the City to provide adequate notice to all residential property owners who might be impacted by the proposed changes.

Mr. Tovar advised that Appendix 5 is a Right-of-Way Map for the Aurora Avenue North Project. He explained that the City Council adopted a preferred alternative for Aurora Avenue North, which is inconsistent with Appendix 5. Staff recommends the map be repealed and that a new map be adopted.

Mr. Cohen introduced himself as the project manager for the Town Center Subarea Plan. He explained that the intent of Phase 1 is to establish the Central Shoreline Subarea Plan in the Comprehensive Plan by developing skeletal framework policies. Specific details will be addressed as part of Phase 2. Mr. Cohen described the study area as a large rectangle, bounded by Fremont Avenue on the west, Ashworth Avenue on the east, North 188th Street on the north, and North 170th Street on the south. He cautioned that the boundaries are very general at this point, and staff is interested in hearing from the community about their ideas for the area. They are particularly concerned about the single-family residential

neighborhoods and are interested in hearing ideas for how they could interface appropriately with the town center concept.

Mr. Cohen referred to the Framework Policies, which were extracted from the strategic points identified by the City Council. They tie in with actions the City has already taken for properties near Aurora Avenue and the Interurban Trail. He reviewed each of the policies as follows:

1. *Establish a study area boundary to provide context for evaluating the opportunities and potential impacts from future development of commercial and mixed uses along Aurora Avenue North and Midvale Avenue North.*
2. *Engage Shoreline residents and businesses in detailed design processes for two facilities between North 175th Street and North 185th Street: the “heritage park” site on both sides to the Interurban Trail and Midvale Avenue North.*
3. *Design roadway, transit and pedestrian facilities consistent with the City’s preferred “flexible alternative” for Aurora Avenue between North 165th Street and North 205th Street.*
4. *Prepare a program of civic directional or “wayfinding” signage and evaluate refinements to city sign regulations to reflect the emerging functions and visual character of Aurora Avenue.*

Questions by the Commission to Staff

Commissioner Hall asked staff to share their rationale for cutting off the study area at North 188th Street when there are commercial properties that appear close to redevelopment between North 188th and North 192nd Street. Mr. Cohen explained that the north boundary of the study area was established to include commercial areas that front on the north side of North 185th Street and have some influence with the intersection at North 185th Street and Aurora Avenue North. While the boundary may be greater than it needs to be, staff’s intent was to include all possible areas. However, the Commission should keep in mind that the boundary may be refined and changed. He also noted that at the bottom of North 188th Street, the town center area drops off topographically.

Commissioner Phisuthikul referred to Framework Policy 2, which calls for engaging Shoreline residents in detailed design processes. Mr. Cohen clarified that this policy refers to the heritage park site on both sides of the Interurban Trail and Midvale Avenue North. Chair Piro suggested it would be helpful to change the language to make it clear the policy refers only to those two projects. Commissioner Phisuthikul added that the term “facilities” should be changed to “projects.”

Public Testimony or Comment

LaNita Wacker, Shoreline, said she didn’t realize the discussion would be limited to Phase 1 of the project. She indicated her support of the subarea planning concept for the Town Center area. She suggested it would be appropriate for the plan to identify Fremont and Ashworth Avenues one-way southbound and Stone and Linden Avenues one-way northbound. Each of these streets could provide rear angle diagonal parking on one side. She pointed out that underdevelopment has recently occurred on Aurora Avenue North, and she suggested it would be appropriate to require a minimum of two or

three stories for all development on Aurora Avenue North. In addition, she said she would like to see some type of taller building on the vacant lot near Spiro's, which could become an anchor retail and commercial tenant. Another tall building could be constructed south of the Aurora Rents property to also serve as another anchor for the subarea plan.

John Behrens, Shoreline, inquired if the City has completed a traffic impact study to determine the impact the proposal would have to the surrounding neighborhoods. He particularly expressed an interest in learning more about the amount of traffic that would be generated on Midvale Avenue and Aurora Avenue North. He recalled that at the first meeting, the City discussed the need to come up with a plan that would allow Midvale Avenue to run through the City Center. He asked if any progress has been made to implement this concept. He also asked if the City has studied the impact Midvale Avenue has had on the Gateway Project. Are people using the street to access the businesses, or just to bypass Aurora Avenue? He also asked if the City has studied the impact the City Hall Project would have on traffic at the intersections of North 175th and Midvale Avenue and North 175th Avenue and Aurora Avenue North.

Mr. Cohen answered that the Environmental Impact Statement that was adopted as part of the Comprehensive Plan for this area included a traffic study. However, the study would have to be updated at some point. Chair Piro advised that he served on the Aurora Corridor team. He reported that traffic studies are currently taking place, and the reports should be issued sometime in the fall.

Mr. Behrens asked who would be responsible for paying for the new traffic lights that would be required as additional development occurs in the area. He noted that three new traffic lights have recently been or will be installed in the study area. Mr. McKinley answered that the three traffic signals have been funded by three different sources. The light at Midvale Avenue and North 175th Avenue was paid for by the developer of the TOP Foods Project. The new light that is currently being installed at the intersection of North 185th Street and Midvale Avenue is being funded by the Interurban Trail Project in order to provide safe pedestrian and bicycle access. The light that is proposed at North 182nd Street and Aurora Avenue North would be funded as part of the Aurora Project, which gains funding from the State, Federal, County, and City governments.

Kevin Grossman, Shoreline, said the framework policies sound very solid and reasonable. However, he suggested an additional policy be added related to developing a vision for the study area. The established framework policies grew out of the vision of the community for the subarea, but there are other pieces. He suggested the study area be extended to North 192nd Street. He expressed concern that there are tremendous opportunities for redevelopment on properties currently occupied by the park-and-ride, the mattress store, and other large parcels in this area. Chair Piro summarized that Mr. Grossman would like to see the City articulate their vision for the study area as a framework policy.

Mr. Tovar suggested that rather than stating the City's vision for the study area as a framework policy, it might be better to add a framework policy related to developing a vision early in the process. Mr. Grossman agreed that would be helpful so the public could have a clear understanding of what the end product would be.

Boni Biery, Shoreline, said she lives on the northern border of the subarea plan, and she would like it to be extended to North 195th Street. As development has occurred over the past 42 years she has lived in

her home, the City has promised traffic changes to address problems. However, nothing has been done to date to limit or reduce the traffic impacts on Firlands Way. She requested information about who the City would notify regarding the proposed changes. Mr. Tovar noted that all of the amendments being considered to date are legislative in nature, which would not require the City to mail out notices. Instead, notices would be published in the local newspaper, CURRENTS, etc. In addition, they would consider the option of using notice board signs and posters throughout the geographic area of the subarea plan. Mr. Cohen encouraged interested citizens to sign up on the City's mailing list. Ms. Biery recommended that notice be provided to all properties within a half mile of the proposed study area.

Bobby Lee Williams, Shoreline, asked if real estate professionals and contractors know that the zoning in the study area might change. He also requested more information about the impacts the proposed changes would have to traffic on Stone Avenue, which is already a busy street. In addition, he inquired regarding the proposed timeline for the project. Mr. Tovar answered that staff would like to study Stone and Linden Avenues and their side streets as part of their effort; not because they want to change the land uses on these streets, but because the impacts must be considered if more intense development is allowed on Aurora and Midvale Avenues. Staff intends to discuss these concerns with property owners along the two streets in order to come up with traffic mitigation or changes that could soften the impacts. Chair Piro noted that real estate professionals and developers would be invited to participate in the next phase of the project.

Loren Lango, Shoreline, said he has complained to the City for the past several years regarding the traffic problems on Stone Avenue. Over the past few months, there has been a more than three-fold increase in traffic on the street, including the dump trucks from Sky Nursery and the construction site. The problem is especially bad between 6 and 9 a.m. and 4 and 6 p.m. when everyone is going to or coming home from work. He noted that placing the boundary of the study area at North 183rd Street would cut the Sky Nursery property in half. The building area would be inside the study area, and the parking lot and traffic would be on the outside. He agreed with the previous recommendation that the boundary be extended to North 192nd Street. This would allow the City to consider connecting Midvale Avenue to North 192nd Street, which would allow traffic from Sky Nursery to access onto Aurora Avenue North. Including these additional properties could help resolve traffic problems that already exist on Stone and Ashworth Avenues.

Presentation of Final Staff Recommendation

Mr. Tovar said staff would support an extension of the study area boundary to North 192nd Street as recommended by several members of the public. He also reiterated his suggestion that a new framework policy be added calling for the creation of a vision as the logical first step in Phase 2 of the project.

Final Questions by the Commission and Commission Deliberation

Vice Chair Kuboi asked if extending the boundary to North 192nd Street would include the parcels immediately north of that street. While he would not be inclined to support a boundary extension all the way to North 195th Street, he is concerned that the properties on the north side of North 192nd Street also be included in the study area. Mr. Tovar said staff would be agreeable to including the north side of the street in the study area, as well. However, he cautioned that this would not necessarily result in a zoning change for the properties on the street.

Commissioner Wagner agreed that the boundary could be extended to the north to include critical properties on Aurora Avenue North if there is no other vehicle for addressing concerns. However, she cautioned that the intent of the study is to consider the Town Center area and the impact of very specific projects to the surrounding neighborhoods. She suggested that perhaps the properties that are currently outside of the boundary could be better addressed as part of another study so the City Center Subarea Plan boundaries could remain small and focused.

Commissioner Hall agreed that keeping the study area small would allow the City to focus more clearly on their mission for the Town Center area. If the area were expanded, the vision could become somewhat diffused and it could take the City substantially longer to complete the project. However, he would support an extension to North 192nd Street to include properties that are prime candidates for redevelopment in the near future. Chair Piro said he, too, would support an expansion of the boundary to North 192nd Street. He said he would also be willing to support Mr. Lango's recommendation that the boundary be extended to North 195th Street to allow the City to consider the concept of connecting Midvale Avenue to North 195th Street.

Chair Piro referenced the suggestion that another framework policy be added related to creating a vision for the Town Center Subarea Plan. Commissioner Phisuthikul said he would support an additional policy since it would provide an opportunity for the citizens to express their ideas for the area. Mr. Tovar recommended a new framework policy be added to read: "Articulate a community vision for the town center as an early step in the development of detailed provisions for the subarea." The Commission indicated their support for the proposed new policy language.

Commissioner Harris cautioned that the Town Center area should be defined as a special place and not extend all the way up and down Aurora Avenue. The Commission agreed it would be appropriate to extend the boundary to North 192nd Street only.

The Commission discussed possible changes to Framework Policy 2 to make it clearer as to what projects are being referenced. They agreed to change the policy to read: "Engage Shoreline residents and businesses in detailed design processes for a.) the "heritage park" site on both sides of the Interurban Trail and b.) Midvale Avenue North."

If the boundary were adjusted to include North 192nd Street, Vice Chair Kuboi inquired if the traffic generated by the Echo Lake Project would be addressed as part of the traffic study that is done for the project. Mr. Tovar said traffic from all land uses along Aurora Avenue were studied in a general way as part of the SEPA review that was required for the Aurora Project. It might be possible to refine or provide more detailed information about the Echo Lake Project as part of the study, but the analysis of this traffic would still be fairly general in nature.

Closure of Public Hearing

COMMISSIONER HALL MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER HARRIS SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

Vote by Commission to Recommend Approval or Denial or Modification

COMMISSIONER HALL MOVED THAT THE COMMISSION APPROVE THE STAFF'S PROPOSAL WITH COMMISSION AMENDMENTS. SPECIFICALLY:

- **ADD A NEW FRAMEWORK POLICY 1 TO READ: "ARTICULATE A COMMUNITY VISION FOR THE TOWN CENTER AS AN EARLY STEP IN THE DEVELOPMENT OF DETAILED PROVISIONS FOR THE SUBAREA."**
- **CORRECT FRAMEWORK POLICY 2 TO READ: "ENGAGE SHORELINE RESIDENTS AND BUSINESSES IN DETAILED DESIGN PROCESSES FOR A.) THE "HERITAGE PARK" SITE ON BOTH SIDES TO THE INTERURBAN TRAIL AND B.) MIDVALE AVENUE NORTH."**
- **EXTEND TOWN CENTER STUDY AREA TO NORTH 192ND STREET.**
- **REPEAL APPENDIX 5 (CENTRAL SHORELINE RIGHT-OF-WAY MAPS).**

COMMISSIONER PHISUTHIKUL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

REPORTS OF COMMITTEES AND COMMISSIONERS

None of the Commissioners provided reports during this portion of the meeting.

NEW BUSINESS

Study Session: Ridgecrest Commercial Area Zoning

Chair Piro explained that tonight's discussion would be a study session, but the public would be invited to provide comments to the Commission. He emphasized that a more formal public hearing on the Ridgecrest Commercial Area Zoning would be conducted at a later date.

Dennis Lee, Shoreline, said people are not so concerned about possible land use changes as they are about the traffic impacts associated with the changes. As part of the City's discussion related to the Ridgecrest Commercial Area, they must address how they will protect the neighborhoods from cut through traffic. This might require the businesses to be open from the back so that people living in the neighborhood could walk.

Mr. Lee noted that there has been a significant escalation in the demand for housing, and the Aurora Corridor and North City have accommodated more density than was anticipated in the original Comprehensive Plan. He agreed the plan needs to be updated. He urged the City to involve the public early in the process; and right now, they don't really understand the process. He also suggested the project be renamed the Ridgecrest Neighborhood zone. They should avoid quick rezones, with the developers promising to be good the neighbors. If the commercial properties are zoned as Neighborhood Business, the commercial uses should be for the neighborhood residents. The goal should not be to attract customers from other areas. Chair Piro noted that a public hearing for the Ridgecrest Commercial Area Zoning Proposal has been scheduled for October 18, 2007.

Pam Mieth, Shoreline, said she understands that the Commission is at the beginning stages of their review, so she would submit her questions and concerns in writing. She said she is primarily concerned about the traffic impacts, as well as the significant density that would be allowed on North 163rd Street. Allowing five or six floors of development so close to the single-family residential neighborhoods seems out of scale.

Cathie Schleh, Shoreline, suggested that notice of the upcoming public hearing date be posted on the reader board at the Ridgecrest Elementary School.

Mr. Tovar reviewed that a public workshop on the proposed zoning for the Ridgecrest Commercial Area was conducted on September 12th, and approximately 70 people attended. Many of them also participated in the process that occurred last winter with the University of Washington students. He explained that the staff's proposal is intended to establish regulations that would enable the uses, building form, and other amenities the neighborhood indicated as desirable for the Cascade Bingo Property that is currently zoned commercial. The proposed new regulations would allow property owners to develop properties as the market demands, but protect the neighborhoods from projects that are too large or have too many impacts. He cautioned that if the regulations that are ultimately adopted by the City Council are not more attractive than the existing zoning, property owners would develop under what the existing zoning would permit, which is three stories of town houses on the entire property.

Mr. Tovar distributed copies of a zoning map from the City of Kirkland, which has utilized the planned area concept effectively since 1976. He explained that much of the City of Kirkland is zoned single-family residential, but they also have 22 planned areas. In each planned area zone, the zoning code identifies a maximum building height, the floor ratio, design standards, access conditions, and other details that control what projects can occur in the individual planned zones. The intent behind the planned area concept is to recognize that not all of the properties in a community fit well into the five or six zoning designations available. A better method is to write a zone to suit the needs of a particular area.

Mr. Tovar provided copies of the City's Comprehensive Plan Map, upon which staff identified where potential planned area zones might be designated in the City. He specifically noted that the Ridgecrest Commercial Area is designated on the map as Planned Area 4 (PA4). The intent of the concept is to better regulate land use to implement the Comprehensive Plan in more detail for a particular zone. He noted that the Shoreline Community College Property, the Christa Property, the South Aurora Triangle Property and the Fircrest Property are also identified on the map as being potential locations for planned area zones. He cautioned that just because an area is zoned as a planned area doesn't mean that the uses allowed in one planned area would be the same as those allowed in another planned area or any other zone in the City. He said the form-based code concept is another method of achieving the objectives of City and neighborhoods with more precision. He concluded by emphasizing that the proposal is simply a zoning text and zoning map change and not a Comprehensive Plan amendment. All of the proposed changes would be consistent with the current Comprehensive Plan.

Mr. Szafran referred to the proposed text for Planned Area 4. He reviewed the proposed purpose and scope language (Section 20.98.010), which states that the new standards are designed to:

- Be a form-based code that provides flexibility, yet ensure that the character of a project's building and site design is supportive of the adjacent public spaces and uses.
- Create a lively mixed use and retail frontage in a safe, walkable and transit-oriented neighborhood environment.
- Provide for a human scale building design.
- Ensure that building and site design is presented to the neighborhood for comment.

Next, Mr. Szafran referred to the permitted and prohibited uses section (20.90.020), which specifically lists the uses that would not be allowed in the PA4 zone. He reviewed the density and dimensional standards section (20.98.030), explaining that for the purpose of building setbacks, the mass of the building was divided into three sections: the building base (ground floor), the middle (2nd and 3rd stories), and the top (anything above the 3rd story). He noted that maximum building height would be 3 stories, with an additional 3 stories if certain conditions are met. The proposed basic density for the PA4 zone would be 24 dwelling units per acre, which is allowed by the existing zoning. The maximum density would be limited by the height of the building, floor area ratio, and parking requirements.

Mr. Szafran noted Section 20.98.040 explains the administrative design review concept, which is a new element of the Shoreline Development Code. Administrative design review would ensure that any building plan for the site meets the goals and intent of the PA4 zone. Chair Piro noted that the proposed administrative design review would be carried out by staff. Mr. Tovar said the concept would require an administrative permit, but there would still be a neighborhood meeting requirement.

Mr. Szafran referenced Section 20.98.050, which identifies the proposed design standards. He said one key point of site design is the requirement that new development accommodate street level retail, particularly on 5th Avenue Northeast. If ground level retail is not planned for buildings fronting on 5th Avenue Northeast, the buildings must still be available for retail uses at a future date. This section also requires that building design soften the visual impact of multi-use buildings face Northeast 163rd Street and the west property line so they are more compatible with the single-family homes. This could be done by providing decorative features or planting trees or shrubs in the setback area along the western property line.

Mr. Szafran reviewed that the language proposed in Section 20.90.050, which states that driveway access should be limited to minimize automobile conflict and light glare on adjacent properties. In addition, development on parcels that front on 5th Avenue Northeast would have to be designed and furnished to support, complement, accommodate and promote transit stops.

Mr. Szafran explained that building design review would consider things such as pedestrian enhancements, blank wall treatments, façade articulation, weather protection for buildings along the street fronts, vertical differentiation, street frontage standards, roofline design, service areas and mechanical equipment, parking structures, and the accommodation of live/work units.

Mr. Szafran referenced Section 20.98.060, which describes the public bonus feature program. The zone would outright allow a 3-story building. Any development above 3 stories would be required to accommodate a certain number of the public bonus features listed in the section. The parking section (20.98.070) proposes that the minimum residential parking requirement be one space for studio and 1-

bedroom units and 1.5 spaces for 2-bedroom units. However, provisions would allow for car sharing programs.

Mr. Szafran said that Section 20.90.080 outlines the proposed sign standards for the PA4 zone. It would basically allow for the same type of signs allowed in the existing zones. It requires that a master sign plan be submitted and approved by the City in conjunction with the building permit. He said the last section (20.98.090) is related to outside lighting, and the intent is to make sure the outside lighting does not impact the residential properties that surround the site.

Commissioner Hall expressed his belief that proposing zoning changes for just one very small area of the City appears to make the code extremely complicated. He understands the advantage of creating planned area zones, but writing a 20-page development code for every individual parcel would be too complex. Mr. Tovar agreed it would not be appropriate to apply this concept to every parcel in the City, but they are only talking about a finite number of parcels. The PA4a parcel is very unique for many reasons, and the proposed language is staff's best attempt to write a regulation that achieves what the community seems to want and provides as much certainty to the applicant as possible. He agreed that implementing a planned area concept would result in more zoning code text, but the question that must be asked is whether it's worth it. Staff believes it is for certain parts of the City that are ripe for redevelopment.

Commissioner Phisuthikul suggested that providing a percentage of affordable housing should be included on the list of public bonus feature options, since this would provide a direct benefit to the public. Mr. Cohn noted that Section 20.98.030.B states that based on a specific formula, the number of permitted units could be increased if affordable housing was provided on the site. Commissioner Phisuthikul pointed out that this section only applies to density increases in buildings up to 3 stories. Providing affordable housing would not be one of the options for obtaining additional height. Mr. Szafran agreed. In order to obtain the additional height, the developer could be asked to give something back to the neighborhood. The public bonus feature options are intended to have a direct impact on the adjacent property owners, and that is why affordable housing was not listed as one of the options.

Mr. Szafran referred to Section 20.98.050.D.1, which would require that the first floor adjacent to the street be constructed to accommodate retail. He noted that the language would not require a retail use. This would be determined by the market, but staff believes there is some market for retail space in this particular corner. Mr. Tovar expressed his belief that this would be particularly true if there were four or five stories of residential development above the retail space.

Vice Chair Kuboi pointed out that the proposal would introduce the concepts of planned areas, form-based codes and administrative design review all at the same time to a potentially skeptical public. He asked if staff has anticipated how the proposal could be changed if the public expresses objection. Mr. Tovar advised that there are several design review processes that could be utilized such as an administrative review, a hearing examiner hearing with a recommendation to the City Council, or a hearing examiner hearing and decision. Another option would be for the Planning Commission to serve as a design review board that would make recommendations to the City Council. While it could be argued that a public hearing process would allow more opportunity for the public to participate, staff also believes it is important to make the process more predictable by having a more prescriptive and detailed set of zoning standards and regulations.

Chair Piro said he supports the idea of addressing design issues as part of the zoning regulations. He recalled that with the more complicated projects, the Commission has found that whether or not a proposal would be viable and contribute to the quality of life in the City comes down to design. Having a design review function would ensure that design gets the attention it needs when projects are proposed.

Vice Chair Kuboi questioned the process the City used to identify a balance between the impacts to the neighborhood and the needs of the developers. Mr. Tovar said staff reviewed what design review processes have and have not worked in other jurisdictions. He advised that some jurisdictions have had design review boards for years, and they usually consist of three to five board members with a background in architecture or engineering. Typically, the policies that design review boards consider are broader than just design issues. If the City were to create a design review board, they would still have to provide very clear design standards for them to use when reviewing projects. Design review boards cannot base their decisions on subjective and/or arbitrary standards.

Vice Chair Kuboi expressed his concern that allowing a development to go from three stories to six stories would significantly change the profit potential from a developer's standpoint. However, the list of public bonus feature options appear to be rather token in nature. Mr. Szafran explained that any proposal for additional stories would be reviewed by staff to make sure it meets the intent of the code. Vice Chair Kuboi suggested that before this concept is implemented, staff should provide more information from other jurisdictions to illustrate how public benefits could be traded for additional developer privileges. He felt this would be particularly important for this subject property since additional height could impact some property owners' view of the Olympic Mountains. It is important that the neighborhoods receive a reasonable return on the additional height allowance.

Mr. Tovar reminded the Commission that the proposed language is draft only. Staff intends to incorporate feedback they have received to date from the public and the Commission into the draft that is presented at the public hearing. He noted that the public bonus feature options identify things the City would like developers to incorporate into the design of buildings, but more detailed discussion needs to take place to determine the quantity of each option that a developer would have to provide in order to gain the extra height. In addition, the Commission could have a discussion about how to tie increases in building mass and height to provisions for moderate-income housing. While they can't quantify the developer's cost of providing this housing, it is important to keep in mind that moderate-income housing would provide a public benefit. He agreed the City should be able to obtain more tradeoff from developers than what has been described in the draft language. He agreed to update the document to address this concern.

Commissioner Wagner asked if the proposed zone would identify a minimum height limit. She cautioned that the language should prohibit single-story strip development. Staff agreed to make that change. Secondly, Commissioner Wagner suggested the language should also carefully address the issue of impervious surfaces. She recalled the City Council's goal to create a green, sustainable Shoreline and noted that requiring green building standards could have some potential public benefit, as well. Mr. Szafran agreed the draft language does not explain any kind of green building requirements. Mr. Tovar advised that the citizens also made this comment. Staff would consider ways to articulate this concern, either as a bonus option or possibly as a requirement. However, because green roofs are

very costly, the City must consider how to keep the public benefit options proportionate or commensurate with the return to developers.

Commissioner Harris said it must be understood that if a 6-story structure is built on the subject property, all of the surrounding property owners would lose the privacy of their backyard. Secondly, Commissioner Harris asked if terms such as façade articulation, vertical differentiation, etc. are common terms in the development community. Mr. Szafran answered that these terms came right out of the City's current code. Commissioner Harris expressed his belief that these types of design techniques are becoming so common place, that the new buildings are almost becoming boring. Lastly, Commissioner Harris asked if the façade details would be similar to the apartment building that was recently constructed on 15th Avenue and Northeast 183rd Street. Mr. Szafran said the intent of the proposed language was to require better architecture. Commissioner Harris suggested that the types of building materials used are just as important as the design elements. Mr. Szafran noted that Section 20.98.050.F.4.a briefly states that different materials and/or colors should be used. Commissioner Harris expressed his belief that quality and appearance would play a significant role in neighborhood acceptance of the proposed changes.

Commissioner Phisuthikul noted that while the proposed language would require building articulation, it does not make it clear exactly how much articulation would be required. Mr. Tovar agreed the proposed language should spell out these types of dimensions.

Commissioner Hall asked staff to give further consideration to options for encouraging affordable housing. He asked staff to at least consider changing the requirement to low-income housing instead of moderate income housing. Secondly, Commissioner Hall encouraged staff to keep in mind the good information that was shared by presenters at the recent speaker series events, such as what makes a plaza a public gathering place, becoming a Cascade City and utilizing the transfer of development rights concept, etc. Thirdly, Commissioner Hall suggested it would be appropriate for the City Attorney to be present at the October 18th public hearing to provide legal advice to the Commission as the hearing proceeds. Mr. Tovar agreed it would be appropriate for staff to review the speaker series presentations and determine which concepts might have application in the proposed amendments the Commission would consider over the next several months.

Mr. Tovar advised that, as part of their work on the South Aurora Triangle, staff has developed some language regarding the concept of transferring development rights from the rural area into the urban area. This project is currently on hold while the staff, Commission and City Council deal with more pressing matters. While there is no program in place in King County right now, they could create a place keeper in the proposed language that would allow a developer to avail themselves to this type of program if and when it is established by King County and accepted by the City of Shoreline.

Chair Piro pointed out that much of the public concern with both of the items on the Commission's agenda was related to traffic impacts. He suggested the parking requirements be more clearly delineated in the proposed language to address not only on-street and off-street parking requirements, but also require a parking management plan to address the impacts to adjacent neighborhoods.

Commissioner Phisuthikul referred to the proposed setback requirements in Section 20.90.030. He suggested the language be changed to make it clear that the setback for the upper stories would be greater than the setback for the middle stories.

Mr. Tovar advised that staff would create an updated draft of the proposed changes, utilizing the comments received thus far from the public and the Commission. Once it is ready, the draft would be posted to the City's website for the Commission and public to review. Staff would accept additional recommendations related to the draft, but they must distribute the final draft to the Commission by October 10th in preparation for the October 18th hearing. He noted that the public would also be invited to provide additional written comments regarding the draft language. Mr. Szafran added that citizens on the email list would receive a reminder notice about the upcoming hearing.

UNFINISHED BUSINESS

Transit Resolution

Chair Piro reviewed the typographical corrections that were discussed and agreed to at the Commission's dinner meeting earlier in the evening.

COMMISSIONER HALL MOVED THAT THE COMMISSION TRANSMIT THE TRANSIT RESOLUTION TO THE CITY COUNCIL. COMMISSIONER WAGNER SECONDED THE MOTION.

Chair Piro recalled that, at the earlier dinner meeting, staff offered a thought that the Commission may want to consider options for developing policy language to implement the concept when they review the Comprehensive Plan amendments again in 2008. The Commission agreed this would be appropriate if the document is adopted by the City Council.

Mr. Tovar reported that staff would prepare an updated version of the Commission's work program for the upcoming joint City Council/Planning Commission meeting. The new document would provide more details about their 2008 agenda.

Based on the Commission's final action related to the resolution, Chair Piro said staff recommends the City provide a courtesy copy of the document to the various transit agencies to start the communication process. The Commission agreed that would be appropriate. Commissioner Hall suggested that a courtesy copy of the document could also be forwarded to the planning commissions of the other jurisdictions identified in the resolution.

THE MOTION WAS APPROVED UNANIMOUSLY.

ANNOUNCEMENTS

No additional announcements were provided during this portion of the meeting.

AGENDA FOR NEXT MEETING

Chair Piro reminded the Commission of their joint meeting with the Hearing Examiner on September 20th.

ADJOURNMENT

The meeting was adjourned at 9:52 P.M.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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**PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON**

<p>AGENDA TITLE: Second study session on Planned Area 2a (Ridgecrest Commercial Center)</p> <p>DEPARTMENT: Planning and Development Services</p> <p>PREPARED BY: Steven Szafran, AICP, Associate Planner</p> <p>PRESENTED BY: Joe Tovar, Director, Planning and Development Services</p>
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SUMMARY

The City of Shoreline Planning staff presented a draft legislative zone change to the Planning Commission at its study session on September 19, 2007. The zone change would affect all the parcels in the Ridgecrest commercial district, but the focus of the legislation is the area of the former bingo site, titled Planned Area 2a. The Planning Commission and several members of the public commented on the draft at the study session.

The purpose of the second study session is to discuss the changes to the September 19 draft. Staff believes that these changes are significant enough to warrant an additional review by the Commission and the public prior to holding a public hearing.

Staff responded to a number of comments on September 19 and revised several sections of the proposal. In addition, staff took the opportunity to develop more precise language in a few sections that were unclear.

A significant revision is proposed for the section dealing with the height incentive bonus. Comments from the Commissioners and the community prompted staff to refocus the incentives on:

- Encouraging the development of a “third place”,
- Sustainability, and
- Provision of housing affordable to moderate-income households

The changes are reflected in section 20.98.060.

Other modifications include revisions in the following areas:

- Setback, step back and height standards,
- Neighborhood meeting and approval requirements,
- Greater detail regarding site and building design, and
- Additional focus on parking and parking management

Cumulatively, these changes result in a set of proposed regulations that are different enough from those presented on September 19 that staff believes that it warrants additional time to explain it to the Planning Commission and the public.

Next Steps

Due to the additional study session, the public hearing for the proposed code and map change is scheduled for the next Planning Commission meeting, November 1, 2007. If you have questions about the proposal, please contact Steve Szafran, 546-0786, or email him at sszafran@ci.shoreline.wa.us. prior to the meeting

ATTACHMENTS

Attachment 1: Development Code Section 20.98-Planned Area 2a

Attachment 2: Proposed Zoning Map with New Zoning Designations

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Chapter 20.98 Planned Area 2a

Item 8.a - Attachment 1

Sections:

- [20.98.010](#) Purpose and Scope
- [20.98.020](#) Planned Area 2a Zones and Permitted/Prohibited Uses
- [20.98.030](#) Density and Dimensional Standards
- [20.98.040](#) Administrative Design Review
- [20.98.050](#) Design Standards
- [20.98.055](#) Design Departures
- [20.98.060](#) Height Incentives
- [20.98.070](#) Parking
- [20.98.080](#) Signs
- [20.98.090](#) Outside Lighting

20.98.010 Purpose and Scope

- A. The purpose of this chapter is to establish development standards for Planned Area 2a. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards. The Planned Area 2a standards are designed to:
1. Be a form based code which provides flexibility, yet ensures the character of a project's building and site design is supportive of the adjacent public spaces and uses.
 2. Create lively mixed use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.
 3. Provide for human scale building design.
 4. Ensure that building and site design is presented to the neighborhood for comment.
- B. All development located within Planned Area 2a is:
1. Subject to the regulations of:
 - a. This chapter;
 - b. SMC 20.10
 - c. SMC 20.20 – Definitions
 - d. SMC 20.30 – Procedures and Administration, including procedures for nonconformance and variances
 - e. SMC 20.40 – Zoning and Use Provisions
 - f. SMC 20.50 Subchapter 5 - Tree Conservation, Land Clearing and Site Grading Standards
 - g. SMC 20.50 Subchapter 7 – Landscaping Standards
 - h. SMC 20.60
 - i. SMC 20.70
 - j. SMC 20.80
 2. Subject to the regulations of the following subchapters of SMC 20.50 except as modified by this chapter:
 - a. Subchapter 6 – Parking, Access and Circulation
 3. Exempt from the regulations of the following subchapters of SMC 20.50:
 - a. Subchapter 2 – Single-family Detached Residential Design Standards (SMC 20.50.060-.115);

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- b. Subchapter 3 – Multi-family and Single-family Attached Residential Design Standards (SMC 20.50.120-.210); and
 - c. Subchapter 4 – Mixed Use, Commercial and Other Nonresidential Development Design Standards (SMC 20.50.220-.280).
4. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

20.98.020 Planned Area 2a Permitted/Prohibited Uses

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, Planned Area 2a is created as shown on Map 1 and on the official zoning map.
- B. All uses provided for under SMC 20.40.120-.140, including unlisted uses under SMC 20.40.570, are permitted outright in Planned Area 2a except the following, which are prohibited:
- 1. Adult use facilities;
 - 2. Gambling uses;
 - 3. Mobile home park;
 - 4. Vehicle repair, service and/or sales unless entirely within an enclosed building;
 - 5. Wastewater treatment facilities;
 - 6. Wrecking yards;
 - 7. Warehousing and wholesale trade;
 - 8. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
 - 9. Shipping containers;
 - 10. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.95.010, Purpose.
- C. The Director may make reasonable accommodations to provisions of the Code that apply to dwellings occupied or to be occupied by disabled persons as defined by the Federal Fair Housing Act and Fair Housing Act Amendments, when such reasonable accommodations may be necessary in order to comply with such acts. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site.

20.98.030 Density and Dimensional Standards

A. Setback, Height, and FAR Standards

Table 20.98.030B –Dimensional Standards

Standards	Planned Area 2a
Setback from property line for building base ¹	0 on north, east, and south sides ² , 15' for the west side
Setback from property line for building middle portion	0 on north, east, west and south sides ²
Step back above the first three stories	10'
Building Height, Min	2 Stories
Building Height, Base	3 Stories
Building Height, Max	Up to 6 Stories ³ if public bonus features are provided
Floor Area Ratio (FAR)	4.75
Density	Unit total limited by height, FAR and parking requirements

- ¹ For the purpose of building setbacks, the mass of the building is divided into three sections: Base, middle and top.
- ² Canopies and awnings are allowed to extend into the right-of-way (an easement will be required). The height shall be a minimum of 10 feet above the walkway and shall be a minimum of six feet in width.
- ³ See 20.98.060 for building height incentives.

B. Impervious Area. Impervious area for Planned Area 2a is 100%.

C. Additional Height Provisions

- 1. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck.
- 2. WTF's may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck and are entirely shrouded.
- 3. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.
- 4. Environmentally sustainable features such as solar panels, wind turbines, and associated equipment are excluded from height standards.

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20.98.040 Administrative Design Review

- A. **Threshold** An Administrative Design Review shall be required in addition to any other land use application for all construction within Planned Area 2a, if the proposal
 1. Is a completely new development; or
 2. Expands the square footage of an existing structure by 20 percent or more; or
 3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

- B. **Neighborhood Meeting** The applicant for any project within Plan Area 2a shall be required to hold a neighborhood meeting. The purpose of the neighborhood meeting is to provide an opportunity for the applicant to inform the neighborhood about the project early in its planning stages and ensure that the applicant pursues early citizen participation.

- C. **Standards for Approval** The applicant for any design review shall demonstrate that plans satisfy the criteria in SMC 20.98.050 unless approved as a design departure by the Department Director (see SMC 20.98.055).

- D. **Review and Approval** Development applications within Planned Area 2a are subject to: a neighborhood meeting, two-week comment period with on-site advertisement of development proposal, and Director approval/denial of administrative design review. A Director decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

20.98.050 Design Standards

- A. **Threshold** All development shall conform with the design standards found in this chapter if the project:
 1. Is completely new development; or
 2. Expands the square footage of an existing structure by 20 percent or more; or
 3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

Building plans, site design and building design are subject to an administrative design review.

B. Standard Overlap

The various design features and elements used to comply with design standard requirements and/or to provide public features under SMC 20.98.060 may overlap or be merged together, provided the intent of the standard or feature is met. They do not have to be distinct and physically separate.

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C. Planned Area 2a Site Design

- 1. **This section shall include design standards for:**
 - a. Site Design
 - b. Building Design
 - c. Public Features Design
- 2. A permit applicant may apply for a design departure approved by the Director to modify the standards in this section.

D. Site Design

- 1. **Accommodation of Street Level Commercial**
 - a. Intent: To provide commercial services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.
 - b. Buildings fronting 5th Avenue NE are required to build to the specifications necessary to house ground level commercial. Ground level commercial may include live/work units. See 20.98.050(F)(9).
 - c. If ground level commercial is not planned for building fronting 5th Avenue NE, the building will be available for commercial uses at a future date.

2. 5th Avenue NE, NE 165th Street

- a. Intent: To create frontage which encourages pedestrian use, promotes a sense of security by providing “eyes on the street” and creates visual connections between activities inside and outside of buildings.
- b. Facades fronting on the 5th Avenue NE and NE 165th shall include a minimum of 50% of the façade area 2'-12' above grade, comprised of windows with clear nonreflective glass allowing visual penetration of at least 2 feet into the building if used for commercial uses.

3. NE 163rd and West Property Line

- a. Intent: To soften the visual impact of multi-use buildings to single-family homes by:
 - i. Decorative features such as plantings and/or trellis to cover 50% of the base building wall; stamped and painted concrete shall be used on building fascia not covered by plantings to provide a visual relief to properties to the west.
 - ii. Trees shrubs and/or wall plantings should be planted on the south property line adjacent to the building to soften the appearance of the building from single-family uses to the south.



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4. Driveway Access

- a. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties.
- b. Design egress points in a manner to minimize headlight glare from outgoing automobiles.

5. Transit stops

- a. Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.
- b. Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director. Weather protection shall be included in the design.

6. Entry Courtyard

- a. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.
- b. Entry courtyards shall:
 - i. Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:
 - recess
 - overhang
 - potico/porch
 - stone, masonry or patterned tile paving in entry
 - ornamental building name or address
 - landscape pots or boxes
 - fixed seating
- c. Be at least 100 square feet in area with dimensions no less than 10 feet.
- d. Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.

E. Streetscape Improvements

1. Threshold All new construction and remodeling or additions that increase floor area by 20 percent or greater, or any alterations or repairs which exceed 50 percent of the value of the previous structure.
2. See SMC 20.70.030 and the City of Shoreline Engineering Development Guide for right-of-way improvements, including sidewalk width and street landscaping.

F. Building Design All of the following elements of building design will be approved through an administrative design review process. See SMC 20.98.040

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1. Pedestrian enhancements, transparency and blank wall treatment

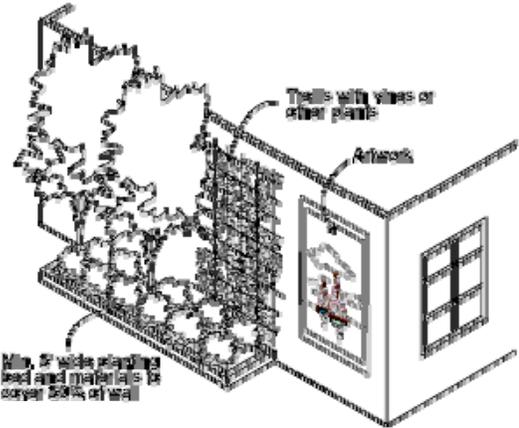
- a. Intent: To provide pedestrians with:
 - i. protection from the elements;
 - ii. visual connections between activities inside and outside of buildings; and
 - iii. visual interest
- b. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building projection or other permanent structural element, over at least 80% of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.



- c. Ground floor facades of all structures facing a public sidewalk shall be transparent nonreflective glass windows.
- d. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

2. Blank walls

- a. Intent: to reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.
- b. Blank walls more than 30 feet in length shall be treated to provide visual interest. Treatment includes installing trellises for vine and plant materials, providing landscaped planting beds that screen at least 50% of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.



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3. Facade Articulation

- a. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- b. All facades shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or similar features to divide them into human scale proportions.
- c. All facades longer than 30 feet shall be broken down into smaller units through the use of a combination of projections, offsets, recesses, covered doorways, balconies, covered box or bay windows, staggered walls, stepped walls and overhangs. Changing materials and colors may be used to embellish the articulation but alone are not enough to provide the required amount of articulation.
- d. Projections and recesses shall be 3-5 feet in depth, 10 feet long and occupy at least 20% of the length of the façade.



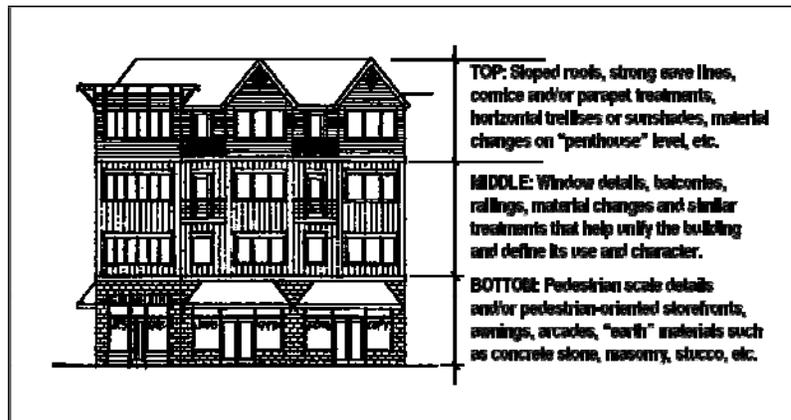
4. Vertical Differentiation

- a. Buildings within Planned Area 2a shall distinguish a:
 - i. “base” through the use of:
 - pedestrian scale details
 - articulation
 - overhangs
 - masonry strips and cornice lines
 - “earth” materials such as stone, masonry, or decorative concrete; and a
 - ii. “top” by emphasizing a distinct profile or outline with a:
 - project parapet
 - cornice, upper level set-back
 - pitched roofline
 - strong eave lines
 - horizontal trellises
 - Different facade material than that used predominantly in the “middle.”

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- b. Buildings with more than 2 stories above elevation of the nearest public sidewalk shall also distinguish a “middle” through:
 - material and/or color changes that differ from the base and top.
 - windows details, treatments and patterns
 - balconies or alcoves
 - decks and/or railings
- c. The “base” shall be the first story above grade. The “middle” shall be stories between the base and top and the “top” is the highest story.
- d. All applications for new construction in Planned Area 2a are required to submit detailed building elevations.



5. Street Frontage Standards

- a. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.
- b. Buildings shall occupy at least 80% of the street front.
- c. Buildings shall have their principal entrance on the street frontage line.
- d. Surface parking lots, loading docks and service areas shall not be located along any street frontage.
- e. Special features may project up to 6 feet into the sidewalk, provided they are a minimum of 10 feet above the sidewalk. Examples include awnings and bay windows.

6. Roofline

- a. Intent: To provide buildings with a distinct profile as viewed from ground level.
- b. Buildings with flat roofs shall have projecting cornices in contrast with the predominate siding of the building to create a prominent edge when viewed against the sky.
- c. Buildings with pitched roofs shall have either a peak or valley readily evident when viewed from ground level.
- d. Rooflines shall provide variation and be used to denote building elements and functions such as entrances and porches.

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- e. Flat unembellished parapets are prohibited.

7. Service areas and mechanical equipment

- a. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures.
- b. All on-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area that minimizes unpleasant views from adjacent residential and commercial uses.
- c. Utility vaults, ground mounted mechanical units, satellite dishes, and other similar structures shall be screened on all sides from adjacent streets and public view. This does not include pedestrian-oriented trash receptacles along walkways.
- d. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- e. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping, or other design alternatives to separate such fences from the pedestrian environment.
- f. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:
 - i. Incorporated into the roof design, and
 - ii. Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building.
 - iii. Environmental features do not have to be screened.

8. Parking Structures

- a. Intent: To reduce the visual impact of above-ground parking structures.
- b. Parking structures at ground-level shall be fully enclosed except for vehicle entrances.
- c. Parking levels above ground level shall have openings totaling no more than 65% of the façade area. All openings shall be screened with garden walls (structures designed to support vegetation growing across the opening), vegetation designed to grow on the façade and over the openings, louvers, expanded metal panels, decorative metal grills, opaque glass, or other, or other devices as approved by the Director.

9. Live/Work Units

- a. Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.
- b. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

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20.98.055 Design Departures

- A. A permit applicant wishing to modify any of the standards of section 20.98.040 (Administrative Design Review) may apply for a design departure subject to the following criteria:
1. The proposal modification meets the design objectives as stated in the standard equally well or better than would compliance with the standard; and
 2. In evaluating whether a proposed modification is superior solution to the proscribed standard, the City may consider the principles set forth in 20.98.

20.98.060 Height Incentives

- A. Intent: To require installation of features that benefit the public to create a more inviting and livable community.
- B. Building height may be modified based on the following criteria:
1. The building may increase to 4 stories if 80% of the building base fronting 5th Avenue NE is developed with nonresidential uses and/or live/work units.
 2. The building may increase to 5 stories if all of the items on the list below are provided.
 3. The building height may increase to 6 stories if 20% of the total number of units are affordable units. Affordable units are defined as: Affordable to households earning 80% of King County median income for rental units and households earning up to 120% of King County median income for ownership units.

C. Height Incentive Requirements:

1. Active recreation area
 - a. Intent: To provide recreational opportunities for residents in an area of the City that has little public park space in support of high density development.
 - b. Shall not be used for parking or storage.
 - c. May be located out of doors, on top of, or within a structure.
 - d. Shall include an area of at least 400 contiguous square feet with a minimum dimension of 20 feet.
2. **Art, Public**
 - a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
 - b. Must be displayed near the main pedestrian entrance to a building and be visible from a public sidewalk or within a public plaza.
 - c. The scale of the artwork shall be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.
3. **Fountain or other water element**
 - a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
 - b. Shall be located outside of the building.

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- c. The sum of the dimensions of the smallest possible cube surrounding the water when in motion shall be at least 30 feet.
- d. Shall be publicly visible and accessible from the main pedestrian entrance to a building or along a perimeter sidewalk or pedestrian connection.
- e. Water shall be maintained in a clean and noncontaminated condition.
- f. Water shall be in motion during daylight hours.

4. Plaza, public

- a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.
- b. Shall be accessible to the public.
- c. Shall be readily accessible from a public sidewalk.
- d. Shall provide protection from adverse wind.
- e. Shall be signed to identify the enclosed plaza is available for public use.
- f. At least 5% of the plaza area shall be landscaped.
- g. Shall include sitting areas for at least 5 people.
- h. Shall be coordinated with or connected to the site's primary pedestrian entrance.
- i. Shall be at least 750 square feet in area with a minimum dimension of 20 feet.
- j. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
- k. Shall provide opportunities for penetration of sunlight.

5. Built Green Features

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.
- b. These include:
 - i. A portion of the roof area of a structure shall be covered with a vegetated roof.
 - ii. Development shall include green street alternatives by incorporating low impact stormwater measures in conjunction with required right-of-way improvements.
 - iii. Wind and solar power shall be incorporated into energy use on-site.

20.98.070 Parking

- A. A parking management plan shall be submitted with any development proposal. The parking management plan shall address parking impacts; ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit passes available for residents, etc. Parking shall be screened from the right-of-way. Screening can consist of locating parking behind buildings or by opaque landscaping.

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- B. Parking spaces may be shared:
 - 1. When different uses share a common parking facility;
 - 2. The uses have peak parking demand periods that do not overlap more than 2 hours; and
 - 3. Shared parking areas shall be appropriately designated and signed.
- C. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Reductions to parking requirements may be applied for in Planned Area 2a and approved by the Director.
- D. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include car-sharing only parking spaces.
- E. Parking areas in Planned Area 2a shall conform to the all of the parking design standards under SMC 20.50.410-.420
- F. Parking areas shall be located on-site or within 1000 feet of the site on private property.
 - 1. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

20.98.080 Signs

- A. Signs in the Planned Area 2a are subject to the following regulations:
 - 1. A master sign plan shall be submitted and approved through the administrative design review and associated building permit.

20.98.090 Outside lighting

- A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.
- B. All lighting shall:
 - 1. Accent structures or provide security and visibility;
 - 2. Be shielded to confine emitted light to within the site ; and
 - 3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.
- C. All building entrances shall be well lit to provide inviting access and safety. Building-mounted lights and display window lights shall contribute to lighting of pedestrian walkways and gathering areas.
- D. Parking area light post height shall not exceed 25 feet.

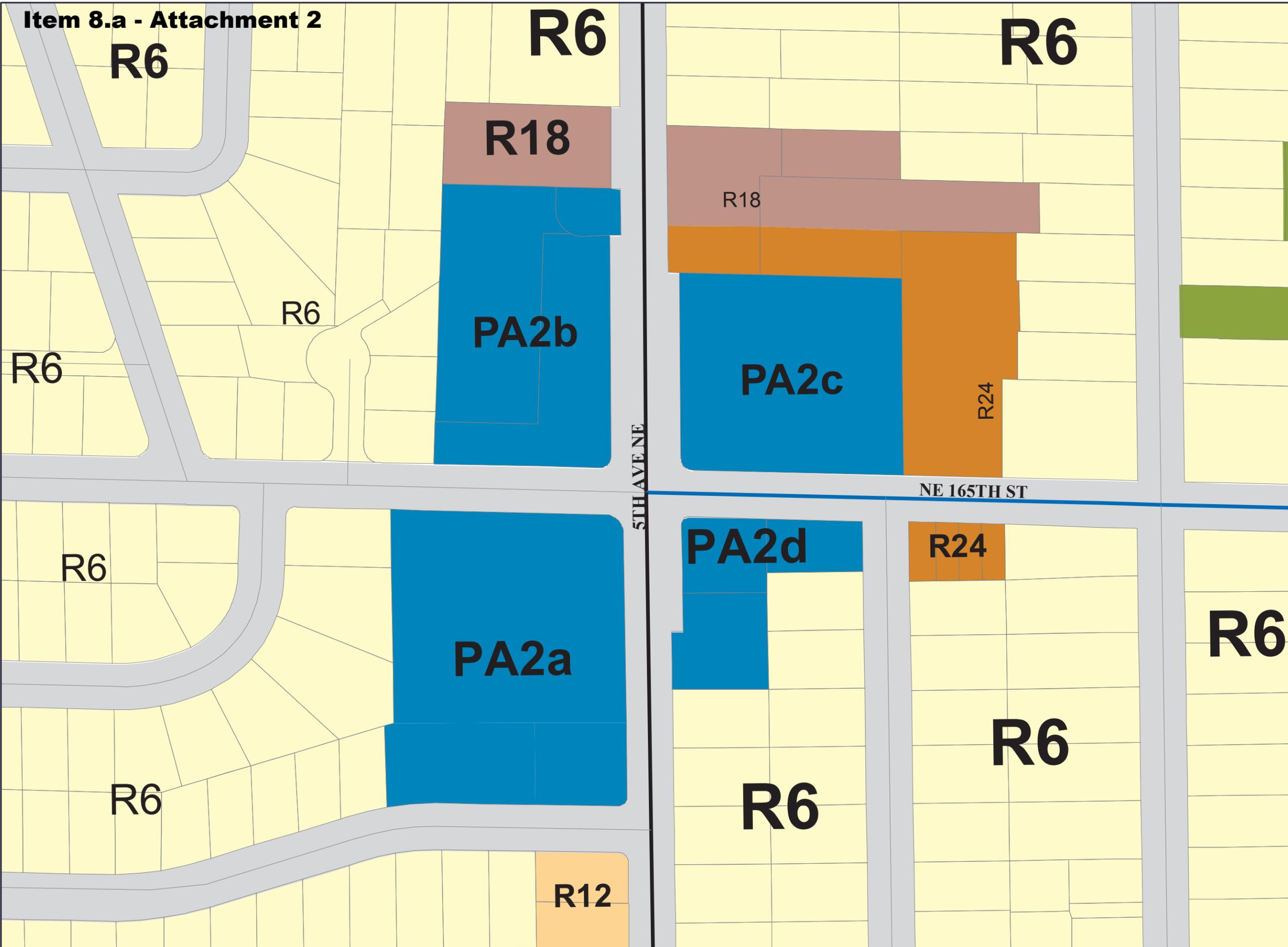
Item 8.a - Attachment 1

- E. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit “natural” light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.

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Item 8.a - Attachment 2



SHORELINE

**Geographic Information System
Proposed Zoning
Planned Area 2**

Representation of Official
Zoning Map Adopted By
City Ordinance No. 292.

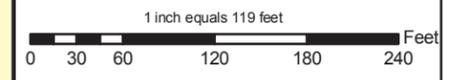
Shows amendments through
April 3, 2007.

Zoning Designation

- PA2; Planned Area 2
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Regional Business-Contract Zone

Other Map Features

- City Boundary
- Open Water
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Tax Parcel Boundary
- Unclassified Right of Way



No warranties of any sort,
including accuracy,
fitness, or merchantability,
accompany this product.



Filename: j:\gis\maps\pads\Zoning_PlanArea1.mxd
Updated: 8/10/2007

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Memorandum

DATE: October 12, 2007

TO: Planning Commission

FROM: Steve Cohn, Senior Planner

RE: Follow-up from October 8 Joint City Council-Planning Commission Session

The recent joint meeting with the City Council covered a number of topics. Staff would like to have a follow up conversation at your October 18 meeting to discuss some of the outcomes of the meeting, respond to questions, and share our thoughts on “next steps”.

We’d like to divide the discussion into two parts:

1. Proposed amendments dealing with CB (Community Business) and SEPA (State Environmental Protection Act)
2. 2008 Planning Commission work program

If you have questions or comments you’d like to share with staff prior to the Commission meeting, please contact me at 546-1418 or email me at scohn@ci.shoreline.wa.us.

