

AGENDA

CITY OF SHORELINE PLANNING COMMISSION REGULAR MEETING



**Thursday, May 15, 2008
7:00 p.m.**

**Shoreline Conference Center
18560 1st Ave. NE | Mt. Rainier Room**

	<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 COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES a. May 1, 2008	7:06 p.m.
6. GENERAL PUBLIC COMMENT	7:10 p.m.
<i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, Item 6 will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly stating their first and last name and city of residence.</i>	
7. PUBLIC HEARING - Quasi-Judicial Public Hearing	7:20 p.m.
A. Northwest Center Rezone Request, 14800 1st Ave NE, #201728	
1. Staff Overview and Presentation of Preliminary Staff Recommendation	
2. Applicant Testimony	
3. Questions by the Commission to Staff and Applicant	
4. Public Testimony or Comment	
5. Final Questions by the Commission	
6. Closure of Public Hearing	
7. Deliberations	
8. Vote by Commission to Recommend Approval or Denial or Modification	
PUBLIC HEARING CONTINUATION - Legislative Public Hearing	8:20 p.m.
B. Master Plan Amendments 2008 Annual Consideration of Amendments to the Comprehensive Plan and associated Development Code Amendments	
1. Staff Overview and Presentation of updates to proposal	
2. Questions by the Commission to Staff	
3. Public Testimony or Comment on updates to proposal	
4. Final Questions by the Commission	
5. Closure of Public Hearing	
6. Deliberations	
7. Vote by Commission to Recommend Approval or Denial or Modification	
8. DIRECTOR'S REPORT	9:20 p.m.
9. UNFINISHED BUSINESS	9:27 p.m.
10. NEW BUSINESS	9:28 p.m.
11. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	9:30 p.m.

- 12. AGENDA FOR June 5, 2005** 9:39 p.m.
Study Sessions: CRISTA Master Plan & Misc Development Code Amendments
- 13. ADJOURNMENT** 9:40 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.

CITY OF SHORELINE

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

May 1, 2008
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

Commissioners Present

Chair Kuboi
Commissioner Behrens
Commissioner Broili
Commissioner Kaje
Commissioner Perkowski
Commissioner Pyle
Commissioner Wagner

Staff Present

Rachael Markle, Assistant Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Jessica Simulcik Smith, Planning Commission Clerk
Renee Blough, Technical Assistant

Commissioners Absent

Vice Chair Hall
Commissioner Piro

CALL TO ORDER

Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:06 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Kuboi, and Commissioners Behrens, Broili, Kaje, Perkowski, Pyle and Wagner. Vice Chair Hall and Commissioner Piro were excused.

APPROVAL OF AGENDA

Mr. Cohn said the City Attorney has advised that the Commission could close a public hearing prior to their deliberations and still be allowed to ask questions of each other and staff. They would not be allowed, however, to ask questions of the public. The Commission agreed they wanted to leave the public hearing open until after they have completed their deliberations. Ms. Simulcik Smith cautioned that only one motion could be on the table at any time. If a main motion is on the table, the Commission cannot move to close the hearing until they have voted on the main motion. Staff agreed to seek further feedback from the City Attorney prior to future public hearings.

The Commission agreed to place Item e of the public hearing after Item g. The remainder of the agenda was accepted as proposed.

DIRECTOR'S REPORT

Ms. Markle reminded the Commissioners of the volunteer breakfast that is scheduled for May 2nd at 7:30 a.m. She also reminded the Commission that outgoing Planning Commissioners would be recognized by the City Council at their meeting on May 5th.

APPROVAL OF MINUTES

The minutes of April 17, 2008, were accepted as amended.

GENERAL PUBLIC COMMENT

Les Nelson, Shoreline, recalled that at an earlier presentation, Paul Cohen used a computer program from Google Earth called Sketch Up. Mr. Nelson commented at the time that everything looked too far in the distance when compared to a photograph he submitted. He distributed a handout of several photographs, one of which provides a clearer picture of what a structure would look like from the street level. The photograph suggests that the building would be even more looming than shown in the pictures he submitted earlier. As the Commission considers the issue of neighborhood views, he invited them to visit sites with a 50 millimeter camera lens in order to get an accurate picture of what the view would look like.

Commissioner Wagner noted that one of the pictures provided by Mr. Nelson removes one of the very large trees that are pointed out in other pictures. Mr. Nelson said these trees are on the subject property, but he didn't want to make his issue about just one property. Commissioner Wagner asked the height of the trees, and Mr. Nelson said they are about 65 to 80 feet high. He noted that the dotted line illustrates the proposed height of the building at 80 feet.

Commissioner Behrens pointed out that because of the physical terrain of the street, the view impact would change depending on where a person stands. He noted that the further you stand away from the building, the larger it would appear.

PUBLIC HEARING ON MASTER PLAN AMENDMENTS

Chair Kuboi reviewed the rules and procedures for the legislative public hearing and then opened the hearing.

Staff Overview and Presentation of Preliminary Staff Recommendation

Ms. Markle referred to the proposed annual 2007 Comprehensive Plan amendments. She noted that the City did not receive any public initiated amendment proposals in 2007; all of the amendments were

initiated by staff. She emphasized that the public comment period would remain open until action has been taken on the amendments by the City Council. She announced that the City Council would hold a study session regarding the proposed amendments on May 27, and they are tentatively scheduled to take action on June 9th. A SEPA determination was issued today.

Ms. Markle reminded the Commission that the main purpose of the amendments is to streamline Master Planning for essential public facilities, create a definition for Planned Areas, differentiate Planned Areas from subareas, create a definition and complete the development process for Master Plan permits, and require Shoreline Community College to apply for a Master Plan permit. She reviewed each of the amendments as follows:

- **Streamline Master Planning for essential public facilities.** Ms. Markle noted that the Comprehensive Plan encourages Master Planning for single-family institutions and essential public facilities. However, the Comprehensive Plan states that an amendment to the Comprehensive Plan would be required to adopt a Master Plan. This requirement has had the effect of discouraging Master Planning because, in some cases, an applicant would have to wait almost a year to have their application reviewed. In many cases, applicants have instead utilized the special use and conditional use permit process on a piecemeal basis. Ms. Markle said staff does not believe adoption of a Master Plan would include any information that would necessitate amending the Comprehensive Plan.

Ms. Markle explained that there are numerous benefits associated with Master Planning, and that's why the Comprehensive Plan encourages it. It's a way to cumulatively address traffic, stormwater, critical areas, parking, safety, etc. in a holistic way. She advised that individual building permit applications with a conditional use or special use permit do not trigger the extensive studies that would be required for a Master Plan permit. Master Planning provides an excellent opportunity to holistically look at design, use, and compatibility issues. She said the Master Plan process would allow the City to develop site-specific development standards to address the impacts based on extensive analysis that would occur. Because Master Plan permits would not be considered policy documents, a Comprehensive Plan change would not be necessary. A Master Plan permit would result in a long-range site plan, with phased mitigation to address the impacts. In addition, phased infrastructure improvements would be identified.

- **Define and differentiate Subarea Plans and Planned Areas.** Ms. Markle recalled that the City recently employed the Planned Area tool with Ridgecrest. The product of this effort was a set of specific development regulations that apply to a delineated area, and that is what staff envisions a Master Plan permit would be, as well. Therefore, staff is recommending that the terms and processes be consolidated and renamed "Planned Area." She briefly reviewed the differences between Subarea Plans and Planned Areas. She explained that Subarea Plans can only be initiated by the City, and they can occur at any time and are not restricted by the once-a-year annual review cycle. In addition Subarea Plans may or may not include development regulations, and they allow for broader uses. Planned Areas can be initiated by the City or a private entity, and they can only occur as part of the annual review. Planned Areas can also be subsets of a Subarea Plan, and they are defined more narrowly.

- **Identify a public process for private property owners to prepare comprehensive long-range plans.** Ms. Markle advised that this issue has come up, and staff believes it is important to decide whether or not this would be an appropriate tool to offer property owners. She advised that the proposed amendment would allow a private property owner to apply for a site-specific Comprehensive Plan amendment and rezone to Planned Area during the annual review of the Comprehensive Plan, and this would be a quasi-judicial action. In order to change the zoning and development standards, an applicant would be required to apply for a Master Plan permit, which would be a quasi-judicial action, as well.

Ms. Markle explained that the quasi-judicial process is highly recommended by the Association of Washington Cities as a process to use when there is a specific property owner or entity that stands to be affected by the change. They also recommend the quasi-judicial process be used whenever there is doubt. In addition, staff recommends the quasi-judicial process because the legislative process doesn't have the same noticing requirements. The quasi-judicial process requires a neighborhood meeting, posting on the site, mailed notice to property owners within 500 feet, and a public hearing by the Planning Commission. The legislative process does not have all of these requirements.

- **Relocate Master Plan processes from Comprehensive Plan to the Development Code.** Ms. Markle pointed out that while Comprehensive Plan Land Use Policies 76 and 77 provide great information, they contain information that is similar to a development checklist the City uses for permits. Staff suggests this information really belongs in the Development Code, and the proposed amendments would accomplish this goal.

Ms. Markle reviewed the proposed Development Code amendments as follows:

- **Add a definition for Master Plan permit.** Ms. Markle advised that the proposed definition would read, a permit that establishes site-specific permitted uses and standards for Planned Areas or essential public facilities.
- **Add Master Plan permit as a Type C permit.** Ms. Markle explained that this change would define the process as quasi-judicial. It explains the purpose for the Master Plan permit and outlines the criteria for adoption. The existing Development Code does not contain this type of information.
- **Rename and add 1st Northeast Transfer Station, CRISTA, Fircrest and Shoreline Community College as Planned Areas 1, 3, 4, and 5.** Ms. Markle recalled that Commissioners pointed out during the study session that the City's first Master Plan was the 1st Northeast Transfer Station. It was recommended that this be added to the proposed language. Ms. Markle said this amendment is intended to equal no change. She explained that, with the exception of Shoreline Community College, the zoning in place for each of the Planned Areas is exactly the same as what currently exists, but it is depicted in writing versus a symbol on the zoning map. She said the purpose of this change is to set the stage to apply for a Master Plan permit.

Ms. Markle reminded the Commission that Shoreline Community College would be defined differently than the other Master Plan areas. The proposed language would require them to apply for

a Master Plan permit in order to do anything other than what's allowed by the underlying zoning. She explained that staff believes the college has reached critical mass in terms of being able to assess, mitigate and address the impacts. Staff believes the Master Plan process would be the best way to accomplish this goal.

Ms. Markle emphasized that the proposed amendments would not change the development controls currently in place for Shoreline Community College, CRISTA, 1st Northeast Transfer Station or Fircrest. However, they would identify and define a process for applying for a Master Plan permit, specify who can apply for a Master Plan permit, and create specific criteria to review the Master Plan permit.

Ms. Markle reminded the Commission that, as they make their decision, they must consider both the Comprehensive Plan decision criteria and the criteria for Development Code amendments. She advised that while the proposed amendments would meet all three of the Comprehensive Plan review decision criteria, they are most consistent with the following two:

- **The amendments are consistent with the Growth Management Act (GMA) and not inconsistent with Countywide Planning Policies and the Comprehensive Plan.** Ms. Markle noted that GMA encourages predictability and timely permitting processes and supports ensuring that adequate public facilities and services are present for development. In addition, GMA supports protecting the environment and enhancing the state's quality of life, as well as reducing urban sprawl and encouraging affordable housing to all economic segments of the population. She summarized that, in one way or another, each of the Master Plans would address some or all of these goals. She pointed out that the overarching goals of the Countywide policies would be supported by the smooth siting of public capital facilities and the promotion of orderly development. Regarding the City's own Comprehensive Plan, Ms. Markle noted that Land Use Policy 76, which would be joined with Policy 75, encourages Master Planning for essential public facilities.
- **The amendments will benefit the community as a whole and will not adversely affect community facilities or the public health, safety or general welfare.** Ms. Markle explained that the very purpose for Master Planning is to holistically plan for traffic, transition, open space, protection of critical areas, reducing impacts from drainage, etc. All of these would provide a benefit to the community. In addition, supporting the maintenance and development of essential facilities would have a benefit to Shoreline residents and the region as a whole.

Next, Ms. Markle referred to the criteria that must be considered when reviewing amendments to the Development Code and noted that an amendment is required to meet all three criteria. Staff recommends that the proposed amendments are in accordance with the Comprehensive Plan and that they would not adversely affect the public health, safety or general welfare. In addition, the amendments would not be contrary to the best interest of the citizens and property owners of the City of Shoreline.

Ms. Markle reported that the City received three written comment letters regarding the proposed amendments over the past several days. She suggested the Commission could recess the meeting for a short time in order to review the new document that was submitted. In addition, she proposed the

Commission and staff carefully review the comment letter submitted by the Washington Department of Social and Health Services (DSHS) regarding the Fircrest Campus. She noted that the first two pages provide a support letter related to the general process, but the remainder of the document provides suggestions for specific amendments to the proposed language. She said that after further deliberation the Commission could recommend approval of the amendments, recommend approval as amended, recommend denial, or they could request more time or information to formulate a recommendation. The Commissioners indicated they already had an opportunity to review the new written comments that were submitted. Therefore, they decided there was no need to recess the meeting.

Questions by the Commission to Staff

Commissioner Pyle noted that the proposed amendments would require a quasi-judicial process, which is a process that is likely to be used when the action would affect one specific group or area. The legislative process would be used to review applications that apply more broadly throughout the City. He questioned why the quasi-judicial process was not used by the Commission when they reviewed the proposed zoning for the Ridgecrest Commercial Neighborhood. He said that he can understand using a quasi-judicial action process for Master Plans that apply to very specific locations, but he questioned if a quasi-judicial process would be used when considering Planned Area zoning designation changes in the future. Ms. Markle advised that if the applicant were a private entity, the quasi-judicial review process would be applicable. If the City is the applicant, it may not be necessary.

Commissioner Pyle advised that an applicant would not be able to obtain a Master Plan permit unless they already have Planned Area land use designation and zoning. Commissioner Pyle pointed out the Planned Area zoning would likely be unique to the site or geographic area. He further pointed out that a Master Plan is designed to mitigate for impacts to communities related to critical areas, traffic, etc. If there are already zoning controls in place under the Planned Area zoning designation for that specific geographic area, he questioned if the Master Plan would supplement or override the Planned Area zoning. Ms. Markle answered that the Master Plan permit would override the Planned Area zoning. She noted that, as currently proposed, Fircrest would be required to meet the underlying zoning requirements until a Master Plan permit has been obtained, and then the Master Plan permit would prevail. DSHS recommends an additional bullet to make it very clear that the underlying zoning would no longer apply after a Master Plan permit has been adopted.

Commissioner Pyle invited staff to explain the impetus for doing a Master Plan when everything that could be achieved through the Master Plan process could also be achieved through the Planned Area zoning designation. Ms. Markle replied that the Planned Area zoning designation would not provide any advantage to private applicants. It's merely a way to designate the property on the map. A property owner would not be granted anything more than the underlying zoning would allow until a Master Plan permit has been obtained.

At the request of Chair Kuboi, Ms. Markle clarified that the term "private property owner" means someone other than the City. This could include the State, the County, the City and/or private commercially held properties. Chair Kuboi clarified that the process that was used incident to the Ridgecrest Commercial Neighborhood Planned Area Action has no direct bearing on what the

Commission may or may not propose tonight. The Commission's recommendation does not necessarily have to conform with the process that was used for Ridgecrest. Ms. Markle agreed that the Commission's proposal could deviate from the process that was used previously.

Commissioner Wagner asked staff to walk the Commission through a full example, from start to finish, of how the proposed language would be applied to a subject property. Ms. Markle used the example of a private property such as the Sears site. If all of the property owners joined together to do something special and unique that none of the City's zoning districts would allow, their only option would be to submit an application for a site-specific Comprehensive Plan amendment and associated rezone during the City's annual review process. The City would process the amendments together sometime during the next year, and the application would be reviewed by the Planning Commission in a quasi-judicial hearing process. She clarified that although Comprehensive Plan amendments are typically legislative actions, rezone applications unless they are citywide rezones are always quasi-judicial actions. Therefore, the higher form of review would be required, which in this case would be quasi-judicial. An applicant would be required to make their case before the Commission and Council as to why they deserve or need the Planned Area designation. The Commission would make a recommendation to the City Council, who would make the final decision. Commissioner Wagner summarized that if the application were approved, the property would be identified in the Comprehensive Plan as a Planned Area and the zoning map would identify it as a Planned Area with the underlying zoning in place until an actual Master Plan permit application has been approved. The Master Plan permit would require a quasi-judicial process, as well.

Commissioner Wagner asked what benefits the community would receive from requiring a property owner to go through the Master Plan process after the Comprehensive Plan has been updated to identify the property as "Master Plan" and the zoning map and development code have been amended to identify the property as Planned Area. Ms. Markle answered that a greater level of detail and analysis, as well as additional public involvement, would be required at the Master Plan permit stage. Commissioner Wagner asked if an approved Master Plan permit would be similar to a binding site plan, which identifies what future development would really look like. Ms. Markle said the level of detail required could vary. Commissioner Wagner inquired if future development permits would become administrative actions once a Master Plan permit has been approved. Ms. Markle answered affirmatively, with one exception. SEPA would still be required for any building that goes over the threshold, and this would allow the City an opportunity make improvements to the Master Plan, if necessary.

Commissioner Behrens asked staff to identify the differences between the type of information an applicant would be required to submit in order to get a Planned Area designation and what would be required to obtain a Master Plan permit. Ms. Markle said that the proposed language does not specify the information that would be required to obtain a Comprehensive Plan amendment, but the proposal would be required to meet the review criteria. However, as a planner advising an applicant, she would tell them that a certain level of investment would likely be required in order for them to sell their proposal to both the Planning Commission and the City Council. It would be up to the applicant to decide how much money and time they want to spend to provide the necessary data for the Commission and City Council to make a decision.

Commissioner Behrens said he can understand how a major agency such as Fircrest and/or Shoreline Community College would have the wherewithal and the assets to put together an adequate presentation for the Commission and City Council to consider their request. However, private applicants may be at a disadvantage in knowing exactly what they need to submit to get their plans approved. He suggested they consider splitting the two types of applicants and treating private parties differently than public entities. The language could provide a checklist of items a private entity would have to supply as part of their application. This would also make it clear to the Commission as to how much and what information they should give merit to when considering Comprehensive Plan amendments.

Ms. Markle said she is not as concerned about the level of detailed information provided at the Planned Area level because the Commission and City Council would not be approving anything at the Planned Area stage other than allowing a property owner the opportunity to apply for a Master Plan permit that may or may not get approved. An applicant would be required to provide a full range of data at the Master Plan permit stage. Commissioner Behrens said the quicker and more thorough a decision can be made about whether an applicant would be able to move forward, the better it would be for everyone. Once an applicant has obtained approval for a Planned Area, he/she would move forward more aggressively. The costs would also increase, resulting in both the City and the applicant having a vested interest in getting the Master Plan permit completed. In the end, a proposed Master Plan to implement a Planned Area may be found unacceptable. He suggested the proposed language require a decision earlier in the process so the applicant and City doesn't end up wasting their time and resources. Ms. Markle agreed it would be better to provide a checklist of information that should be provided early in the process, but she has not been able to define the exact information that should be required at the Planned Area amendment stage. Finding this balance usually takes place as City staff works with individual property owners.

Commissioner Broili said that while he partially agrees with Commissioner Behren's concern, he reminded the Commission that one of the goals of the proposed amendments is to maintain flexibility in the process. As an applicant goes through the Comprehensive Plan amendment process, it is important to allow some flexibility because it is typically not yet clear what the end product would be. Secondly, he suggested the information required for each Comprehensive Plan amendment application should be based on the potential impacts of the change. For example, more significant information should be required for the Sears site since it could potentially have huge impacts down stream because it is the headwater of Boeing Creek. Another site may have significantly less impact so the City could be looser about what information an applicant submits at the Comprehensive Plan amendment stage. While a checklist would be important, there must be some flexibility during the earlier level to allow the City to move through the process more quickly, depending on the potential impacts. Ms. Markle agreed and said that this type of advisement would take place when staff meets with a potential applicant.

Commissioner Kaje shared concern about how the Commission would make a recommendation on a potential Comprehensive Plan amendment application. He referred to the three criteria the Commission must consider when reviewing Comprehensive Plan amendment. Instead of providing a list of the information an applicant must provide, perhaps it would be more appropriate to identify separate criteria the Commission and City Council would use when reviewing Planned Area applications. He suggested

it is important for an applicant to clearly understand the criteria the decision makers would use to evaluate a proposal. Ms. Markle said this would be one option, but she suggested that perhaps the rezone criteria would address Commissioner Kaje's recommendation. If not, she could foresee site-specific Comprehensive Plan change criteria that could be specifically applied to Planned Area applications.

Commissioner Wagner pointed out that proposed Planned Areas 1, 3, 4 and 5 are not currently zoned as Planned Areas. She asked Ms. Markle to describe the process these entities would utilize to obtain a Master Plan permit. She also asked for clarification of how the proposed amendments would apply to the 1st Northeast Transfer Station, which already has an approved Master Plan. Ms. Markle explained that Shoreline Community College could begin their Master Plan process at any time, but they would not be allowed to do anything other than what's allowed by the underlying zoning until a Master Plan permit has been approved. There would be no change for the 1st Northeast Transfer Station site. They are consistent with their current zoning, but the proposed amendments would set forth a process for amending their Master Plan. The same would be true for Ridgecrest, Fircrest, Shoreline Community College and CRISTA would be required to obtain a Master Plan permit to change the underlying zoning controls. If the City adopts the proposed Planned Area zoning, these three sites would be consistent with zoning map. An adopted Master Plan would be consistent, as well, because the proposed language identifies the zoning that would be applied until a Master Plan permit is approved. Commissioner Wagner summarized that zoning would be adopted concurrently with the Comprehensive Plan amendment for these areas.

Steve Cohn reviewed the City's current rezone criteria as follows:

- The rezone is consistent with the Comprehensive Plan.
- The rezone will not adversely affect the public health, safety or general welfare.
- The rezone is warranted in order to achieve consistency with the Comprehensive Plan.
- The rezone will not be materially detrimental to uses or properties in the immediate vicinity of the subject rezone.
- The rezone has merit and value for the community.

Commissioner Kaje voiced his opinion that the rezone criteria would not sufficiently address the concern he raised earlier about providing additional guidance to the applicant. While the proposed language for the Planned Area zoning designation provides a definition and identifies the types of things it is designed to address, it is fairly broad. The properties where this concept would be applied have different locations, uses, etc. While he understands that additional details would be required during the Master Plan permit stage and the City would have the ability to reject a Master Plan permit proposal, he felt it would be useful for both the City and the applicant to provide some criteria to address this special case.

Ms. Markle noted that the definition of a Planned Area has a narrower scope, and she suggested perhaps it would be appropriate to develop the additional criteria discussed by Commission Kaje as part of that definition. Commissioner Kaje said his recommendation would be to either develop additional criteria or create a more specific definition of when a Planned Area might be appropriate. It shouldn't be left to

the staff's judgment to determine if a site is unique or not. Ms. Markle remarked that it would be up to the Commission and City Council to make this judgment decision, but she agreed it would be helpful to have criteria to aid them in their decision making process.

Chair Kuboi inquired if creating a checklist or further amplifying the criteria associated with Planned Areas would have to be captured as part of a Comprehensive Plan amendment, or could the concept be implemented outside of the amendment process. Ms. Markle answered that a checklist could be created at any time, but any additional criteria would require a Development Code amendment that should logically occur as part of the proposed amendments. However, it could occur later, as well. Chair Kuboi summarized that the Commission's underlying concern is that they don't want to lead an applicant down the road, expending a fair amount of time and money, only to be disappointed when they get to the actual Master Plan permit step. Commissioner Berhens said it is also important to make sure the plans presented as part of the Comprehensive Plan amendment for a Planned Area designation and the plans submitted as part of the Development Code Master Plan permit amendment are consistent.

Chair Kuboi pointed out the process would give staff a lot of discretion in the guidance they provide to an applicant. He suggested the Commission must decide to what extent they want the process to be laid out more definitively in writing and to what extent they feel comfortable with a process that is very heavily dependent on staff's discretion and their interpretation of the Comprehensive Plan criteria and the definitions for Planned Areas and Master Plans.

Commissioner Pyle said he fails to see a benefit from the proposed three-tiered process (Comprehensive Plan amendment, rezone, Master Plan). He questioned the need for a Master Plan at all. Instead, they could move the Master Plan criteria to a new section called Planned Area rezone criteria. It seems the City could provide a process for doing a concurrent Comprehensive Plan amendment and rezone that would effectively rezone a specific piece of property like a Master Plan. All the zoning controls for that specific property would be put in place through the Planned Area zoning designation, which would have its unique controls exactly the same as a Master Plan. The same criterion that has been proposed for a Master Plan permit could be used for a Planned Area rezone. Ms. Markle cautioned that a developer may not want to spend a significant amount of money applying for a Master Plan permit until they have some assurance the City would support the Planned Area concept for their property.

Again, Ms. Markle said her main concern is to get Shoreline Community College, Fircrest, and CRISTA to the point where they have the ability to apply for a Master Plan permit outside of the annual review process. The proposed two-step process would allow this to occur. At this time, the City has not identified any other properties where the concept would be applied. Commissioner Pyle pointed out that a quasi-judicial or legislative process would be required for the land use designation amendment and Planned Area designation rezone and a separate quasi-judicial process for the Master Plan. Ms. Markle clarified that the Comprehensive Plan amendment and rezone applications would be combined into one action. Therefore, a Master Plan permit would require a two-step process for private property owners, and a one-step process for the three entities listed above. While the Commissioners could recommend a less cumbersome process for private property owners, as well, she felt the Commission would be more comfortable with more process and opportunity for review.

Commissioner Pyle inquired if a private property owner would be required to go through the SEPA process three times in order to obtain a Master Plan permit. Ms. Markle said the SEPA process would be required at varying levels, throughout all three stages.

Commissioner Behrens asked if it would be helpful to look at the proposal as one way of dealing with CRISTA, Fircrest and Shoreline Community College and then creating a separate process that would apply to private developments. He said his concerns are more focused on private properties since the City is more apt to get good information and a professional presentation from an agency. However, he is not sure a private developer should be penalized or rewarded based on their ability to make a presentation.

Public Testimony or Comment

Dennis Lee, Shoreline, used the Sears property as an example of how the proposed process would be applied. He explained that a developer could try to justify very dense multi-family development on the site because he has worked with businesses in the area and they've agreed to freeze their zoning to community business and not residential. Because the proposal for a Planned Area designation would be a legislative action, the applicant would be required to develop his/her own criteria sufficient to sell the proposal to the City. He summarized that it appears the Master Plan permit process would be the time when the City would address the nuts and bolts of the proposed change. He suggested the proposed process would be a way of creating a Planned Area in a quasi-judicial setting, which did not occur for the Ridgecrest area. He said he supports the intent of the proposed language, but suggested its success would depend on how well the public process functions.

Les Nelson, Shoreline, pointed out that the basic intent of the Growth Management Act process for changing comprehensive plans is to do it concurrently. While the proposed amendments are being considered as part of the annual cycle, it appears they would allow future Comprehensive Plan amendments to be adopted out of the cycle. He questioned why this would be allowed in some situations and not in others. He also questioned the difference between subareas and Planned Areas. He noted that the Puget Sound Hearings Board has issued a decision that "whatever the name (neighborhood plan, community plan, business district plan, specific plan, Master Plan, etc.), any land use policy plan, in general, that purports to guide land use and decision making in a portion of a city or a county is a Subarea Plan. While a city or county has discretion whether or not to adopt a Subarea Plan, the Subarea Plan would be subject to the goals and requirements of the act and must be consistent with the comprehensive plan." He summarized that whatever the plan is called, it's still to be considered a Subarea Plan. Therefore, he questioned how the City could have different definitions or descriptions for Planned Areas versus subareas. He summarized that the GMA has removed the discretion of cities and counties to undertake new localized land use policy exercises that are disconnected from the citywide, regional, and statewide objectives embodied in the Comprehensive Plan. This may also pertain to how the City deals with Master Plans.

Final Questions by the Commission

The Commission discussed the schedule for completing their review of the proposal and making a recommendation to the City Council in preparation for their May 27th study session. It was noted that the Commission could postpone their recommendation until the May 15th meeting. Staff agreed to provide draft criteria for the Commission to consider at their May 15th meeting. The checklist could be considered at a later date. It was suggested the Commissioners forward their recommendations for language changes to staff via email as soon as possible.

Commissioner Broili suggested the draft criteria address the following: maintenance and restoration of the environmental function within the site, mitigation of economic impacts, enhancement of the social impacts, and enhancement of neighborhood character.

Commissioner Kaje said the criteria he envisions would be more related to the level of information provided by an applicant. The information must provide a reasonable understanding of what is being proposed. Perhaps the criteria could be tied to the definition and purpose of a Planned Area. The intent of the criteria would be to coax an applicant to commit to a certain path, without requiring all the details mentioned earlier by Commissioner Broili. The information must be adequate enough to convince the Commission of the need to support the Planned Area proposal. Ms. Markle suggested that procedural requirements are typically provided in the form of a checklist, which could be provided later. However, she agreed it would be appropriate for the Commission to consider additional Comprehensive Plan review criteria as part of the proposed amendments.

Commissioner Pyle said he could support the proposed concept, with criteria added for the rezone component. He summarized that during the Comprehensive Plan amendment process, an applicant would be required to identify how a use would be consistent with a Comprehensive Plan. The rezone application would require an applicant to identify the vision for how the use would actually be built out on the site. The Master Plan permit review process would address all of the nuts and bolts associated with development of the property.

Commissioner Perkowski agreed with previous concerns that the proposed language could result in situations where the City leads an applicant to believe a Master Plan permit would be approved. However, if additional criterion is added, this should not be a significant problem. The two-step process would allow for an initial analysis and a lot of feedback. Approval of a Comprehensive Plan change would not guarantee that a Master Plan permit would later be approved. Issues of concern could be identified during the first phase, and an applicant could be prepared to address them as part of the final Master Plan phase.

Chair Kuboi summarized that the Commission generally supports the idea of coming up with criteria. Ms. Markle agreed to prepare draft criteria based on the Commission's direction. She could forward the draft language to each of the Commissioners, inviting them to provide feedback as soon as possible. The language could be further refined based on the additional feedback, and the final proposal could be presented to the Commission for review and action at their May 15th meeting. Chair Kuboi pointed out that the Commission would allow citizens to provide comments related to the proposed revisions at their

May 15th meeting. Staff agreed to make the updated draft language available to the public via the City's website by May 12th.

Commissioner Pyle asked how a property owner would go about amending a Master Plan. Ms. Markle answered that the proposed language outlines this process. She noted that the comment letter from DSHS provided more ideas for amending a Master Plan. She suggested the Commission review these suggestions, as well.

Commissioner Pyle asked if the proposed language places requirement on property ownership. Ms. Markle said there is no limit on the number of property owners. Commissioner Pyle asked if the underlying zoning could be modified during a rezone to Planned Area to limit or otherwise control a property's potential to develop under the Master Plan. Could identified issues be addressed as part of the Planned Area? Ms. Markle replied that the City could create zoning provisions that lesson the development potential.

Commissioner Pyle asked how other regulations such as transition area requirements would be applied to a Planned Area zone. Ms. Markle said the Master Plan permit would have to specifically call out anything that's different from what current exists or add it back in. If the Commission wants transition area requirements to apply to a Planned Area, they must specify that in the language. Commissioner Pyle summarized that the Master Plan permit would become a license to deviate from the standards that would typically apply to the property if it were not a Planned Area.

Commissioner Wagner asked staff to explain the differences between a Subarea Plan and a Planned Area. Ms. Markle said a Planned Area land use designation would be similar to other land use designations. It's a designation on the map versus a specific plan. Commissioner Wagner summarized that a Planned Area land use designation would be identified in the Comprehensive Plan, and the zoning map would also identify the property as Planned Area. However, the Subarea Plan concept refers to a process that is not defined on any map. Ms. Markle agreed that subareas are not designations on the map; they are something that is directed by policy statement from the Comprehensive Plan. A Subarea Plan would be policy based and provide guidance for future development. The Planned Area concept would identify the property as such on a map and provide policies for what could and could not occur on the property. The Master Plan permit process would further define the zone. Commissioner Wagner summarized that a Subarea Plan provides guidance for where the City would like to go, but it is not prescriptive. Mr. Cohn added that a subarea is a subset of the Comprehensive Plan, so the policies would be implemented by zoning or capital facilities decisions.

Commissioner Kaje referred to the proposed changes to Comprehensive Plan Land Use Goal 3 on Page 37 of the Staff Report. He summarized that the point of the proposed change is to say that incentives could be provided in these situations in order to preserve open space. He questioned what incentives could be provided in a City initiated Subarea space. Commissioner Broili pointed out that Subarea Plans can only be initiated by the City. Therefore, there is no need to include the term "City-initiated." Ms. Markle agreed to come back with new language for the Commission to consider.

Ms. Markle reviewed the DSHS policies as follows:

- **Land Use Policy 34.** Ms. Markle explained that the proposed language would add a description explaining why the Fircrest Campus should be a Planned Area. She noted that DSHS has recommended changes to correct inaccurate data such as the acreage. They also clarified the uses on the site and pointed out that 36 acres of the site are considered excess. Something may be going on that is not related to the not-for-profit agency. She said she would support all of the proposed changes to this policy, and she invited the Commissioners to review the DSHS proposal and forward their responses to her via email.
- **Land Use Policy 74.** Ms. Markle advised that staff does not support this proposed change. She explained that this policy is about siting new essential public facilities, and the City doesn't currently have a process for this. She said she is not eager to circumvent the siting process in anyway. She did not recommend the Commission accept this change.
- **Ordinance 292.** Ms. Markle advised that DSHS has asked staff to clarify the language describing amendments in Ordinance 292. She agreed the language is useless since the map is what actually amends Ordinance 292. She agreed to change the description.
- **Section 20.30.337.B.2.** Ms. Markle advised that DSHS is suggesting a revision to this section, which addresses decision criteria related to mitigation impacts. She said staff does not support DSHS's proposal to add the word "significant" before "impacts." The impacts should not have to be significant to be considered.
- **Sections 20.30.337.B.4 and 30.30.337.B.5.** Ms. Markle said staff believes the additional language proposed by DSHS would be redundant and unnecessary.
- **Section 20.30.337.B.6.** Ms. Markle said staff supports the recommendations from DSHS for this section. DSHS is recommending the addition of "significant" in this situation. While a property owner would not be able to eliminate all conflicts, they should definitely eliminate the significant ones.
- **Section 20.30.337.B.** Ms. Markle advised that this recommendation would correct an error in numbering, which has already been done in the most current version of the document.
- **20.30.337.C.3.** Ms. Markle said DSHS has recommended some criteria for differentiating major and minor amendments to a Master Plan. Staff supports this change, and the last draft of the proposal indicated the City would develop procedures and criteria that would allow for amendments to the Master Plan permit. Some amendments may not be considered minor, but many of them may be perfectly okay. This would be decided during the permitting process. The DSHS is suggesting a few amendments that would be considered minor upfront. She said if the Commission wants to head in this direction, they should make sure the list includes all of the amendments that would be considered minor upfront.

- **Section 20.100.310.** Ms. Markle explained that DSHS suggests that this section be changed to include a subsection stating that once a Master Plan is adopted, it would replace the uses and standards of the R-6 zone. She said this addresses the comment raised earlier about whether the zoning would be replaced by the Master Plan. She indicated her support of this proposed change.
- **Section 200.100.310.D.** Ms. Markle said that DSHS is proposing that the language in this section be changed to provide an exception for situations where specific regulations are adopted through a Master Plan. She said she supports this proposed change.

Ms. Markle invited the Commissioners to provide feedback via email regarding staff’s analysis of the proposed changes submitted by DSHS. That would allow her to incorporate the changes into the next draft that is presented to the Commission for review on May 15th.

Commissioner Kaje referred to DSHS’s proposed change to Section 20.30.337.B.6 and noted that the Commission already agreed to change the word “limit” to “minimize.” Therefore, there may be no need to add the word “significant.”

Chair Kuboi referred to Section 20.30.337.C.3 and inquired if the word “vesting” includes deviations. Ms. Markle suggested a new Subsection D called amendment, be added to this section. She summarized there are three ways to change a Master Plan permit. One would be a major change which would trigger a redo of the public process. Minor changes are those that fall within the Master Plan terms and conditions and would not require a new public process. Changes that are intended to apply more current Development Code regulations would subject the entire Master Plan to the current Development Code regulations across the board. While these amendments would not trigger a new public process, they would be considered more significant than minor amendments. Ms. Markle said the intent of the latter option is to allow developers, for example to amend their Master Plans in order to meet the newer, more stringent stormwater management standards. She further explained that it would be impossible for the City to require a developer to comply with all land use regulations enacted after the application was vested since the Master Plan would be considered a special zone. This would apply only to requirements in the general section of the Development Code such as landscaping, stormwater, parking, etc.

Ms. Markle advised that if an applicant decided to apply the new stormwater standards, staff would also have to consider other general standards that would be applied. She said she only sees this change as a positive benefit to the community, so no public process would be necessary. Chair Kuboi expressed concern that an applicant might try to keep only those standards that are in his/her favor. She noted the City Attorney recommended the proposed language to prohibit picking only those new regulations that benefit the project.

Commissioner Behrens summarized that the proposed language would exclude Master Plan developments from having to meet the existing Development Code standards. A special set of regulations would be created to apply to these specific areas. Therefore, he expressed his belief that the City should not allow a developer to change the Master Plan to include some new regulations but not others. He suggested that the Planned Area language should be written in such a way to allow specific

changes that don't presently exist in the code to be implemented in the future. He suggested staff seek direction from the City Attorney about how this could be accomplished. Ms. Markle indicated she would support a process that allows staff to administratively approve changes to Master Plans that are clearly beneficial to the environment. She agreed the process could be made part of the amendment criteria that is developed as part of a Master Plan permit.

Commissioner Broili said he doesn't mind allowing a property owner to pick and choose which new standards they use, so long as whatever they choose is more stringent than what is called for as part of the approved Master Plan permit. It is important to allow flexibility for developers to be innovative in addressing issues such as the environment. Commissioner Perkowski said he, too, would support this concept since it would allow a developer more flexibility to incorporate innovative concepts. He said he also agreed with DSHS that there should be some separation between what are considered major and minor conflicts between the Master Plan property and adjacent uses.

Ms. Markle advised that she would either re-write this section or propose that it be eliminated entirely and that criteria be developed individually for each Master Plan permit.

Commissioners Perkowski and Wagner indicated they may not be present at the May 15th meeting when the hearing would be continued. They inquired how they should go about providing their comments for consideration during the hearing. Mr. Cohn noted that the hearing was a legislative process, so Commissioners Perkowski and Wagner would be able to submit written comments for the Commission's consideration on May 15th.

Closure of the Public Hearing

COMMISSIONER WAGNER MOVED THE COMMISSION CONTINUE THE PUBLIC HEARING ON MASTER PLAN AMENDMENTS TO THURSDAY, MAY 15, 2008. COMMISSIONER KAJE SECONDED THE MOTION. THE MOTION CARRIED 7-0.

COMMISSIONER WAGNER MOVED TO EXTEND THE MEETING 15 MINUTES, TO 9:45 P.M. COMMISSIONER BEHRENS SECONDED THE MOTION. THE MOTION CARRIED 6-1.

REPORTS OF COMMITTEES AND COMMISSIONERS

There were no reports from Commissioners

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

NEW BUSINESS

Review Planning Commission Hearing Rules and Bylaws

Mr. Cohn advised that staff is in the process of updating the Planning Commission Bylaws to reflect current practices of the Commission. For example, the Bylaws would no longer identify an ending time for Commission meetings.

Chair Kuboi referred to Resolution 182 and noted that some items on the list were of particular interest to him in terms of how the Commission has procedurally conducted their meetings. He suggested the Commission take action on the revisions to the bylaws, but that they revisit Resolution 182 for further discussion. Mr. Cohn emphasized that any revisions to Resolution 182 would have to come from the City Attorney or the City Manager's Office since the resolution applies citywide and not just to the Planning Commission. Chair Kuboi agreed that while the Commission is not being asked to take action on the resolution, he would like an opportunity to obtain greater clarity from the City Attorney at some point in the future. Ms. Simulcik Smith referred to a document prepared by the Assistant City Attorney, which summarizes Resolution 182 into eight bullet points on how quasi-judicial hearings are supposed to be conducted.

COMMISSIONER BROILI MOVED TO APPROVE THE STAFF'S RECOMMENDED CHANGES TO THE BYLAWS. COMMISSIONER BEHREN'S SECONDED THE MOTION.

Les Nelson expressed concern about moving the "Director's Report" to the end of a meeting agenda since members of the public have often left the meeting by that time and would not have an opportunity to provide comments. He recommended they leave it at the beginning of the meeting.

Commissioner Behrens requested clarification between the terms "Director's Comments" and "Director's Report." Mr. Cohn explained that "Director's Comments" would allow the Director an opportunity to provide brief comments at the beginning of the meeting. However, the Director's intent is to let the Commission and public get on with the public business of the meeting, and that's why he saves his general "Director's Report" until the end in most cases. He noted the Commission has been operating in this manner for the past year.

Commissioner Kaje referred to the proposed amendment that would reduce the maximum time of the "General Public Comment" period from 20 minutes to 15 minutes. He questioned why staff is proposing this change and cautioned that the public may interpret this change to mean the Commission doesn't want to hear from the public as much. Mr. Cohn noted that in many other jurisdictions, most public comments are submitted in writing and public comments at the beginning of the meeting tend to be brief in order to get to the public business that is scheduled on the agenda.

Commissioner Broili said that when there are controversial issues, there have been numerous occasions when the "General Public Comment" period has ended up taking a huge amount of the meeting time. However, he reminded the Commission that part of their responsibility is to hear comments from the public. Therefore, limiting the opportunity for the public to comment may be counterproductive. Mr. Cohn noted the Commission had a choice: to hear about items that are not on the agenda at every meeting, or to encourage the public to talk about the issue during the public hearing process. If the latter course is chosen, they could invite the public to submit written comments, but not allow them to take up

time at the meeting when other agenda items have been scheduled for discussion. Commissioner Wagner pointed out that in the two years she has been on the Commission, she could not recall a time when the “General Public Comment” period extended beyond 20 minutes. She suggested the time limit remain at 20 minutes.

Chair Kuboi pointed out that the next paragraph would allow the Chair discretion to limit or extend the time limitations and number of people permitted to speak. However, this would apply to public comment that follows a staff report. He suggested the bylaws be changed to allow the Chair discretion over public comment, in general. In order to acknowledge the business scheduled on the agenda and the need to manage the meeting time, he suggested the language be changed to indicate that “General Public Comments” would generally be limited 20 minutes. The language could also be changed so that the Chair’s ability to limit or extend the public comment time could be applied to all public comment periods scheduled on the agenda.

Commissioner Behrens pointed out that Roberts Rules of Order allow an opportunity for the Commission to suspend the public comment rules if a significant number of citizens want to speak regarding a matter. However, this would be a special circumstance.

COMMISSIONER BROILI AMENDED HIS MOTION TO MOVE THE COMMISSION APPROVE STAFF’S RECOMMENDED CHANGES TO THE BYLAWS, WITH TWO CHANGES TO SECTION 4: PUBLIC COMMENT. INSTEAD OF STRIKING OUT “TWENTY” [MINUTES] AND INSERTING “FIFTEEN,” REVERT BACK TO ORIGINAL LANGUAGE AND REARRANGE THE STRUCTURE OF OTHER EXISTING LANGUAGE. COMMISSIONER BEHRENS SECONDED THE AMENDMENT. THE MOTION CARRIED 7-0.

Update on the Comprehensive Housing Strategy

The Commission postponed this discussion to a future meeting.

ANNOUNCEMENTS

There were no additional announcements.

AGENDA FOR NEXT MEETING

The Commissioners had no comments to make regarding the agenda for the next meeting.

ADJOURNMENT

COMMISSIONER WAGNER MOVED TO ADJOURN THE MEETING AT 9:50 P.M. COMMISSIONER PERKOWSKI SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

Sid Kuboi
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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CITY OF SHORELINE
PLANNING COMMISSION

PRELIMINARY FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Change the zoning of one parcel from R-12 to R-24.

Project File Number: 201728

Project Address: 14800 1st Avenue NE, Shoreline, WA 98155

Property Owner: Todd Sucee, Northwest Center (authorized agent).

SEPA Threshold: Mitigated Determination of Non-Significance (MDNS)

Staff Recommendation: Recommend approval of the rezone to R-24.

Date of Public Hearing: May 15, 2008

INTRODUCTION

The applicants are requesting the zoning be changed on one parcel from R-12 to R-24. The rezone will facilitate the applicant's desired conversion of an existing church to a family resource center operated by the Northwest Center. There will be two phases to the applicant's proposal; first, The Northwest Center will renovate the existing building on-site to facilitate their existing child development program. Second, the applicant will add up to 24,000 square feet of new building space.

The child development program (+/- 150 children) indicated as phase one of the project above includes full day early learning programs, before and after school program and summer camp, early intervention services, and family support.

Phase two of the project could include up to a 24,000 square foot building addition to double the number of children to 108, family respite care, family resource program, teen program, ADA accessible playground, community space, independent living spaces, adult vocational training, and clothing donation collection.

The applicant has indicated that a rezone to R-24 is necessary because some of the above mentioned programs (including overnight respite care) are impossible under the R-12 zoning designation. Since an applicant's expected future development of a site is not part of the criteria considered by the Planning Commission in making their recommendation to the City Council, this information about the desired conversion into a family resource center is provided as background information-only.

If the site is not redeveloped as a school, an R-24 zoning designation would permit the construction of 76 dwellings on the subject property, most likely as townhome development.

FINDINGS OF FACT

Current Development

1. The subject parcel is located at 14800 1st Avenue NE, Shoreline, WA 98155
2. The parcel is 137,214 square feet (3.15 acres) and developed with a church and a cell phone tower. The parcel is zoned R-12 and has a Comprehensive Plan Land Use designation of High Density Residential (“HDR”). See **Attachment 1** for surrounding Comprehensive Plan designations and **Attachment 2** for surrounding zoning designations.
3. If the request is approved, the parcel has a development potential of 76 units dwelling units (R-24 zoning).
4. There are no existing sidewalks along 1st Avenue NE adjacent to the subject property. Right-of-way improvements are required when the applicant applies for building permits and include sidewalk, street lighting and curb and gutters.

Proposal

5. The applicant proposes to rezone the parcels from R-12 to R-24.
6. A pre-application meeting was held with the applicant and City staff on February 20, 2008; the applicant held the requisite neighborhood meeting on March 6, 2008, and a Public Notice of Application and Notice of Public Hearing was posted at the site.
7. Comments received at the neighborhood meeting included the following topics (**Attachment 3**):
 - Traffic (circulation due to proposed school)
 - Possibility of higher density housing
 - Parking from Aegis, parking for the Northwest Center
 - Concern about the potential for violent residents
 - Noise from the freeway
 - Lack of tax revenue from the school
 - Lack of sidewalks around the area
8. Advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on April 17, 2008 for the Notice of Application. The Notice of Public Hearing and SEPA

Determination were posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on May 1, 2008. Public comment letters can be found in **Attachment 4**.

9. The Planning Department issued a SEPA Mitigated Determination of Non-Significance (**Attachment 5**) and notice of public hearing on the proposal on May 1, 2008. The MDNS was not appealed.
10. An open record public hearing was held by the Planning Commission for the City of Shoreline on May 15, 2008.
11. The City's Long Range Planner, Steven Cohn, and Associate Planner, Steve Szafran, have reviewed the proposal and recommend that the parcels be rezoned to R-24.

Comprehensive Plan Land Use Designation

12. The parcels to the north and south have a Comprehensive Plan Land Use designation of High Density Residential. (See **Attachment 2**). Parcels to the west, across 1st Avenue NE, have a land use designation of Low Density Residential. To the east is the I-5 freeway.
13. The Comprehensive Plan describes High Density Residential as “intended for areas near employment and commercial areas; where high levels of transit service is present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted.

Current Zoning

14. The subject parcel is currently zoned R-12. The subject parcel is developed with a church. Parcels to the north are zoned R-24 and developed with the Aegis senior housing complex. Parcels to the south are zoned R-12 and developed with two separate churches. Parcels to the west side of 1st Ave NE are zoned R-6 and developed with single-family homes. To the east is the I-5 freeway.
15. The purpose of R-12 zones, as set forth in Shoreline Municipal Code 20.40.030, is to “provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities, in a manner that provides for additional density at a modest scale.”
16. The purpose of R-24 zones, as set forth in Shoreline Municipal Code 20.40.030, is to “provide for a mix of predominately apartment and townhouse dwelling units and other compatible uses.”

Proposed Zoning

17. Under SMC 20.30.060, a rezone is Type C action, decided by the City Council upon recommendation by the Planning Commission. The decision criteria for deciding a rezone, as set forth in SMC 20.30.320, are:
- The rezone is consistent with the Comprehensive Plan; and
 - The rezone will not adversely affect the public health, safety or general welfare; and
 - The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
 - The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
 - The rezone has merit and value for the community.

Impacts of the Zone Change

18. The following table outlines the development standards for the current zoning (R-12), the requested zoning (R-24):

	R-12 (Current)	R-24(Proposed)
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Coverage	55%	70%
Max. Impervious Surface	75%	85%
Height	35'	35'(40' with pitched roof)
Density (residential development)	12 du/ac	24 du/ac
Maximum # of units	38	76

CONCLUSIONS

1. The purpose of a rezone is to provide a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Rezone criteria must be established by substantial evidence.
2. The notice and meeting requirements set out in SMC 20.30 for a Type C action have all been met in this case.

Staff reviewed the rezone criteria and recommends that a higher density zoning designation is warranted. In its review, staff concluded that an R-24 zoning designation is appropriate for the subject property. Staff’s analysis is reflected below:

Rezone criteria

REZONE CRITERIA 1: Is the rezone consistent with the Comprehensive Plan?

3. The rezone complies with the following Comprehensive Plan Goals and Policies:

Land Use

- Land Use Element Goal I - Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline’s sense of community.
- Land Use Element Goal III - Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline’s present and future residents.
- LU14 – The High Density Residential designation creates a transition between high intensity uses (I-5 freeway) to lower intensity residential uses.

Housing Goals

- H30 – Encourage, assist and support social and health service organizations that offer housing programs for people with special needs.
- H31 – Support the development of emergency, transitional, and permanent supportive housing with appropriate services for persons with special needs throughout the City.

Streams and Water Resources

- LU 111 – Native vegetation should be preserved, or replanted.
- LU 113 – Encourage the use of native and low maintenance vegetation to provide secondary habitat.

Transportation

- T27 – Place a high priority on sidewalk projects

- T35 – Require all commercial, multi-family and residential short and log plat developments to provide for sidewalks.

The R-24 rezone proposal is consistent with all of the above Comprehensive Plan Land Use Element Goals and Policies because more intense residential zoning is consistent with the High Density Residential designation and would act as a transition between the high intensity transportation corridor (I-5 freeway) and lower density residential uses to the west.

An R-24 zone would allow greater development intensity than the current zoning and be compatible with the already existing R-24 zoned parcel directly north of this site. The current R-12 zoning category is consistent with the High Density Residential designation; however, in recent rezone recommendations, the Commission concluded that the R-24 zoning designation could also be an appropriate transition between high intensity uses and low density single-family homes.

R-24 provides a better transition than an R-12 zoning designation for the transition between Interstate 5 to the east and low-density single-family residential to the west across 1st Avenue NE. In addition, R-24 zoning exists directly to the north. This section of 1st Avenue NE is classified as a local street and should reflect densities that are appropriate for these types of street sections. It is Staff's position that an R-24 zoning designation is an appropriate density for a local street.

The difference in unit count between R-12 and R-24 is 38. 76 units are allowed in the R-24 zone and 38 units are allowed in the current R-12 zoning category. Since the development standards for R-12 and R-24 are similar, the major impact will be the additional traffic generated by potential units.

Although rezone approval cannot mandate specific future development requirements, the current property owner/applicant has not indicated a desire to build residential units on this property. The applicant wants to change the use of the existing property from a church to a family resource center. An R-24 zoning will allow the applicant more uses than the existing R-12 zoning (primarily an overnight respite care use).

Rezoning the parcel to R-24 is consistent with the Comprehensive Plan as is accord with the High Density Residential designation on the property and is supported by land use, housing, transportation and community design/transition goals of the Comprehensive Plan.

REZONE CRITERIA 2: Will the rezone adversely affect the public health, safety or general welfare?

4. Staff believes the rezone and associated future development will not adversely affect the neighborhoods general welfare. A rezone to R-24 will result in an

effective transition from the intense I-5 corridor to low density residential uses that exist to the west.

5. New development requires improvements to access and circulation through curb and gutters, sidewalks and street frontage landscaping. Allowing this rezone will improve public health, safety and general welfare by adding needed sidewalks in an area where there are none.

In addition, mitigation measures proposed by the Watershed Company (**Attachment 6**) will improve the health of the Thornton Creek stream and buffer area that lies on the applicant's property.

Though the rezone cannot be conditioned, in reviewing a building permit, staff would refer to the rezone MDNS to determine appropriate mitigation.

REZONE CRITERIA 3: Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?

6. R-12 and R-24 (proposed) zoning maintains consistency with the High Density Residential designation in the Comprehensive Plan. However, staff's review of the Plan's policies for additional direction has led staff to conclude that the Comprehensive Plan envisions a transition from high intensity uses (I-5 freeway) to lower densities and less intense land uses as you transition to the west. The proposal for R-24 meets this long term vision for the area as higher residential densities are expected within this transitioning area (new Aegis facility to the north).

REZONE CRITERIA 4: Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone?

After reviewing the information submitted by the applicant, staff concludes that the proposed rezone will not have a negative impact to the existing single-family properties in terms of use, traffic, parking or impact to critical areas.

7. The applicant submitted a traffic assessment evaluating traffic impacts at the applicant's family resource center at Queen Anne. It is shown that the facility has not had an impact on residential uses in the area. If the applicant's proposed use was never realized and residential units were to be constructed in the future, an additional traffic study would be required.
8. The applicant has an abundance of parking on-site. The potential change of use on the site will generate less parking demand than the existing church. Some of the community concerns had to do with overflow parking from the recently constructed Aegis senior homes. The subject parcel has more than enough parking and could be possibly used to alleviate parking demand of other uses in the area.
9. An increase in additional units envisioned by an R-24 zoning designation is not detrimental to the property in the vicinity because appropriate

infrastructure is in place, and will provide a reasonable transition between the I-5 freeway and the existing low density residential uses to the west of this site. New development will provide amenities such as curb, gutter, and sidewalk improvements.

A MDNS has been issued, and with proposed mitigation measures in place, no environmental issues remain.

REZONE CRITERIA #5: Will the rezone have merit and value for the community?

Staff has reviewed the applicant’s materials and believes that the issues raised during the neighborhood meeting have been adequately addressed.

- By rezoning the parcel, the Commission will be implementing the vision that has been adopted in the Comprehensive Plan;
- Parking and traffic issues have been analyzed –An abundance of parking exists on the subject parcel and traffic impacts can be handled by the existing infrastructure.
- This rezone will encourage the reuse of an underutilized parcel. The use will also be a community asset.
- Appropriate transition requirements, specifically density, are being employed to address proximity to intense uses to low-density single-family uses to the west.

RECOMMENDATION

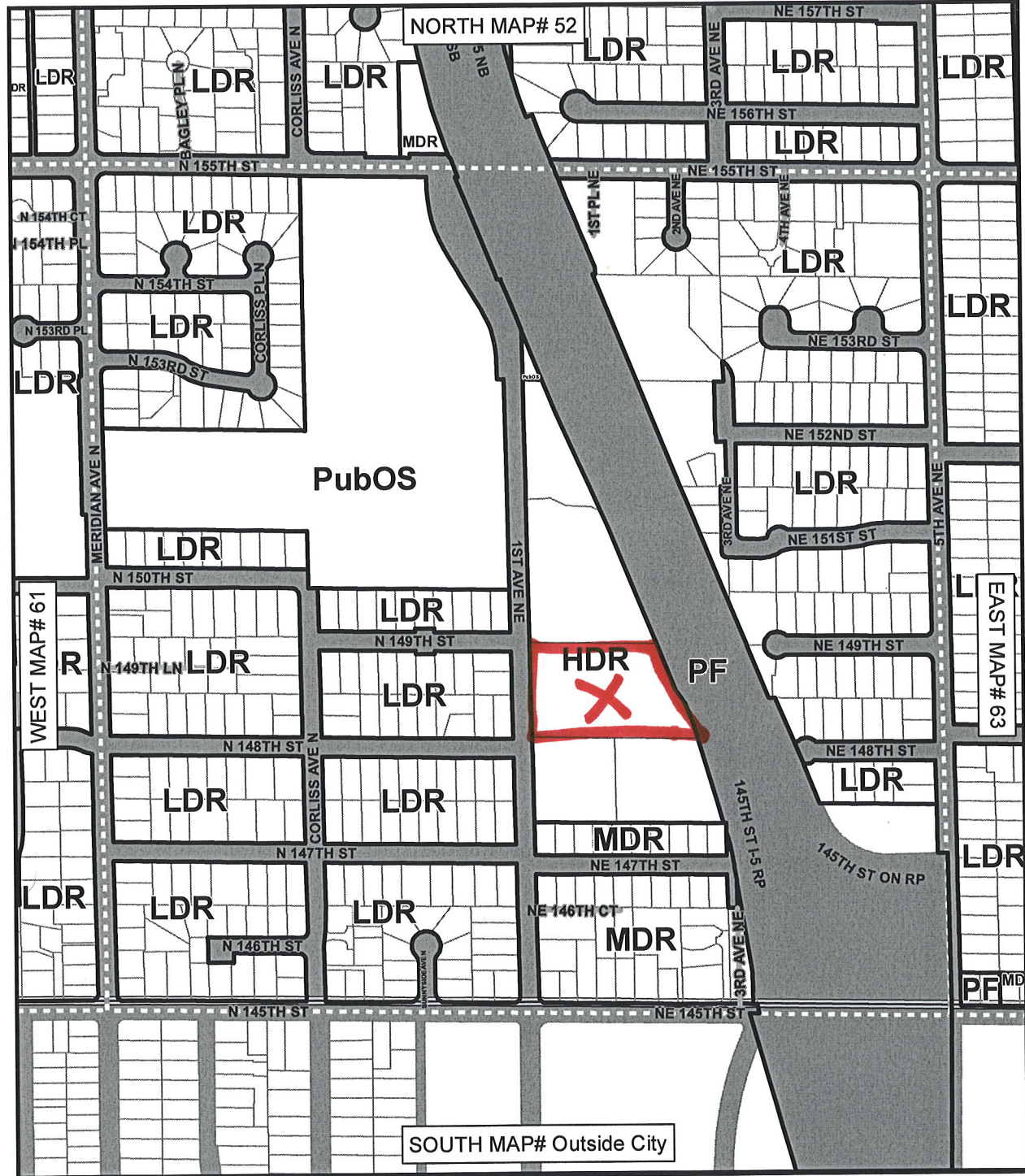
The Planning Commission recommends that the City Council approve a rezone of one parcels at 14800 1st Avenue NE, Shoreline, WA 98155 from R-12 to R-24.

Date: _____

By: _____
Planning Commission Chair

ATTACHMENTS

- Attachment 1 - Comprehensive Plan Map
- Attachment 2 - Zoning Map
- Attachment 3 - Neighborhood Meeting Notes
- Attachment 4 – Public Comment Letters
- Attachment 5- Mitigated Determination of Non-Significance
- Attachment 6 – Watershed Company Letter



CITY OF SHORELINE COMPREHENSIVE PLAN

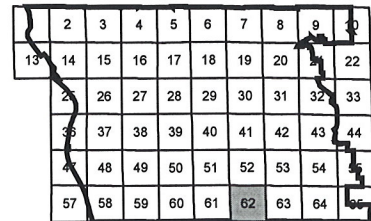
LAND USE MAP

Land Use Designation Legend

- | | |
|--|--|
| BaSSA Ballinager Special Study Area | PF Public Facility |
| BrSSA Briarcrest Special Study Area | PSSA Paramount Special Study Area |
| CB Community Business | PrOS Private Open Space |
| HDR High Density Residential | PubOS Public Open Space |
| LDR Low Density Residential | RB Regional Business |
| MDR Medium Density Residential | SFI Single Family Institution |
| MU Mixed Use | SSA Special Study Area |
| NCBD North City Business District | |

Feature Legend

- | | |
|------------------|--------------------|
| - Map Tile Lines | - Unclassified ROW |
| - City Boundary | - Parcel Line |



MAP # 62

1:3,600

0 75 150 300 450 600 Feet

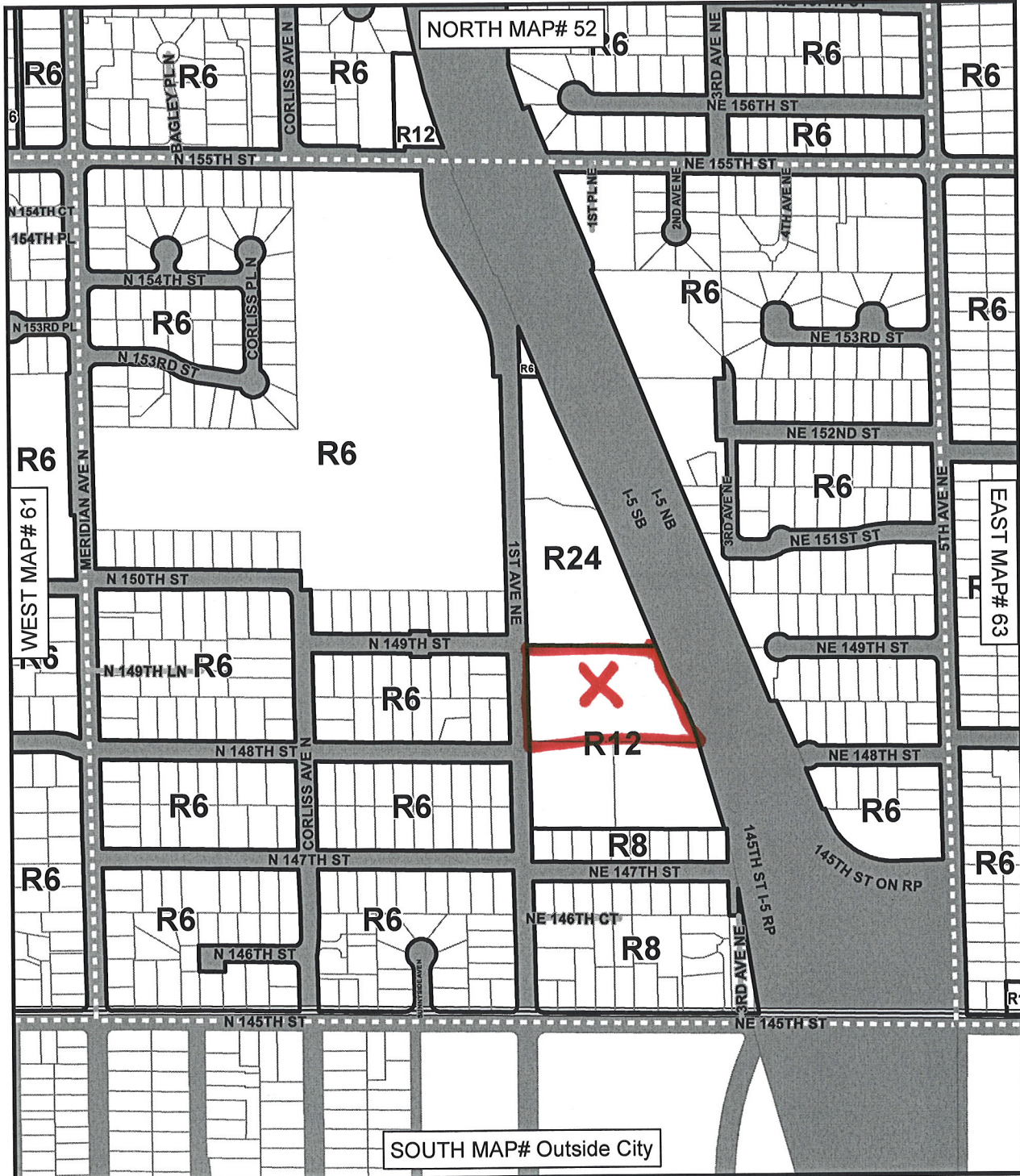
No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official Comprehensive Plan land use map adopted by City Ordinance No. 292. Shows amendments through June 21, 2005.



SW1/4-S17-T26N-R4 E

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CITY OF SHORELINE ZONING MAP

Plot Date: 5/4/2007

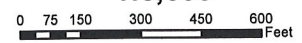
- Zoning Legend**
- R4 Residential, 4 units/acre
 - R6 Residential, 6 units/acre
 - R8 Residential, 8 units/acre
 - R12 Residential, 12 units/acre
 - R18 Residential, 18 units/acre
 - R24 Residential, 24 units/acre
 - R48 Residential, 48 units/acre
 - CZ Contract Zone
 - NB Neighborhood Business
 - NCBD North City Business District
 - CB Community Business
 - O Office
 - RB Regional Business
 - RB-CZ Regional Business-Contract Zone
 - I Industrial

- Feature Legend**
- Map Tile Lines
 - City Boundary
 - Unclassified ROW
 - Parcel Line

1	2	3	4	5	6	7	8	9	10
13	14	15	16	17	18	19	20	21	22
25	26	27	28	29	30	31	32	33	
36	37	38	39	40	41	42	43	44	
47	48	49	50	51	52	53	54	55	
57	58	59	60	61	62	63	64	65	

MAP # 62

1:3,600



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

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through December, 2006.



SW1/4-S17-T26N-R4 E

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NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

Dear Neighbor:

You are invited to a meeting where we will present our plans for a proposed development at 14800 1st Avenue NE, Shoreline, WA 98155. At this meeting we will discuss the specific details and solicit comments on the proposal from the neighborhood.

Meeting Information:

Date: Thursday, March 6th, 2008

Time: 7:00pm

Location of Meeting: Fireplace room at the Shoreline Christian Church located at 14800 1st Avenue NE, Shoreline, WA 98155.

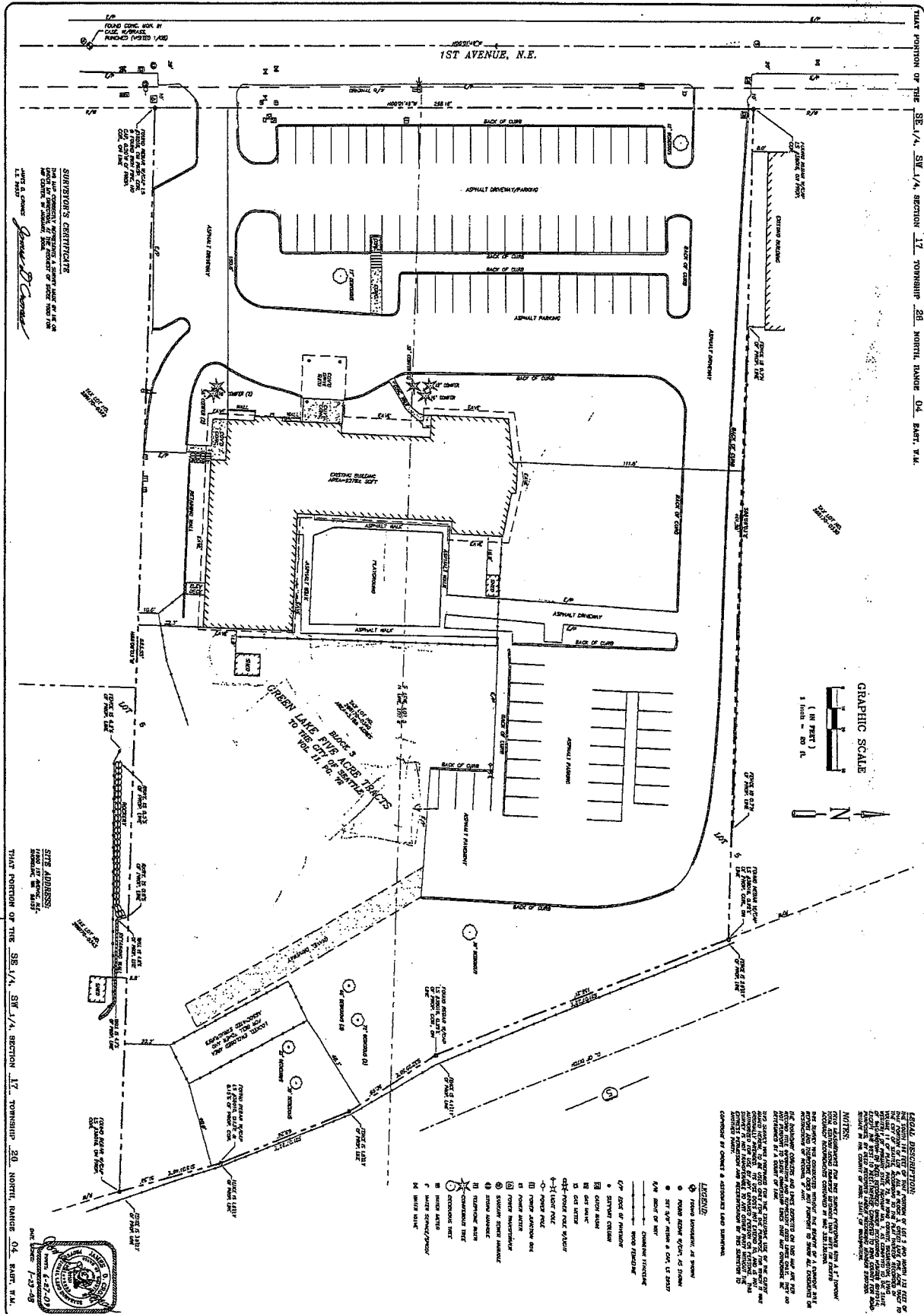
Proposal: Northwest Center, the largest organization providing services to children and adults with disabilities in the State of Washington, proposes opening and operating a Family Resource Center at the stated property address above. The current 18,000 square foot structure on site will be renovated to accommodate the various programs. An addition up to 24,000 square feet may be added to the existing structure as well. Current zoning on the site is R-12. To ensure its ability to operate the intended programs, Northwest Center is requesting a zoning change to R-24 and/or a conditional use permit to operate the various programs. Details regarding the specific programs and services to be operated on the property will be discussed in detail at the neighborhood meeting.

If you have any questions prior to the meeting, please feel free to contact our project manager, Todd Sucee, at 206-285-9140.

We look forward to seeing you on March 6th.

Sincerely,

David Wunderlin
President/CEO, Northwest Center



Drawing Date JANUARY 29, 2002
 Scale 1" = 20'
 Surveyed TH/12/02
 Drawn 204
 Checked 202
 Filename HW20-012-458.DWG

Revisions

HW CENTER
LOT SURVEY
AS-BUILT SURVEY

KING COUNTY WASHINGTON

C A **CRONK & ASSOC.**
LAND SURVEYORS

1900 14TH AVE. S.E. SUITE 200 SEASIDE, WA 98148-1400
 TEL: 206.465.1400 FAX: 206.465.1401

Item 7A - Attachment 3

First Name	Last Name	Mail Address	Mail City	Mail State	Mail Zip	Site Address	Site City	Site ST	Site Zip	Parcel #
Planning and Development Services	Nicholson	17545 Midvale Ave N	Shoreline	WA	98134					N/A
Dick		15811 14th Ave NE	Shoreline	WA	98155	Neighborhood Chair, Ridgecrest	Shoreline	WA	98155	2881700342
Shoreline Unitarian Church		14724 1ST AVE NE	Shoreline	WA	98155	14724 1ST AVE NE	Shoreline	WA	98155	2881700343
Phillippi Presbyterian Church		14734 1ST AVE NE	Shoreline	WA	98155	14734 1ST AVE NE	Shoreline	WA	98155	2881700343
WCP SHORE LLC		2235 Faraday Ave, Suite O	Carlsbad	CA	92008	14900 1ST AVE NE	Shoreline	WA	98155	2881700330
WCP SHORE LLC		2235 Faraday Ave, Suite O	Carlsbad	CA	92009	15100 1ST AVE NE	Shoreline	WA	98155	2881700313
City of Shoreline		17544 Midvale Ave N	Shoreline	WA	98134	2341 N 155TH ST	Shoreline	WA	98155	2881700530
King County		500 4TH AVE	Seattle	WA	98104	14701 5TH AVE NE	Shoreline	WA	98155	2881700390
Abel		327 NE 148TH ST	Shoreline	WA	98155	327 NE 148TH ST	Shoreline	WA	98155	8680300045
Byron N & Ana		333 NE 148TH ST	Shoreline	WA	98155	333 NE 148TH ST	Shoreline	WA	98155	8680300050
Russell		339 NE 148TH ST	Shoreline	WA	98155	339 NE 148TH ST	Shoreline	WA	98155	8680300055
Gilbert K & Dujardin		345 NE 148TH ST	Shoreline	WA	98155	345 NE 148TH ST	Shoreline	WA	98155	8680300060
Lifford R & Tonja S		316 NE 148TH ST	Shoreline	WA	98155	316 NE 148TH ST	Shoreline	WA	98155	8680300020
Dorothy Ann		324 NE 148TH ST	Shoreline	WA	98155	324 NE 148TH ST	Shoreline	WA	98155	8680300025
Lerry L & Carol L		330 NE 148TH ST	Shoreline	WA	98155	330 NE 148TH ST	Shoreline	WA	98155	8680300030
Richard A & Pamela M		336 NE 148TH ST	Shoreline	WA	98155	336 NE 148TH ST	Shoreline	WA	98155	8680300035
Sayed El		342 NE 148TH ST	Shoreline	WA	98155	342 NE 148TH ST	Shoreline	WA	98155	8680300020
Chin Ki & Young Ryeong		305 NE 149TH ST	Shoreline	WA	98155	305 NE 149TH ST	Shoreline	WA	98155	2004100052
Fred / George		9712 19TH AVE NE	Seattle	WA	98115	309 NE 149TH ST	Shoreline	WA	98155	2004100050
Priscilla		321 NE 149TH ST	Shoreline	WA	98155	321 NE 149TH ST	Shoreline	WA	98155	2004100055
Luis P & Eve P		327 NE 149TH ST	Shoreline	WA	98155	327 NE 149TH ST	Shoreline	WA	98155	2004100055
Phan		333 NE 149TH ST	Shoreline	WA	98155	333 NE 149TH ST	Shoreline	WA	98155	2004100055
Carole		339 NE 149TH ST	Shoreline	WA	98155	339 NE 149TH ST	Shoreline	WA	98155	2004100075
David H & Danika L		345 NE 149TH ST	Shoreline	WA	98155	345 NE 149TH ST	Shoreline	WA	98155	2004100080
Charlene		308 NE 149TH ST	Shoreline	WA	98155	308 NE 149TH ST	Shoreline	WA	98155	2004100045
Brian E & Robbin C		314 NE 149TH ST	Shoreline	WA	98155	314 NE 149TH ST	Shoreline	WA	98155	2004100040
Rand		320 NE 149TH ST	Shoreline	WA	98155	320 NE 149TH ST	Shoreline	WA	98155	2004100035
Rose		326 NE 149TH ST	Shoreline	WA	98155	326 NE 149TH ST	Shoreline	WA	98155	2004100030
Kitt & Chunprase		332 NE 149TH ST	Shoreline	WA	98155	332 NE 149TH ST	Shoreline	WA	98155	2004100025
James F & Denice F		338 NE 149TH ST	Shoreline	WA	98155	338 NE 149TH ST	Shoreline	WA	98155	2004100020
Antonia & Elizabeth		301 NE 151ST ST	Shoreline	WA	98155	301 NE 151ST ST	Shoreline	WA	98155	3222200030
Zaid Khaili		307 NE 151ST ST	Shoreline	WA	98155	307 NE 151ST ST	Shoreline	WA	98155	3222200040
G		313 NE 151ST ST	Shoreline	WA	98155	313 NE 151ST ST	Shoreline	WA	98155	3222200050
Efren M & Maria A		321 NE 151ST ST	Shoreline	WA	98155	321 NE 151ST ST	Shoreline	WA	98155	8022900040
Gerico Q & Marissa		327 NE 151ST ST	Shoreline	WA	98155	327 NE 151ST ST	Shoreline	WA	98155	8022900041
Rona J		306 NE 151ST ST	Shoreline	WA	98155	306 NE 151ST ST	Shoreline	WA	98155	3222200020
Robby Kim Ho & Marietta		19010 12TH PL NW	Shoreline	WA	98177	316 NE 151ST ST	Shoreline	WA	98155	8022900035
G S		15112 3RD AVE NE	Shoreline	WA	98155	15112 3RD AVE NE	Shoreline	WA	98155	3222200010
Michael		15101 3RD AVE NE	Shoreline	WA	98155	15101 3RD AVE NE	Shoreline	WA	98155	2881700323
Marietta		15117 3RD AVE NE	Shoreline	WA	98155	15117 3RD AVE NE	Shoreline	WA	98155	2881700321
Benjamin		15109 3RD AVE NE	Shoreline	WA	98155	15109 3RD AVE NE	Shoreline	WA	98155	2881700322
Glen		15121 3RD AVE NE	Shoreline	WA	98155	15121 3RD AVE NE	Shoreline	WA	98155	2881700311
Seattle Resurrection		18712 52ND AVE W	Lynnwood	WA	98037	225 NE 152ND ST	Shoreline	WA	98155	2881700310
Monterey LLC		PO BOX 55134	Seattle	WA	98155	305 NE 152ND ST	Shoreline	WA	98155	2634500050
Henry Jr		311 NE 152ND ST	Shoreline	WA	98155	311 NE 152ND ST	Shoreline	WA	98155	2634500045
David K		2356 N 149TH ST	Shoreline	WA	98133	2356 N 149TH ST	Shoreline	WA	98133	2881700586
Gene D		2350 N 149TH ST	Shoreline	WA	98133	2350 N 149TH ST	Shoreline	WA	98133	2881700528

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Duc Thanh Et Al	Nguyen	2344 N 149TH ST	Shoreline	WA	98133 2344 N 149TH ST	Shoreline	WA	98133 2881700588
W	Mason	2338 N 149TH ST	Shoreline	WA	98133 2338 N 149TH ST	Shoreline	WA	98133 2881700587
Ellen M	Cox	2332 N 149TH ST	Shoreline	WA	98133 2332 N 149TH ST	Shoreline	WA	98133 1803900030
Mark S & Marilyn	Mascarinas	2326 N 149TH ST	Shoreline	WA	98133 2326 N 149TH ST	Shoreline	WA	98133 1803900025
William H	Cass	2320 N 149TH ST	Shoreline	WA	98133 2320 N 149TH ST	Shoreline	WA	98133 1803900020
Theodore M & Viola P	Hudson	2314 N 149TH ST	Shoreline	WA	98133 2314 N 149TH ST	Shoreline	WA	98133 1803900015
Jealand	Attra	2308 N 149TH ST	Shoreline	WA	98133 2308 N 149TH ST	Shoreline	WA	98133 1803900010
Reven K JR	Domonkos	2302 N 149TH ST	Shoreline	WA	98133 2302 N 149TH ST	Shoreline	WA	98133 1803900005
Barbara Ann & Kennet	Anderson	2303 N 149TH ST	Shoreline	WA	98133 2303 N 149TH ST	Shoreline	WA	98133 1803900035
Warren B & Shellie	Anderson	2309 N 149TH ST	Shoreline	WA	98133 2309 N 149TH ST	Shoreline	WA	98133 1803900040
Robert C	Snider	2315 N 149TH ST	Shoreline	WA	98133 2315 N 149TH ST	Shoreline	WA	98133 1803900055
Arred & Davidson	Lundell	2321 N 149TH ST	Shoreline	WA	98133 2321 N 149TH ST	Shoreline	WA	98133 1803900050
Shawn E & Becky H	Nicholas	2327 N 149TH ST	Shoreline	WA	98133 2327 N 149TH ST	Shoreline	WA	98133 1803900055
Sanny O & Diane L	Kimmel	2333 N 149TH ST	Shoreline	WA	98133 2333 N 149TH ST	Shoreline	WA	98133 1803900060
Garry A	Schmidt	2339 N 149TH ST	Shoreline	WA	98133 2339 N 149TH ST	Shoreline	WA	98133 1881700583
MR & MRS Melvin M	Miller	2345 N 149TH ST	Shoreline	WA	98133 2345 N 149TH ST	Shoreline	WA	98133 2881700584
Elmer & Lily	Gipaya	3523 167TH PL SW	Lynnwood	WA	98037 14827 1ST AVE NE	Shoreline	WA	98155 2881700580
Mark A & Karen L	Lund	14821 1st AVE NE	Shoreline	WA	98155 14821 1st AVE NE	Shoreline	WA	98155 2881700585
Marina	Dzhamlova	2354 N 148TH ST	Shoreline	WA	98133 2354 N 148TH ST	Shoreline	WA	98133 2881700570
Haiying & Lu Tong	Li	2350 N 148TH ST	Shoreline	WA	98133 2350 N 148TH ST	Shoreline	WA	98133 2881700572
Leonid V	Kalagin	3900 80TH ST	Marysville	WA	98270 2348 N 148TH ST	Shoreline	WA	98133 2881709571
Sharran D	Loomis	2340 N 148TH ST	Shoreline	WA	98133 2340 N 148TH ST	Shoreline	WA	98133 2881700573
Thomas G & McNeill	Paulson	2336 N 148TH ST	Shoreline	WA	98133 2336 N 148TH ST	Shoreline	WA	98133 1803900065
Kevin	Kinsella	2330 N 148TH ST	Shoreline	WA	98133 2330 N 148TH ST	Shoreline	WA	98133 1803900070
Armin W	Gerdes	2324 N 148TH ST	Shoreline	WA	98133 2324 N 148TH ST	Shoreline	WA	98133 1803900075
Brian A	Dunnett	2318 N 148TH ST	Shoreline	WA	98133 2318 N 148TH ST	Shoreline	WA	98133 1803900080
Charlene	Loback	14810 Corliss AVE N	Shoreline	WA	98133 14810 Corliss AVE N	Shoreline	WA	98133 1803900085
James C	Conuel	14804 Corliss AVE N	Shoreline	WA	98133 14804 Corliss AVE N	Shoreline	WA	98133 1803900090
C M	Bertaux	2305 N 148TH ST	Shoreline	WA	98133 2305 N 148TH ST	Shoreline	WA	98133 0266100005
John G & Marlon	Fahy	2311 N 148TH ST	Shoreline	WA	98133 2311 N 148TH ST	Shoreline	WA	98133 0266100010
Kurt	Browarick	2317 N 148TH ST	Shoreline	WA	98133 2317 N 148TH ST	Shoreline	WA	98133 0266100015
Anna	Barsok	2323 N 148TH ST	Shoreline	WA	98133 2323 N 148TH ST	Shoreline	WA	98133 0266100020
Tanya & Monty	McDaniel	2333 N 148TH ST	Shoreline	WA	98133 2333 N 148TH ST	Shoreline	WA	98133 0266100025
Linda K	Bender	2337 N 148TH ST	Shoreline	WA	98133 2337 N 148TH ST	Shoreline	WA	98133 0266100030
Li Hu	Man-Erh	2339 N 148TH ST	Shoreline	WA	98133 2339 N 148TH ST	Shoreline	WA	98133 0266100035
Ian M	Gillis	2345 N 148TH ST	Shoreline	WA	98133 2345 N 148TH ST	Shoreline	WA	98133 0266100040
James	Piper	2351 N 148TH ST	Shoreline	WA	98133 2351 N 148TH ST	Shoreline	WA	98133 0266100045
Julia	Elster	13424 45TH CT W	Mukitseo	WA	98275 14721 1ST AVE NE	Shoreline	WA	98133 0266100050
Margaret V	Haugen	2358 N 147TH ST	Shoreline	WA	98133 2358 N 147TH ST	Shoreline	WA	98133 4292300055
Stephen H & Linda Kay	Condit	2352 N 147TH ST	Shoreline	WA	98133 2352 N 147TH ST	Shoreline	WA	98133 4292300060
Leonard A	Back	2344 N 147TH ST	Shoreline	WA	98133 2344 N 147TH ST	Shoreline	WA	98133 4292300065
R L	Oswald	2338 N 147TH ST	Shoreline	WA	98133 2338 N 147TH ST	Shoreline	WA	98133 4292300070
Ghassan F	Sabboubeh	2332 N 147TH ST	Shoreline	WA	98133 2332 N 147TH ST	Shoreline	WA	98133 4292300075
Lillian K	Trelloggen	2326 N 147TH ST	Shoreline	WA	98133 2326 N 147TH ST	Shoreline	WA	98133 4292300080
Mark	Zwahlen	2320 N 147TH ST	Shoreline	WA	98133 2320 N 147TH ST	Shoreline	WA	98133 4292300085
Robin J & Bolton	Lombard	2316 N 147TH ST	Shoreline	WA	98133 2316 N 147TH ST	Shoreline	WA	98133 4292300090
Scott C & Michelle L	Kindall	2310 N 147TH ST	Shoreline	WA	98133 2310 N 147TH ST	Shoreline	WA	98133 4292300095
Ron	Home	2300 N 147TH ST	Shoreline	WA	98133 2300 N 147TH ST	Shoreline	WA	98133 4292300100

Item 7A Attachment 3

Harry C	Solheim	2327 N 147TH ST	Shoreline	WA	98133	2327 N 147TH ST	Shoreline	WA	98133	4292300024
Rose Marie	Vasquez	2335 N 147TH ST	Shoreline	WA	98133	2335 N 147TH ST	Shoreline	WA	98133	4292300029
Ben & Kathryn	Schleke	2343 N 147TH ST	Shoreline	WA	98133	2343 N 147TH ST	Shoreline	WA	98133	4292300034
Yoshiko	Saheki	2349 N 147TH ST	Shoreline	WA	98133	2349 N 147TH ST	Shoreline	WA	98133	4292300038
Sa & Violet	Harb	22505 60TH AVE W	Mountlake Terrace	WA	98043	2355 N 147TH ST	Shoreline	WA	98133	4292300040
Nicholas F	Aldrich	5518 168TH PL SW	Lynnwood	WA	98037	104 NE 147TH ST	Shoreline	WA	98155	4408100005
James E & Billie J	Huffman	110 NE 147TH ST	Shoreline	WA	98155	110 NE 147TH ST	Shoreline	WA	98155	4408100010
Joseph	De Bartolo	116 NE 147TH ST	Shoreline	WA	98155	116 NE 147TH ST	Shoreline	WA	98155	4408100015
N Lynn	Sears	122 NE 147TH ST	Shoreline	WA	98155	122 NE 147TH ST	Shoreline	WA	98155	4408100020
David L & Tracy L	Delorm	128 NE 147TH ST	Shoreline	WA	98155	128 NE 147TH ST	Shoreline	WA	98155	4408100025
Justin L & Jamie R	Lafranchi	134 NE 147TH ST	Shoreline	WA	98155	134 NE 147TH ST	Shoreline	WA	98155	4408100030
Robert C	Gelger	140 NE 147TH ST	Shoreline	WA	98155	140 NE 147TH ST	Shoreline	WA	98155	4408100035
James O & Leslie I	Crane	146 NE 147TH ST	Shoreline	WA	98155	146 NE 147TH ST	Shoreline	WA	98155	4408100040
Shiero L & Beatrice	Williamson	152 NE 147TH ST	Shoreline	WA	98155	152 NE 147TH ST	Shoreline	WA	98155	4408100045
Shirley Taylor	Miles	158 NE 147TH ST	Shoreline	WA	98155	158 NE 147TH ST	Shoreline	WA	98155	4408100050
Armar Macias	Lopez	157 NE 147TH ST	Shoreline	WA	98155	157 NE 147TH ST	Shoreline	WA	98155	4408100055
Colleen R & Gould	Hakvorson	151 NE 147TH ST	Shoreline	WA	98155	151 NE 147TH ST	Shoreline	WA	98155	4408100060
David A	McHargue	145 NE 147TH ST	Shoreline	WA	98155	145 NE 147TH ST	Shoreline	WA	98155	4408100065
Troy M & Kathryn Rae	Carter	139 NE 147TH ST	Shoreline	WA	98155	139 NE 147TH ST	Shoreline	WA	98155	4408100070
Joleen	Lemmon	133 NE 147TH ST	Shoreline	WA	98155	133 NE 147TH ST	Shoreline	WA	98155	4408100075
Jessica L & Goodman	Myers	127 NE 147TH ST	Shoreline	WA	98155	127 NE 147TH ST	Shoreline	WA	98155	4408100080
Richard Brian	Franklin	121 NE 147TH ST	Shoreline	WA	98155	121 NE 147TH ST	Shoreline	WA	98155	4408100085
Josefa C	Tan	155 NE 147TH ST	Shoreline	WA	98155	155 NE 147TH ST	Shoreline	WA	98155	4408100090
Christopher	Small	421 Ave "Q"	Snohomish	WA	98290	109 NE 147TH ST	Shoreline	WA	98155	4408100095
Ton N	Nguyen	103 NE 147TH ST	Shoreline	WA	98133	103 NE 147TH ST	Shoreline	WA	98133	4408100100



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

**Agenda
Shoreline Neighborhood Meeting**

Thursday, March 6, 2008
7:00 p.m.

Purpose: To discuss proposed zoning change at 14800 1st Avenue NE, Shoreline, WA
(A description of the proposed project is provided along with the agenda)

- I. Introduction of Northwest Center Representatives - *Tom Everill, NWC Board President*
- II. Background information on Northwest Center - *David Wunderlin, NWC President/CEO*
- III. Project Description - Phase I - *Jane Dobrovolny, NWC Child Development Program*
- IV. Project Description - Phase II - *David Wunderlin, NWC President/CEO*
- V. Comments from community members - *Tom Everill, NWC Board President*
 - i) We will consider the meeting attendees' comments and use them when making decisions relating to the purchase of the property and our proposed programs
 - ii) Suggestions from the meeting attendees will be documented and we will submit a written response to the City on how we intend to address the concerns.
 - iii) The City will mail Northwest Center's written response to meeting attendees.
 - iv) We encourage residents to communicate with us after the meeting as well. Our goal is to bring programs that meet the needs of the residents of the Shoreline community, and we appreciate any input that will help us meet that goal.
- VI. Question and Answer Session - *Tom Everill, NWC Board President*
- VII. Adjourn

⇒ Comments about this project can be sent directly to the City of Shoreline Planning Department at:

Planning & Development Services,
17544 Midvale Avenue N
Shoreline, WA 98133-4921
206.546.8761

⇒ If you have additional questions or comments for Northwest Center, please feel free to contact our Project Manager, Todd Sucee at 206.285.9140.



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

Statement of Use: Northwest Center, a nonprofit organization that provides educational and rehabilitation services to children and adults with disabilities, proposes opening and operating a Family Resource Center in Shoreline at 14800 1st Avenue NE.

For more than forty years, Northwest Center's mission has been to "promote the growth, development and independence of individuals with disabilities through programs of education, rehabilitation and work opportunity." As the largest organization in Washington that provides services to individuals with disabilities, our groundbreaking programs and services have helped transform lives and influence change across the nation. Our program was founded in 1965 by parents who refused to institutionalize their children with developmental disabilities or accept the prevailing notion that their children could not be taught. They banded together to form Northwest Center, hired their own teachers to develop education programs targeted to the needs of their children, and found that their children could indeed learn.

Northwest Center's Child Development Program was one of the first in the nation to integrate children with delays or disabilities with their typically developing peers in a classroom setting, allowing them to learn and grow together. We believe that this environment (60% typically developing children and 40% with delays and/or disabilities) helps children develop through modeling the behaviors of their peers, increasing their opportunities to learn and forming positive attitudes toward all people, regardless of their level of ability.

To meet the needs of the community, we would create a Family Resource Center by renovating the existing 18,000 square foot structure and add an addition up to 24,000 square feet. This renovation would allow us to implement the intended programs at the Family Resource Center. The addition would be two stories with a total height not exceeding 35 feet, and create a footprint of approximately 12,000 square feet. The amount of impervious surface on the site is approximately 42% and with the addition and covered play area, the amount of impervious surface would increase to approximately 53%. Hours of operation would generally be 7:00am to 6:00pm Monday through Friday. Staff may arrive up to an hour early and leave an hour later with the total number of staff ranging from 30 to 40 individuals.

Because the current R-12 zoning could limit our ability to operate the intended programs, we are requesting a zoning change to R-24. With the zoning change and support from the Shoreline community, this significant investment in the community will be realized. We believe the proposed programs, listed below, would be a positive addition to the community.

Phase One of our new Family Resource Center will service as many as 150 children and includes:

- Full-Day Early Education Programs: Northwest Center's ten classrooms would be able to accommodate 108 children from six weeks of age to kindergarten entrance. Our programs are inclusive, with both typically developing children and children with delays and disabilities.

- **Before/After-School Program and Summer Camp:** After-school hours are a critical time for youth particularly so for children with disabilities. We provide a home-like base for kids from kindergarten through age 12. Our program focuses on improved academic achievement coupled with activities that help relieve the stresses on today's working families. Our goal is to accommodate 25 to 40 children with and without disabilities in an inclusive environment.
- **Early Intervention Services (birth to three):** We will provide speech, physical and occupational therapy services for up to thirty families, as well as special education in the child's natural environment, which may include our classrooms, other early learning programs, the family home, or other community locations. We anticipate collaborating with Wonderland, an existing birth-to-three program in Shoreline. Our goal would be to accommodate up to 30 children.
- **Family Enrichment Program:** Our program connects parents with other parents to share ideas about the joys and challenges of raising children, and includes Hanen speech therapy training, parenting classes, socialization opportunities and support groups. Thirty-five families take part in our program, which meets both weekly and monthly and is open to the community.
- **Family Resource Program:** A room will be set aside for families to relax, meet other families and access a trained coordinator able to assist in connecting with information, resources and other programs. Computer availability, a lending book library, and a lending toy library are possibilities.

Phase Two of our new Family Resource Center may include:




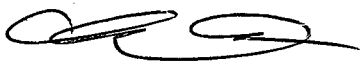
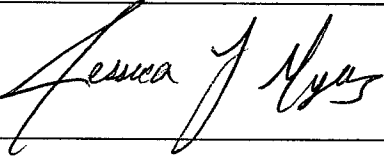
- **Teen Program:** We would provide after-school and summer "camp" programs for kids from age 13 - 21, which may include vocational training, personal care training and mentoring by typically developing peers. This program would serve up to twenty teens with disabilities who require more involved care after school, when their families are working
- **Family Respite Care:** Respite provides temporary care so an individual's primary caregiver can take a break and recharge their batteries. Respite care may be either a daytime program and/or an overnight program. The overnight program would be for adults with disabilities.
- **Independent Living Facilities:** We would provide a small number of apartment units with supervision for adults with disabilities and their families who could not otherwise live on their own.
- **Community Playground:** We would have ADA accessible playground for community use during evenings and weekends.
- **Community Spaces:** We would have the gym, meeting rooms, and kitchen for community use during weekends and evenings.
- **Adult Vocational Training:** We would provide office space and training rooms for up to ten adults and their job coaches to conduct vocational training and job placement services for community-based employment.

Basis for our zoning change request:

To support both present and future community needs, we want to make sure we are able to implement the programs planned for Phase Two. We are requesting an R-24 designation on the property so we can provide programs that are essential to meet future community needs. Due to the long lead-time (two to five years), a conditional use permit, which expires after two years, would not guarantee that we could run Phase Two programs which we believe are essential to provide vital services to the community.

An R-24 designation would allow us to operate daytime family respite care, a teen program, and a small number of apartment units for adults with disabilities including their families; a conditional use permit may be required for additional programs. However, the most needed service, overnight respite care, would be impossible within an R-12 designation but would be permissible under an R-24 designation.

Sign in Sheet
 Shoreline Community Meeting w/Northwest Center
 March 6, 2008, 7:00 pm
 Shoreline Community Church

Name (please print)	Address	Signature
1. Yoshiko Saheki	2349 N. 147 98133	
2. Ron Horne	2300 N. 147 th _{St.}	
3. Warren Anderson	2309 W149	
4. Keweth Anderson	2303 N149	
5. CHRIS GOODMAN	147 NE 147TH ST	
6. JESSICA MYERS	"	
7.		
8.		
9.		

Neighborhood Meeting Summary of Concerns:

Community Concern #1: One meeting attendee did not think the site was appropriate for Northwest Center's Family Resource center, citing especially the issues of traffic and parking caused by the Aegis development next door. In this person's view, this is a residential neighborhood and should remain that way.

Community Concern #2: Multiple meeting attendees were concerned about having enough parking for the neighborhood as well as any future occupant of the property.

Community Concern #3: Multiple meeting attendees were concerned about traffic flow problems in the neighborhood, especially with the park and Evergreen School on Meridian.

Community Concern #4: Multiple meeting attendees were concerned about our plan for traffic flow.

Community Concern #5: Two meeting attendees were concerned about the possibility of violent individuals on the property.

Community Concern #6: Multiple meeting attendees were concerned about the rezone to R-24, meaning the possibility of higher density housing on the site.

Community Concern #7: Multiple meeting attendees were concerned about Northwest Center selling the property and a developer taking advantage of the higher density zoning on the property.

Community Concern #8: Multiple meeting attendees wanted to know why Northwest Center needs the R-24 designation over the current zoning on the site.

Community Concern #9: Multiple meeting attendees were concerned about the possibility of apartments being built on the site.

Community Concern #10: Multiple meeting attendees were concerned about the existence of the cell tower on the site.

Community Concern #11: Multiple meeting attendees were concerned about noise from the freeway.

Community Concern #12: One meeting attendee was concerned about the lack of tax revenue compared to a large number of apartments that could be built on the site and charged higher property tax amounts.

Community Concern #13: Multiple meeting attendees were concerned about the lack of sidewalks in the neighborhood to handle foot traffic.

Minutes of Shoreline Community Meeting
Filipino-American Christian Church
14800 1st Avenue NE, Shoreline, WA
Thursday, March 6, 2008
7:00 p.m.

Northwest Center Representatives: David Wunderlin, Tom Everill, Jan Stoker, Todd Sucee, Jane Dobrovolny, Kellie Nketiah, Karen Hoffman, Tracey Lyman, Laura Hafermann, Becky Smith, Lottie Olver, Steve Little, Allan Munro

I. Introduction of Northwest Center Representatives

Tom Everill, Board Chair for Northwest Center opened the meeting with introductions of the Northwest Center representatives, and described his role as facilitator for this community meeting.

Mr. Everill told the attendees that we wanted the opportunity to share our plans for the property with the neighborhood. He described the communication sent to the community before the meeting, indicating that we are looking at all aspects of the project, including a rezone to R-24, when determining whether it is feasible for Northwest Center. He reiterated that the rezone to R-24 will allow Northwest Center to carry out the programs being offered to the community. He also stated that we are sharing our ideas with the community, looking for their comments and concerns and answering your questions as best they can, since they haven't answered all the questions yet themselves.

Mr. Everill then asked if he could record the meeting to make sure all the information is captured and provides the best report to the City as part of their formal protocol for the rezoning process. He got started with the content of the meeting, including who Northwest Center is, what they do, and their passion for their mission by self-introduction of the representatives of the organization. They were as follows:

Dave Wunderlin, President/CEO
Laura Hafermann, Associate Anna - Architects
Jane Dobrovolny, Director of Children's Services
Allan Munro, Board Member
Karen Hoffman, Executive Director, Adult Services
Kellie Nketiah, Supervisor of Educational Program
Becky Smith, Therapy Supervisor
Lottie Olver, Therapy Supervisor
Tracey Lyman, Vice President of Fund Development & Community Affairs
Todd Sucee - Project Manager for Shoreline project and primary contact for questions
Jan Stoker, Board Member
Steve Little - Real Estate Agent.

Mr. Everill set the meeting up by indicating that we would provide a background statement about Northwest Center, then move into Phase 1/Phase 2 of the proposal, have a question and answer period with the attendees, and wrap up with the next steps. He asked if there were any questions; there were none. He then gave the floor to David Wunderlin.

II. Background information on Northwest Center (PowerPoint Presentation)

Mr. Wunderlin asked how many had heard of Northwest Center; most raised their hands. An attendee asked if we used to operate under a different name. Mr. Wunderlin answered that we started as Northwest Center for the Retarded.

He read off the organization's mission statement, "to promote the growth, development and independence of individuals with disabilities through programs of education, rehabilitation and work opportunity", and said he was going to talk about the values they live, and encouraged the group to ask questions during his presentation. We're going to talk about the stuff on our walls, talk about our values, these are things that we live. He said Northwest Center works with people with disabilities, but that they also have an important set of values that guide what they do each day. If they feel a project or activity isn't consistent with the organization's values, then they have to ask themselves whether it's something they should be doing. The values represent what their programs do and believe, both adult's and children's programs.

He started into the history of Northwest Center. It was started in 1965 by a unique group of people, many of whom are still around. What was unique about this group is that they were radicals. When their kids were kicked out of schools, it was because their disabilities, like autism or mental retardation, made them "disruptive." The parents were so upset at the unfairness that they created their own school and they forced legislation to allow all kids in Washington equal access to education. This law was the basis for federal legislation that allowed children across the nation equal access to education. Everything Northwest Center revolves around this idea of inclusion. They talk about changing the world. They are working with groups of people for whom others had very few expectations. People thought they (adults with disabilities) couldn't learn and couldn't work. Their work asks the question "why not?" Inclusion is the corner stone of everything they do. The children's program, which has been on Queen Anne Hill since 1985, has about 2/3 of the kids who are typically developing, 1/3 with delays and disabilities in an inclusive environment. It is difficult to tell which kids have delays, and it doesn't matter. Everything they do revolves around inclusion.

Their organization is comprised of Administration (like Human Resources and Accounting), Social Enterprises, and programs for adults and children with disabilities.

Mr. Wunderlin then described their practice of "social entrepreneurship." He said that over the last few decades they have become involved in businesses to create revenue, so they don't rely on the fickleness of government funding, and to create jobs. They try to ready people for employment, but they also employ people with disabilities in

their businesses. They are one of the biggest employers of individuals with disabilities in the state (slide showed 1025 individuals with disabilities served in 2007). Their vision is to continue to do more every year, including setting up a program for teens, which they do not currently have, but want to develop.

Mr. Wunderlin then started talking about the programs for children, which is the program they would like to open on the site. He said that our current program offers Early Childhood Education, Early Intervention, and full-day childcare in an inclusive setting for kids; it feels like a school. He said the program is all about education. They have teachers and therapists and work with families to ready their children for kindergarten. The program currently has 125-130 kids. Mr. Wunderlin confessed that when he is having a bad day, he goes up to Queen Anne, and the kids don't care who he is, they bring him a book, ask him to read to them.

Mr. Wunderlin introduced Jane Dobrovolny, to discuss Phase I of the project.

III. Project Description - Phase I

Ms. Dobrovolny stated that the plan is to replicate the Queen Anne facility. She repeated Mr. Wunderlin's description of an inclusive program and she pointed out photos she brought from the school, showing kids in typical situations. She said it looks very much like any other preschool. They begin with kids as young as 6 weeks in their infant program. The kids stay with their primary caregivers at the school until age 2; they feel strongly that the time to bond with their teachers at a young age is a really important part of growing up. She then said that the kids work through "steps," moving into different classrooms for different ages and when they get old enough, they help get the kids ready for kindergarten. She asserted their belief in the value of socialization, and said they work in a similar way to Wonderland, a local early intervention program. She said they use natural environments with providing therapy to kids - they're not in an office or clinic, the therapists are at kids' homes, at the park, at the grocery store, wherever the parent needs them to be. They use their classrooms to give kids who are receiving only therapy services a chance for socialization. She stressed that kids learn from their peers - everyone does - and they learn how to participate in the real world. Whether or not a child has been diagnosed with a disability, they are each a valuable member of the class. They have an after-school program for school-age kids, ages 5-12, licensed through the school district. Ms. Dobrovolny said that all kids need a place to go; kids with disabilities have difficulty coping with Boys' and Girls' Clubs or other traditional after-school program. There are lots of kids, not enough staff, and those kids with involved disabilities such as autism have a tough time with that much activity going on around them.

Ms. Dobrovolny then talked about their Family Support Programs, like Potty Training 101, interactive sessions about kindergarten transition and registration, Hanen speech therapy for families who have kids with speech delays and a facilitated parent support group where parents can talk in a confidential environment.

She indicated their interest in expanding the program, pointing out that the room in which they are holding this meeting would be set up as a resource program, staffed with someone here who could help them find resources that are relevant to their own particular situation. They would also like to have a library with books and toys to check out. It's not something they are doing right now because they don't have room.

Question: Is that your only other facility?

Jane Dobrovolny: Queen Anne is our only facility. It used to be at the former Interbay facility and in 1985 they moved into an old Seattle school.

Tom Everill: What we're interested in is expanding our scope. We perceive a tremendous demand for these kinds of services.

Question: Is it (the Queen Anne facility) large enough?

Jane Dobrovolny: No, we're "bursting at the seams." There's a waiting list for every class. The current program serves the kids we have, but they can't grow any bigger. We do have parents from Shoreline who come to Queen Anne and they're excited about the idea (of the new facility). We can't add another child to the program. For most of our classrooms, there is a one to two year wait list; no less than a one year wait. We have to turn away people who are pregnant now. There is a big lack of programs with full-day childcare for kids with special needs. We'd like to recommend another center, but there really aren't any who do what we do. Most programs can't really accommodate special needs.

Tom Everill: Why don't we look at Phase II first so we can see what it all looks like, and then get back to the questions?

IV. Project Description - Phase II

Mr. Wunderlin stood up again and presented Phase II. He said they've talked about integrated teen program 13-21. Karen Hoffman is working on the program. They've found only one program in the United States. Mr. Wunderlin said they're trying to build an integrated programs for teenagers. They have to build a program where both sides are getting something. Asking typically developing teenagers to come in and volunteer doesn't work. They need something that works for both sides (teens with and without disabilities). This an ideal environment. Mr. Wunderlin stated their intention to conduct focus groups to get information from families who have this need.

Mr. Wunderlin also admitted that "respite program" is a loaded phrase. He said that parents of kids and adult children with disabilities, whether they are three or thirty, may need to get away for a few hours to go grocery shopping, for example. If your child may be disruptive, it's great to have a safe place to get childcare, but said this isn't something Northwest Center provides today.

He said the plan include an ADA-accessible playground for the community, open to kids and adults, as well as spaces for community use. They are all about how they serve the community - it may sound corny. Mr. Wunderlin said they kept wondering what people would ask (at this meeting) and they came back to the fact that they serve the community. They're trying to figure out what would work best and how it would work. When they get this facility done, he further stated, it's his job to figure out how they get the money to keep it going. They're not about making money off this - they're going to spend money. What Northwest Center is really interested in is what the community has to say and what they need. Operating from one or two data points is dangerous.

He then moved on to the proposed adult vocational program, saying that they train adults, figure out what they're interested in, and develop their skills to get a community job. He solicited questions or employment opportunities from the group. There were none.

Mr. Wunderlin announced the possibility of putting a small number of apartments for adults w/disabilities and their families. He said it's important for people to be with their families. They've never done it before, but it's a dream that they have, and they think the dream could be a reality.

Question: What is the reason for the zoning change?

David Wunderlin: It's for the overnight respite program. It's the one thing we can't do without the rezoning.

V/VI. Comments from community members/Question and Answer period

Paraphrased statement from an attendee: I live here in this neighborhood. I greatly admire your organization and work as an employee, social worker, program director. As a board member you are a volunteer. It's inspirational to hear about your founders who had to champion your cause - wonderful and inspiring to hear. I'm a very committed community member who loves to support organizations like this. I do a fair amount of volunteering - my passion is libraries. I'm very happy to be living in Shoreline, because it does have a fair amount of community involvement. That being said, I do have to say that I don't think your move to this plot of land fits. This is primarily a residential neighborhood. When Aegis was built, I have to say as someone who lived before and after, building Aegis was a mistake. There are problems with traffic and parking. I asked Aegis to do something about the parking for their employees and residents and get employees to not park in the neighborhood. His reply (the head of Aegis) - "being a legal parking area I cannot ask people to park elsewhere. The church to the south agreed to keep our cars there, but their cars get broken into." It has a detrimental impact on my neighborhood. I wouldn't be living here if it wasn't a residential neighborhood. As much as I believe in your cause, it will be serving a larger community in the Puget sound area, and I'm sure it's needed, but I don't think this site is appropriate for what you are trying to do.

Jan Stoker: What is the impact of cars?

Paraphrased answer from the attendee: Shoreline is broken into neighborhoods; we are the Parkwood neighborhood. They (the City) are analyzing parking neighborhood by neighborhood. I attended a meeting and I went specifically to mention the parking. What I found interesting was that I expected to be the only person complaining. There were numerous complains about parking in this area. The problem is compounded by the wonderful city park. There isn't enough parking for the city park, and when Aegis was built, it compacted an already limited parking opportunity. If we build, it's compounding the problem.

Another meeting attendee: And by Evergreen School on Meridian. What they do, to beat the traffic, they come up 1st and shoot down 149th and 148th to fight the traffic. Cops there to give tickets once in a while, but folks filter out into the neighborhood. People filter out to park and block in driveways. The park, the school, even on the weekends. The traffic in the morning now, since this has all been discovered, is jammed up all the way, solid traffic.

Question: We've heard the undeniable great things your organization does. I know this meeting is part of the process, but what do you think the negative impacts would be?

David Wunderlin: Two elements - traffic and parking.

Comment: There are two more issues. You're talking about 158 dwelling units. This is your worst nightmare: We live on 147th on the 100 block. We have a two-bedroom house that provides homecare for a developmentally disabled person with three staff. The catch is that he's very violent, and the people who watch him are very large. Sometimes it takes the state police to bring him back. How do you define disabled? There could be 10 possibly dangerous people living here.

David Wunderlin: We're not talking about R-48, but R-24. We have 125 parking spots on the property. We need only 35-40 spots for our staff at the school. We would not take away parking if we come in here. We are also looking at about a half-dozen apartments - rented or leased on a temporary basis. We're not developers.

Community member: Down the road you never know.

David Wunderlin: You still have to get permitted to do that.

Jane Dobrovolny: We're a licensed facility. Our state license would not allow anyone on the property who would be violent or harmful to our kids. We're a childcare facility primarily. Even with our teen program that goes to age 12. Their mothers are saying to us "what do we do next year for our daughter with cerebral palsy who's in diapers? They tell me to go on welfare, stay home with her, that's what the state says."

Karen Hoffman: That's a worst case scenario. In adult services, safety is an issue. With a core program oriented around children, we're not going to bring in anyone who would be harmful.

Question/comment: It's a slippery zone to rezone to a higher density. You may have a desire to have the facility for the next ten years. What if in the next fifteen years, you decide to sell it to a developer and I prefer to maintain the status quo? Are you going to be able to guarantee that you'll be here? That's a concern. Really, Aegis was a mistake. There are too many people living there, too many staff, not enough parking spaces. If this area is rezoned, just adding more residents will add more traffic.

Question: What is your plan for traffic?

Jane Dobrovlny: We did a traffic study. We have 122 kids enrolled. We're in a totally residential area on Queen Anne, off 1st avenue West. It's a narrow residential street, room for one car. The driveway is one car wide. Really narrow. We also have a community park and soccer field. The peak traffic (on a typical day) is 14 cars within a fifteen-minute period. Again at 5 it peaks at 14. We're not a regular school, so pickups and drop-offs are stretched out over a longer period of time. We'll send it (the traffic study) to you.

Comment: With Aegis I haven't seen a big traffic issue, but the parking is a problem. Their employees finish their cigarettes at my house and drop them on the ground, and that bothers me.

Comment: With traffic, it's hard to say where it's from. King School is atrocious; you can't even see around on Meridian.

Mr. Everill: We saw our proposal to the neighborhood as an alternative to what's happening in a lot of neighborhoods. They get turned into condos. We would offer an alternative to "condo-ization". Were there traffic issues with the church?

Comment: Not many people were walking to this church. First we'd get full of cars on Sundays, but when they'd go away it was fine. 145th is a wonderful place to get on the freeway. We get a lot more congestion.

Steve Little: About the zoning concerns. The reason that Northwest Center thought this was a possibility is that daycare centers are allowed in R-12 or R-24. You can get a conditional use permit for over 12 people. That's where the zoning aspects come into play. Shoreline is an interesting city in the way they zone things - this property has two zones. The zone you see is R-12. Underlying the zone is that the intent of the city to create high-density residential; this is in the City's Comprehensive Plan from 1995. Seattle wants big daycare centers in industrial centers.

Comment: They can already knock down houses and put up apartments.

Steve Little: The intent of the Northwest Center is to have a school. Outside that they may do other activities. We can't guess what will happen, but they wanted to talk to the community, see what everyone needed. You have to have an R-24 to have someone here after 11:00 pm.

Question: Conditional use would not apply if people were here after 11:00?

Steve Little: The only thing they can't do is have overnight without an R-24. They have to go after it so it doesn't preclude future activity. With a conditional use permit, you only have two years to implement the program. If you can't, you're "screwed."

NWC: We're trying to make a decision about our investment - it's a lot of money and we don't want to squander our investment.

Comment: Do it, and do it right.

Comment: I'd rather have this than condos.

Comment: You don't get condos unless you rezone.

Comment: The City wants to rezone to high density.

Comment: Who's going to build 36 houses on this property right now?

NWC: The answer is - you don't know. Developers look out two years, and maybe the economy will be better or worse. That's the big guess.

Comment: We'd love to see sidewalks all the way to 145th. I know sidewalks are expensive, but that would go a long way toward helping the community and would be good for everybody.

NWC: We'll have a lot more parking than we need. Maybe Aegis they can pull in off the street.

Comment: And where will the addition be?

NWC: The addition will go in off the back, rather than out front, so people will drive back.

Laura Hafermann: This is not the building; it's a study based on what they want. The other program elements are Phase II. All the existing parking is still there. No changes are proposed to curb cuts or the access to 145th. There are a couple of other goals - natural light, ventilation, lots of open space and that will remain as is.

Comment: And the cell tower of course.

Comment: Can't you take the cell tower down?

NWC: No, there is a 29-year lease for the cell tower.

Comment: The City Council took advantage when they put the cell tower.

Question: How many more (facilities will be built)?

NWC: We've identified the north of seattle as an area, south of seattle as an area, and the eastside as an area. This process of study is an investment. Depending on where we end up, this could be 10-12 million dollars before we're done.

NWC: There are no guarantees; we could go bankrupt, but we think we're going to be here.

Comment: I'd like to see a 501(c)3 here.

Comment: Having another nonprofit isn't good for the city, they don't pay taxes. Maybe condos would.

Question: The vocational training - is any of that causing a noise concern?

NWC: There won't be any businesses here. The program only has about 10 people. Right now they get on the bus, travel an hour, staff pick them up and they travel up here to develop a job. This would be a staging area for our adult clients. That's all that is.

NWC: Our headquarters is in South Park, and that's where our adult programs are and some of our businesses. None of the businesses would move up here.

NWC: We're running a school, so we don't want the noise either.

Comment: Traffic, parking, and long-term risk of zoning.

Comment: It only takes one person to start it.

Comment: It's gonna happen anyway.

Tom Everill: We don't have answers tonight about whether we can mitigate the long-term risk of zoning. It seems like our investment interests are in alignment and we can explore some ways of protecting your long-term interest.

David Wunderlin: We'll have lots of parking spaces, maybe the Aegis people can park here. we can allocate spaces for them. "no parking" signs here.

Comment: Soccer games cause parking overflow and traffic.

Jane Dobrovolny: We have one right next door, and they play soccer, etc. They park in our parking lot.

Jan Stoker: I had a child with a disability who was served by the Northwest Center and their dedication and commitment was amazing. It's great for the Shoreline community to get a place like Northwest Center on the map, and what we can bring to this community. Over my cold dead body will they bring in condos. This has been nothing but a haven for children with disabilities.

Comment: There's no question that you do good work.

Comment: There is no question, you are truly serving part of our community who do need help. It's fabulous that you're committed to what you do.

Tom Everill: It's important to us to hear from you and address your concerns.

Comment: With Aegis there was a huge environmental concern.

Todd Sucee: We're part of the way through our study. This is classified as a Stream 2, which means you have to be 115 ft back from the creek, 75 feet with mitigation. Aegis was more aggressive, and got Stream 3 classification, which is 65 ft back from the creek, less with mitigation.

Jan Stoker: We have a sensory garden for the kids - we'd love to bring that here.

Comment: The whole area here was full of trees. They came in, purposely set the building on fire, and Aegis cleared out all the trees. Now there's so much noise.

NWC: We're not going to make promises. Our kids don't like the freeway noise. They need a safe place to play. We noticed the donuts on the grass and dumping in the back.

Jan Stoker: The sensory garden is built in my son's memory. It's built for all kids to enjoy nature - any kinds of native plants. We want to replicate the garden in every new center. We'll do our best about the noise. Maybe we open that up to the community so everyone can enjoy the garden.

Tom Everill: There are some noise abatement walls in some areas.

Comment: Aegis promised to put some up, but they never did. They ripped up the trees and now there's lots of noise. There were horses here; kids would ride up and down the street. I think what you're doing is great - it's just a traffic thing.

VII. Adjourn

Item 7.A - Attachment 3

Tom Everill: I'd like to talk about the rest of the process. We will compile your comments and concerns and send them to the City Planning Department. You'll get a letter from the City, and you can send your comments in to the City Planner as well. We'll keep a status report on our website, so you can stay up to date on what's going on. We have lots to look at before our decision.

Adjourn, 8:30 pm.

Northwest Center's Response to Summary of Concerns:

Community Concern #1: One meeting attendee did not think the site was appropriate for Northwest Center's Family Resource center, citing especially the issues of traffic and parking caused by the Aegis development next door. In this person's view, this is a residential neighborhood and should remain that way.

Northwest Center Response:

We believe the site is ideally located for our Family Resource Center to serve the Shoreline community. We appreciate and value comments and concerns by the community; however, at this time we will continue to move forward with our request for rezoning and plan to open our Family Resource Center. The specific issues of traffic and parking are addressed below.

Community Concern #2: Multiple meeting attendees were concerned about having enough parking for the neighborhood as well as any future occupant of the property.

Northwest Center Response:

Our parking will not create a shortage of parking for the community. The site has 125 parking spaces and our requirements for staff and visitors will be approximately 40 at any one time. Northwest Center does not expect to take parking away; therefore, we expect to have three times as much parking as needed. We may consider offering overflow parking to Aegis, as well as public parking on nights and weekends when people attend park functions and activities, both of which would alleviate some of the parking issues expressed by the community.

Community Concern #3: Multiple meeting attendees were concerned about traffic flow problems in the neighborhood, especially with the park and Evergreen School on Meridian.

Northwest Center Response:

We are not a traditional school with traditional hours. Parents drop off and pick up children throughout the day, which reduces the number of cars arriving and departing during the "peak times" you would see at a regular school. We have included a traffic study we conducted during a typical day at our Queen Anne facility; these numbers represent what we believe traffic flow will be for the proposed Shoreline facility.

Community Concern #4: Multiple meeting attendees were concerned about our plan for traffic flow.

Northwest Center Response:

We have addressed this concern in our response to #3.

Community Concern #5: Two meeting attendees were concerned about the possibility of violent individuals on the property.

Northwest Center Response:

Our primary goal is to open and operate a children's program for early learning and childcare. The safety of these children is our primary concern and there will be no individuals with violent behaviors or who are at risk of violent behavior be allowed on the property by Northwest Center and State Licensing.

Community Concern #6: Multiple meeting attendees were concerned about the rezone to R-24, meaning the possibility of higher density housing on the site.

Northwest Center Response:

Rezoning the property to R-24, which is required by the city to allow Northwest Center to provide overnight respite care, could allow a higher number of housing units to be placed on the site. However, very few housing units could fit based on the current building location. We may consider a small number of apartments units in the future.

Community Concern #7: Multiple meeting attendees were concerned about Northwest Center selling the property and a developer taking advantage of the higher density zoning on the property.

Northwest Center Response:

It is possible that Northwest Center could eventually sell the site to a developer who could buy it to put up higher-density housing. However, two developers have previously made offers to purchase the site prior to Northwest Center's offer. The developers needed R-48 zoning to make their projects viable. Given the significant amount of money Northwest Center is planning to invest in the current building and the addition, it is extremely unlikely that Northwest Center would then decide to sell the property to a developer who would want to tear the buildings down to put up additional housing units. We anticipate project costs of 4 to 8 million dollars on top of acquisition cost, which would have no value to a developer. Northwest Center is not in the practice of buying and selling properties. We are a community service provider with long-term stability.

Community Concern #8: Multiple meeting attendees wanted to know why Northwest Center needs the R-24 designation over the current zoning on the site.

Northwest Center Response:

One of our most important programs, overnight respite care for families/caregivers who have adults with disabilities living at home, is impossible without an R-24 designation. We have requests from the community for a respite program so primary caregivers can have an opportunity for some time off from their responsibilities, recharge their batteries, and continue to provide care without fear of burning out.

For Northwest Center to make such a significant investment, we need assurances we can fully utilize the facility to meet the community's needs without having to reapply for conditional uses as we start new programs. Based on the definition of a daycare

facility by the City of Shoreline and Washington State, Northwest Center could operate most of the intended programs without having to apply for additional permits as they are phased in with an R-24 designation.

Community Concern #9: Multiple meeting attendees were concerned about the possibility of apartments being built on the site.

Northwest Center Response:

We have no immediate plans to build apartment units. We may, however, explore the possibility of building a small number for adults with disabilities in the future.

Community Concern #10: Multiple meeting attendees were concerned about the existence of the cell tower on the site.

Northwest Center Response:

There are currently long-term contractually lease agreements with various phone companies for the use of the cell tower, which we are obligated to honor.

Community Concern #11: Multiple meeting attendees were concerned about noise from the freeway.

Northwest Center Response:

We are concerned about freeway noise as well. We will explore ways to reduce the noise, such as planting trees and building fences, as well as placing the new building addition in a position that will block noise.

Community Concern #12: One meeting attendee was concerned about the lack of tax revenue compared to a large number of apartments that could be built on the site and charged higher property tax amounts.

Northwest Center Response:

We acknowledge high-density housing could bring in more property tax revenue than our Family Resource Center. However, we believe this is offset by our providing a needed service to the community that is currently not in place.

Community Concern #13: Multiple meeting attendees were concerned about the lack of sidewalks in the neighborhood to handle foot traffic.

Northwest Center Response:

We also share the citizens' concerns with regard to the lack of sidewalks in the neighborhood. We would consider partnering with the community to petition the appropriate government agencies to install sidewalks for all the citizens in the neighborhood. There is currently no sidewalk in front of the property site. Northwest Center will talk to the City about possibly getting that section installed.



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

Traffic Pattern – Queen Anne Family Resource Center

Time	Families	Staff	Buses
6:30-7:00	0	5	
7:01-7:15	4	0	
7:16-7:30	2	3	
7:31-7:45	0	6	
7:46-8:00	6	6	1
8:01-8:15	14	2	1
8:16-8:30	9	0	1
8:31-8:45	3	1	
8:46-9:00	4	7	
9:01-9:15	8	1	
9:16-9:30	4	0	
9:31-9:45	0	0	
9:46-10:00	0	0	
10:01-11:00	2	0	
11:01-12:00	2	5	1
12:01-1:00	2	5	
1:01-2:00	0	2	
2:01-3:00	2	0	
3:01-3:30	2	1	2
3:31-4:00	5	1	2
4:01-4:30	5	6	
4:31-5:00	9	4	
5:01-5:15	5	5	
5:16-5:30	14	0	
5:31-5:45	9	0	
5:46-6:00	10	1	
6:01-6:30	0	10	
Total	121	71	8

This is based on a typical day at our Queen Anne Facility where we are serving 122 children and a staff of 40. The entrance at the Queen Anne facility is narrow and comes off a small residential street. There is a narrow drive on the property that can accommodate only one car allowing only one way traffic at a time. Traffic is never backed up onto the street and parents report no congestion problems.

Buses are transportation provided by the public school to children with special needs who receive transportation to their public school programs.

Item 7.A - Attachment 4

From: Leslie & Jim Crane [lesliejimc@gmail.com]
Sent: Tuesday, April 22, 2008 2:05 PM
To: Steve Szafran
Subject: Todd Sucee, The NW Center #201728
To Steven Szafran,

As a Shoreline resident I would like to express my concerns regarding this project.

Traffic
Parking

As it stands there is not adequate parking at the two Aegis facilities. People are already using 1st NE as an arterial to I5 when Meridian is the arterial not 1st NE. During peak time hours M-F in the morning the cars are lined up to access the freeway.

I would like to see speed bumps or anything that slows down traffic and discourages them from using 1st NE as an arterial. I would also like to be assured that parking will not be an issue.

Sincerely,

Leslie Crane
146 NE 147th St.

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**SEPA THRESHOLD MITIGATED
DETERMINATION OF NONSIGNIFICANCE (MDNS)**

Northwest Center Site Specific Rezone

PROJECT INFORMATION

Date of Issuance:	May 1, 2008
Proposed Project Description:	Rezone one parcel from R-12 to R-24
Project Number:	201728
Applicant:	Todd Sucee, the Northwest Center
Location:	14800 1 st Avenue NE
Parcel Numbers:	2881700340
Current Zoning:	R-12 (Residential - 12 Units Per Acre)
Current Comprehensive Plan Land Use Designation:	High Density Residential
Appeal Deadline:	5:00 p.m. May 15, 2008

THRESHOLD DETERMINATION: Mitigated Determination of Non-significance (MDNS).

The City of Shoreline has determined that the proposal, as modified by the required mitigation measures, will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after visits to the project site and review of the environmental checklist, site plan, critical areas report, civil improvement plans and other information on file with the City. This information is available to the public upon request at no charge.

Pursuant to WAC 197-11-158 the City finds that additional environmental analysis, protection and mitigation measures have been adequately addressed in Shoreline development regulations and comprehensive plan adopted under chapter 36.70 RCW. In particular, impacts from drainage/stormwater will be addressed by regulations of SMC Title 20 and the International Residential Building Codes.

MITIGATION MEASURES: The following conditions are required to clarify and change the proposal in accordance with WAC 197-11-350:

1. Stream Improvements

In order to mitigate and enhance stream functions, the applicant shall submit plans for streamside revegetation that include wildlife habitat structures including bird and bat boxes, snags, logs and rootwads.

2. Buffer Improvements

In order to mitigate probable adverse impacts to reduce the standard stream buffer from 115 feet to 75 feet, the applicant shall remove areas of dense non-native Himalayan Blackberry, Scotch Broom, Nightshade, and Holly. The applicant shall replant the buffer area with native vegetation.

In both of the above mitigation measures, the applicant shall submit a buffer enhancement plan to the Watershed Company for approval.

Item 7.A - Attachment 5

APPEAL INFORMATION

The MDNS process, as specified in WAC 197-11-355, has been used. A Notice of Application that stated the lead agency's intent to issue a MDNS for this project was issued on May 1, 2008 followed by a 14-day comment period. There will be no additional public comment period for this MDNS. Appeals of the SEPA threshold determination must be received by the City by 5:00 p.m. on May 15, 2008. Appeals must include a fee of \$420.75 and must comply with the General Provisions for Land Use Hearings and Appeals in sections 20.30.170-270 of the Shoreline Development Code.

Steven Szafran, AICP, Project Manager
Department of Planning and Development Services

Date



March 7, 2008

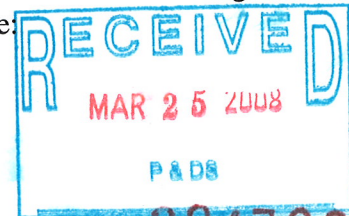
Todd Sucee
Northwest Center
7272 West Marginal Way S.
P.O. Box 80827
Seattle, WA 98108
tsucee@nwcenter.org

Re: Site at 14800 – 1st Ave. NE, Shoreline, Parcel # 2881700340 – City of Shoreline
Jurisdictional Stream Classification and summary of applicable Shoreline stream
regulations.

Dear Mr. Sucee:

Thank you for requesting that we conduct a stream classification for the channelized stream section bordering the east side of the property at 14800 – 1st Ave. NE in the City of Shoreline, parcel #2881700340. I visited the site on March 3rd, 2008. We understand that this investigation is related to a potential development proposal which you and your organization are preparing for the site. You have provided us with the site's location and other background information. We have also reviewed the City's *Streams and Basins* map, updated 6/6/07, as downloaded from the City's website, King County I-mapping information for the parcel and vicinity, Washington DNR Forest Practice Water Type Mapping, the 1975 Washington Department of Fisheries' *Catalog of Washington Streams and Salmon Utilization*, and the *King County Water Features* map. These maps indicate that an upper reach of Thornton Creek, stream #08-0030, flows just to the east of the east site boundary within the Washington Department of Transportation's Interstate 5 right of way. My field observations indicate that the creek channel lies approximately 30 feet east of the fenced site boundary in a five-to-six-foot-deep, concrete-lined channel somewhat resembling an irrigation canal (see photos below). In addition, King County's mapping of the *Known Freshwater Distribution of Cutthroat Trout for Water Resource Inventory Area (WRIA) 8* indicates the presence of cutthroat trout (which are considered to be salmonid fish) at and for some distance upstream of the site (<http://dnr.metrokc.gov/Wrias/8/fish-maps/cutthroat/index.htm>). At the time of my site visit, the stream carried a moderate amount of flow, estimated at approximately 2 cubic feet per second (cfs).

Since the stream channel adjacent to the site is clearly identified as an upper reach of Thornton Creek in the 1975 Washington Department of Fisheries' Stream Catalog, as well as other mapping, the primary issues at hand are to 1) determine or verify its classification under the Shoreline Municipal Code (SMC) and 2) anticipate the applicable stream-related regulations under the code. According to SMC 20.80.470(B), Type II streams are:

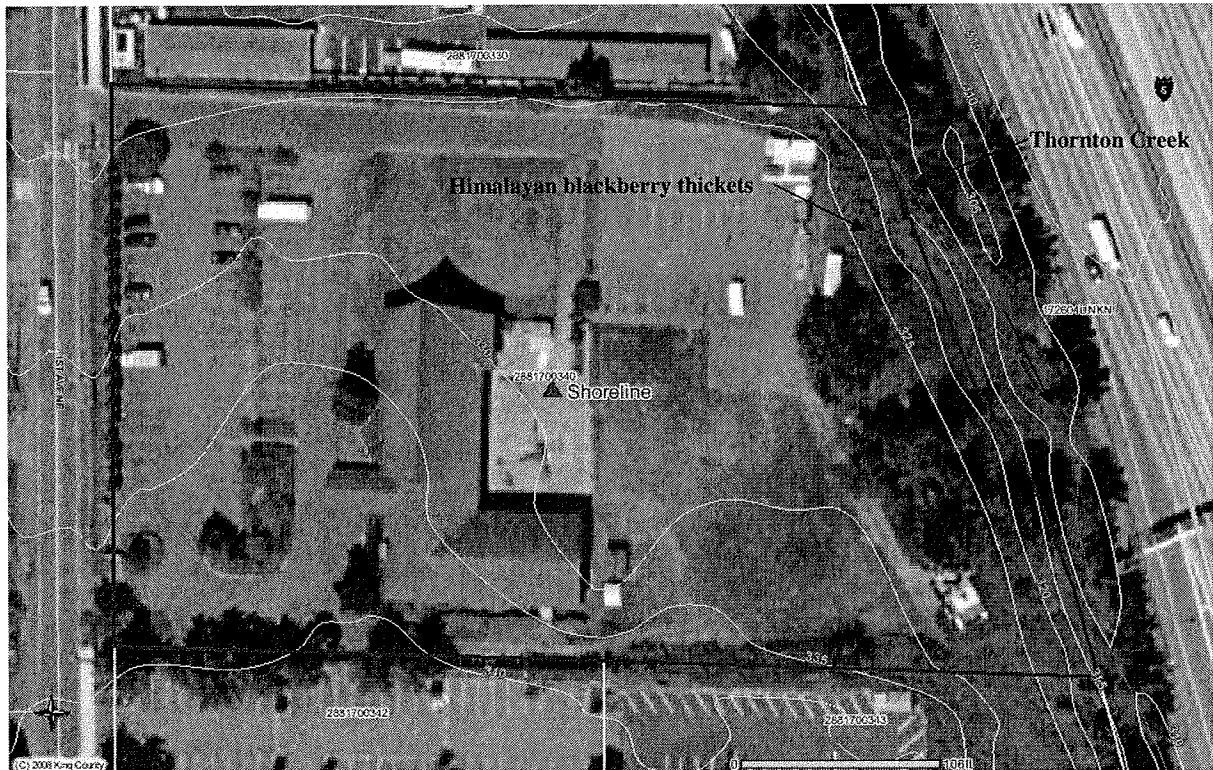


Sucee, T.
7 March 2008
Page 2 of 5

those streams that are not Type I streams and are either perennial or intermittent and have one of the following characteristics:

1. Salmonid fish use: or
2. Demonstrated salmonid habitat value as determined by a qualified professional.

We have concluded that the section of Thornton Creek adjacent to the site meets this definition and so is a Type II stream under the City's code since it is not a Type I (Shoreline) stream and since it has been mapped by King County as being used by cutthroat trout, which are salmonid fish. While the habitat value has been compromised by placing the creek within the concrete-lined channel along Interstate 5, as described above, the creek would still provide some modest to moderate habitat value to these fish. A view of the site from King County's iMAP and several additional photos taken during my site visit are reproduced below:



Parcel map from King County iMAP

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Page 3 of 5



Photo 1, Thornton Creek concrete channel, facing northward, upstream from near the I-5 culvert entrance.



Photo 2, facing northward, upstream, showing a pipeline crossing near the north property boundary.

Sucee, T.
7 March 2008
Page 4 of 5



Photo 3, facing southward, downstream, showing a typical channel section.

SMC 20.80.480(B) provides regulatory buffer widths for the City's various stream types. The standard buffer width for Type II streams in the City is 115 feet from the ordinary high water mark, but may be reduced to as low as the minimum buffer width of 75 feet "if the applicant can demonstrate that a smaller buffer is adequate to protect the stream functions and implements one or more enhancement measures to result in a net improvement to the stream and buffer." Enhancement measures may include native streamside revegetation and/or wildlife habitat structures including bird and bat boxes, snags, logs, and rootwads. Much of the area that would be included within the standard or a reduced buffer area on-site is presently a dense thicket of non-native Himalayan blackberry, as is shown below, and would appear to provide a good opportunity for buffer reduction in exchange for non-native blackberry removal and replanting with native vegetation. Other non-native vegetation present includes Scotch broom, nightshade, and holly. A few Douglas-fir trees are also present. Since the stream channel is off-site, no in-stream enhancements appear feasible.

Sucee, T.
7 March 2008
Page 5 of 5



Photo 4, facing northeast, showing typical Himalayan blackberry thickets on-site which could be removed and replaced with native vegetation, possibly in exchange for a reduced stream buffer width.

While on-site, I flagged the ordinary high water mark along the west bank of the stream (the right bank facing downstream, as is the convention). I started with flag #OHW-1R just upstream (north) of the north property line and concluded with flag #OHW-8R at the entrance to the twin culverts that carry the creek beneath Interstate 5. Previous blue and blue-and-white flags had been hung at approximately the same locations along the channel and may have been ordinary high water mark flagging from a previous effort, though they were not so-labeled.

Again, in summary, we have concluded that the section of Thornton Creek bordering the site would be classified as a Type II stream according to applicable City of Shoreline code sections. Under City code, Type II streams are assigned a standard buffer width of 115 feet and a reduced buffer width, as approved with enhancement, of not less than 75 feet. Please contact us if you have any questions, would like to discuss this project further, or if we can otherwise be of any further assistance. We would be pleased to assist you with the preparation of a buffer enhancement plan in support a reduced buffer width should you choose to pursue that option.

Sincerely,

Greg Johnston
Certified Fisheries Professional

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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Continued Public Hearing on the 2008 Annual Proposed Amendments to the Comprehensive Plan and Associated Development Code Amendments</p> <p>DEPARTMENT: Planning and Development Services</p> <p>PRESENTED BY: Rachael Markle, AICP Asst. Director of Planning and Development Services</p>

The Planning Commission conducted a study session on Thursday, April 17, 2008 to discuss the proposed amendments to the Comprehensive Plan and Development Code regarding Master Planning. The Public Hearing was opened by the Planning Commission at the May 1, 2008 meeting on the proposed Comprehensive Plan and Development Code amendments. The Planning Commission continued the Public Hearing to its May 15, 2008 meeting.

The proposed amendments to the Comprehensive Plan and the Development Code have been revised based on written and oral testimony received to date for the Public Hearing. Also the proposed amendments have been updated with information emailed to the project manager from the Commission. The latest revisions are shown as **shaded text** in: Attachment A - *Revised* Amendments to the Comprehensive Plan and Attachment B - *Revised* Amendments to the Development Code.

For more information please refer to the April 17, 2008 and the May 1, 2008 Planning Commission staff reports. Draft minutes from the May 1, 2008 meeting are included in this packet.

Following the close of the Public Hearing, the options available to the Planning Commission include:

1. Recommending approval of the amendments as proposed;
2. Recommending approval of the amendments as amended;
3. Recommending denial of the proposed amendments; or
4. Requesting additional information or time to formulate a recommendation to City Council.

RECOMMENDATION

Staff recommends the approval of the revised proposed amendments to the Comprehensive Plan and Development Code.

ATTACHMENTS:

Attachment A - *Revised* Amendments to the Comprehensive Plan

Attachment B - *Revised* Amendments to the Development Code

**PROPOSED
AMENDMENTS TO
THE
COMPREHENSIVE
PLAN
2008**

GLOSSARY

Subarea Plans – Subarea plans are meant to provide detailed land use plans for delineated geographic areas. Development regulations may be adopted as part of the subarea plan or after the adoption of a subarea plan using a legislative review process. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities. Subarea planning may only be initiated by the City.

- Deleted:** and development regulations
- Deleted:** local
- Deleted:** This level of planning brings the policy direction of the Comprehensive Plan
- Deleted:** to a smaller geographic area. These plans are meant to implement the Comprehensive Plan and be consistent with the Comprehensive Plan's policies, development regulations, and Land Use Map, when adopted.

Master Plan Permit - A permit issued by the City that establishes site specific permitted uses and development standards for planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.

Planned Area Land Use Designation – pertains to delineated geographic areas that are: unique based on natural, economic or historic attributes; subject to challenges from transition in land uses; or contain essential public facilities. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities. Planned Area designations may be initiated by property owner(s) or the City during the annual review of amendments to the Comprehensive Plan.

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Planned Area Zoning Designation: Planned Area zoning is meant to provide detailed land use regulations and development standards to implement the Planned Area Land Use designations.

DRAFT Comprehensive Plan Amendments to Streamline Master Planning Process

Amend Figure LU-1: Comprehensive Plan Land Use

- o Add Planned Area to Legend
- o Change parcel(s) associated with Shoreline Transfer Station from Public Facility to Planned Area 1
- o Change parcel(s) associated with Ridgecrest Study Area from Mixed Use to Planned Area 2
- o Change parcel(s) associated with the Crista Campus from Single Family Institution to Planned Area 3
- o Change parcel(s) associated with the Fircrest Campus from Single Family Institution to Planned Area 4
- o Change Shoreline Community College parcel(s) from Single Family Institution to Planned Area 5

LU3: Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies including, but not limited to:

- Priority permit review
- Road system reclassification
- Property valuation based on current use
- Reduced impact fees
- Tax abatement
- Methods similar to tax increment financing
- Provision of infrastructure through a private-public partnership
- Transfer of development rights
- ~~City initiated Subarea planning or planned area planning for sites with clustering of development to preserve open space~~
- ~~Property owner or City initiated planned area planning for sites with clustering of development to preserve open space~~
- Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone

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LU 9: The Low Density Residential land use designation is intended for areas currently developed with predominantly single family detached dwellings. Single family dwelling units will be allowed and other dwelling types, such as duplexes, single family attached, cottage housing and accessory dwellings, may be allowed under certain circumstances.

Appropriate zoning for this designation is R-4 or R-6 Residential, unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved.

LU 12: The Medium Density Residential land use designation is intended for areas currently developed with medium density residential dwelling uses; and to areas where single family detached dwelling units might be redeveloped at slightly higher densities; and to areas currently zoned medium density residential. Single family dwelling units, duplexes, triplexes, zero lot line houses, townhouses and cottage housing will be permitted. Apartments will be allowed under certain conditions.

The permitted base density for this designation may not exceed 12 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan/zone has been approved. Appropriate zoning for this designation is R-8 or R-12 Residential.

Comment: Based on comments received, staff decided a change was not needed in LU 12 to achieve goals for Master Planning.

Item 7.B - Attachment A

LU14: The High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted.

The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, subarea plan, or special district overlay plan has been approved. Appropriate zoning for this designation is R-12, R-18, R-24, R-48 Residential unless a subarea plan, neighborhood plan or special district overlay plan/zone has been approved.

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LU 17: The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.

Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24, R-48 unless a subarea plan, neighborhood plan or special district overlay plan/zone has been approved.

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LU18: The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, R-48 unless a subarea plan, neighborhood plan or special district overlay plan/zone has been approved.

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LU19: the Regional Business designation applies to an area within the Aurora Corridor north of 185th St. and south of N 192nd St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24, R-48 unless a subarea plan, neighborhood plan or special district overlay plan/zone has been approved.

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LU40: Create subarea plans or planned areas for the Aurora Corridor to include smaller city blocks, a park/plaza in the Seattle City Light Right-of-Way, a transit center, and large public areas for a mix of city activities.

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LU42: The Public Facilities land use designation applies to a number of current or proposed facilities within the community. It is anticipated that the underlying zoning for public facilities shall remain unless adjusted by a formal amendment to this plan.

LU43: Planned Areas designate distinctive geographic areas that are unique based on natural, economic or historic attributes; subject to challenges from transition in land

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Item 7.B - Attachment A

uses; or contain essential public facilities for additional planning. This level of planning seeks to engage area residents, property owners and businesses to clarify and apply existing Comprehensive Plan policies to better reflect changing circumstances, problems, and opportunities. Planned Area designations may be initiated by property owner(s) or the City during the annual review of the Comprehensive Plan. The appropriate zoning for this designation is a Planned Area zone.

LU 43.1: Planned Area 1 - Shoreline Transfer Station: The Shoreline Recycling and Transfer station formerly called the First Avenue NE Transfer station is located at 2300 N. 165th Street. This King County operated solid waste transfer station is surrounded by single family residential development, King County Bus Barn, Seattle City Light Utility Substation, a City park and Interstate 5. The Transfer Station meets the definition of an essential public facility. Essential public facilities are encouraged to undergo additional planning and the development of site specific standards in order to holistically address future development and redevelopment.

A Master Plan was approved for the Shoreline Transfer Station in 2003. The Master Plan included:

- a. An expanded recycling collection area where customers can bring materials for recycling, composting and reuse, including a separate yard waste area;
- b. An enclosed transfer building which will have larger, easier-to-use waste unloading areas, which will reduce customer wait times;
- c. Thornton Creek buffer reforestation that will improve wildlife habitat and the quality of the Creek;
- d. A new site layout that will reduce neighborhood impacts and improve on-site traffic flow;
- e. A pre-load compactor to improve the efficiency of waste handling and lessen the number of transfer trailer trips required to and from the station;
- f. A roof that contains solar panels that will help reduce energy costs and can accommodate today's larger solid waste collection vehicles;
- g. Sustainable building design features that will improve energy efficiency and result in lower operating costs than conventional building design; and
- h. Environmental enhancements, particularly with storm and waste water systems, to protect Thornton Creek and public health.

LU 43.2: Planned Area 2 – Ridgecrest: Ridgecrest Planned Area 2 comprises approximately 6.6 acres located within the neighborhood's commercial center, east of Interstate 5, at the corner of NE 165th and 5th Avenue NE. The unique economic opportunity and the need to address the transition from commercial

Item 7.B - Attachment A

development to adjacent single family residential development was the impetus for this Planned Area.

LU 43.3: Planned Area 3 – CRISTA: CRISTA Ministries is a 55 acre campus devoted to education, senior care and housing, broadcasting, humanitarian missions, relief and aid to those in need and specialized camps.

CRISTA Ministries is a unique site within the City. Although the services that are provided are not public, the campus provides housing for nearly 700 senior citizens, education for 1,200 Pre-K to High School students and employment for nearly 900 people (based on 2007 estimates). There is a need to look inward to plan for all aspects of the on campus environment; and there is a need to look outward to carefully consider and plan for the offsite impacts triggered by the intensity of the on campus activities. Although the City is interested in the planning and development of on-campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater management and critical area protection.

LU 43.4: Planned Area 4 – Fircrest Campus: The Fircrest Campus is an approximately 90 acre site with unique natural features. Existing uses currently include the Fircrest School, a state operated residential facility that serves the needs of persons with developmental disabilities; a Washington State Department of Health Public Health Laboratory; and two non-profit tenants who lease buildings on the Campus. Approximately 36 acres of the Campus is defined as excess to Fircrest School, including the leased buildings. Along with the continuation of the Fircrest School, the State Legislature has recognized unique opportunities for the Fircrest Campus including smart growth, affordable housing, sustainable development and a variety of uses to benefit the public. Due to the mix of uses and facilities the Campus supports, more than one planned area may apply to the Campus. The campus is surrounded by a mix of uses: single family residential development, multi family residential, office, commercial and City parks. Fircrest meets the definition of an essential public facility. Essential public facilities are encouraged to undergo additional planning, such as through the Planned Area and Master Plan Permit process, and to develop site-specific standards in order to holistically address future development and redevelopment. Uses contemplated for the excess property located on the Fircrest Campus do not all meet the definition of essential public facilities.

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Deleted: In addition, the Fircrest campus is home to the Food Lifeline warehouse; the

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Fircrest is a unique site within the City. There is a need to look inward to plan for all aspects of the on-campus environment; and there is a need to look outward to carefully consider and plan for the offsite impacts triggered by the intensity of the on-campus activities. Although the City is interested in the planning and development of on-campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater management and critical area protection.

LU 43.5: Planned Area 5- Shoreline Community College: Shoreline Community College is an approximately 79 acre state operated community college surrounded by single family residential development and City parks. The College meets the definition of an essential public facility. Essential public facilities are

Item 7.B - Attachment A

encouraged to undergo additional planning and the development of site specific standards in order to holistically address future development and redevelopment.

Shoreline Community College is a unique site within the City. There is a need to look inward to plan for all aspects of the on-campus environment; and there is a need to look outward to carefully consider and plan for the offsite impacts triggered by the intensity of the on-campus activities. Although the City is interested in the planning and development of on campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater management and critical area protection.

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Inserted: n campus activities. Although the City is interested in the planning and development of on campus uses, the City is especially interested in identifying and addressing offsite impacts such as traffic, transition between uses, stormwater

LU74: All new Essential Public Facilities and substantial modifications to existing Essential Public Facilities shall be required to undergo a siting process by the City of Shoreline except that where site-specific standards such as a planned area with an approved master plan permit or subarea plan are in place for the proposed Essential Public Facilities, those specific standards will apply to development. Facility siting shall consider:

- consistency with locations identified as appropriate for public purposes on the Land Use Element Map;
- compatibility with adjacent land uses;
- fair distribution of public facilities throughout the City;
- reduction of sprawl development;
- promotion of economic development and employment opportunities;
- protection of the environment;
- positive fiscal impact and on-going benefit to the host jurisdiction;
- consistency with City of Shoreline Comprehensive Plan (e.g. Capital Facilities, Utilities, Transportation, Housing, Economic Development, the Environment and Community Design);
- ability to meet zoning criteria for Special Use Permits as defined in the Shoreline Municipal Code;
- public health and safety;
- forecasted regional or state-wide need;
- ability of existing facilities to meet that need;
- compatibility with this Comprehensive Plan;
- evaluation in context of agency or district plan (and consistency with this agency or district plan);
- analysis of alternative sites; and
- provide a public review process that includes, at a minimum, public notice and a public comment period. Special use permits and master plan permits may require public meetings and/or a public hearing process.

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The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with King and Snohomish counties by participating in the interjurisdictional process developed by the King County Growth Management Planning Council and the process adopted by Snohomish County (where appropriate). Specific siting processes will be established in Comprehensive Plan implementing regulations.

LU 75: All new Essential Public Facilities and redevelopment, expansion of a use and/or change of a use of an existing Essential Public Facility shall be required to undergo

Item 7.B - Attachment A

development review by the City of Shoreline. A master plan permit is encouraged for Essential Public Facilities. Development standards and review criteria shall consider:

- the types of facility uses and operations and their impacts;
- compatibility of the proposed development, expansion or change of use, with the development site, with neighboring properties and with the community as a whole;
- environmental review pursuant to State Environmental Policy Act (SEPA Rules WAC 197-11); and
- development standards to mitigate aesthetic and functional impacts to the development site and to neighboring properties.

H10: Provide opportunities and incentives through the Planned Unit Development (PUD) or master plan permit process for a variety of housing types and site plan concepts that can achieve the maximum housing potential of a large site.

Comment: Remove LU 76 & 77 from Comp Plan and include as a regulation in the Development Code.

Deleted: LU 76: A Master Plan is encouraged for Essential Public Facilities. The purpose of the Master Plan is to incorporate all proposed new development, redevelopment and/or expansion of an existing development. A Master Plan is a comprehensive long-range plan for the use of the property. Its purpose is to guide the growth and development of the facility so that they serve their users and benefit the community.¶

¶
A Master Plan shall include:¶
<#>a Statement of Justification for the proposed development;¶
<#>a narrative description and drawings of uses existing on the site (including historic sites and environmentally critical areas);¶
<#>uses to be developed on site;¶
<#>location of existing/proposed uses;¶
<#>bulk and scale of existing/proposed uses;¶
<#>conceptual architectural design of proposed structures/integration of new and existing uses OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;¶
<#>existing/conceptual proposed landscaping (native vegetation and decorative plantings) OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;¶
<#>existing/conceptual proposed access, parking plans;¶
<#>buffers, as appropriate, between on-site uses;¶
<#>buffers between the site and surrounding properties; and ¶
<#>an environmental analysis including impacts and proposed mitigation for noise, light, glare, and any other environmental impacts to be expected from the use.¶

¶
A Master Plan may be revised for proposed new development subject to Master Plan regulations. Master Plan amendments should occur concurrently with the City's process for amending the Comprehensive Plan, and should include a public participation process. ¶

¶
LU77: When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document... [1]

Deleted: Master Plan

LU 76: A Master Plan is encouraged for Essential Public Facilities. The purpose of the Master Plan is to incorporate all proposed new development, redevelopment and/or expansion of an existing development. A Master Plan is a comprehensive long-range plan for the use of the property. Its purpose is to guide the growth and development of the facility so that they serve their users and benefit the community.

A Master Plan shall include:

- a Statement of Justification for the proposed development;
- a narrative description and drawings of uses existing on the site (including historic sites and environmentally critical areas);
- uses to be developed on site;
- location of existing/proposed uses;
- bulk and scale of existing/proposed uses;
- conceptual architectural design of proposed structures/integration of new and existing uses OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;
- existing/conceptual proposed landscaping (native vegetation and decorative plantings) OR a process by which the applicant will submit a specific architectural design at the time when a specific development is proposed;
- existing/conceptual proposed access, parking plans;
- buffers, as appropriate, between on-site uses;
- buffers between the site and surrounding properties; and
- an environmental analysis including impacts and proposed mitigation for noise, light, glare, and any other environmental impacts to be expected from the use.

A Master Plan may be revised for proposed new development subject to Master Plan regulations. Master Plan amendments should occur concurrently with the City's process for amending the Comprehensive Plan, and should include a public participation process.

LU77: When a Master Plan is accepted by the City, an overlay designation will be placed upon the property, indicating that the Master Plan is the governing document for new development or redevelopment. Specific project applications under an approved conceptual Master Plan may require site plan review. This review would ensure that the specific projects are consistent with the Master Plan and conform to applicable implementation regulations. Building permits will be required for all new construction. Any proposed development that is not in the approved Master Plan will be considered under a Development Permit Application or a Special Use Permit and will be reviewed through the underlying Land Use Designation/Zoning regulations.

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**PROPOSED
DEVELOPMENT CODE
AMENDMENTS
ASSOCIATED WITH
PROPOSED 2008
AMENDMENTS TO THE
COMPREHENSIVE PLAN**

Item 7.B - Attachment B

Amend Ordinance 292: Official Zoning Map

- Change Shoreline Recycling and Transfer Station from R-6 to Planned Area 1
- Add overlay of Planned Area 3 over parcel(s) associated with the CRISTA underlying zoning remains the same
- Change parcel(s) associated with the Fircrest Campus from R-6 to Planned Area 4
- Change Shoreline Community College parcel(s) from R-4 and R-6 zones to Planned Area 5

20.20 Definitions

20.20.036

Master Plan Permit

A permit issued by the City that establishes site specific permitted uses and development standards for certain planned areas or essential public facilities. Master Plan Permits incorporate proposed new development, redevelopment and/or expansion of an existing development.

Table 20.30.060 – Summary of Type C Actions, Notice Requirements, Review Authority, Decision Making Authority, and Target Time Limits for Decisions

Action	Notice Requirements for Application and Decision (5), (6)	Review Authority, Open Record Public Hearing (1)	Decision Making Authority (Public Meeting)	Target Time Limits for Decisions	Section
Type C:					
1. Preliminary Formal Subdivision	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.410
2. Rezone of Property(2) and Zoning Map Change	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.320
3. Special Use Permit (SUP)	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.330
4. Critical Areas Special Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.333
5. Critical Areas Reasonable Use Permit	Mail, Post Site, Newspaper	HE (4)		120 days	20.30.336
6. Final Formal Plat	None	Review by the Director – no hearing	City Council	30 days	20.30.450
7. SCTF – Special Use Permit	Mail, Post Site, Newspaper (7)	PC (3)	City Council	120 days	20.40.505
8. Street Vacation	PC (3)	PC (3)	City Council	120 days	Chapter 12.17 SMC

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9. Master Plan Permit	Mail, Post Site, Newspaper	PC (3)	City Council	120 days	20.30.337
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- (1) Including consolidated SEPA threshold determination appeal.
 - (2) The rezone must be consistent with the adopted Comprehensive Plan.
 - (3) PC = Planning Commission
 - (4) HE = Hearing Examiner
 - (5) Notice of application requirements are specified in SMC 20.30.120.
 - (6) Notice of decision requirements are specified in SMC 20.30.150.
 - (7) Notice of application shall be mailed to residents and property owners within one-half mile of the proposed site.
- (Ord. 406 § 1, 2006; Ord. 324 § 1, 2003; Ord. 309 § 3, 2002; Ord. 299 § 1, 2002; Ord. 238 Ch. III § 3(c), 2000).

20.30.337 Master Plan Permit

- A. Purpose.** The purpose of a Master Plan Permit is to address concerns unique to an area through a public process when other zoning mechanisms cannot achieve the desired results. An area may be unique based on natural, economic or historic attributes; be subject to problems from transition in land uses; or contain essential public facilities that require specific land use regulations for their efficient operation. Master Plan Permits provide a means to modify zoning regulations for specific areas defined in the Comprehensive Plan.
- B. Decision Criteria.** A Master Plan Permit shall be granted by the City, only if the applicant demonstrates that:
1. The Master Plan meets or exceeds the current regulations for Critical Areas if critical areas are present.
 2. Requested modifications to standards are limited to those which will avoid, reduce and then mitigate impacts if they cannot be avoided or reduced in a manner equal or greater than the standards of all applicable codes;
 3. The proposed development demonstrates the use of innovative, aesthetic, energy efficient and environmentally sustainable architecture and site design;
 4. The Master Plan Permit demonstrates that there is either sufficient capacity in the transportation system (motorized and nonmotorized) to safely support the development proposed in all future phases or there will

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be adequate capacity by the time each phase of development is completed;

5. The Master Plan Permit demonstrates that there is either sufficient capacity within public services such as water, police, fire, sewer and stormwater to adequately serve the development proposal in all future phases, or there will be adequate capacity available by the time each phase of development is completed;
6. The Master Plan Permit contains design, landscaping, parking/traffic management and multi-modal transportation elements that minimize conflicts between the Master Plan property and adjacent uses; and
7. All significant offsite impacts associated with the implementation of the Master Plan Permit including but not limited to noise, shading, glare, surface water and traffic, will be identified and avoided, reduced and then mitigated if they cannot be avoided or reduced by the applicant.

C. Vesting.

1. Applicability. A Master Plan Permit shall be reviewed under this Chapter and all other local, state and Federal land use regulations in effect on the date the Master Plan Permit application has been deemed complete by the City.
2. Subsequent Regulations. ~~The Director may approve a Master Plan permit applicant's request to~~ An applicant may have the option of ~~subjecting its development to any subsequently enacted land use regulations . However, should an applicant choose to subject its development to a subsequently enacted land use regulation, this shall have the effect of subjecting the development to all land use regulations enacted after the application is vested.~~

The Director may approve the substitution of any subsequently adopted local, state and Federal land use regulations that provide equal to or greater development controls or environmental protection.

D. Amendments.

1. Minor amendments
 - a. Minor amendments to approved Master Plan permits may be approved by the Director.
 - b. Procedures and criteria for allowing minor amendments to an approved Master Plan permit will be developed as part of the Master Plan permit.
2. Major amendments
 - a. A proposed change that was not analyzed as part of an approved Master Plan permit is considered a major amendment, unless specifically classified or approved as a minor amendment using the procedures and criteria developed for the Master Plan permit.
 - b. Major amendments cannot be approved by the Director.
 - c. Major amendments to an approved Master Plan permit shall be processed as a new Master Plan permit.

20.30.340 Amendment and review of the Comprehensive Plan (legislative action).

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A. Purpose. A Comprehensive Plan amendment or review is a mechanism by which the City may modify the text or map of the Comprehensive Plan in accordance with the provisions of the Growth Management Act, in order to respond to changing circumstances or needs of the City, and to review the Comprehensive Plan on a regular basis.

B. Decision Criteria. The Planning Commission may recommend and the City Council may approve, or approve with modifications an amendment to the Comprehensive Plan if:

1. The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies; or
2. The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan; or
3. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare. (Ord. 238 Ch. III § 7(f), 2000).

C. Planned Area Land Use Designation Decision Criteria. In addition to the Decision Criteria in 20.30.340(B), the Planning Commission and the City Council may approve, or approve with modifications a request to amend the Comprehensive Plan to designate a Planned Area if the applicant demonstrates that:

1. The subject area is unique or represents a unique opportunity based on natural, economic or historic attributes that warrants additional analysis and planning; or
2. The subject area is subject to problems from transition in land uses that warrants additional analysis and planning; or
3. The subject area meets the Comprehensive Plan's definition of an essential public facility.
4. The proposed Planned Area Land Use designation will employ the City's strategies for Sustainable Development and/or Affordable Housing and/or Economic Development.
5. A public process has been employed to notify and invite potentially affected parties to participate in the development of the proposed Planned Area Land Use designation.
6. Sufficient conceptual designs and analysis have been completed to reasonably identify the range of likely uses and the intensity of the proposed development.

20.40.050 Special districts.

A. Special Overlay District. The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district (Chapter 20.100 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations.

B. North City Business District (NCBD). The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must

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comply with the standards specified in Chapter 20.90 SMC. (Ord. 338 § 3, 2003; Ord. 281 § 5, 2001; Ord. 238 Ch. IV § 1(E), 2000).

C. Planned Area (PA) zone. The purpose of the PA zone is to develop allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district site-specific use and development standards for areas designated in the Comprehensive Plan as planned areas or essential public facilities.

20.91.Ridgecrest Commercial Planned Area 2 (move to 20.100.100)

Chapter 20.100 Special Overlay Districts and Planned Area Zones

Sections

Subchapter 1. Planned Area 1: First Northeast Shoreline Recycling and Transfer Station Master Plan.

20.100.010

A. This chapter establishes the long range development plans for the Shoreline Recycling and Transfer Station formerly referred to as the First Northeast Transfer Station Master Plan.

B. The development standards that apply to this Planned Area were adopted by Ordinance 338 on September 9, 2003. A copy of the standards is filed in the City Clerk's office under Receiving Number 2346.

Subchapter 2. Planned Area 2: Ridgecrest (move 20.91 here)

20.100.100

Subchapter 3. Planned Area 3: CRISTA

20.100.200

A. The purpose of this chapter is to define the permitted and prohibited uses in CRISTA Planned Area 3.

B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the underlying zoning.

20.100.210 Planned Area Zones and Permitted/Prohibited Uses

A. All uses provided for under SMC Chapter 20.40 that are permitted by the underlying zoning for CRISTA: Planned Area 3 shall be allowed pursuant to compliance with all applicable codes and regulations.

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- B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process by the underlying zoning in CRISTA: Planned Area 3 may be allowed upon obtaining the required use permit.
- C. Expansion of a nonconforming use shall be regulated per 20.30.280 (D) or as part of a Master Plan permit unless more specific regulations are adopted through a Master Plan Permit.
- D. An approved Master Plan Permit replaces the uses and standards for the underlying zoning in Planned Area 3.

Subchapter 4. Planned Area 4: Fircrest

20.100.300 Purpose and Scope

- A. The purpose of this chapter is to define the permitted and prohibited uses in Fircrest Planned Area 4.
- B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-6 zone.

20.100.310 Planned Area Zones and Permitted/Prohibited Uses

- A. All uses provided for under SMC Chapter 20.40 that are permitted in the R6 zone shall be allowed in Fircrest: Planned Area 4 pursuant to compliance with all applicable codes and regulations.
- B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R6 zones may be allowed in Fircrest: Planned Area 4 upon obtaining the required use permit.
- C. Expansion of a nonconforming use shall be regulated per 20.30.280 (D) or as part of a Master Plan permit unless more specific regulations are adopted through a Master Plan Permit.
- D. An approved Master Plan Permit replaces the uses and standards of the R-6 zone in Planned Area 4.

Subchapter 5. Planned Area 5: Shoreline Community College

20.100.400 Purpose and Scope

- A. The purpose of this chapter is to define the permitted and prohibited uses in Shoreline Community College Planned Area 1.
- B. With the exception of those uses and standards contained in this subchapter, all other aspects of development, redevelopment or expansion will be regulated as prescribed in Title 20 and other applicable codes for all uses that are permitted in the R-4-R-6 zones.

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20.100.410 Planned Area Zones and Permitted/Prohibited Uses

- A. All uses provided for under SMC Chapter 20.40 that are permitted in the R4-R6 zones shall be allowed in Shoreline Community College: Planned Area 1 pursuant to compliance with all applicable codes and regulations.
- B. Any use listed in SMC Chapter 20.40 that is allowed through the conditional use or special use process in the R4-R6 zones may be allowed in Shoreline Community College: Planned Area 1 upon obtaining the required use permit.
- C. Expansion of a nonconforming use is prohibited unless it is approved as part of a Master Plan permit.
- D. An approved Master Plan Permit replaces the uses and standards of the R-4 and R-6 zone in Planned Area 5.