



Memorandum

DATE: September 28, 2010

TO: Shoreline Planning Commission

FROM: Steve Cohn, Senior Planner
Steve Szafran, AICP, Associate Planner

RE: 2010 Comprehensive Plan Minor Amendment Package Study Session

Under RCW 36.70A.130, the City Council may review Comprehensive Plan Amendment proposals no more often than once a year, with limited exceptions. The amendments presented at the October 7 study session are those on the CPA docket which have not yet been discussed by the Commission this year.

The following package of amendments has been developed by PDS staff. In addition to describing these amendments, this memo will bring the Commission up-to-date on other amendments that are part of the 2010 CPA docket.

Proposals included in the 2010 Minor Amendment Package

1. *Proposal: Add language about the Ballinger neighborhood in appropriate sections of the Comprehensive Plan where other neighborhoods are discussed.*

Background:

Even though the Ballinger neighborhood was in Shoreline at the time of the last Comprehensive Plan update, there are few references to it in the Plan.

To rectify this, staff offers the following initial recommendation:

In the Community Profile section of Introduction to the Comprehensive Plan and in other sections, add narrative dealing with the Ballinger neighborhood. (The page numbers cited refer to the location of text in the Comprehensive Plan).

p. 21 – Neighborhoods

Ballinger. The Ballinger neighborhood, in the Northeast portion of the city, is bordered by Mountlake Terrace, Lake Forest Park, and the North City neighborhood. It is an area of single family homes, apartments and

condominiums. It is served by the commercial area bordering both sides of Ballinger Way and home to a variety of retail stores, banks and other service uses, and a variety of commercial uses.

North City. Founded around the late 1930s and early 1940s, this neighborhood is located in the northeastern portion of Shoreline and is bounded by I-5, NE 175th Street and the eastern edge of the City.

p. 23 – Commercial Areas

Other commercial areas include *North City, Ridgecrest, Richmond Beach and Ballinger*. The *North City business district* is located on 15th Avenue NE between N 170th and N 185th Streets. This district serves the local community and neighboring communities. The *Hillwood/Richmond Beach commercial area* is located on NW 185th Street and 8th Avenue NW. It serves the City’s northwest neighborhoods including Hillwood, Richmond Beach, Richmond Highlands, and Innis Arden. The *Ridgecrest Business District* is located at north of NE 145th Street Avenue NE between along 15th Avenue and Lake City Way NE. It serves the City’s southeast neighborhoods including Ridgecrest and Briarcrest. The Ballinger commercial area is located along Ballinger Way and extends from 15th Avenue NE to approximately 25th Avenue NE. The diverse mix of businesses in the district serves not only the local neighborhood but also the residents of neighboring Mountlake Terrace and Lake Forest Park.

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Ballinger Road Way NE and 19th Avenue NE: Northbound and Southbound at LOS F

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Ballinger Road Way NE and 19th Avenue NE

2. *Proposal: Modify the Land Use Map to reflect recent public ownership of parks and open space parcels and re-designate them as “Public Open Space”.*

It has been noted that the Comprehensive Plan Land Use Map should be updated to reflect City acquisition of parks and open space. The amendment would change the designations on the map for Kyu Kyu Ach Park, Kruckenburg Garden, Southwoods, and others to “public open space”. See *Attachment 1*.

3. *Proposal: Remove all references to “Regional Business (RB) zone” and replace with “Mixed Use Zone (MUZ)”.*

The replacement of the RB zoning category with the MUZ zoning category in the Development Code should be reflected in the Comprehensive Plan when there is a reference is to a zoning designation (which is an uncommon occurrence in the

Plan). On a related note, Amendment 4 proposes the removal of the designation Regional Business designation in the Plan.

Staff proposes that the following sections be modified:

- **LU17 (Mixed Use Land Use), LU18 and LU19 (Commercial Land Use)**
(see Amendment 4)
- **Page 99: Footnote to Table LU-4, Capacity in Multi Family Zones.**

Modify footnote to read: "It's estimated that the remaining 344 additional units of the City's housing target could be accommodated in the City's Regional Business MUZ zoning district (City of Shoreline Planning and Development Services, 2003)."

(As an aside, it should be noted that the capacity reflected in this table is no longer accurate because the Buildable Lands Report (on which this is based) is updated every 5 years. The data will be updated as part of the Comprehensive Plan Update.)

4. *Proposal: Modify Land Use Goal and Policy 17, 18, and 19.*

Background: The current language in Land Use Policies 17, 18, and 19 is confusing. As written it does not explain the distinctions among the "commercial" Comprehensive Plan land use designations. For policies LU-17 and 18, staff proposes the addition of narrative to provide direction for future development absent a subarea plan.

In addition, the policies currently list "appropriate zoning designations". In comparing the "appropriate zoning designations", staff does not believe that the land use vision is distinctively different. The designations allow virtually the same uses: i.e., medium and high-density residential, commercial, and office uses. Therefore, staff proposes to delete this language as well, since the proposed narrative illustrates some distinctions between the areas and provides better guidance in reviewing future rezone proposals.

In addition, staff proposes to eliminate LU-19 and its associated reference to a "Regional Business" designation. With the adoption of the Town Center Subarea, most of the property within the existing Regional Business designation will no longer have that designation. It is difficult to justify the balance of the RB designation as being separate and distinct from the CB designation. Therefore staff is recommending its deletion.

Initial Staff Recommendation: Modify the following policies:

Mixed Use Land Use

LU17: 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. This designation should be reflected in zoning standards that achieve transition between the more intense uses on a mixed use site and less intense uses that adjoin the site. Transition can be accomplished through appropriate design solutions or, alternatively, through decreased density or intensity.

~~Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-48.~~

Commercial Land Use

LU18: The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Way NE Road. This designation provides for taller buildings with retail, office and service uses and ~~high density~~ residential uses of densities that could exceed 100 dwellings/acre on some of the most intense parts of the property. 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, or R-48.~~

~~**LU19:** The Regional Business designation applies to an area within the Aurora Corridor north of N 185th St. and south of N 192nd St. 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 or R-48.~~

The following items on the CPA docket are not included in this amendment package, and are subjects of other Commission actions.

5. *Update Shoreline Master Program Element Goals & Policies, Appendix 2 (1998 Shoreline Master Program Goals and Policies) and Appendix 3 (Shoreline Master Program Update Strategy).*

The SMP will be presented to the Planning Commission later this year. After the SMP is adopted, goals and policies will be added to the Comprehensive Plan as part of next year's Comprehensive Plan Update.

6. *Adopt Point Wells Subarea Plan.*

The Planning Commission's recommendation was forward to Council and adopted on April 19, 2010 (Ordinance 571).

7. *Adopt Town Center Subarea Plan and remove Appendix 5 (Framework Policies for the Town Center Subarea Plan).*

Staff continues its work on the Subarea Plan and expects to bring it to the Commission for public hearing early next year.

8. *Adopt Southeast Neighborhoods Subarea Plan.*

The Commission developed a recommendation on the SE Neighborhoods Plan and forwarded it to the Council. Council adopted it on May 24, 2010 with minor modifications.

9. *Modify text in LU-43 regarding Public Health Lab to reflect it being a 12 acre site.*

This amendment was recommended by the Commission on August 19, 2010. Council will act on it as part of the package of Comprehensive Plan amendments that will be forwarded to them near the end of this year.

Next Steps

At the October 7 study session, staff will discuss these proposals with the Commission. It is staff's objective to obtain Commission direction and consensus so that the Commission is comfortable in holding a public hearing on the proposed amendments in early November.

If you have questions about the amendments, please contact Steve Cohn prior to the meeting at 206-801-2511 or email him at scohn@shorelinewa.gov.

Attachment

1. Citywide map showing new areas to be designated "Public Open Space".

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Comprehensive Plan




Public Open Space Amendments

Representation of Official Comprehensive Land Use Map Adopted By City Ordinance No. 292.
Shows amendments through May 24 2010.

Comprehensive Plan Land Use Designations

 Public Open Space

Other Map Features

-  Open Water
-  City Boundary
-  Unclassified Right of Way

DRAFT

1 inch = 2,000 feet



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