

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing on proposed amendments to the Comprehensive Plan and Development Code to create Planned Area 3 - Aldercrest
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP, Planning and Development Services Director

I. INTRODUCTION

The proposal before the Planning Commission consists of two proposals, both of which concern the 16.16 acre property owned by the Shoreline School District and know as the Aldercrest Annex. The subject property is shown on the "Aldercrest Vicinity Map" in Attachment 2.

The first proposal is to amend the City's comprehensive plan by re-designating the subject property on the Future Land Use Map from "PF" (public facility) to "PA 3" (Planned Area 3) as shown on Attachment 3, and by adopting text for the "Aldercrest Subarea Plan – Planned Area 3" as shown on Attachment 4.

The second proposal is to redesignate the subject property on the official zoning map from "R6" to "PLA 3" as shown on Attachment 5, and to adopt a new development code Chapter 20.93 – Aldercrest Planned Area 3, as shown on Attachment 6.

II. BACKGROUND

In the summer of 2010, the City Council placed on the City's Planning Work Program the preparation of potential amendments to the comprehensive plan and development for the Aldercrest property. The Council recognized that the Shoreline School District had declared the property as surplus and had heard concerns from neighborhood organizations and individuals that the current open space in the southerly portion of the property was of great value to the community and that the City should explore ways to preserve it.

To develop a potential proposal, the City Council asked that representatives of the School District, the Ballinger Neighborhood Association and the Friends of Aldercrest serve on a Task Force to work with the City on refinement of a proposal to be taken through the public process. Each organization brought its own interests and resources to the ensuing discussion, including the desire of the community organizations to secure

Approved By: Project Manager  Planning Director _____

a city park on a portion of the property and the desire of the school district to maintain at least as much value as the original R6 zoning.

The Aldercrest Task Force worked for six months to craft proposed amendments that would meet these objectives, recognize the unique assets and circumstances of the site, and create specific protections to lessen the impact of future site development on nearby residential areas.

The Aldercrest school site is currently designated on the Future Land Use Map as "PF" which stands for "Public Facility." The zoning of the site is R-6 which would allow a subdivision of the 16 acre site into approximately 70 single family homes. There was a strong concern on the part of the Task Force members that unless some economically viable alternative land use designation were put in place, that the property would simply be divided up into single family homes and the open space would be lost.

During the Task Force's consideration of possible land use alternatives for the property, the City's Economic Development Manager provided an assessment about the relative marketability of the property for alternative land uses. The Parks Director provided input identifying the parameters for a successful neighborhood park in terms of scale, access, shape and certain operational considerations. He also pointed out that any future design of a park on any dedicated park space would have to go through a public process involving the neighborhood, and that as there are no park development funds on the horizon, the most likely near term use would be to simply maintain the activities that have been taking place on the open space for many years.

In determining which portion of the property might be most appropriate for development as opposed to retention as open space/park, the Task Force recognized that the existing topography of the site (Attachment 7) is very important. Although there are no environmentally sensitive features on the site, there is intermittent standing water in the lower elevations in the southwesterly area. Also, the gentle slopes and terraces in the southern part of the site has historically been used for a variety of recreational activities, which lead to the conclusion that the open space and park uses are best suited to this area.

In recognition of the single family neighborhood to the east of the property, the Task Force members paid particular attention to the need for aggressive measures to retain much of the existing tree cover along the easterly edge. They also advocated for greater building setbacks and stepbacks in this area, and the need to screen and orient light away from the east. The Task Force was also mindful of the need to direct any future traffic to and from the site onto both 25th Ave NE and NE 200th Street. Many of these considerations and concerns resulted in proposed "special regulations" that are contained in Section 20.93.030, which is a table of "Permitted Uses, Standards and Special Regulations" for the proposed Planned Area 3 zone.

The Task Force organizations co-hosted a neighborhood meeting on Thursday, January 27, from 6:30 p.m. to 8:00 p.m. in the Living Wisdom School at 2800 NE 200th Street in Shoreline. A notice of that meeting is Attachment 8. Approximately fifty citizens attended the meeting to hear a description of the proposed amendments and for a question and answer period.

The City notified the Washington State Department of Commerce of the proposed amendments on December 8, 2010 (see Attachment 9), and issued a Determination of Non-significance for the proposed amendments (See Attachment 10) on January 29, 2011. These proposed comprehensive plan and development code amendments are a "non-project action" for purposes of the State Environmental Policy Act (SEPA). This means that no actual project is proposed at this time. At such future date as a specific development proposal is submitted, based on the zoning in place at the time, it would constitute a "project action" under SEPA and a detailed environmental checklist would be required. This is acknowledged in the proposed Planned Area 3 zoning text at Section 20.93.050.

III. PROPOSAL & ANALYSIS

There are two proposals before the Planning Commission. One proposal is a Comprehensive Plan Amendment, the second proposal is to create implementing zoning map and text.

- A. The first proposal is the creating of a new Subarea Plan entitled "Aldercrest – Planned Area 3". The analysis of the proposals compliance with the criteria follows:

Plan Amendment criterion 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.

The proposal would add additional higher-density housing in an area that is bordered on several sides by similarly higher density uses. This would increase housing opportunities in the City while balancing the provision of additional open space and recreational space. In addition, the site is well served by existing road networks and by public transit.

Plan Amendment criterion 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/

The change in circumstance is the pending sale of surplus publicly owned property that could result in the loss of an open space and recreation area that has been accessible to the area residents for many years.

Plan Amendment criterion 3. The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.

The proposed amendments would benefit the community as a whole by providing for a new park that could be used by people from throughout the community.

- B. The second proposal is to create a new Planned Area 3 zone, which includes both text and a map designation.

Development Code amendment criterion 1. *The rezone is consistent with the Comprehensive Plan*

The proposed rezoning to Planned Area 3 would be consistent with and implement the provisions of the proposed Aldercrest Subarea Plan.

Development Code amendment criterion 2. *The rezone will not adversely affect the public health, safety or general welfare.*

The proposed rezoning would benefit public health by creating a permanent park in the neighborhood, while also eliminating an existing threat to public safety. The vacant status of the site has created vandalism and other anti-social activities in recent years. The "400 building" was an extreme example, suffering from arson within the past year. That event led to the demolition of the structure.

Development Code amendment criterion 3. *The rezone is warranted in order to achieve consistency with the Comprehensive Plan.*

The creation of the Aldercrest Subarea Plan describes an alternative use pattern for the property. The consistency requirements of the Growth Management Act, at RCW 36.70A.070, oblige the City to rezone the property. The proposed zoning amendment is internally consistent with the proposed Comprehensive Plan amendment and with the Plan generally.

Development Code amendment criterion 4. *The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.*

The special regulations include many intended to lessen potential impacts to adjacent property owners. These include limitations on exterior lighting, enhanced tree preservation and staggered building height limits which are more rigorous than the standards in the current R6 zoning on the property.

IV. TIMING AND SCHEDULE

- The Washington State Department of Commerce received the required notice on 12.8.10
- The SEPA Determination of Nonsignificance was issued on 1.29.11
- A neighborhood meeting, with notice posted and mailed to property owners within 500 feet, was held on 1.27.11
- Notice of the Planning Commission public hearing was mailed on 2.2.11
- In addition to publication in the Seattle Times notice of the public hearing was posted on the property and the City of Shoreline website.

V. PUBLIC COMMENT

The City received a number of written communications from the public prior to the issuance of the staff report. These are in Attachment 11.

VI. RECOMMENDATION

Staff recommends that the Planning Commission recommend adoption by the City Council of the proposed amendments to the Comprehensive Plan contained in Attachments 3 and 4, and adoption of the proposed amendments to the official Zoning Map and Development Code as shown in Attachments 5 and 6.

If you have questions about the proposal that you would like addressed at the hearing, contact Joseph, W. Tovar, Director of Planning and Development Services, at (206) 801-2501 or jtovar@shorelinewa.gov.

VII. ATTACHMENTS

The "record" consists of all documents or exhibits that have been submitted in connection with the matter being considered. It also includes all testimony or comment presented at the hearing. All documents including staff reports, maps and drawings, reports, etc. should be admitted as numbered exhibits during the public hearing.

Attachment 1 - List of Exhibits

Attachment 2 - Aldercrest Vicinity Map

Attachment 3 - Aldercrest Comprehensive Plan Future Land Use Map Amendment

Attachment 4 - Aldercrest Subarea Plan

Attachment 5 - Aldercrest Zoning Map Amendment

Attachment 6 - Aldercrest Planned Area 3 Zone – Chapter 20.93

Attachment 7 - Aldercrest Topography

Attachment 8 - Notice of Neighborhood Meeting

Attachment 9 - Notice given to Washington State Department of Commerce

Attachment 10 - SEPA Determination of Non-Significance

Attachment 11- Comment letters

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PUBLIC HEARING RECORD

Comprehensive Plan and Development Code Amendment to create Planned Area 3 - Aldercrest

February 17, 2011 | List of Exhibits

- Exhibit 1** February 17, 2011 Staff Report “Public Hearing on proposed amendments to the Comprehensive Plan and Development Code to create Planned Area 3 – Aldercrest”
- Exhibit 2** Aldercrest Vicinity Map
- Exhibit 3** Aldercrest Comprehensive Plan Future Land Use Map
- Exhibit 4** Aldercrest Subarea Plan
- Exhibit 5** Aldercrest Zoning Map Amendment
- Exhibit 6** Aldercrest Planned Area 3 Zone – Chapter 20.93
- Exhibit 7** Aldercrest Topography
- Exhibit 8** Notice of Neighborhood Meeting
- Exhibit 9** Notice given to Washington State Department of Commerce
- Exhibit 10** SEPA Determination of Non-Significance
- Exhibit 11** Comment Letters

Included as attachment to 2/17/11 Public Hearing Staff Report

- a. Sean Osborn
- b. Debbie Kellogg
- c. Nancy Moreyra

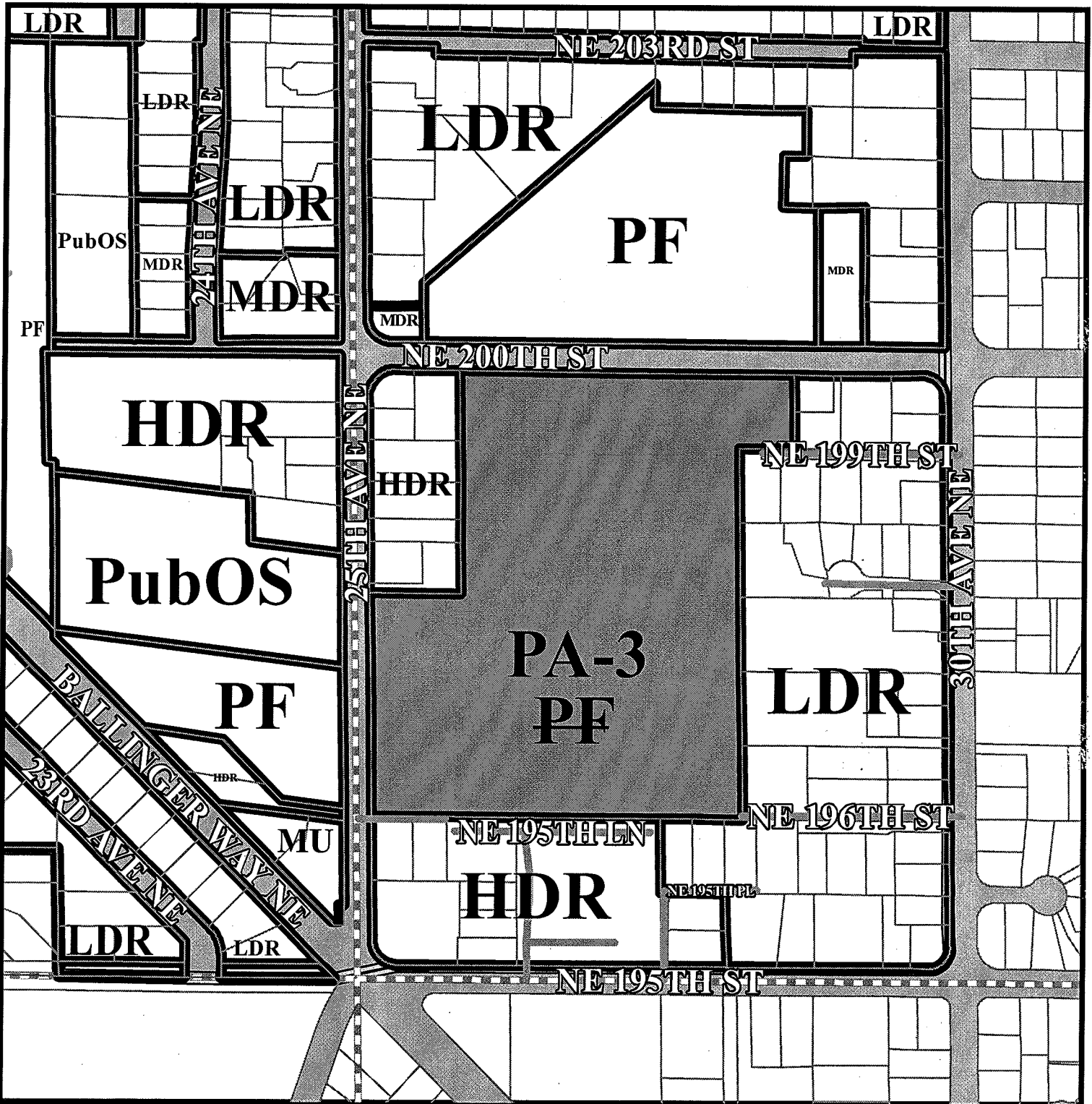
- d. Janis Orders
- e. Teresa Alsept
- f. Nancy & Gary Jang
- g. Friends of Aldercrest
- h. Eric Doyle
- i. Joyce Lingerfelt
- j. Joe Blanchard
- k. Loretta Graves

Aldercrest Vicinity Map



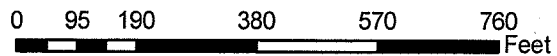
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Aldercrest Comprehensive Plan Land Use Amendment



Land Use Designation Legend

BaSSA	Ballinager Special Study Area	NCBD	North City Business District
BrSSA	Briarcrest Special Study Area	PA-3	Planned Area 3
CB	Community Business	PSSA	Paramount Special Study Area
HDR	High Density Residential	PF	Public Facility
LDR	Low Density Residential	PrOS	Private Open Space
MDR	Medium Density Residential	PubOS	Public Open Space
C	Campus	RB	Regional Business
MU	Mixed Use	SFI	Single Family Institution
MUZ	Mixed Use Zone	SSA	Special Study Area



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 January, 2010



Feature Legend

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

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Aldercrest Subarea Plan

Planned Area 3

Planned Area 3 is a sixteen acre parcel in the Ballinger Neighborhood that is the former site of the Kellogg Middle School, also referred to as the Aldercrest Annex. It is bound on the west by 25th Ave NE and by properties that are developed with single family and multi-family homes, but which are designated on the Future Land Use Map (FLUM) for high density residential development. While these properties along 25th Ave NE are not within the Planned Area 3 designation, they may be aggregated with and incorporated into a future-development of lands in Planned Area 3.

Across 25th Avenue NE are a mix of multifamily uses, the King County Public Works Yard and Bruggers Bog City Park. Lands abutting Planned Area 3 to the south are developed primarily as multifamily uses and designated on the FLUM for high density residential. Lands along the east edge of Planned Area 3 are developed as single family homes and designated on the FLUM as low density residential. The northern edge of the property is NE 200th Street. Across 200th Street is land designated for low density residential but developed as a school facility owned by the Shoreline School District.

The topography of Planned Area 3 ranges from 215 feet above sea level at the southwest corner to elevation 260 at the northwest corner and elevation 290 at the northeast corner. Although no perennial streams are present on the site, seasonal flooding occurs at elevations generally below 220. For its historical use as a Junior High School, a series of topographic benches were graded to create several discrete open and built spaces on the site. One of these "benches", located roughly below elevation 225, is a relatively level area that contains a baseball diamond, tennis courts, and a large grassy area. The next bench up and to the northeast, generally between elevations 230 and 240, is the site of an oval track and soccer field. These two lower benches, a total of approximately half of the site, are generally devoid of trees except along the southern and eastern edges.

The next three topographic benches of the property, proceeding uphill and to the northeast, are the previously developed portions of the site. These areas contain parking areas, a mothballed gymnasium, classrooms, and school office buildings. There are scattered mature trees in the planter strips of the former parking areas and heavy mature trees along the eastern edge of the property. These upper three benches total roughly half of the site.

Since the school use ended, the closed buildings have been a concern due to visual blight and potential hazard to public health and safety. The School District has worked with the City and emergency responders to secure the closed buildings, however, all parties agree that the abatement of these structures should be hastened by the redevelopment of the property.

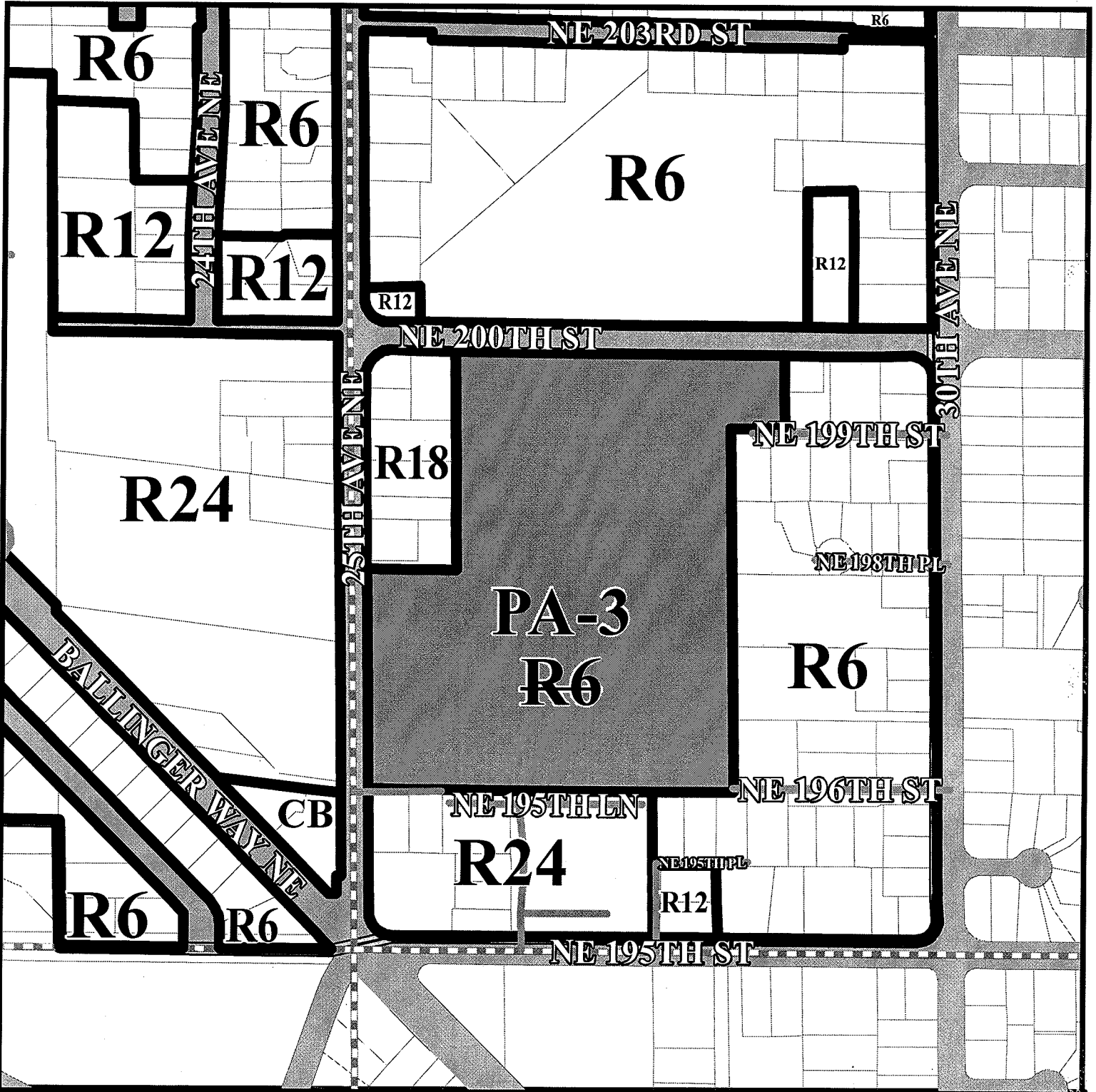
The lower portion of the property constitutes the largest green and open area in the Ballinger neighborhood and the fields and open grassy areas have been informally used for decades for both passive and active recreation. Neighborhood residents and youth

sports teams from the larger community have used the facilities for soccer, baseball and tennis. Other community gathering and recreational activities on this grassy area include kite and frisbee flying, snow sledding on the slopes between benches, and even outdoor movies hosted by the neighborhood association. There are no City park facilities nearby that can provide such a broad range of opportunities for recreation and community gatherings.

Although the property has been historically designated for single family and institutional uses, the future redevelopment of the Aldercrest Annex site for different uses holds unique and important opportunities for the Ballinger neighborhood, the City and the School District. The School District has declared the property as surplus and would like to direct the proceeds to serve its educational mission. The neighborhood has been very interested in permanently securing the open space and recreational amenities of the lower portions of the site, ideally as a city-owned park. The City wishes to increase the supply of park land in the Ballinger area to better serve the needs of the growing area.

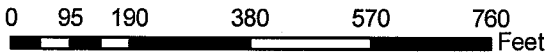
The site is uniquely suited to accommodate more intense development on the upper reaches due to the pattern of mixed housing densities and non-residential uses nearby, its ease of access to Ballinger Way and the regional road network, and the lack of serious environmental constraints on site. These unique circumstances and public policy objectives should be implemented through regulations that cluster more intense redevelopment of the property on the upper portions of the site in exchange for dedication of all or a significant part of the lower portion as a city park.

Aldercrest Zoning Amendment



Zoning Legend

R4 Residential, 4 units/acre	CZ Contract Zone
R6 Residential, 6 units/acre	MUZ Mixed Use Zone
R8 Residential, 8 units/acre	NB Neighborhood Business
R12 Residential, 12 units/acre	NCBD North City Business District
R18 Residential, 18 units/acre	CB Community Business
R24 Residential, 24 units/acre	O Office
R48 Residential, 48 units/acre	I Industrial
CCZ Crista Campus Zone	PA Planned Area
	PA-3 Planned Area 3



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Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through January, 2010



Feature Legend

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

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Chapter 20.93 Aldercrest - Planned Area 3

Sections:

- 20.93.010 Purpose and scope
- 20.93.020 Planned Area 3 official zoning map designation
- 20.93.030 Permitted uses, standards, and special regulations
- 20.93.040 Additional site development standards
- 20.93.050 Environmental review and mitigation of impacts

20.93.010 Purpose and scope

A. The purpose of this chapter is to:

1. Implement the City's Comprehensive Plan policies for Planned Area 3 in the Ballinger neighborhood.
2. Define zoning that replaces the regulations of Chapter 20.05, Subchapter 1, 2, and 4 with new standards for the scale, character, configuration and location of development in the zone and new provisions to ensure compatibility and transition to adjacent single family neighborhoods.
3. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

20.93.020 Planned Area 3 Official Zoning Map Designation

In order to implement the Comprehensive Plan policies, the Aldercrest Planned Area 3 ("PLA 3") zone is adopted as shown on the City's official zoning map.

20.93.030 Permitted Uses, Standards, and Special Regulations

USE	MAXIMUMS			MAX & MIN	MINIMUMS			Special Regulations
	Density	Building Height	Hardscape		Lot size	Front yard set-back	Side yard set-back	
Apartments and single-family attached	28 units per acre	45 feet	85%	10 acres	10 ft.	10 ft.	10 ft.	SR 1 SR 2 SR 4 SR 5 SR 6
Apartments and single-family attached	48 units per acre	60 feet	90%	9 acres	10 ft.	10 ft.	10 ft.	SR 1 SR 3 SR 4 SR 5 SR 6

Public Park	N/A	N/A	10%	See SR 2 and SR 3	N/A	N/A	N/A	SR 7 SR 8
Institutional Use	N/A	60 feet	90%	9 acres	10 ft.	10 ft.	10 ft.	SR 1 SR 3 SR 4 SR 5 SR 6 SR 7 SR 9 SR 10

SR 1 - Vehicular access shall be from both 25th Ave. NE and NE 200th St.

SR 2 - At least 6 contiguous acres of land, including at least 375 linear feet of frontage on 25th Avenue NE, shall be dedicated to the City of Shoreline for public park purposes. Dedication of the park parcel to the City may occur at any time after it is platted but shall occur no later than issuance of certificates of occupancy for development on the non-park parcel. Dedication of park land shall be in lieu of payment of any current or future park impact fees. The cost of any future development of land dedicated for park shall be borne by the City.

SR 3 - At least 7 contiguous acres of land, including at least 375 linear feet of frontage on 25th Avenue NE, shall be dedicated to the City of Shoreline for public park purposes. Dedication of the park parcel to the City may occur at any time after it is platted but shall occur no later than issuance of certificates of occupancy for development on the non-park parcel. Dedication of park land shall be in lieu of payment of any current or future park impact fees. The cost of any future development of land dedicated for park shall be borne by the City.

SR 4 - A minimum 10 foot wide public pedestrian access easement with a minimum 8 foot wide pathway shall be improved and dedicated to the City, connecting NE 200th Street to the public park. The easement must be in a location, conveyed in a form and the pathway improved to standards acceptable to the City of Shoreline.

SR 5 - Maximum building height within 100 feet of R6 zones to the east and south is 45 feet above average existing grade consistent with SMC 20.50.050.

SR 6 – 80% of all healthy significant trees which have any portion of their trunk within 25 feet of R6 zoned lands shall be flagged with surveyor tape and protected with a temporary chain link fence prior to issuance of any development permits. All healthy significant trees are to be retained. A tree survey and arborist report shall be submitted with application for any development permits.

SR 7 – Applicant may propose, and the City may authorize, limited site grading of the park site concurrently with the grading and development of the remaining portion of the PLA 3 zone if such grading is necessary to achieve proper drainage and access controls for both parcels.

SR 8 - A special use permit is required for any park improvements.

SR 9 - A special use permit is required for Institutional Uses. The standards and special regulations for other residential uses in this zone shall control unless

specifically modified as a design departure under the Administrative Design Review process.

SR 10 - For purposes of the PLA 3 zone, "Institutional Uses" are all educational facilities, places of worship, and conference centers. Retail or restaurant uses are not considered Institutional Uses but may be included as accessory uses to the primary institutional use.

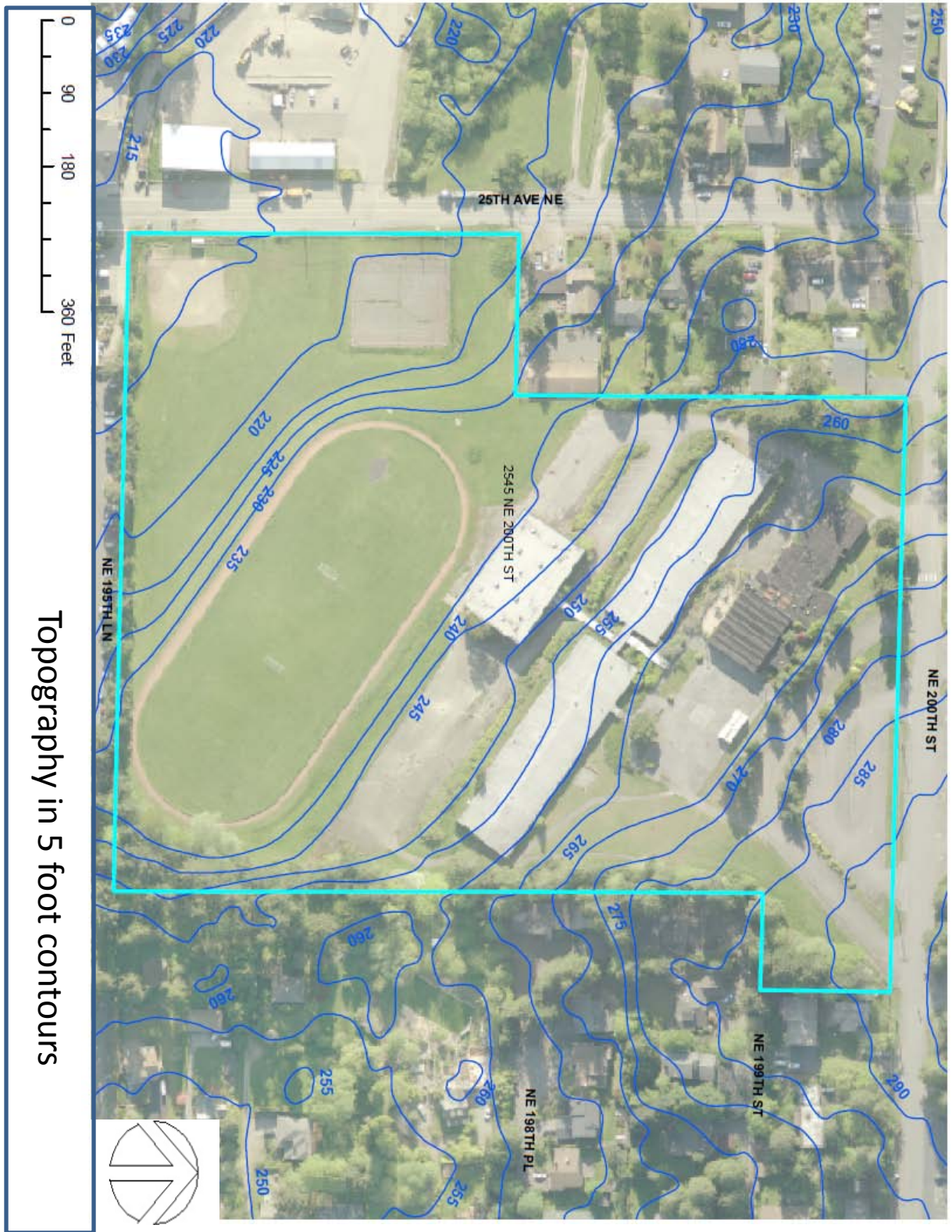
20.93.040 Additional site development standards

- A. All parking not in structures shall be screened consistent with SMC 20.50.470.
- B. All exterior lights shall be fitted with appropriate hoods and shielded to confine emitted light to within the site.

20.93.050 Environmental review and mitigation of impacts

The environmental review for development permits pursuant to RCW 43.21C shall address both on-site and off-site impacts, including but not limited to impacts on the City's road network, parks, and other municipal services.

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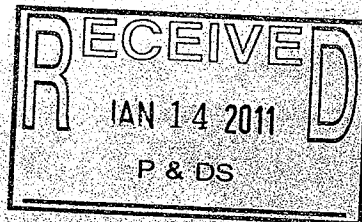
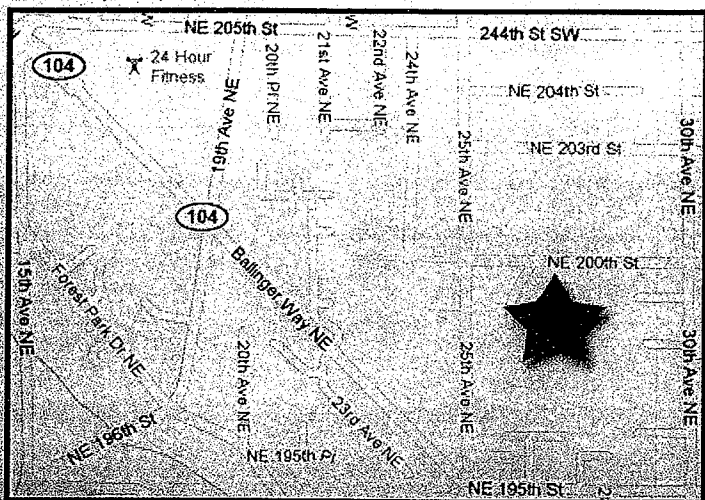
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City of Shoreline
 17500 Midvale Avenue N
 Shoreline, WA 98133

**Aldercrest Annex
 Neighborhood Meeting
 Thursday, Jan. 27**

Vicinity Map:

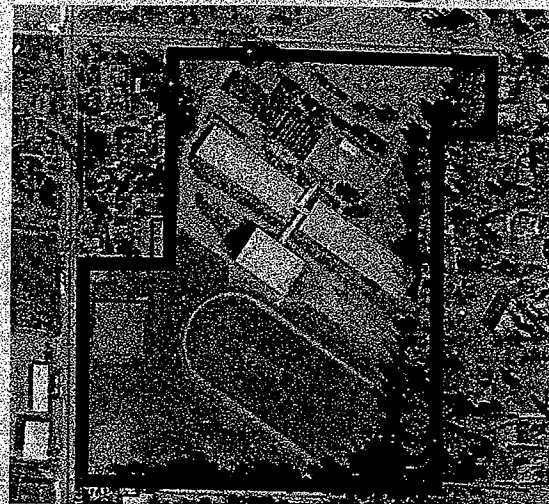


Notice of Neighborhood Meeting

City of Shoreline, Shoreline School District, Ballinger Neighborhood Association and Friends of Aldercrest invite you to a neighborhood meeting. Hear a review of proposed amendments to the City's Zoning and Comprehensive Plan affecting the site of the former Kellogg Middle School, also referred to as Aldercrest Annex. If adopted, the proposed zoning would require dedication of land for a public park on the southerly portion of the property in exchange for development of multifamily or institutional uses on the northerly portion where closed school buildings now exist.

We will discuss specific details of the proposed zoning and solicit comments on the proposal from the neighbors.

You may review the specific proposals online at www.shorelinewa.gov/Aldercrest.



Site Plan: 2545 NE 200th Street

Meeting Information

Proposal: Comprehensive Plan and Zoning Amendment

Current Zone: R-6, Residential, 6-Units Per acre

Thursday, Jan. 27, 6:30 - 8:00 p.m.

Living Wisdom School, 2800 NE 200th Street

Contact Information: Shoreline Planning Director Joe Tovar at jtovar@shorelinewa.gov or (206) 801-2501

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Department of Commerce

Innovation is in our nature.

Notification for 60-Day Review of Comprehensive Plan and Development Code Amendments

Pursuant to RCW 36.70A.106, the following hereby provides 60-day notice of intent to adopt the following comprehensive plan amendments.

Jurisdiction Name:	City of Shoreline
Address:	17500 Midvale Ave N Shoreline, WA 98133-4905
Date:	December 8, 2010
Contact Name for Ordinance:	Brian Lee
Phone Number:	206.801.2553
Fax Number:	206.801.2788
E-Mail Address:	blee@shorelinewa.gov
Brief Description of the Proposed Development Regulation Amendment: <input type="checkbox"/> Check the box if this is <u>Supplemental Material</u> for an existing amendment already submitted to CTED. Please also provide the date submitted and/or CTED Material ID number.	Amend the City Comprehensive Plan to re-designate a 16 acre surplus School District property from low density residential to a new "Planned Area 3" mixed-use designation. Also, to rezone the same property from R-6 to a new Planned Area 3 zone.
Planned Public Hearing Date:	Planning Commission – January 20, 2011
Planned Date of Adoption:	City Council – February 28, 2011

Attachments: Site Plan; Vicinity Map; Draft Code Amendment; and Draft Comprehensive Plan Amendment.

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SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: February 2, 2011
PROPOSER: City of Shoreline
LOCATION OF PROPOSAL: 2545 NE 200th Street (Aldercrest; formerly Kellogg Middle School)
DESCRIPTION OF PROPOSAL: Non-Project Action - Comprehensive Plan and Zoning Amendment
Creation of "Planned Area 3" zone in order to implement the comprehensive plan policies for the Aldercrest property.
PUBLIC HEARING: February 17, 2011

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal 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 review of the Environmental Checklist, the City of Shoreline Comprehensive Plan and the City of Shoreline Development Code. This information is available for public review upon request at no charge.

RESPONSIBLE OFFICIAL: **Joseph W. Tovar, FAICP, Director**

ADDRESS: **City of Shoreline, Planning & Development Services
17500 Midvale Avenue North
Shoreline, WA 98133-4905**

DATE: January 29, 2011



Joseph W. Tovar

PUBLIC COMMENT AND APPEAL INFORMATION

This DNS is issued under WAC 197-11-340; the City will not act on this proposal for 14-days from the date of issuance above. Comments must be submitted by February 16, 2011, to the responsible official at the address above. There is no administrative appeal of this determination. This DNS together with the subsequent legislative action by the City Council to amend the City Code may be appealed in the Superior Court of King County, or to the Central Puget Sound Growth Management Hearings Board, as appropriate.

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From: [Sean Osborn](#)
To: [Brian Lee](#)
Subject: Public Comment about 2545 NE 200th St
Date: Tuesday, January 18, 2011 10:23:30 AM

Dear Mr. Lee,

A few days ago was the first I heard of the new proposal for what to do with 'old Kellogg'. I wish I'd known about this earlier. I am very happy there will be no jail. I also applaud the work of all the people involved in getting a plan together to save at least part of it as a park. It's a real shame the whole thing could not be saved with this proposal. I also wish there was somewhere I could read the actual text of this proposal, but upon searching the Shoreline City website, and the websites of the Ballinger Neighborhood Association and the Friends of Aldercrest, I could find no specific proposal. If you know of one, please send it to me.

I live next to the site, at 2941 NE 200th St, and I must stress that while I like aspects of this proposal, I am **VEHEMENTLY OPPOSED TO ANY RE-ZONING!!!!!!** Any developer who gets 6-7 acres of land to develop can make sufficient return on his investment with the current R6 zoning. I can't believe the parties involved in whatever negotiations took place were so eager to roll-over and give whichever developer they're talking to the higher occupancy zoning!! In negotiations, you don't just give everything away!

There is already too much traffic on NE 200th St. The church on 30th avenue has expanded, and they have services there every day or night of the week. The community center on 25th Av, routinely blocks up the intersection with cars parked everywhere. These changes since I moved in (2001) have turned this quiet street into a well-traveled one. I am not in favor of having the trees next to me torn down to put in a giant parking lot with lights shining in my house all night long, and the noise of extra traffic from over 100 units. I think the 40 or so houses that could be built there with current zoning laws will be **QUITE** enough, thank you.

Such a re-zoning and construction would deflate my property values enough that I might end up owning more on my house than it's worth. How can MY city stand by and do that to me and the others that adjoin 'old Kellogg'? If this proposal goes through, I may seek compensation for my lost property value.

Please let me know you have received and read this, so I don't have to re-send it.

From: [Debbie Kellogg](#)
To: [Brian Lee](#)
Subject: Kellogg Comprehensive Plan Amendment
Date: Friday, January 14, 2011 4:56:22 PM

I believe the proper name for this site is Aldercrest

Additionally, I also believe that you are required to let the public know what the proposed amendment constitutes and if a SEPA checklist has been prepared and if it is available for inspection.

How is a member of the public supposed to comment upon a comprehensive plan amendment if they do not know what the amendment constitutes?

From: [Nancy Moreyra](#)
To: [Joe Tovar](#); [Brian Lee](#)
Subject: Re: Proposed Aldercrest Planned Area zone and comprehensive plan amendment
Date: Wednesday, January 26, 2011 8:05:16 AM

Joe Tovar and Brian Lee,

I live at 2718 NE 195th Place; my property line is adjacent to Aldercrest Annex. I participated on the Task Force that put the proposed Planned Area Zone together and Co-chaired the organization that lead the effort to save park space. I believe the Planned Area Zone addresses my concerns and wishes for the old school property.

As you may be aware, the Aldercrest Annex buildings is a liability to the School District, a safety risk for the neighborhood; and deteriorates the current property values of the surrounding homes. A re-development of the land, even at higher density, will improve the area. The Re-zone to R24/R48 enables the city to secure the needed park space and the special regulations, SR5 and SR6, provide a natural buffer for the R6 homes that would not otherwise be in place.

Anchoring the park in the south-west corner, currently the baseball field, will keep the open space that currently provides a natural pond for rain water to collect. The south west corner of the property is very soggy during the wet season; and few realize that all the water held in the few acres of land in that corner would otherwise dump down the Lyons Creek drainage – already a problem for the City of LFP.

Thank you for moving this plan along the process. I look forward to new neighbors and a park planning effort.

From: Janis Orders [mailto:[\[REDACTED\]](#)]
Sent: Thursday, January 27, 2011 10:28 AM
To: Joe Tovar
Subject: Aldercrest Annex

I am writing to encourage the planning of a park area for the lower portion of the former Kellogg Jr. High property. I live adjacent to the field and have for 45 years. I have watched how families enjoy this area as a recreation place both in the summer and winter. Children sled when there is snow and play and picnic in the summer. It is a great place to walk and take your dog with you. I have used the track for over 40 years as a place to walk. It is a beautiful area with all the trees around. I know the whole neighborhood would really enjoy it so much if you would go ahead and make it a park for all of us to enjoy. Thank you.
Jan Orders

From: Teresa Alsept
To: Plancom
Subject: Aldercrest Annex Property
Date: Friday, February 04, 2011 8:21:46 AM

Hello

I was at the meeting the other night and as a local homeowner I think it is a great idea. It really seems like win-win situation. Thank you for all your work.

Teresa Alsept
Ballinger Creek Condos

Never attribute to malice that which can be adequately explained by stupidity.

Teresa Alsept
[REDACTED]

From: Nancy Jang [REDACTED]
Sent: Wednesday, February 09, 2011 10:22 AM
To: Joe Tovar
Cc: Nancy Moreyra
Subject: Aldercrest Annex
Attachments: Aldercrest Annex Proposal.docx

Dear Joe Tovar:

Attached is a letter of support for the Aldercrest Task Force recommendations for changes to the Shoreline Comprehensive Plan. Please share it with the Planning Commission.

Thanks for your support of this important endeavor.

Respectfully,

Nancy & Gary Jang



Friends of Aldercrest
2718 NE 195th Pl, Shoreline, WA 98155

February 8, 2011

Re: Aldercrest Annex – Amendments to Comprehensive Plan and Development Code

Dear Shoreline Planning Commission:

On February 17th the Commission will consider whether to recommend approval of amendments to the Comprehensive Plan and to the Development Code, jointly referred to herein as ‘the Aldercrest Proposal’. We strongly urge you to vote *in favor of* the proposed amendments.

The amendments are the direct products of a collaborative process between neighborhood representatives, the Shoreline School District and the City. In our view, the Aldercrest Proposal strikes an appropriate balance between the interest of the School District as the property owner, and the interests of the City and neighborhood in securing permanent park space, while also protecting the interests of adjacent residents. While we urge you to consider the proposal very carefully and to suggest clarifications or improvements that are in the best interest of the City as a whole, we hope that the negotiated terms of the proposal remain substantively intact to preserve the delicate balance obtained through our collaborative process.

Background

As you know, the Shoreline School District owns the 16-acre Aldercrest Annex property and has indicated its intent to sell it in order to establish a long-term endowment to help finance K-12 education. The site has not been an official school campus since the mid 1980’s. With the exception of the last few years, it has been under various levels of occupancy by district programs and external tenants.

Aldercrest Annex has also served northeast Shoreline continuously for 25 years as its only large park, since well before the City’s incorporation in 1995. There simply are no other large open spaces in our neighborhood, nor are any new ones likely to be created in the foreseeable future. Make no mistake, while the property may not currently be counted as the City’s official park space, for our neighborhood the fate of this property is less about adding new park space than it is about saving an existing park.

We strongly support the School District’s mission to provide for the high-quality education for our community’s children. Many of us have children in Shoreline Schools, and we recognize that the district’s reputation is one of Shoreline’s strongest assets. That being said, we also believe that public land should be kept in public hands whenever possible. Furthermore, in addition to education, our children’s health and long-term success depends upon access to parks and other opportunities for play, sports and other recreation.

Aldercrest Annex plays a major part in making our neighborhood a desirable place to live. Within one quarter-mile, 95% of the neighborhood is residential. It is bordered by both single-family residences and much higher density apartments and condominiums where residents do not have backyards or other areas

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for recreation. Just two blocks away, King County Housing Authority's Ballinger Homes provides affordable housing for over 100 families, many with young children. If this isn't the right place for a large park, where is?

For the past two years, we have worked hard to raise awareness in our neighborhood about Aldercrest Annex, not just in Shoreline, but also in Lake Forest Park and even Mountlake Terrace. We have held numerous meetings with neighbors and public officials; marched in the *Celebrate Shoreline* parade; hosted City Council candidate forums; co-sponsored outdoor movie nights with the Ballinger Neighborhood Association; door-belled every home in the area on several occasions; picked blackberries on the site to make and sell jam as a fundraising activity; investigated grant funding options to purchase the entire site; explored options with land trust organizations; and testified at public meetings of the City Council and the District. We've learned that there is no money available at the local or state level to fund park purchases of this scale; that nearly everyone in the neighborhood considers this site to be a centerpiece of our community; and that we needed to find a way to create economic value without bringing any new money to the table. We also recognized that without an agreement, the entire site would be forever lost to development.

Within this context, in June 2010, we approached the District and City with a proposal: let's work together to develop a collaborative solution that meets all of our interests.

The Aldercrest Proposal

The core of the proposal is fairly simple. Our foremost consideration was to ensure that the School District does not lose money on a sale of the property, as compared to its market price under current land use and zoning. That meant that we needed to increase the value of a portion of the acreage to such a degree that it compensates for the dedication of the balance of the acreage as park space, and that park space would need to be large enough to support active recreation.

A second vital consideration was the effect of any proposed change on neighboring properties. The site is located amidst a variety of land use and zoning intensities. On the east and a portion of the south boundary, it is bordered by R-6, low density residential areas. On the northwest corner and along the remainder of the south boundary it is bordered by high-density residential land use with zoning of R-18 and R-24, though the land use designation allows zoning up to R-48. Across the street on 25th Ave NE are a multiple-use development that combines business and residential units, a public works yard, a small neighborhood park, and across the street to the north a School District owned property that houses a private school and Mars Hill Church as its tenants. Our primary concern was for the R-6 zoned neighbors who would have a larger contrast in land use between their own properties and the portion of the Aldercrest site proposed for development.

Key to protecting the interests and privacy of the R-6 neighbors is the retention of trees. The site has a fantastic belt of mature trees along its eastern border and portions of the southern border. In addition to their aesthetic and ecological value, the trees provide a substantial measure of privacy. The neighborhood representatives on the task force advocated for a provision to save a substantial majority of the mature trees located along the boundary adjacent to R-6 zoning. The proposed retention rate (80% of all

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significant trees within 25 ft. of the property boundary) exceeds the default requirements by a vast margin. In addition, we drafted language to limit building bulk in close proximity to the boundaries adjacent to R-6 that limit the maximum building height to 45 ft. within 100 ft. of the property line. As a point of comparison, under a hypothetical R-6 development, a developer could have erected 35 ft. homes within 5 to 10 feet of the property line with almost no tree retention. These two provisions, in our view, provide an excellent physical transition between different densities of development in this setting. The trade-off for these provisions was a larger amount of acreage made available for development, since the tree and building bulk provisions directly limit development potential on portions of the site.

Finally, we know from years of experience that folks access the park on foot from both 25th Ave NE and NE 200th St. Thus, we wanted to ensure that the connection of the neighborhood to the park remains in place. The agreement calls for the inclusion of a pedestrian access path from NE 200th St. to the future park.

It is reasonable to ask why the different development options (R-28, R-48 and Institutional) require different amounts of the property to be dedicated as park space, and why R-28 is proposed instead of R-24, a more typical zoning designation. The difference in acreage reflects our understanding of the likely value of property on a per-acre basis. In order to achieve roughly equal value while reserving no less than six acres as park space, our analysis suggested that R-28 is an appropriate threshold. A park of less than six acres would be limited in the types of spaces (fields, etc.) that it could reasonably offer. In the case of R-48 and Institutional uses, we believe that comparable value can be achieved with only nine developed acres; hence the larger park dedication.

Proposed Amendment to Comprehensive Plan

The proposed amendment to the Comprehensive Plan creates a new "Planned Area 3" and outlines the goals and objectives envisioned for the site. We have addressed each of the criteria that the Commission must consider in making its recommendation:

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

The proposal creates the potential for new higher-density housing units in an area that is well served by existing road networks and by public transit. The proposal also couples the addition of new housing with the protection (and future improvement) of park space that will help to serve the growing population. We will address consistency with other provisions of the Comprehensive Plan in our discussion of the proposed change in zoning, below.

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

The proposal directly addresses a changing circumstance through the creation of a sub area plan that is consistent with the Comprehensive Plan's vision for the City and its neighborhoods. The change in circumstance is the pending sale of a large public asset that has served local residents for 50 years. Public

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land is extremely difficult to acquire once it is lost. The loss of this property to development would fundamentally transform the neighborhood. The Aldercrest Proposal seeks to create a future for the site that meets the interests of the public while respecting the legal rights of the current property owner.

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).*

Finally, there is no question about the proposal's benefit to the community as a whole. The City of Shoreline, while rightfully proud of its many beautiful parks, ranks low among comparable cities in the Puget Sound region in terms of park acreage per 1000 residents, a common measure of the service level provided by parks. The preservation of a 6-7 acre park will allow continued support of community wide sports such as soccer, baseball, softball, lacrosse, football and even cricket. This is a solid step in the right direction.

Proposed amendment to the Development Code (zoning provisions for PLA 3)

The Commission must also evaluate the proposed amendments to the Development Code that define specific zoning provisions for the property. Many of the provisions (such as impervious area limits) are consistent with similar zoning levels in the existing code, but the proposal includes unique provisions for Aldercrest Annex that were crafted in response to the size and unique circumstances of the site.

1. *The rezone is consistent with the Comprehensive Plan; and*

Apart from the specific companion amendments to the Comprehensive Plan that are part of this proposal, we believe the proposed amendment is thoroughly consistent with the plan as a whole. In an attachment to this letter, we have provided a partial listing of plan goals and policies that are directly relevant to and consistent with this proposal. These examples include references from several portions of the plan, such as Housing; Land Use; Parks, Recreation and Open Space; as well as Community Development.

Furthermore, the proposal is consistent with several supporting plans and strategy documents that serve as companions to the Comprehensive Plan. For example, the City's Parks, Recreation and Open Space (PROS) Master Plan specifically calls out Ballinger neighborhood as one that is lacking in "community parks", the category of medium-sized park that provides opportunities for active recreation, including ball sports. Moreover, our neighborhood is among the most densely populated in Shoreline (in residents per acre) and it is the type of neighborhood that will likely increase its population through infill development. Thus, the need for parks will increase, and this property is the only one that can realistically fill that need.

The amendment is also consistent with the City's Housing and Sustainability strategies. The proposal presents the possibility of higher density housing development that is located appropriately relative to existing infrastructure (roads, transit) and increases the range of housing options in Shoreline. The inclusion of a park dedication directly addresses the need to balance population growth with recreational opportunities, while preserving key ecological functions in an urbanizing landscape.

Finally, we note that the combination of acreage and total hardscape limits, coupled with park dedication, means that the total hardscape area on the 16-acre site will only slightly exceed the 50% maximum

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allowed under current R-6 zoning. The proposal options could in theory result in 55-57% lot coverage by hard surfaces, a significantly lower value than is allowed for the developed portion alone.

2. *The rezone will not adversely affect the public health, safety or general welfare; and*

The proposal will benefit public health by creating a permanent park in the neighborhood, while also eliminating an existing threat to public safety. Unfortunately, due to the vacant status of the site, it has become a magnet for vandalism and other detrimental activities. One of the buildings on the site was set afire in the fall of 2010, and subsequently demolished at substantial cost to the School District.

3. *The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and*

Upon sale of the property to a private developer, the use and ownership of the property will in fact become inconsistent with the current land use designation of Public Facility. The proposed zoning amendment is internally consistent with the proposed Comprehensive Plan amendment and with the Plan generally as outlined above.

4. *The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and*

As described above, the agreement contains substantial protections that recognize the interests of neighboring property owners. These provisions – including tree preservation and staggered height limits – provide substantially greater protection than existing limits in the Development Code. Moreover, the tree preservation provision creates a likely *de facto* setback of more than 25 ft. along the site's eastern boundary.

In weighing the proposal against this criterion, it is also important to remember that the currently approved use is that of a bustling middle school. It just so happens that the use has been dormant for an extended period. Thus, while the concerns of neighboring landowners are valid and important, the impact of the proposal should be weighed relative to currently allowed uses on the site. The Commission has previously invoked similar logic to weigh the merits of changing zoning in potential commercial areas to Regional Business (or more recently Multiple Use Zone) when the proposed change has been coupled with a specific project proposal. The impacts of a designated land use and zone should be evaluated with respect to the maximum intensity use allowed under the designation, even if the specific proposal is of a less intense nature. In this case, while the site has had an artificially low level of use for decades, a middle school facility should be the baseline for evaluating the degree of change associated with the proposal.

5. *The rezone has merit and value for the community. (Ord. 238 Ch. III § 7(d), 2000).*

The proposed rezone would provide, in perpetuity, a fundamental community asset in the form of park space. The proposed level of development is not out of scale with adjacent uses, and is generally consistent with the character of the neighborhood. The property is truly a centerpiece of our diverse neighborhood and will provide tremendous value for generations to come, not just for recreation, but also as a community gathering place.

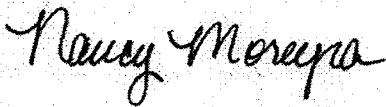
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Concluding remarks

In weighing the proposed amendments, we ask that you consider the same question that we faced when we embarked on this journey: *what will happen to the site in the absence of an agreement?* There are a few potential scenarios, none of which include saving the park that has served our community for decades. The property would have been sold as R-6 and possibly developed as such. Roughly 80 new homes would have been built on the site, but the surrounding neighborhood, including numerous multi-family developments, would have lost all access to significant park space while population density would have increased. The more likely scenario, given the area's existing mixed zoning, is that a future owner would have requested a rezone to a much higher density for all sixteen acres. The entire site would have been developed at R-24, R-48 or higher, while the park space would have disappeared entirely. The neighborhood would surely have opposed such a proposal, but it would have been difficult for the City to deny the request, given the criteria. Thus, the economic benefits of the rezone would have accrued to the developer alone. Under the Aldercrest Proposal, a portion of the benefits of a rezone accrue to the community in the form of permanent park space, while retaining the economic value for the current owner. This is truly a win-win-win solution for the School District, the City and our neighborhood.

We thank you in advance for your thoughtful consideration of the Aldercrest Proposal.

Sincerely,



Nancy Moreyra, Co-Chair
(206) 498-1474
nmoreyra@comcast.net



Janne Kaje, Co-Chair
(206) 417-0891
jkaje@comcast.net

Friends of Aldercrest
2718 NE 195th Pl, Shoreline, WA 98155

Attachment 1: Comprehensive Plan Citations that support the proposed Amendments

Land Use Policies

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
- Master plans for large 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

LU6: Encourage the development of neighborhood plans to carry out and refine the vision of the Comprehensive Plan at the neighborhood level. Neighborhood plans shall be adopted as an amendment to the City's Comprehensive Plan before they become valid under GMA.

LU7: Ensure that proposed amendments are accompanied by recommended changes to development regulations and modifications to capital improvement programs, subarea, neighborhood and/or functional plans (if any) required to implement the amendment.

LU13: Encourage the integration of public open spaces into residential neighborhoods, (including small pocket parks) and protection of existing stands of trees and vegetation which serve as buffers.

LU87: Provide incentives for site development that will minimize environmental impacts. Incentives may include density bonuses for cluster development and a transfer of development rights (TDR) program.

LU107: Develop educational materials, incentives, policies, and regulations to conserve native vegetation on public and private land for wildlife habitat and human enjoyment. The city shall establish regulations to protect mature trees and other native vegetation from the negative impacts of residential and commercial development, including short-plat development.

Housing Policy

H28: Assure that site and building regulations and design guidelines create effective transitions between substantially different land uses and densities.

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2718 NE 195th Pl, Shoreline, WA 98155

Parks and Recreation

Goal PR I: Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation and cultural opportunities are readily available, by preserving open spaces and maintaining a quality parks and recreation system.

PR3: Where feasible, actively seek opportunities to preserve, protect and acquire open space and waterfront access.

PR4: Investigate alternative methods, including seeking outside funding, for the financing of acquisition, facility development and renovation, maintenance and operating needs to reduce costs.

PR9: Develop and distribute multi-use neighborhood, community and regional park facilities throughout the City to satisfy varying levels of citizen needs.

PR10: Enhance the park system so that it continues to provide a variety of recreation opportunities serving a wide range of interests and age groups.

PR13: Seek to improve and expand indoor and outdoor recreation opportunities to reflect the diverse and changing needs and desires of the community.

Community Development

CD24: Preserve, encourage, and enhance open space as a significant element of the community's character through parks, trails, water features, and other significant properties (such as cemeteries) that provide public benefit.

CD53: Preserve the natural character of neighborhoods by minimizing the removal of existing vegetation, especially mature trees, when improving streets or developing property.

From: Eric Doyle [REDACTED]
Sent: Wednesday, February 09, 2011 10:45 AM
To: Plancom; Joe Tovar
Subject: Comment on Aldercrest Comprehensive Plan Amendment and Zoning Proposals

Honorable members of the Shoreline Planning Commission,

I am writing to voice my support for the proposed Comprehensive Plan amendment and zoning change supporting the Aldercrest Subarea Plan. I have been a resident of Shoreline for eight years now. In that time, I have seen more than a few development proposals that could have been handled better, a prime example being the ill-conceived designation of the Aldercrest site as a potential jail facility. I am happy to say that this new proposal goes a long way towards reversing that unfortunate misstep. I view this effort as a fine example of local government and citizenry coming together to find a win-win solution.

The Comp. Plan amendment and rezoning proposal strikes an effective compromise between a number of competing needs. It satisfies the desire of the Shoreline School District to make good use of an economic asset. It provides certainty, which will make the site more attractive to potential developers. It permanently conserves valuable open space in the Ballinger Neighborhood, addressing a shortcoming identified in the Parks Recreation and Open Space Master Plan. And finally, it makes necessary concessions to address the interests and concerns of neighbors. For example, the preservation of the stand of large trees bordering the east side of the property would not be guaranteed if the site were opened for development under the existing zoning. Ensuring the protection of this greenbelt is both sensitive to neighborhood interests and consistent with a stated goal of the Comp. Plan, the conservation of large trees and other natural amenities for their ecological and aesthetic value.

Based on these factors, I interpret the Aldercrest Subarea Plan as entirely consistent with the requisite decision criteria for Comp. Plan amendment and rezoning in the Shoreline Municipal Code (Chapters 20.30.320.B and 20.30.340.B, respectively). I commend the collective efforts of everyone involved in crafting this proposal and I urge your swift approval.

Respectfully,

Eric G. Doyle

[REDACTED] 11th Ave NE

Shoreline, WA 91855

Joe Tovar

From: JR Boz-ling [REDACTED]
Sent: Thursday, February 10, 2011 1:26 PM
To: Plancom; Joe Tovar
Subject: Aldercrest Annex rezoning

To Planning Commission: I want to wholeheartedly support the plan to rezone the Aldercrest Annex property, so that a portion may be saved for public use. It has been used as a parklike/green space for many years. Saving a portion for public use is a responsible use of the rezoning process. Ballinger Neighborhood has many multifamily living buildings with little opportunity to walk in safe green spaces. Rezoing so that the people may continue to enjoy these acres is the right and responsible thing to do. I love to look out on the green space, and see children and adults enjoying themselves. It is especially heart warming on days where there is a snow fall and one can see happy faces and hear happy voices as they sled down the hill. Joyce Lingerfelt, Ballinger Neighborhood Resident

February 10, 2011

City of Shoreline

Joseph W. Tovar, FAICP
Director, Planning and Development Services

Re: Aldercrest Planning

Dear Mr. Tovar:

I am writing to express our grave concerns over the planned re-zoning of the Aldercrest property. By way of providing a backdrop to these events let me say that neighbors in the region, both in the Low Density Residential, and High Density Residential areas have been traumatized by the events of the past year or so with the City of Shoreline's attempts to place a prison in the neighborhood. As one who lives in the LDR zone on the west side of 30th Avenue NE, I have been and continue to be impacted by decisions made over the future use of the Aldercrest property. From our standpoint, and certainly my personal standpoint, we feel betrayed by the city governance and planning board that they did what they did to the neighboring community. I am not overstating the effect that this "ham-handed" attempt by the city had on the neighborhood. The city has definitely suffered a loss of trust by the community. Whereas we once believed that the city had the best interests of the community in mind, we no longer feel that there is any truth to that statement.

Now we are experiencing what I can only define as a "back-lash" or panic to ensure that the neighborhood is not faced with a similar horrible choice made by the City of Shoreline and city planners as to the future use of the Aldercrest property. The big rush now, as I see it, is to secure part of the area as a park. The city has stated their goal of gaining more park space in the area. I fully agree that more parks would be better, however we need to be mindful of the manner in which a park space is acquired, and the impact it will have on the community. Under normal conditions, the city should just buy the park land if they want to have a future park. However the city is tying development of the land to a "donation of park space". All that would be nice as well, as long as the future use is not going to adversely affect the neighborhood.

What I strongly oppose is re-zoning the land to R24 or R48. At the latest meeting I attended at the Aldercrest facility, it was stated that the zoning change could result in anywhere from 220 to 440 families (approximately) being allowed within the rezoned sector. This is providing that the developers donate 5 to 6 acres of the space to a park use. That is much too high a price to pay for residents who currently border that area. It seems that in our panic to prevent the city from putting something like a methadone clinic, sexual offender housing, half-way housing or another prison in the space we trying to develop it just to prevent another ill-advised attempt by the city planners. No one denies that a park there would be nice. However, if the city really wants a park there, then the city should buy it and build the park "with no strings attached".

Having 220 to 400 + families living in at the Aldercrest site will have a huge impact on the neighbors in the area. For one, traffic will be greatly increased. City planners always seem so short-sighted when it comes to drivers. They automatically assume, as was stated in the meeting, that all traffic will head to Ballinger way. It will not. Traffic will fan out from the site in all directions. It will greatly increase north to 205th, 200th will be heavy both ways, and 30th NE will have greatly increased traffic both north and south. Our street, 30th NE already has big problems with people traveling down the road at an average speed of 35 to 45 MPH. It is a 25 MPH zone on which drivers routinely ignore the established limit. Lake Forest Park police do not have the manpower to patrol it. Not only will traffic be a big negative impact, but also the school systems. You can't add 400 families in this area without it affecting Lake Forest Park Elementary. Class sizes in the school are already high, and will be greatly stressed by the addition of so many families.

I implore the council to reject any move to rezone the Aldercrest parcel as planned . It should be rezoned, but only to an R6 or R8. My worry, is that if this passes as proposed we will end up with a park, but the park will be so crowded and overused (with 400 families next door) that it will not be any fun to use, and people like me will end up taking their kids somewhere else to play. We could end up with a park we won't want to use, and the headaches of a high density neighborhood.

My alternative proposal is simple, and I think it addresses in a more meaningful way the needs of the community for a park, the needs of the school district to maximize the sale of the land, and the needs of the neighboring residents to have a future use more consistent with the low density residential surroundings. Sell the land to a single family housing developer. Raise the limit to something like R-8. This should allow a developer to build up to 128 houses. Require the developer to include several "mini-park" areas within the development. These could include kid's playscapes, water features with picnic tables, open expanse of lawn with a small jogging track around it, and the like. We could end up with a park that ends up being fully developed, and ready for use. The developer wins, because they can better sell the houses because of the park like setting. We residents also win because we avoid the impact of large apartment houses and all the associated high density headaches.

I hope the community and the planners will consider this proposal and not rush to rezone the property as R24 or R48.

Sincerely,

Joe Blanchard



Brian Lee

From: Ruth Barton Loretta Graves [REDACTED]
Sent: Thursday, February 10, 2011 1:06 PM
To: Plancom
Subject: Aldercrest usage

Please approve a 6 to 7 acre plot for the public to use as a park. We need a big park in our area. Brugger's Bog is just too small. It doesn't have a ball field or areas to play soccer or open space to fly kites. Please approve the proposed usage. Thank you in advance for your consideration of my view.

Loretta Graves

[REDACTED] 25th Ave NE