

**PLANNING COMMISSION AGENDA ITEM**

CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Public Hearing on SE Neighborhoods Subarea Legislative Rezone
<b>DEPARTMENT:</b>	Planning and Development Services
<b>PRESENTED BY:</b>	Joseph W. Tovar, FAICP, Director PADS Steven Cohn, Senior Planner Miranda Redinger, Associate Planner

**BACKGROUND**

On May 24, 2010, the City Council adopted the SE Neighborhoods Subarea Plan. Staff has discussed implementation options with the Commission in 5 meetings since then, and at its March 17<sup>th</sup>, 2011 meeting, the Commission provided direction on implementation of the plan. The direction consisted of two parts:

1. Legislatively rezone portions of the Subarea to conform to the vision of the adopted Subarea Plan.
2. Work with the Commission to develop new regulations that would implement other portions of the Plan. These regulations might have citywide application, might provide for a limited number of pilot projects throughout the city, or may apply only within the boundaries of the Subarea.

Tonight, the Commission will hold a public hearing on item one—the legislative rezone that implements the intent of the Subarea Plan.

Following the public hearing, the Commission will craft a recommendation to be forwarded to the Council. The Commission may or may not complete its recommendation the night of the hearing.

**PROPOSAL**

This proposal is file number 201868. A threshold SEPA Determination of Non-Significance was issued on June 21, 2011 (Attachment 4). The public comment period will end on July 5. Staff will include comments received on the threshold determination in the desk packet for the public hearing.

The proposal implements two objectives of the Subarea Plan:

Approved By:

Project Manager 

Planning Director \_\_\_\_\_

1. It brings all the properties into conformance with the Subarea and Comprehensive Plans, and
2. It implements the vision of the Plan to provide better transition between single family areas and areas which are designated for more intense development, and increases the housing potential in parts of the Subarea to accommodate growth in a manner that would increase the demand for shop owners to locate nearby and provide goods and services to the neighborhood.

In order to provide a feel for the magnitude of change that would be allowed if the proposal is adopted, staff has developed the following matrix focusing on the areas where the greatest change is proposed. The SAZ (Shoreline Analysis Zones) were used in the Transportation Master Plan modeling and breaks the city up into areas that are assumed to have common traffic patterns. It is important to remember that for each SAZ, there are four numbers listed: the number of housing units currently on the ground, the number of housing units that could be built under *existing* zoning, the number of units that could be built under *proposed* zoning, and the likely potential of actual build-out. A map that illustrates the boundaries of each SAZ is included as Attachment 6.

SAZ Number	104	105	106	108
Existing Jobs	241	133	55	94
New Jobs (current)				200
New Jobs (proposed)				
Existing Housing Units	32	278	87	334
20 yr Potential for New Housing Units (current)	101	175	16	182
20 yr Potential for New Housing Units (proposed)	214	355	47	406
Likely # of 20-yr total housing units using a share analysis (3%-10% of citywide total target (5000))	31-105	52-175	7-24	60-199

Conclusions from this analysis:

- If the area receives its “fair share” of development based on its percentage of citywide land area (3%), it will have 150 new units, or approximately 7.5 new units a year for 20 years. That might translate to 1 new apartment building and 13 new 4-unit townhouses over that timeframe.
- If the area receives as much as 10% of the total housing target for the city (approximately 500 new units over 20 years), that would translate to 3 or 4 apartment or condo buildings and 25 new 4-unit townhouses over the 20 year period.
- The current zoning would permit 474 units, which far exceeds the “fair share” amount of development and would almost allow the “10%” development number of 500 units.

Additional items to consider:

- If redevelopment is somewhat proportional to development capacity, slightly more than half will occur along the 15<sup>th</sup> NE corridor and slightly less than half will occur along and near Bothell Way. Traffic impacts of development will be mitigated by the fact that traffic will flow in several directions depending on the destination. Some traffic movements may be restricted by the road configuration at a specific curbcut or driveway, but for the most part there are options available.
- There are less than 20 parcels where the adopted Subarea Plan requires a zoning change to be in conformance with the adopted Comprehensive Plan map. The other changes are proposed in response to Citizen Advisory Committee (CAC) and Commission direction to provide clear and logical (step-down) zoning transition.
- Currently most of the commercial areas are zoned Neighborhood Business (NB), which would permit mixed use development that could go to a height of 50 feet with a maximum of 24 dwellings per acre. There has been virtually no development on these sites, and it is staff’s conclusion that part of the reason is because there is no demand for mixed use stacked development (i.e., apartments) built at 24 units an acre. After discussion with the Commission, there was agreement that it would be worthwhile to provide a greater density incentive, and therefore most of the NB areas are proposed to be rezoned to Commercial Business (CB).
- The CAC recommended creation of a Neighborhood Mixed Use Zone (NMUZ), similar to the Mixed Use Zone used on Aurora, but more suited to a neighborhood commercial environment. The Planning Commission suggested that instead of creating a new zoning category, and essentially rendering the existing CB zone obsolete, that they examine CB standards when they discuss other potential Development Code amendments to implement the Subarea Plan. It is possible that CB standards will be amended to more closely resemble recommendations for the NMUZ.

- The proposed residential rezones are mainly intended to improve the transition from nearby single family zones or to make the existing checkerboard zoning pattern more consistent.

### **PARCELS MARKED “Recommended designation, not finalized”**

There are 3 parcels in the map in Attachment 3 that are hash-marked and labeled that the recommendation is not finalized. This is because staff has been attempting to solicit input from property owners about their future vision for these parcels. In the case of the northern half of 14615, it is zoned as Mixed Use Zone (MUZ). Since the Planning Commission recommendation from their March 17<sup>th</sup> meeting was to create consistency in all commercial parcels by zoning them Community Business, this would be the only instance where following such direction would constitute a down-zone. Staff believes that zoning the entire parcel CB would not create any non-conformances and sent a letter to the property owner asking if he knew the reason for the split-zoning and if he saw a need for it to continue. No response has been received to date.

The two parcels at 1514 and 1520 NE 146<sup>th</sup> St. are currently zoned Neighborhood Business (NB). Because the current (and former) Comprehensive Plan designation is High Density Residential, these are 2 of the parcels that need to be rezoned in order to be consistent with the Comprehensive Plan. The proposed zoning is R-48, which is consistent with the CAC recommendation, but since this is a change from a commercial category to a residential one, staff wrote the property owners a letter in March and called them in May to see if they had input on this potential reclassification. No response has been received to date.

### **PUBLIC INVOLVEMENT**

In addition to the year and a half that the Citizen Advisory Committee met to craft the vision for the subarea, there have been other opportunities for public involvement. In November 2010, staff held a community meeting to explain how the implementation process would work. In March 2011, staff convened a meeting of former CAC members and the owner of a majority of parcels along Bothell Way to discuss potential redevelopment of the site. Staff held another community meeting on June 14, 2011 to explain the proposal being presented at the public hearing and the Planning Commission's recommendation about how to implement other policies from the Subarea Plan.

Although few neighborhood residents attended the Planning Commission Study Sessions, those occurred in July, August, October, and November of 2010 and March of 2011. Staff has also kept the project web page up to date, sent numerous emails to the distribution list, authored articles for the Briarcrest newsletter and been in contact with neighborhood leaders to explain what Planning Commissioners had discussed at the study sessions.

## TIMING AND SCHEDULE

SEPA determination issued  
Public Hearing Notice  
Public Hearing

June 21, 2011  
June 21, 2011  
July 7, 2011

### Initial Responses to Rezone Criteria

*The city may approve or approve with modifications an application for a rezone of property if*

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

Because the Subarea Plan and accompanying map were adopted as part of the Comprehensive Plan in May 2010, the proposed zoning designations are consistent.

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

Redevelopment under proposed zoning would trigger stormwater, street frontage (sidewalk), and other improvements, which would benefit public health, safety and welfare.

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

There are a number of parcels that need to be rezoned in order to be consistent with the Comprehensive Plan designations that were adopted as part of the Subarea Plan. Additional rezones are proposed in order to be consistent with the policy recommendations in the Subarea Plan.

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

The rezone is meant to encourage redevelopment that is beneficial to the neighborhood. Other standards that will become part of the Development Code are meant to protect the existing neighborhood character and quality of life for residents.

- 5. The rezone has merit and value for the community.*

The rezone is based on recommendations from the Citizen Advisory Committee, and the intent was to increase development options for neighborhood businesses to provide jobs and services, as well as provide clear zoning transition between different uses.

## **RECOMMENDATION**

Staff concludes that the rezone proposal meets the criteria in SMC 20.30.320 (Rezone of property and zoning map change) and forwards the initial findings to Planning Commission for its consideration at the public hearing.

## **NEXT STEPS**

The Commission will hold a public hearing on July 7<sup>th</sup> and forward the recommendation to the City Council for action.

If you have questions about the rezone proposal, contact Miranda Redinger at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov), or 206-801-2513.

## **ATTACHMENTS**

1. List of Exhibits
2. SE Neighborhoods Subarea Plan
3. Proposed zoning
4. SEPA DNS
5. Maps showing Comprehensive Plan designations, current zoning and proposed zoning for areas near 15<sup>th</sup> Ave NE and near Bothell Way
6. Map of Shoreline Analysis Zones (SAZ)



## **PUBLIC HEARING RECORD**

### **Southeast Neighborhoods Subarea Implementation**

#### **- LEGISLATIVE REZONE -**

*July 7, 2011 | List of Exhibits*

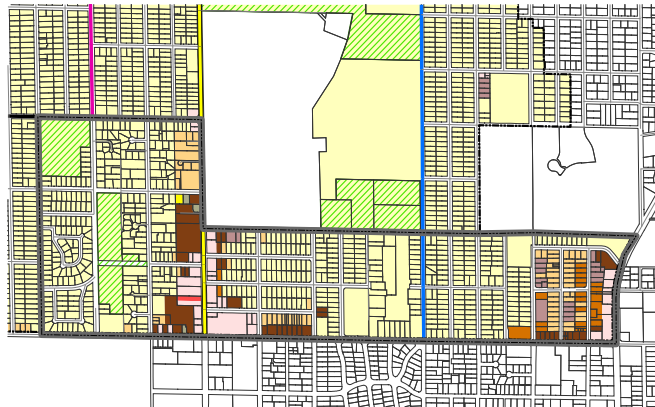
- Exhibit 1** July 7, 2011 Staff Report “Public Hearing on SE Neighborhoods Subarea Legislative Rezone”
- Exhibit 2** Southeast Neighborhoods Subarea Plan, Adopted May 24, 2010
- Exhibit 3** Proposed Zoning Map
- Exhibit 4** SEPA DNS
- Exhibit 5** Maps showing Comprehensive Plan designations, current zoning and proposed zoning for areas near 15th Ave NE and near Bothell Way
- Exhibit 6** Map of Shoreline Analysis Zones (SAZ)

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## Southeast Neighborhoods Subarea Plan May 24, 2010



The Southeast Neighborhoods Subarea is bounded on the south by 145<sup>th</sup> Street, on the west by 8<sup>th</sup> Avenue, on the north by 155<sup>th</sup> and 150<sup>th</sup> Streets, and on the east by Lake City Way. It contains portions of both the Ridgecrest and Briarcrest neighborhoods, and is comprised predominately of single-family households, most of which were constructed after WWII.

When it was annexed, most of the subarea was not assigned Comprehensive Plan designations, but given the place-holder “Special Study Area.” The City of Shoreline worked with a Citizen’s Advisory Committee from July of 2008 until November of 2009 to create a vision and craft policy and zoning recommendations. This subarea plan is a condensed version of their report.

The plan is intended to provide direction for the next 20 years. Many things will change in that time period. By 2030, there will likely be a light rail stop near 145<sup>th</sup> St. and Interstate 5. New automotive technology may have transformed the fueling, design, and maybe even necessity of cars. Successive generations may have different preferences for building and neighborhood design and amenities. New technologies may spur new industries and the job base and commercial districts will likely grow and evolve.

Yet while contemplating these uncertainties and determining how to incorporate them into the long-range vision for the subarea, the City wants to preserve existing aspects of these neighborhoods. The single-family character, friendly atmosphere, natural amenities, and other characteristics are all of paramount importance. Change may be inevitable, but it can be channeled to provide amenities and improvements and

prevented from negatively affecting the quality of life that is why people choose to live in this part of Shoreline.

### **Natural Environment**

*Goal: To provide a healthy and flourishing natural environment for the benefit of both human and wildlife residents, utilizing innovative technology and conservation measures*



The community identified a number of natural characteristics that enhanced the quality of life in the neighborhood and were highly valued. These included the extensive tree canopy, vegetative cover, and prevalent wildlife, notably the varied list of bird species. They also acknowledged other existing, natural conditions that could pose problems in the process of development or redevelopment. These included the high groundwater table, poor soil conditions and infiltration rates that exist on some sites. This section attempts to balance natural capital with development.

#### **Natural Environment Policy Recommendations:**

NE1: Create incentives to encourage the use of innovative methods of protecting natural resources (solar power for lighting outside space, green storm water conveyance systems, new recycling options).

NE2: Create incentives to encourage innovative strategies to enhance the natural environment on and around developed sites (green roof and green wall techniques, hedgerow buffers, contiguous green zones through neighborhoods, green storm water conveyance systems).

NE3: When redeveloping a site, encourage incorporation of measures that improve or complement the community's natural assets such as its tree canopy, surface water elements, wildlife habitat, and open space.

NE4: Link green open spaces within subarea and then link them to those outside subarea to create trails.

NE5: Support creation of contiguous ecosystems, with attention to wildlife habitat, through development of a "green corridor," as a public/private partnership, including the area between Seattle's Jackson Park, Paramount Park, and Hamlin Park.

NE6: Protect and renew (“daylight”) streams in the area.

NE7: Create incentives to encourage enhancement and restoration of wildlife habitat on both public and private property through existing programs such as the backyard wildlife habitat stewardship certification program.

NE8: Use green street designs in south Briarcrest to provide more green space for residents in that area and to link residents to an east-west trail that connects the area to other trails such as the Interurban Trail.

NE9: Develop technical resources for better understanding of overall hydrology, including the locations of covered streams in the subarea, and recommend actions and measures to address existing stormwater drainage problems.

NE10: Create incentives to plan all remodel and new development around substantial trees and groves of trees to preserve tree canopy.

NE11: Retain and establish new trees, open spaces, and green belts.

NE12: Use green buffers of specific buffer area to building height ratio between different land uses, especially where transition zoning is not possible.

### Land Use

*Goal: To promote smart growth, enhancement of local businesses and amenities, connectivity and transition between uses, and compatibility between potential development and the established residential character of the neighborhoods.*



Because the Central Puget Sound region is a desirable place to live, its population is expected to grow over the next 20 years. Shoreline, due to its location and amenities, is likely to grow as well.

In general, the plan preserves the single-family character of the neighborhoods. However, a major focus of the plan is to increase housing choice by encouraging styles of “appropriate” infill development, such as Accessory Dwelling Units and small houses on small lots, rather than zoning large areas for higher density. This way, growth is diffused throughout the area, has minimal visual impact on neighboring houses, and provides extra living space for extended families or rental income.

In addition to encouraging infill development, the subarea plan identifies a few areas where access to transit, business corridors, and park amenities would allow multifamily homes and create areas with commercial and residential uses. To create a transition between single family areas and mixed-use commercial areas, the plan provides

for stepping down in zoning intensity from the areas designated for higher density or mixed-use to the single-family core of the neighborhood.

**Land Use Policy Recommendations:**

- LU1: Promote the analysis of impacts to the full range of systems as part of the planning and development process.
- LU2: Create incentives to use vegetated buffers between types of land use, in addition to transition zoning or open space.
- LU3: Development, as defined in the Comprehensive Plan, should be approached from the perspective of innovative options for increasing density.
- LU4: Establish policies and zoning to provide appropriate transitions between existing and proposed development and dissimilar land uses to minimize conflicts relating to solar access, noise, scale, etc.
- LU5: Place highest-density housing (mixed-use) on transit lines or in already established commercial zones.
- LU6: After updated regulations governing new development and redevelopment have been established, revisit the rules on a regularly scheduled basis for the purpose of enhancing the rules that work and eliminating those that don't work.
- LU7: Consider establishing a neighborhood business zone that would be restricted to non-residential uses, or some other solution to the problem of retail development being overlooked when residential development on the site yields more profit.
- LU8: Establish metrics, targets, baselines and a reporting timeframe to measure progress of social, economic and natural capital when evaluating Comprehensive Plan completeness.
- LU9: As the housing market and transportation technologies evolve to support more options, establish zoning designations for areas that may be appropriate for car-free zones or reduced parking standards.
- LU10: Quality of life for current residents in the subarea should be considered in decision-making processes that involve new development in the community, even though decisions must also take into account overall land use goals and the economic needs of the City as a whole.

**Housing**

***Goal: To promote housing diversity, affordability and adaptability while respecting and maintaining the identified single-family character of the neighborhoods.***



The subarea is mostly built out, with very few large tracts of raw land remaining, so most expected growth will occur as infill and/or redevelopment. Given that these options include a wide spectrum of styles and quality, how this housing would fit with the surrounding community posed one of the greatest challenges. Through a visual preference survey, a number of infill development concepts were identified as having good potential for being compatible with the existing neighborhood character. These include: Accessory Dwelling Units (ADU), small houses on small lots, cluster development, duplexes on corner lots, etc. Examples of some of these styles of housing and policy recommendations regarding their incorporation into the neighborhoods are included below.



### **Housing Policy Recommendations:**

H1: Recognize and continue the area's history of providing affordable yet diverse housing to a variety of residents across the income spectrum.

H2: New housing development that is added in the center of established neighborhoods of the SE Subarea should be consistent with neighborhood character. Lot size to structure ratios and the scale of building are important.

H3: Distribute low-income housing so that it is not all in one place in the neighborhood, prohibiting the development of large, low-income housing groups or units.

H4: Increase housing stock that attracts new residents by appealing to a diversity of buyers' and renters' interests, including:

- Energy efficiency
- Parking options
- Density/size/FAR
- Private/shared outdoor open space

- Affordable/quality/sustainable building materials and construction practices
- Multi-family/multi-generational/single family housing options
- Accessory Dwelling Units
- Adaptability

H5: Because existing housing tends to be more affordable than new construction, remodeling and refurbishing current stock should be encouraged over demolition and redevelopment.

H6: Review existing policies and City code on Accessory Dwelling Units and home businesses to promote low-impact density.

H7: Adopt regulations that would allow “cottage style” housing without compromising quality.

H8: Encourage “green” building through incentives, fees and /or tax policies.

H9: Encourage partnerships with non-profit affordable housing providers, land trusts, Community Development Corporations and other organizations whose mission involves increasing the stock of affordable housing.

### **Transportation**

*Goal: To promote connectivity, safety, alternative transportation and walkability throughout the subarea’s roadways and trail systems*



This subarea faces a number of problems similar to those of other neighborhoods. Certain issues, most notably those related to 145<sup>th</sup> Street and increasing transit service, cannot be addressed on a subarea level because of complicated jurisdictional and funding logistics. Therefore, this subarea plan focuses on improvements to traffic safety, road treatments, and pedestrian and bicycle networks within the City’s boundaries and purview.

#### **Transportation Policy Recommendations:**

T1: Encourage “walkable” and “bikeable” neighborhoods and intra-area connections through incorporation of safe pedestrian and bicycle corridors.

T2: Retain, improve, and expand public transit.

T3: Increase local transit service to economic hubs and schools (in addition to service to downtown Seattle) that focuses on east/west connections.

T4: Improve automobile traffic flow on major arterial corridors to accommodate increased density.

T5: Implement traffic calming measures on priority local streets between 145<sup>th</sup> and 150<sup>th</sup> Streets, as well as other local roadways to improve safety and reduce cut through traffic.

T6: Implement improvements along 15<sup>th</sup> Ave. to revitalize business, increase pedestrian and bicycle safety and usability, and add vehicle capacity where necessary.

T7: Work with neighbors to complete more “green street” type projects that will “complete” the street right of way and add pedestrian ways without adding curb-gutter and sidewalk.

T8: Add bus shelters at busy stops.

T9: As part of potential redevelopment of the commercial area on Bothell Way, address the east/west access issues to promote neighborhood connectivity to businesses, while protecting the residential neighborhood from cut-thru traffic.

T10: As part of the update of the Transportation Master Plan, also consider smaller, innovative solutions to reducing automobile dependence, such as circulator busses, car-sharing, bike rentals, etc.

T11: Encourage the City to work with Seattle, King County, Sound Transit, and WSDOT to undertake a corridor study on 145th St. that would result in a plan for the corridor to improve safety, efficiency, and modality for all users. This plan should include adjacent neighborhoods in the process, and should have a proposed funding strategy for implementation.

### **Parks, Recreation & Open Space**

***Goal: To preserve, protect and promote creation of public spaces that balance needs for human recreation, animal habitat, and natural vegetative growth***



The subarea contains or is adjacent to several of Shoreline’s parks, including Hamlin, South Woods, and Paramount Park and Open Space. The following policies are proposals for implementation by the City as resources permit, recognizing that the Parks Department and Board have their own Master Plan and processes. The City has an interest in acquiring lands adjacent to Paramount Park Open Space.

**Parks, Recreation & Open Space Policy Recommendations:**

PR1: Support development of a trail/designated pathway connecting the Interurban trail and the Burke-Gilman trail with Paramount Park (upper and lower), Hamlin Park, South Woods, and Seattle’s Jackson Park.

PR2: Encourage development of sidewalks, footpaths, green streets, and signage on existing walkways near trail areas.

PR3: Use incentives to encourage development of more open/green space.

PR4: For larger-scale developments, establish a standard for proportional area of open space created or green space preserved.

PR5: Provide reasonable signage at main entrances to all parks.

PR6: Redevelop paths in Paramount Open Space to ensure at least one year-round connection between the east and west sides of the Ridgecrest Neighborhood.

**Economic Development**

*Goal: To promote development of businesses that serve needs of local residents, add to vibrancy and socially-oriented identity of neighborhoods, and provide jobs*



The neighborhood supports opportunities for establishment of local gathering places and nodes of business activity where needed goods and services are located within walking distance, and could provide employment opportunities for local residents.

**Economic Development Policy Recommendations:**

ED1: Encourage the creation of community gathering places. Create nodes (indoor & outdoor) for gathering and social interaction.

ED2: Revitalize the local economy by encouraging new business that is beneficial to the community in terms of services, entertainment, and employment.

ED3: Increase small-scale economic development (e.g., retail, office, service) that employs local people and complements residential character.

ED4: Inventory and promote the SE Subarea resources and opportunities, such as redevelopment at Shorecrest, Public Health Labs, and Fircrest.

ED5: Encourage community groups to define specific types of commercial, retail and professional businesses to best serve needs of subarea residents.

ED6: Encourage home-based business within the parameters of the residential zoning to bolster employment without adverse impact to neighborhood character.

ED7: Attract neighborhood businesses with support from the Economic Development Advisory Committee that could be sustained by the community.



ED8: Continue active participation from the City and the neighboring community in determining most beneficial uses, practices, and mitigation in long-term plans for Fircrest.

ED9: Encourage staff to identify potential Capital Improvement Projects that support the adopted subarea plan vision for business areas in the southeast neighborhoods.

ED10: Modify commercial zoning regulations to require that mixed-use buildings be designed to accommodate ground level commercial uses along arterial street frontages.

### **Community Design**

*Goal: To encourage well-planned design of systems and appropriate transitions between different uses so that positive impacts of growth are realized and negative impacts may be minimized*



Over the next 20 years, the community wished to maintain a reputation of supporting a diverse population base and providing some of the City's most affordable housing options. Another priority was to retain green and open space so that a variety of wild flora and fauna would also continue to live in the neighborhood. There was widespread support for a thriving business district and alternative forms of housing, as long as they were visually compatible with existing single-family homes. Concentrating on elements of design and transition and articulating standards could provide an effective method to bring the vision to fruition.

#### **Community Design Policy Recommendations:**

CD1: Development regulations applicable to the SE Subarea should be predictable and clear, written in a manner that reduces uncertainty for developers, City staff, and the community.

CD2: Development & Land Use designs and patterns should contribute to the vitality of the area as a whole, serving the broader community and immediately adjacent neighbors, using compatibility criteria and incentives to be determined.

CD3: Encourage planning of local "hubs" for provision of services and gathering places.

CD4: Support development of a plan to implement a network of "feeder" pathways/trails (may also be in the form of green streets) to connect neighborhoods to larger, city-wide walkways (such as a potential trail connecting Interurban, Hamlin, Southwoods & Burke-Gilman) and to encourage walkable neighborhoods.

CD5: Encourage redevelopment and revitalization of existing infrastructure (schools, businesses, single and multi-family structures) by providing incentives.

CD6: Community design should be pedestrian-oriented with incentives for development and redevelopment to open new or enhance existing pedestrian access and green spaces.

CD7: Establish rules and incentives that ensure developments are planned in ways that are consistent with the communities' vision of three-pronged sustainability (economic, environmental and social equity).

CD8: Establish density and zoning regulations and design review processes that are flexible enough to allow for creativity in design, but restrictive enough to ensure the protection of the community, especially the immediately adjacent neighbors.

CD9: Use medium- to low-density, multi-family units as transitional areas from high-density residential or commercial properties to single-family homes.

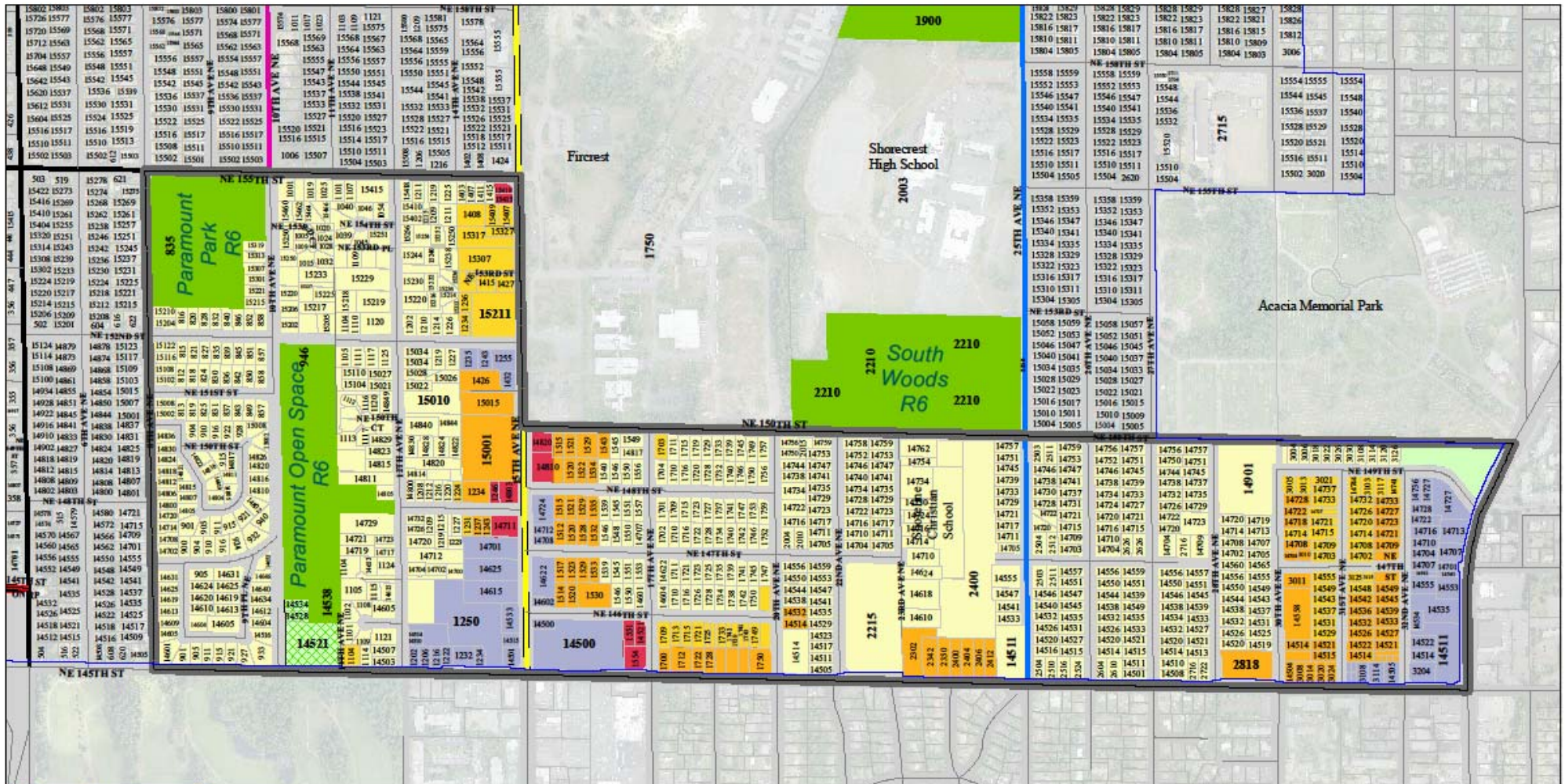
CD10: Modify the existing R-48 transition regulations to permit a 50 foot height limit (60 feet through a conditional use process) only if the subject site is adjacent to R-24 or R-48 residential zones or commercial zones and not adjacent to residential zones with a density less than R-24.

CD11: Take advantage of city, state, and federal pilot projects whose focus is improvement of the environmental health of the community, such as green streets, innovative housing designs, alternative power generation, etc.

CD12: Establish rules and incentives that ensure actions occur in a manner that is consistent with the community's vision, while still promoting and providing incentives for redevelopment.

CD13: Improve the area around 145th St. and 15th Ave. with place-making treatments, such as lighting, benches, and landscaping, to identify it as a gateway to the City.

CD14: Work with community groups, neighborhoods and outside experts to promote "community gardens" for production of food and recreation.



**City of Shoreline**  
Geographic Information System

**Southeast Shoreline**

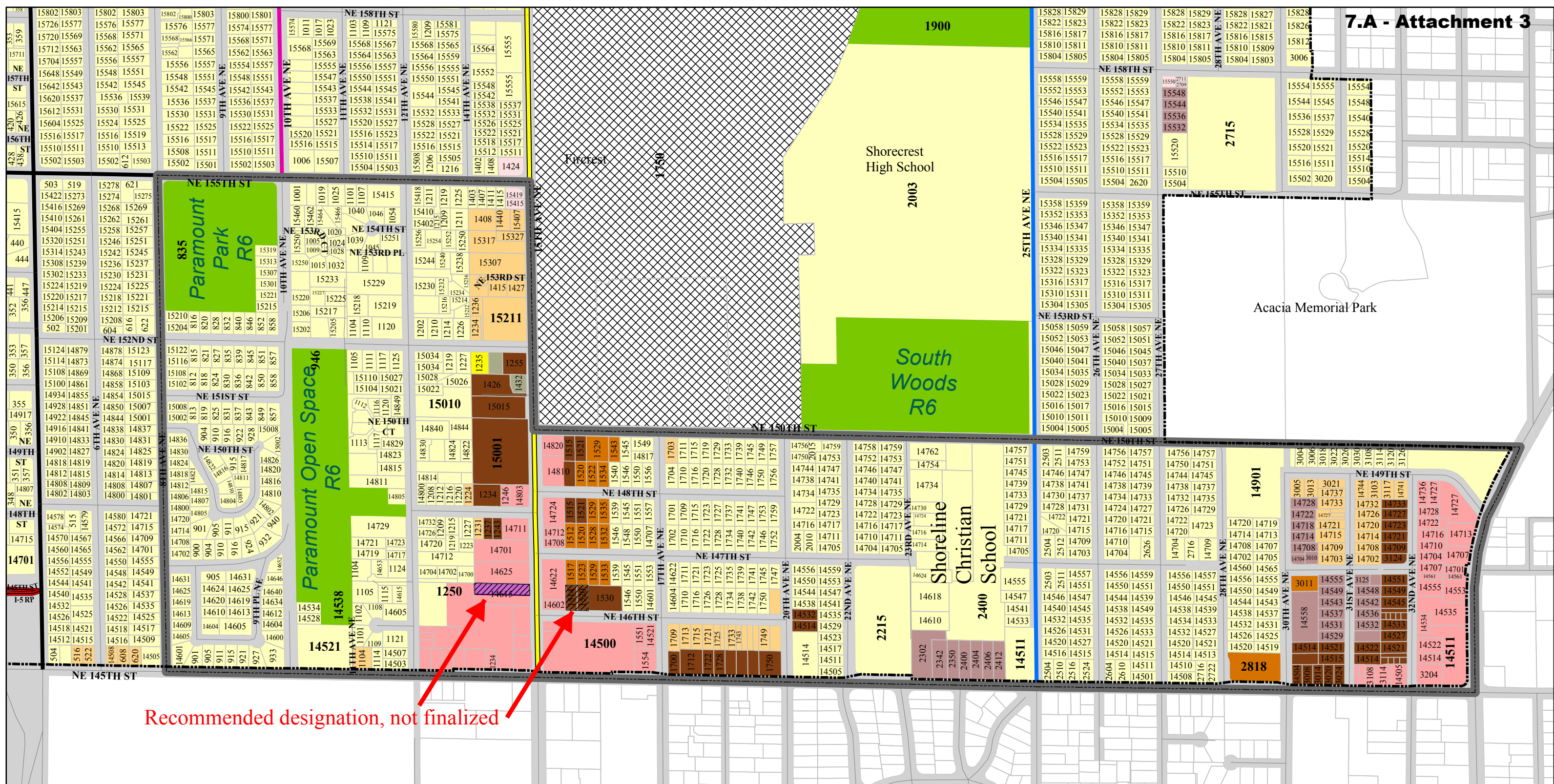
Project name: CompL1\GIS\Shoreline\_11\_17\_Opt.mxd  
File date: 11/22/09

<p><b>Proposed Land Use</b></p> <p><b>Final Option</b></p>	<p><b>Comprehensive Plan</b></p> <ul style="list-style-type: none"> <li>Low Density Residential</li> <li>Medium Density Residential</li> <li>High Density Residential</li> <li>Mixed Use</li> <li>Community Business</li> </ul>	<ul style="list-style-type: none"> <li>Regional Business</li> <li>Public Facilities</li> <li>Campus</li> <li>Special Study Area</li> <li>Ballinger Special Study Area</li> <li>Briarcrest Special Study Area</li> </ul>	<ul style="list-style-type: none"> <li>North City Business District</li> <li>Paramount Special Study Area</li> <li>Private Open Space</li> <li>Public Open Space</li> </ul>	<ul style="list-style-type: none"> <li>City Boundary</li> <li>Open Water</li> <li>Planning Area</li> <li>Outside Shoreline</li> <li>Interstate</li> </ul>	<ul style="list-style-type: none"> <li>Principal Arterial</li> <li>Minor Arterial</li> <li>Collector Arterial</li> <li>Neighborhood Collector</li> <li>Local Street</li> </ul>	<ul style="list-style-type: none"> <li>Park</li> <li>Park Expansion</li> <li>Unclassified Right of Way</li> <li>Tax Parcel</li> </ul>
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**SHORELINE**

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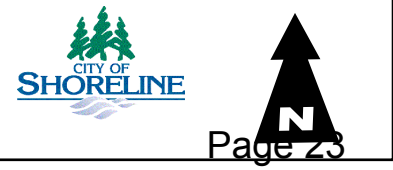
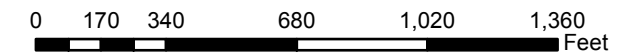
Recommended designation, not finalized

City of Shoreline  
Geographic Information System

**Proposed Changes to Current Zoning Draft Staff Recommendation**

- |                                  |                                    |                           |                   |                        |                           |
|----------------------------------|------------------------------------|---------------------------|-------------------|------------------------|---------------------------|
| Recommended, Not Finalized       | R-24; Residential, 24 units/acre   | O; Office                 | City Boundary     | Principal Arterial     | Park                      |
| <b>Proposed Zoning</b>           | R-48; Residential, 48 units/acre   | CB; Community Business    | Open Water        | Minor Arterial         | Unclassified Right of Way |
| R-4; Residential, 4 units/acre   | MUZ; Mixed Use Zone                | NB; Neighborhood Business | Planning Area     | Collector Arterial     | Tax Parcel                |
| R-6; Residential, 6 units/acre   | NMUZ; Neighborhood Mixed Use Zone  | I; Industrial             | Outside Shoreline | Neighborhood Collector |                           |
| R-8; Residential, 8 units/acre   | PA; Planned Area                   | CZ; Contract Zone         | Interstate        | Local Street           |                           |
| R-12; Residential, 12 units/acre | C; Campus                          |                           |                   |                        |                           |
| R-18; Residential, 18 units/acre | NCBD; North City Business District |                           |                   |                        |                           |

Project name:  
ZoningSEShoreline\_1117\_Staff7d.mxd  
Plot date: 5/3/2011



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17500 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500 ♦ Fax (206) 801-2788

## **SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

### **PROJECT INFORMATION**

DATE OF ISSUANCE: **June 21, 2011**  
PROPONENT: **City of Shoreline**  
LOCATION OF PROPOSAL: **Not Applicable – Non-Project Action**  
DESCRIPTION OF PROPOSAL: **Non-Project Action to adopt on specific parcels in the SE Neighborhoods Subarea which implement portions of the SE Neighborhoods Subarea Plan.**  
PUBLIC HEARING **July 7, 2011**

### **SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) 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, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 14 days from the date below.

RESPONSIBLE OFFICIAL: **Steven M. Cohn, Senior Planner**

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2511**  
**Shoreline, WA 98133-4905**

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

### **PUBLIC COMMENT AND APPEAL INFORMATION**

The public comment period will end on July 5, 2011. There is no administrative appeal of this determination. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the underlying decision in accordance with State law.

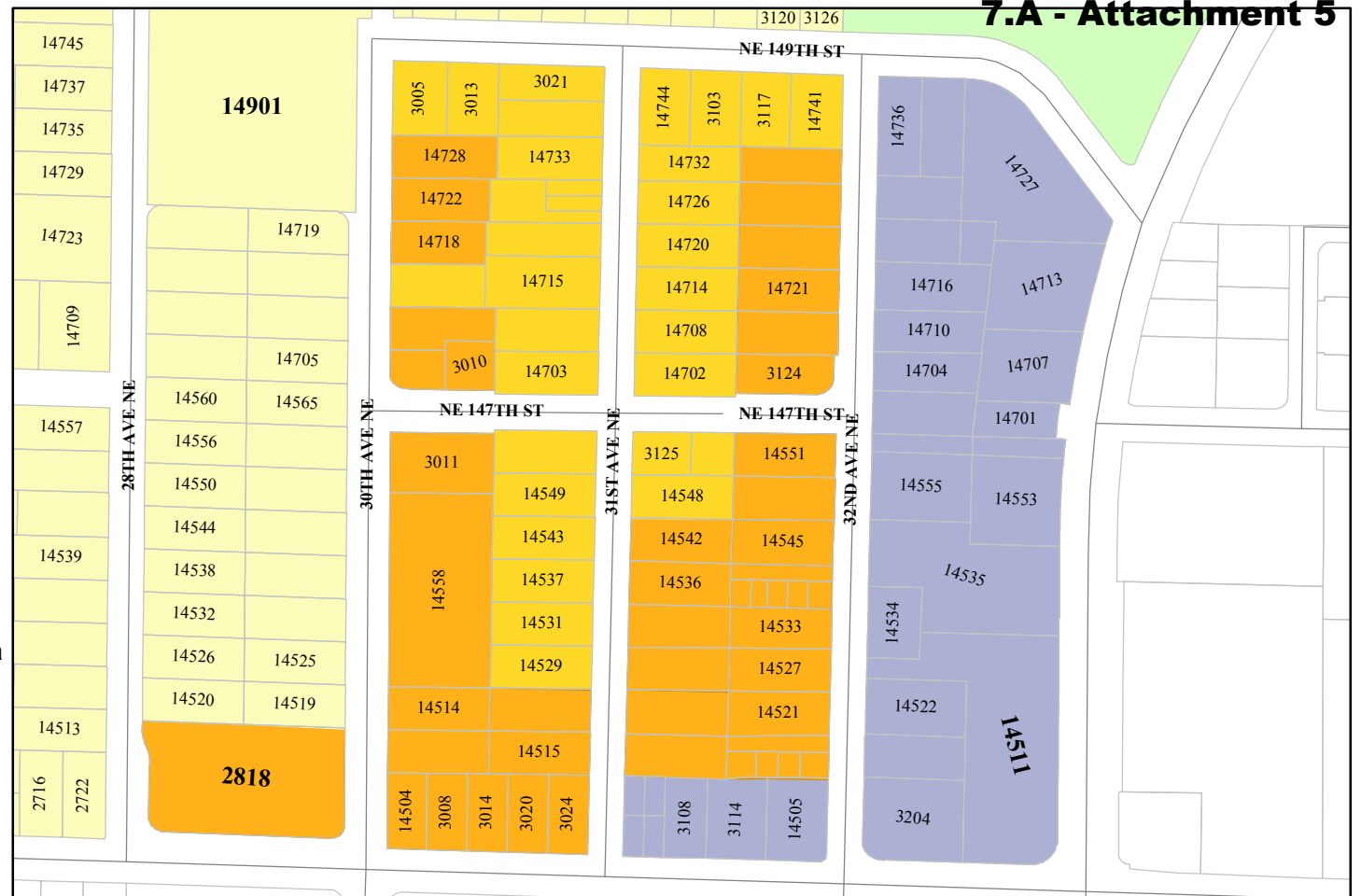
The file is available for review at the City Hall, 17500 Midvale Ave N., 1<sup>st</sup> floor – Planning and Development Services

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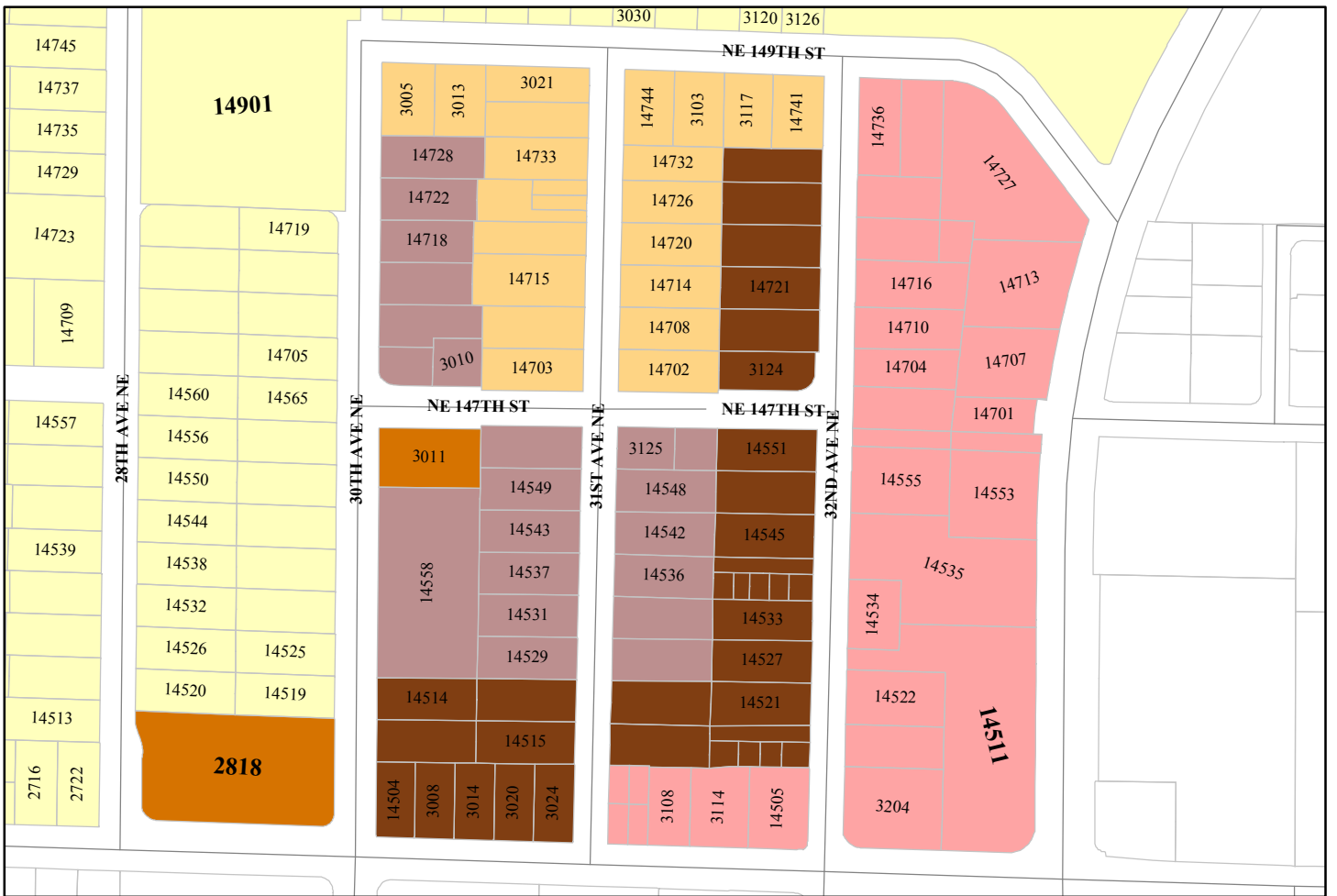
**Comprehensive Plan**

- LDR; Low Density Residential
- MDR; Medium Density Residential
- HDR; High Density Residential
- MU; Mixed Use
- CB; Community Business
- RB; Regional Business
- PF; Public Facilities
- C; Campus
- Planned Area 3
- SSA; Special Study Area
- BaSSA; Ballinger Special Study Area
- NCBD; North City Business District
- PrOS; Private Open Space
- POS; Public Open Space



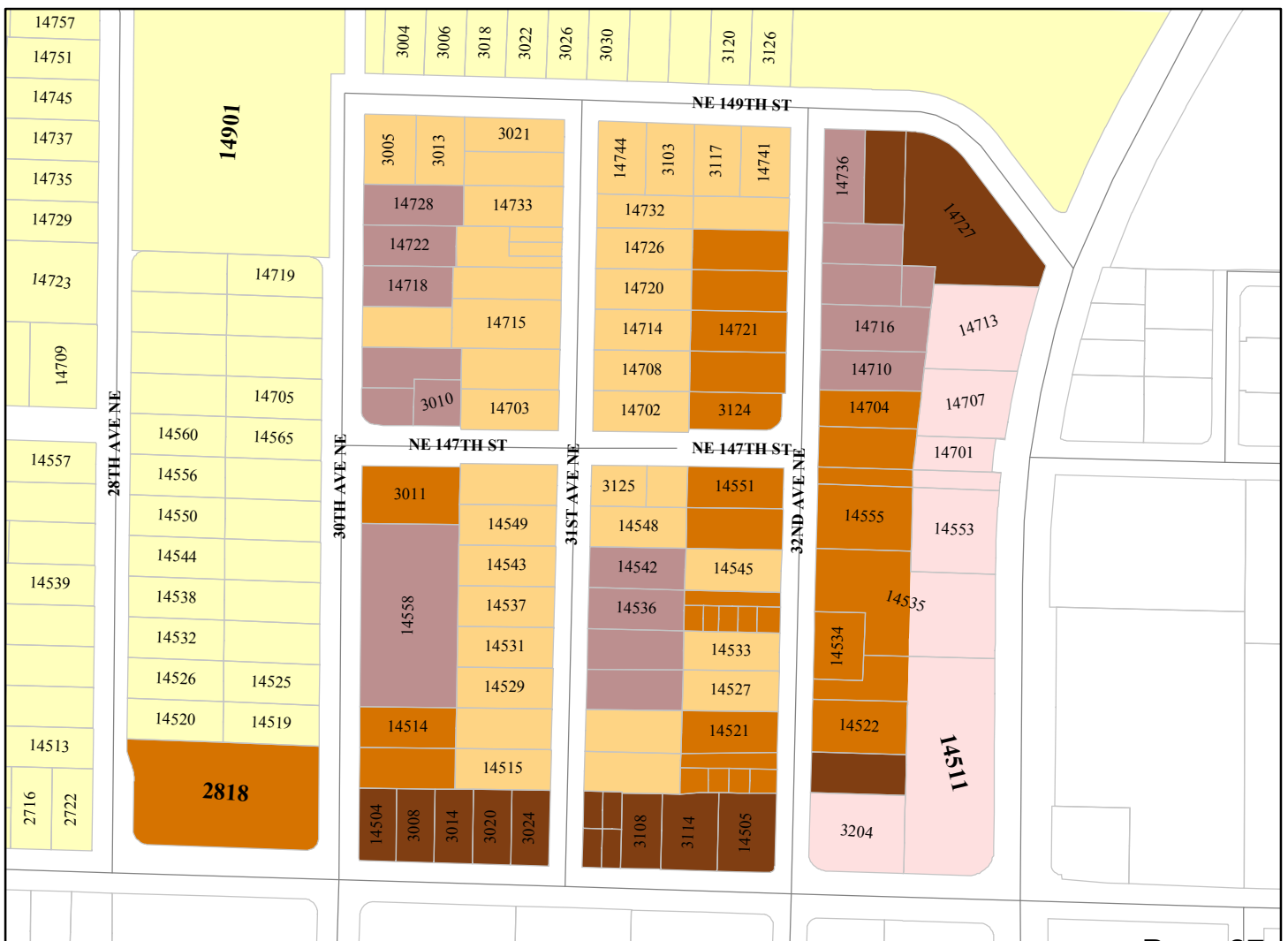
**Proposed Zoning**

- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-18; Residential, 18 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- MUZ; Mixed Use Zone
- NMUZ; Neighborhood Mixed Use Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone



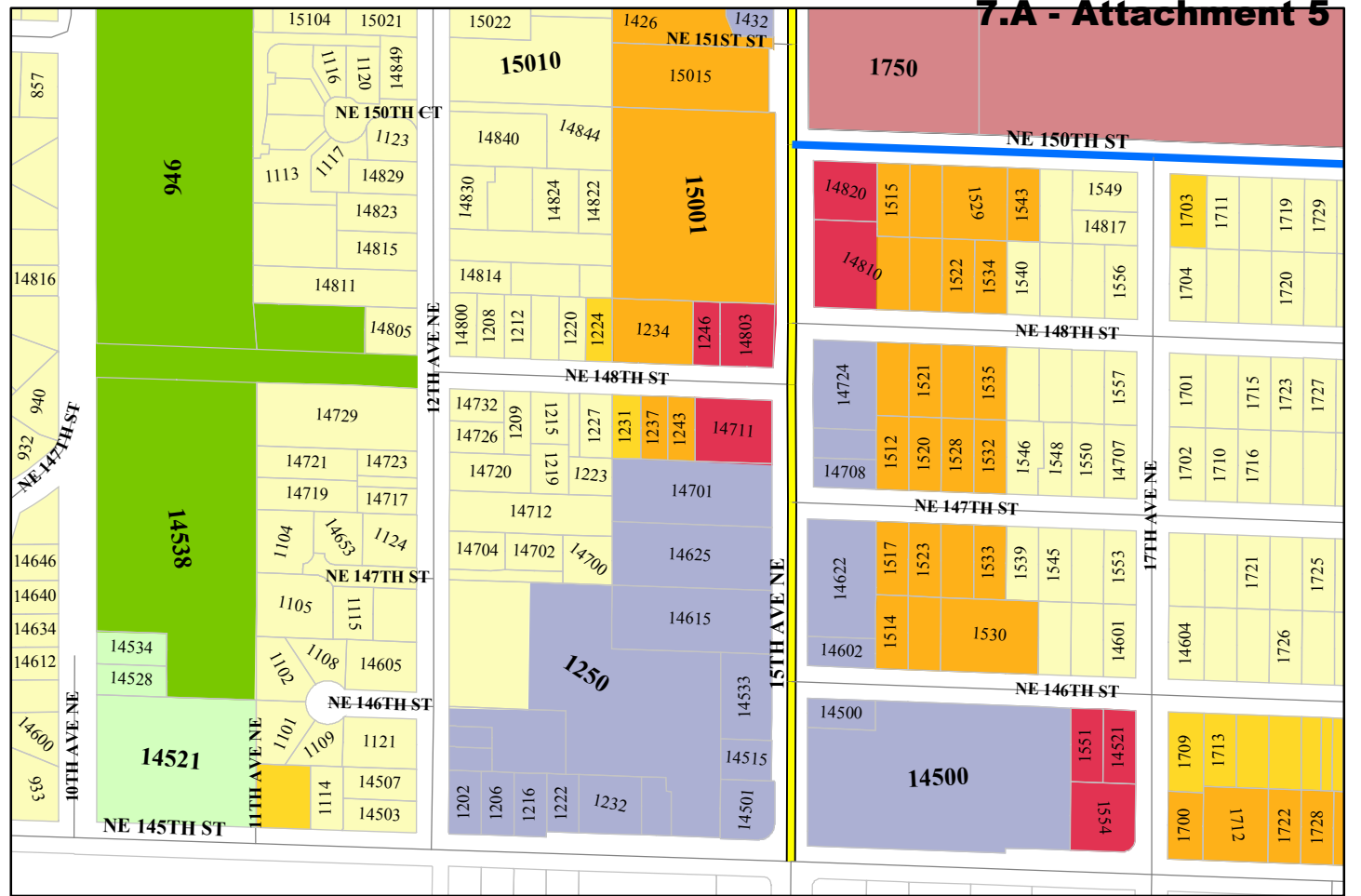
**Current Zoning**

- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- I; Industrial
- Mixed Use Zone
- Mixed Use Contract Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- CZ; Contract Zone



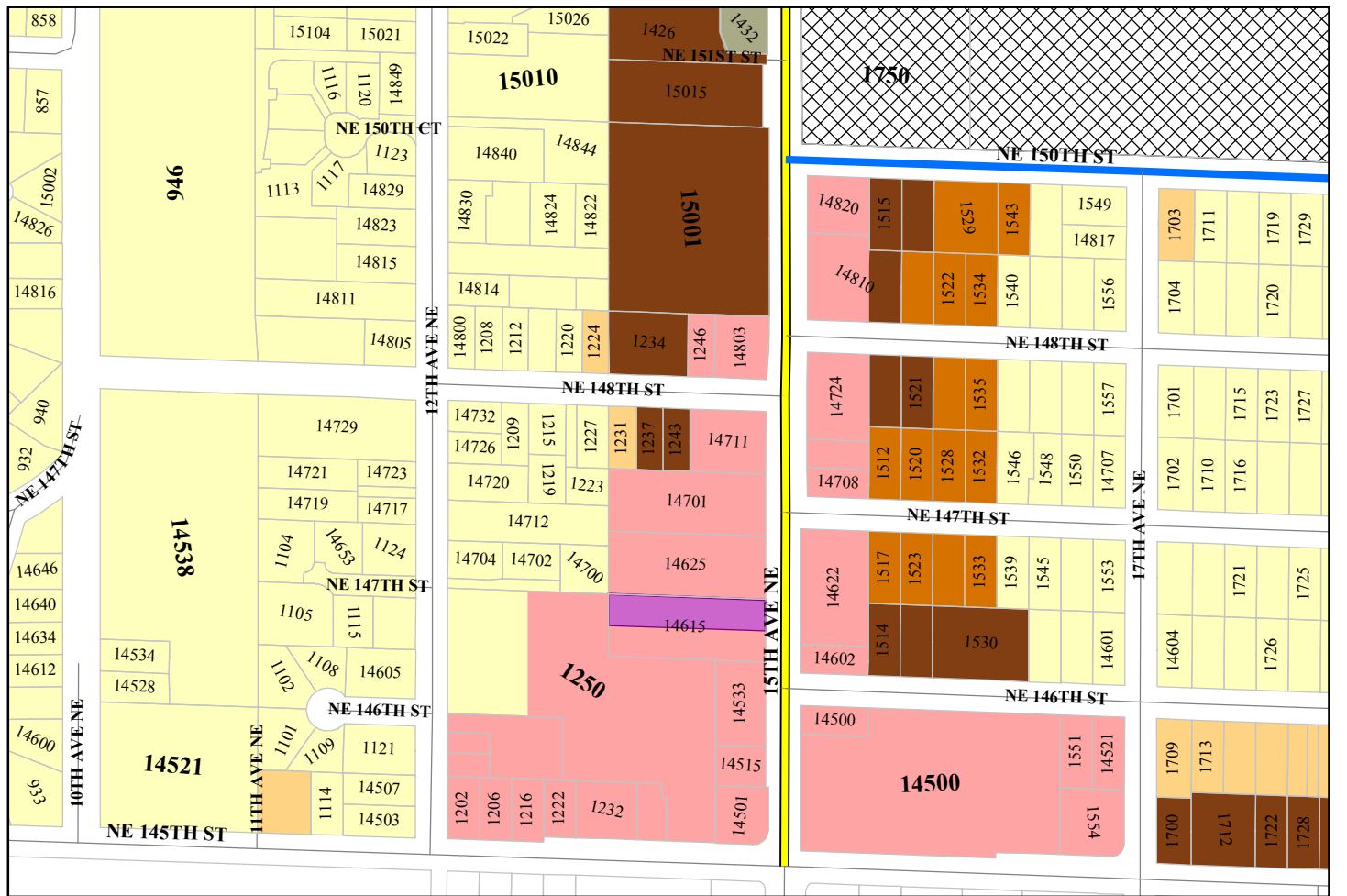
### Comprehensive Plan

- LDR; Low Density Residential
- MDR; Medium Density Residential
- HDR; High Density Residential
- MU; Mixed Use
- CB; Community Business
- RB; Regional Business
- PF; Public Facilities
- C; Campus
- Planned Area 3
- SSA; Special Study Area
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- NCBD; North City Business District
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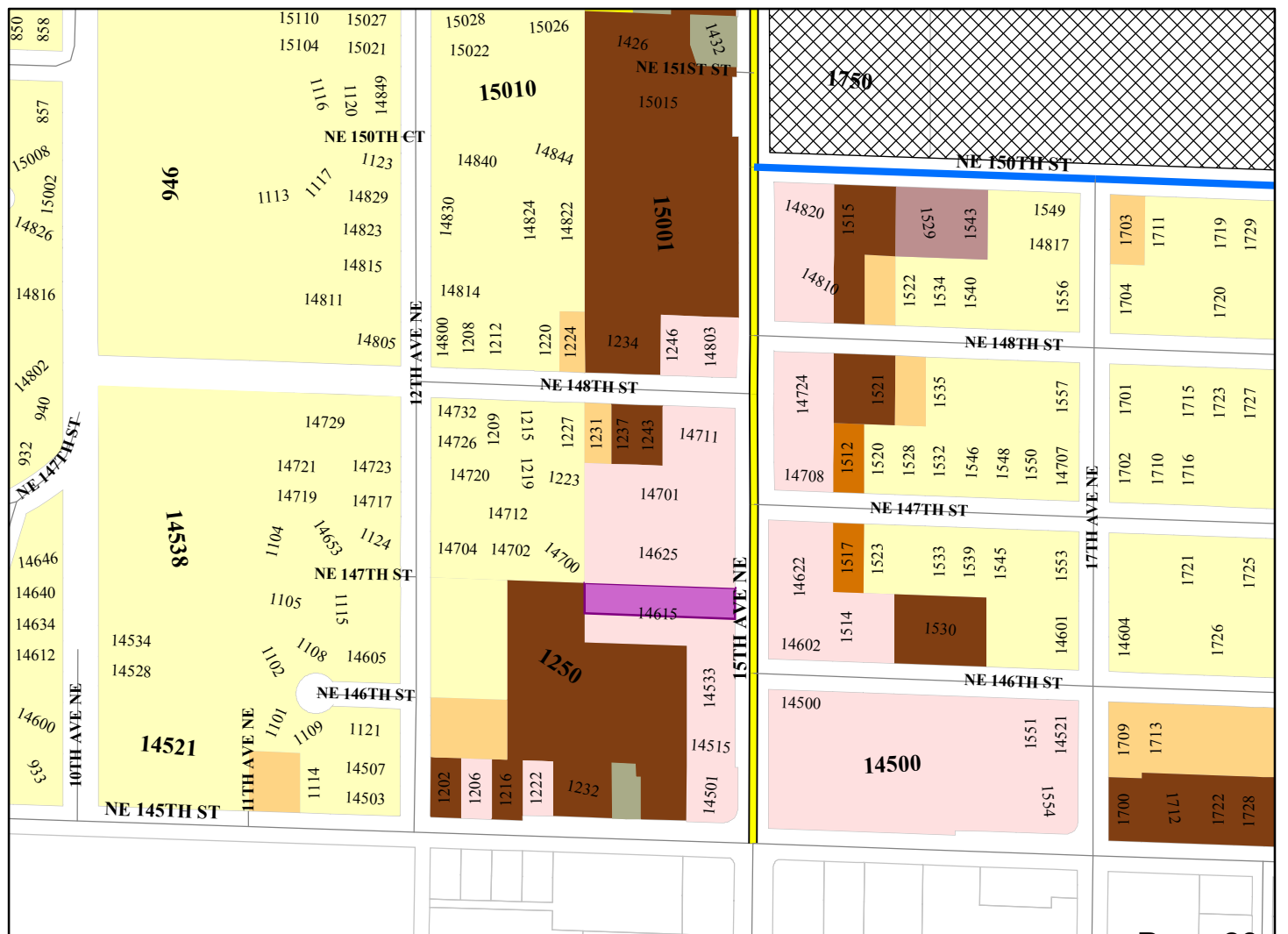
### Proposed Zoning

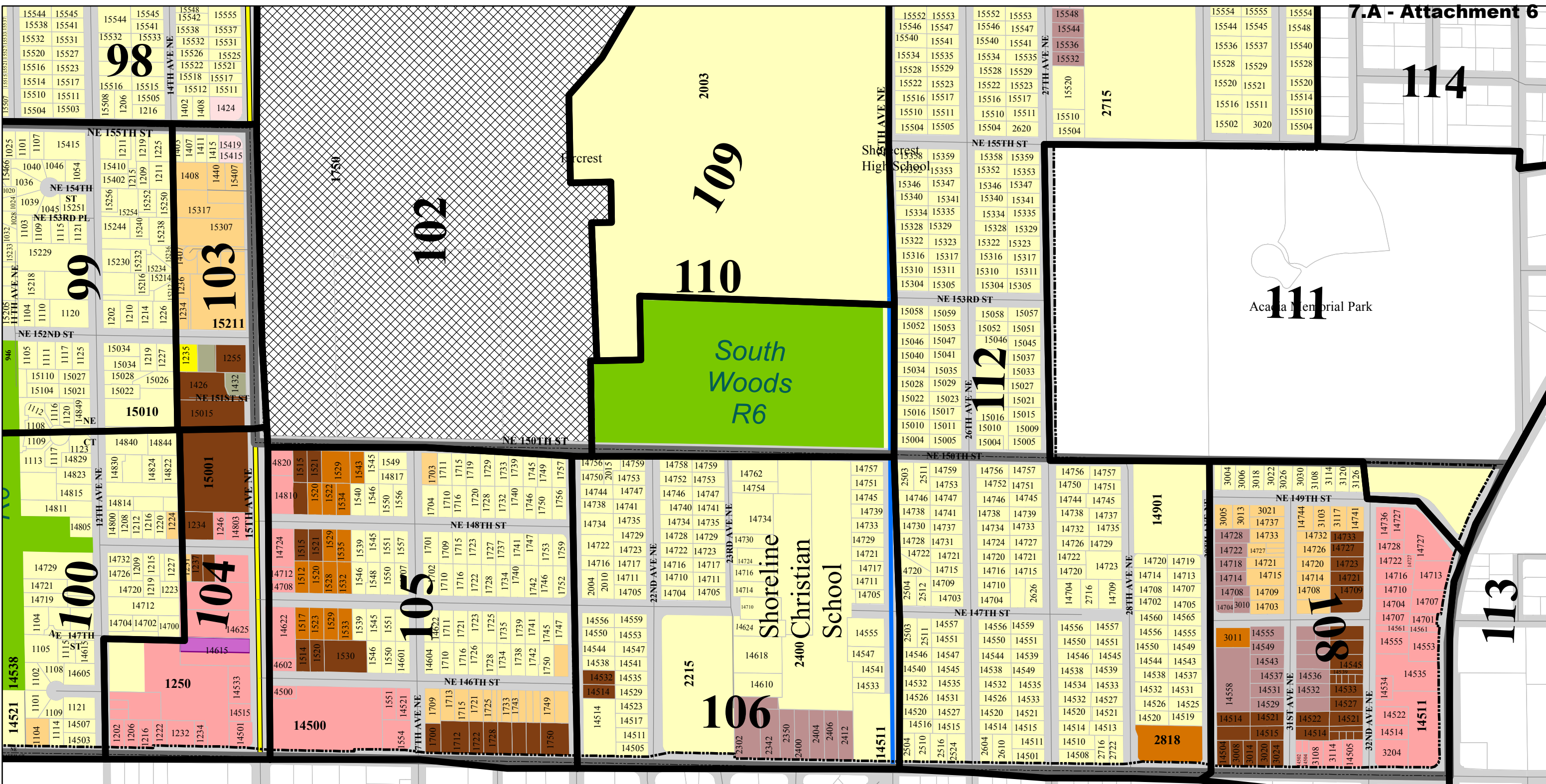
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-18; Residential, 18 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- MUZ; Mixed Use Zone
- NMUZ; Neighborhood Mixed Use Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- I; Industrial
- CZ; Contract Zone



### Current Zoning

- R-48; Residential, 48 units/acre
- R-24; Residential, 24 units/acre
- R-18; Residential, 18 units/acre
- R-12; Residential, 12 units/acre
- R-8; Residential, 8 units/acre
- R-6; Residential, 6 units/acre
- R-4; Residential, 4 units/acre
- I; Industrial
- Mixed Use Zone
- Mixed Use Contract Zone
- PA; Planned Area
- C; Campus
- NCBD; North City Business District
- O; Office
- CB; Community Business
- NB; Neighborhood Business
- CZ; Contract Zone





City of Shoreline  
 Geographic Information System

# Southeast Shoreline

Project name:  
 ZoningSESshoreline with TAZ.mxd  
 Plot date: 6/13/2011

## SAZ Map and Proposed Changes to Current Zoning Staff Recommendation

	SAZ		R-24; Residential, 24 units/acre		O; Office		City Boundary		Principal Arterial		Park
<b>Proposed Zoning</b>			R-48; Residential, 48 units/acre		CB; Community Business		Open Water		Minor Arterial		Unclassified Right of Way
	R-4; Residential, 4 units/acre		MUZ; Mixed Use Zone		NB; Neighborhood Business		Planning Area		Collector Arterial		Tax Parcel
	R-6; Residential, 6 units/acre		NMUZ; Neighborhood Mixed Use Zone		I; Industrial		Outside Shoreline		Neighborhood Collector		
	R-18; Residential, 18 units/acre		PA; Planned Area		CZ; Contract Zone		Interstate		Local Street		
	R-8; Residential, 8 units/acre		C; Campus								
	R-12; Residential, 12 units/acre		NCBD; North City Business District								

0 137.5 275 550 825 1,100 Feet

