

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

<p><b>AGENDA TITLE:</b> Public Hearing for Phase 1 of the Town Center Subarea Plan as Amendment to the Comprehensive Plan</p> <p><b>DEPARTMENT:</b> Planning and Development Services</p> <p><b>PREPARED BY:</b> Paul Cohen, Senior Planner, 206-546-6815</p> <p><b>PRESENTED BY:</b> Joe Tovar, Director, Planning and Development Services</p>
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**SUMMARY**

Amendments to the Comprehensive Plan are processed as legislative decisions. Legislative decisions are non-project decisions made by the City Council under its authority to establish policies and regulations. The Planning Commission is the review authority for legislative decisions and is responsible for holding an open record Public Hearing on the official docket of proposed Comprehensive Plan amendments and making a recommendation to the City Council on each amendment. The proposed amendments can be found in Attachments 1, 2, and 3.

The purpose of this public hearing is to:

- Briefly review the proposed Amendments to adopt Phase 1 of the Town Center Subarea Plan
- Respond to questions regarding the proposed amendment
- Identify any additional information that may be necessary
- Forward a recommendation to the City Council

**BACKGROUND / ANALYSIS**

By State law, an amendment to the Comprehensive Plan can only be made once a year unless it is a subarea plan. Subarea plans may be used to bring the City's land use and development regulations into conformity with the Comprehensive Plan, or to respond to changing conditions or needs of the City.

Phase 1 is a small, initial step to establish a study area boundary, adopt several framework policies to guide work on Phase 2, and repeal outdated policies in view of the Council's recently adopted preference for the "Flexible Alternative" for the Aurora Project.

The study area map does not establish or change zoning boundaries. It is to identify an area where nearby residents and property owners might have a greater interest in being involved in the discussion of future land use rules governing projects along Aurora or Midvale Ave N.

Appendix 5 is the future right-of-way alignment for the Aurora Corridor Plan in the Comprehensive Plan. It is in conflict with the Council adopted preference for the "Flexible Alternative" within the Town Center study area.

Phase 2 of the Town Center Subarea Plan will include actions consistent with the framework policies, establish specific standards addressing building height and lands uses, and identify appropriate improvements for heritage park, Midvale Ave N., and area walkways. A public process for Phase 2 will begin in late 2007.

**TIMINGNG & SCHEDULE**

The following table is a chronology of the Comprehensive Plan amendment process for the current proposal.

<b>DATE</b>	<b>DESCRIPTION</b>
August 17, 2007	<ul style="list-style-type: none"> <li>Notified CTED of proposed changes and City Council Public Hearing NO LESS than 60 days prior to City Council Public Hearing.</li> </ul>
September 4, 2007	<ul style="list-style-type: none"> <li>Issued notice of public hearing 14 days prior to Planning Commission Public Hearing.</li> </ul>
September 20, 2007	<ul style="list-style-type: none"> <li>Planning Commission Public Hearing on proposed amendments.</li> <li>Planning Commission deliberation and record recommendation to City Council on approval or denial of proposed amendments.</li> </ul>
September 27, 2007	<ul style="list-style-type: none"> <li>SEPA Determination to be issued/advertised.</li> </ul>
October 22, 2007	<ul style="list-style-type: none"> <li>City Council consideration and decision on proposed amendments.</li> </ul>

**OPTIONS**

1. Recommend approval of the proposed amendment;
2. Recommend additions or deletions of selected portions of the proposed amendment; or
3. Recommend denial of the proposed amendment.

**ATTACHMENTS**

- Attachment 1: Phase 1 Proposed Framework Policies
- Attachment 2: Phase 1 Study Area
- Attachment 3: Appendix 5 of the Comprehensive Plan: Aurora Corridor Right-of-Way Plan

## **ITEM 7.1 - ATTACHMENT 1**

### **FRAMEWORK POLICIES FOR THE TOWN CENTER SUBAREA PLAN**

The following policies establish the framework for development of the land use, capital facility, and programmatic aspects of the Town Center Subarea Plan.

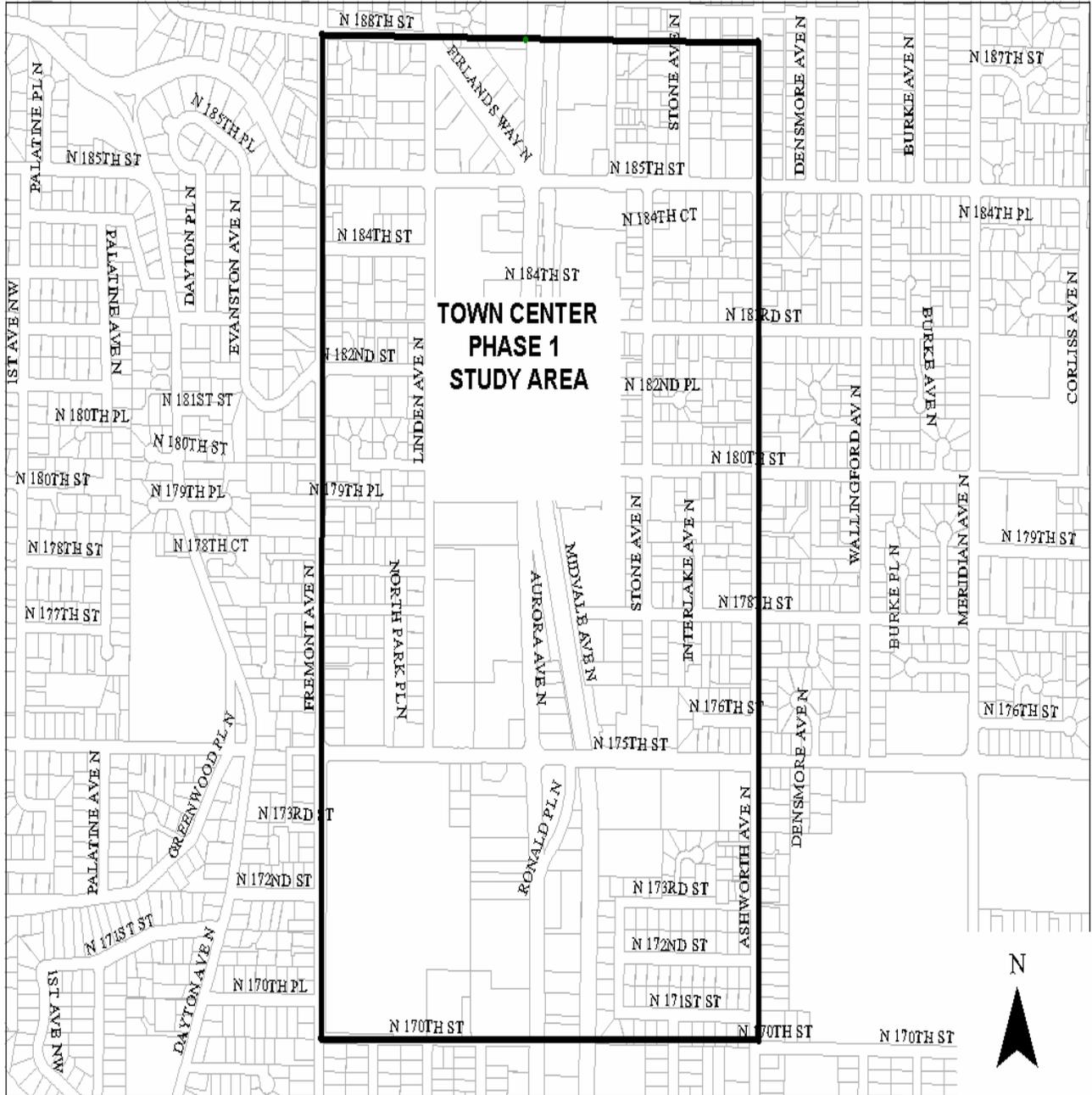
FW-1 Establish a study area boundary (Exhibit A) to provide context for evaluating the opportunities and potential impacts from future development of commercial and mixed uses along Aurora Ave. N. and Midvale Ave N.

FW-2 Engage Shoreline residents and businesses in detailed design processes for two facilities between N. 175<sup>th</sup> Street and N. 185<sup>th</sup> Street: the “heritage park” site on both sides to the Interurban Trail and Midvale Ave N.

FW-3 Design roadway, transit and pedestrian facilities consistent with the City’s preferred “Flexible Alternative” for Aurora Avenue between N. 165<sup>th</sup> Street and N. 205<sup>th</sup> Street.

FW-4 Prepare a program of civic directional or ‘wayfinding’ signage and evaluate refinements to city sign regulations to reflect the emerging function and visual character of Aurora Avenue.

# ITEM 7.1 - ATTACHMENT 2



## Appendix 5

# Aurora Corridor Right-of-Way Plan

Copies of Shoreline's **Aurora Corridor Right-of-Way Plan** are available for review at both local libraries and at the City Hall Annex. Copies are also available for purchase at the City Hall Annex. Call (206) 546-1811 for more information.

**Shoreline Planning & Development Services**  
(206)546-1811

**Physical Address:**  
City Hall Annex  
Highland Plaza  
1110 N. 175th St., Suite 107  
Shoreline, WA 98133

**Mailing Address:**  
Shoreline City Hall  
17544 Midvale Ave. N.  
Shoreline, WA 98133-4921



**City Clerk's Office**

**Receiving #**

**2243**

**PR-03-M-001**

**Central Shoreline**

**ROW Maps**

PR-M-03-001

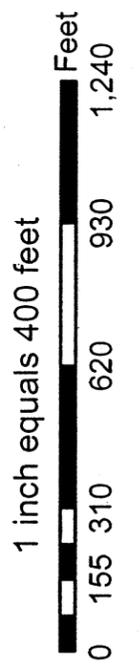
CITY OF SHORELINE  
Clerk's Receiving  
No: 2243  
Date: 7/14/03



City of Shoreline GIS/Cadastral, building outlines, topography is copyrighted by City of Seattle, 1998. All rights reserved. No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

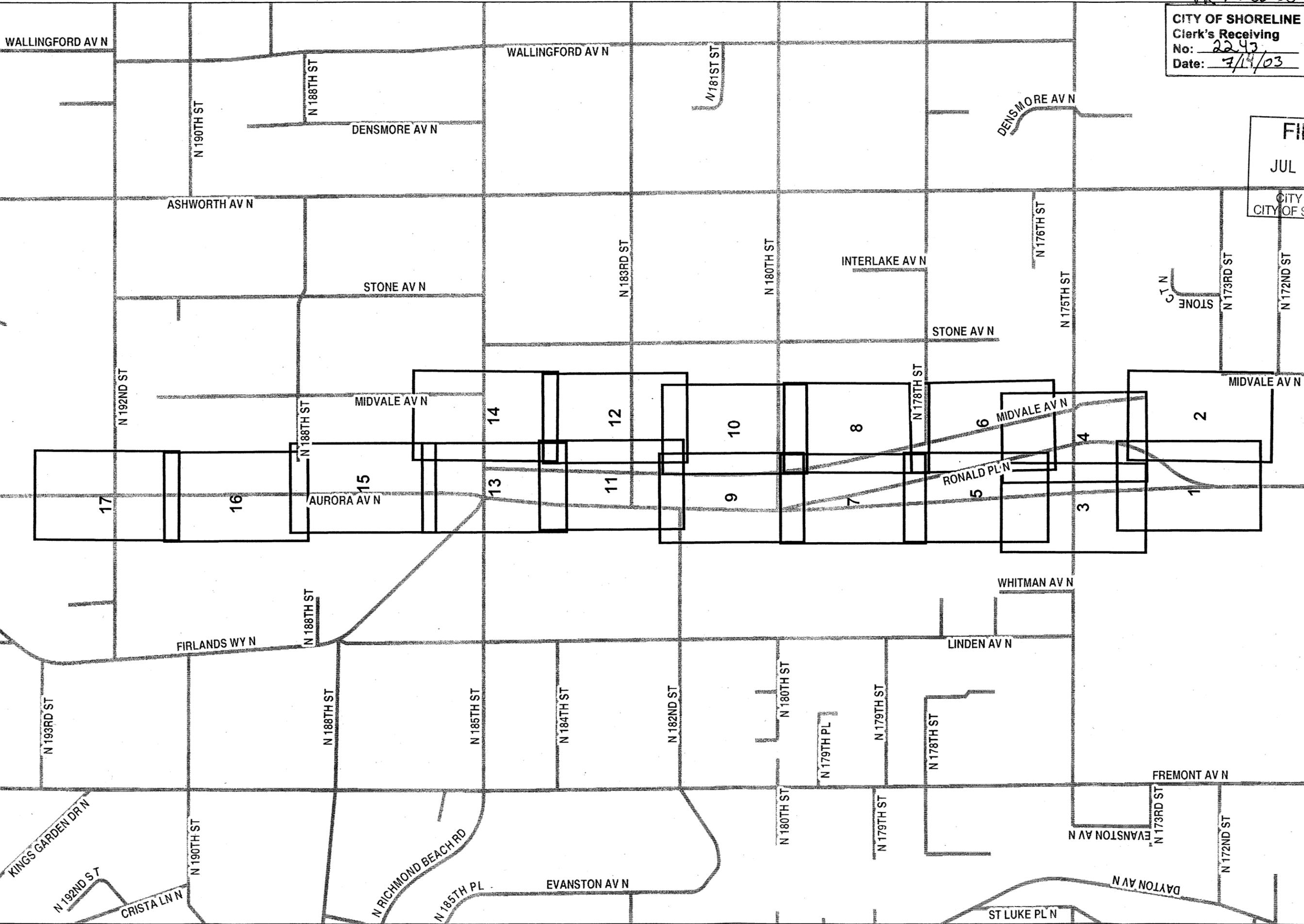
Date: 4/30/2003

FILED  
JUL 15 2003  
CITY CLERK  
CITY OF SHORELINE



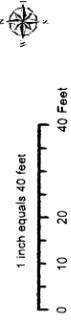
# Central Shoreline ROW Maps

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**CENTRAL SUBAREA  
ROW MAP**  
Map grid 1  
Aurora Ave N

1. This map identifies the maximum planned future right-of-way for Aurora Ave N.  
2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor: Real Property Acquisition and Relocation Policy, Procedures and Guidelines).  
3. Public property needs for streets, sidewalks, trails and utilities should be coordinated, and consolidated and designed to the maximum extent feasible to minimize the acquisition of private property. (Please see Memorandum of Agreement between Seattle City Light and the City of Shoreline, 8-9-01).  
4. Aerial Photography was flown in August, 1999.  
5. Total ROW includes road, curb, gutter and amenity zone.  
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.  
7. ROW surveyed during Spring of 2003.  
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.  
9. **Round Place may be created in the future, provided that the future land uses of the abutting public and private property are served and provided further that the access and circulation needs of the abutting property and the public are met.**



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Date: 5/7/2003

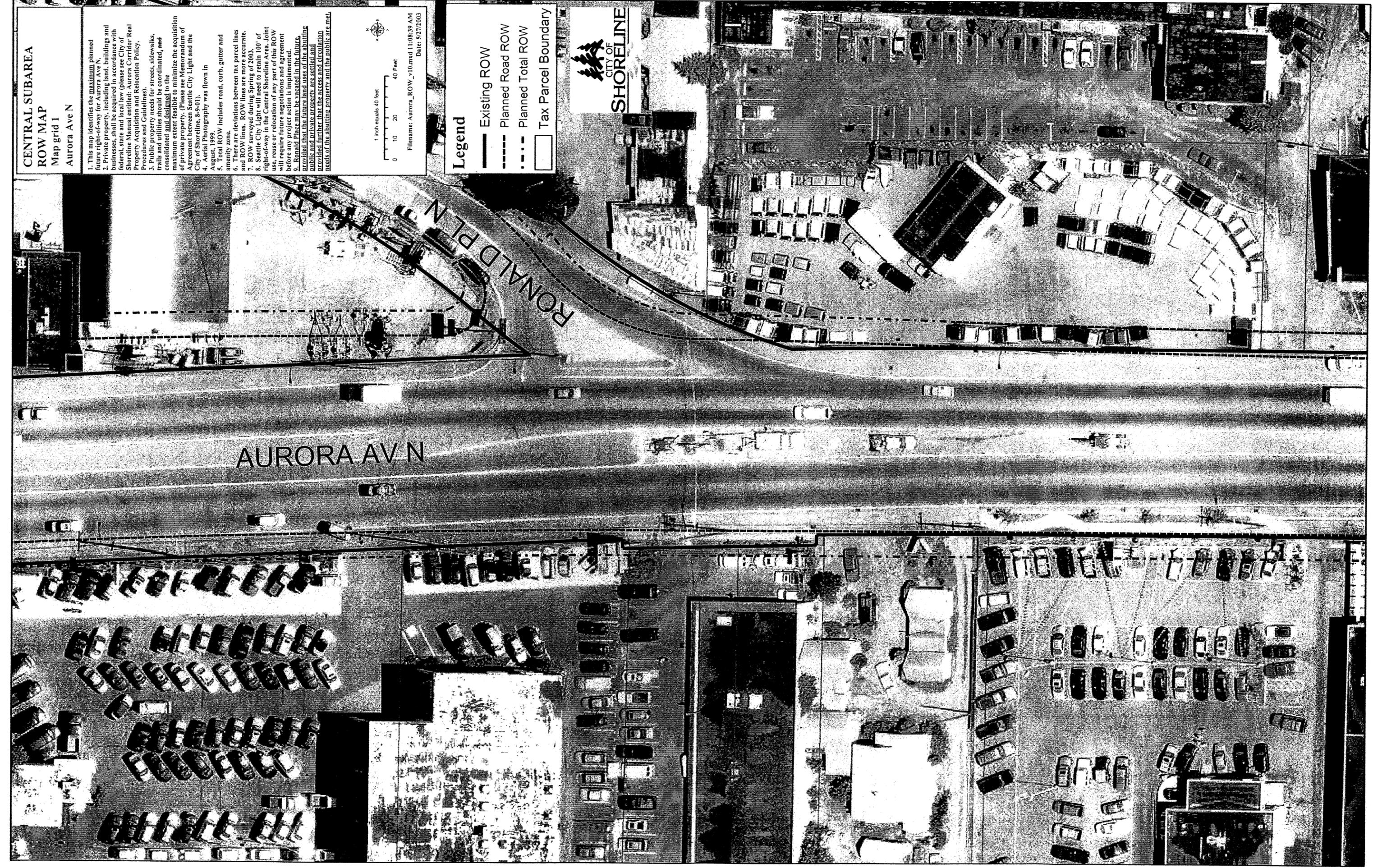
**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



AURORA AV N

RONALD BLVD N



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 2  
Aurora Ave N

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6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
7. ROW surveyed during Spring of 2003.
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9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



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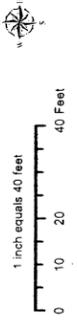
**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 3  
Aurora Ave N

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6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
7. ROW surveyed during Spring of 2003.
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9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



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Date: 5/27/2003

**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



AURORA AV N

N 175TH ST



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 4  
Aurora Ave N

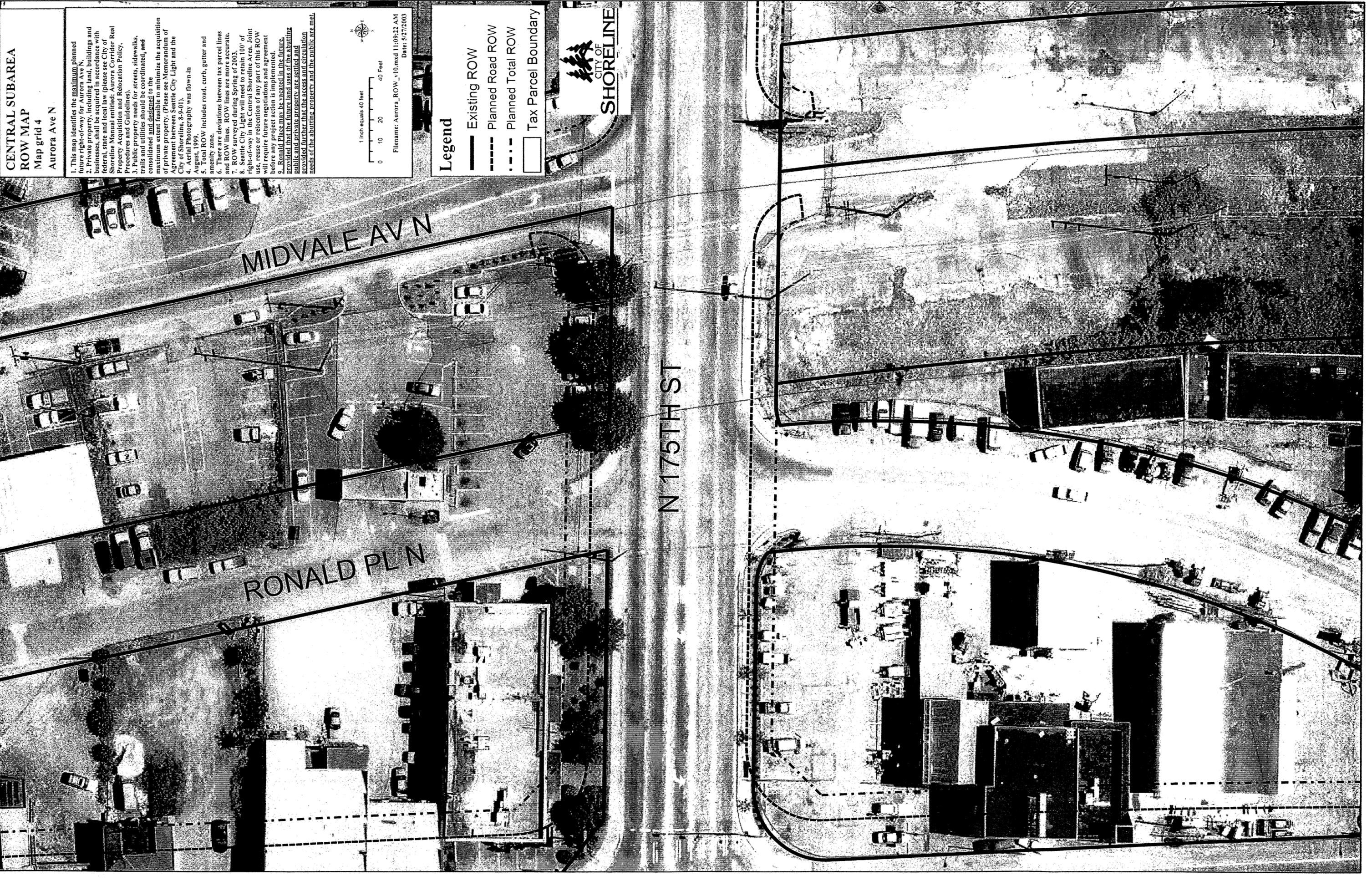
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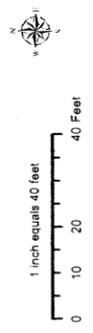
**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



CENTRAL SUBAREA  
ROW MAP  
Map grid 5  
Aurora Ave N

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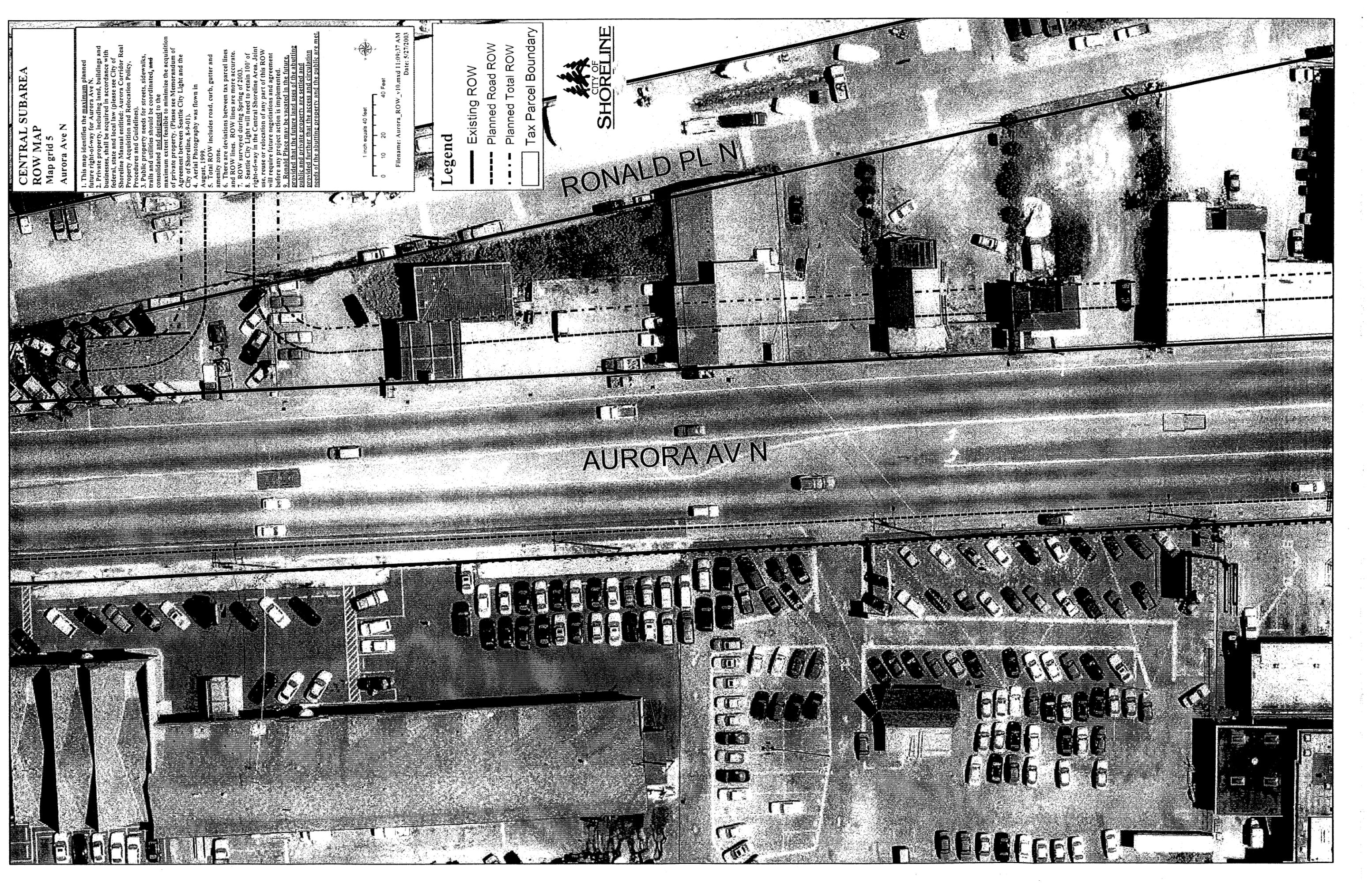
Legend

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



RONALD PL N

AURORA AV N



CENTRAL SUBAREA  
ROW MAP  
Map grid 6  
Aurora Ave N

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Date: 5/27/2003

Legend

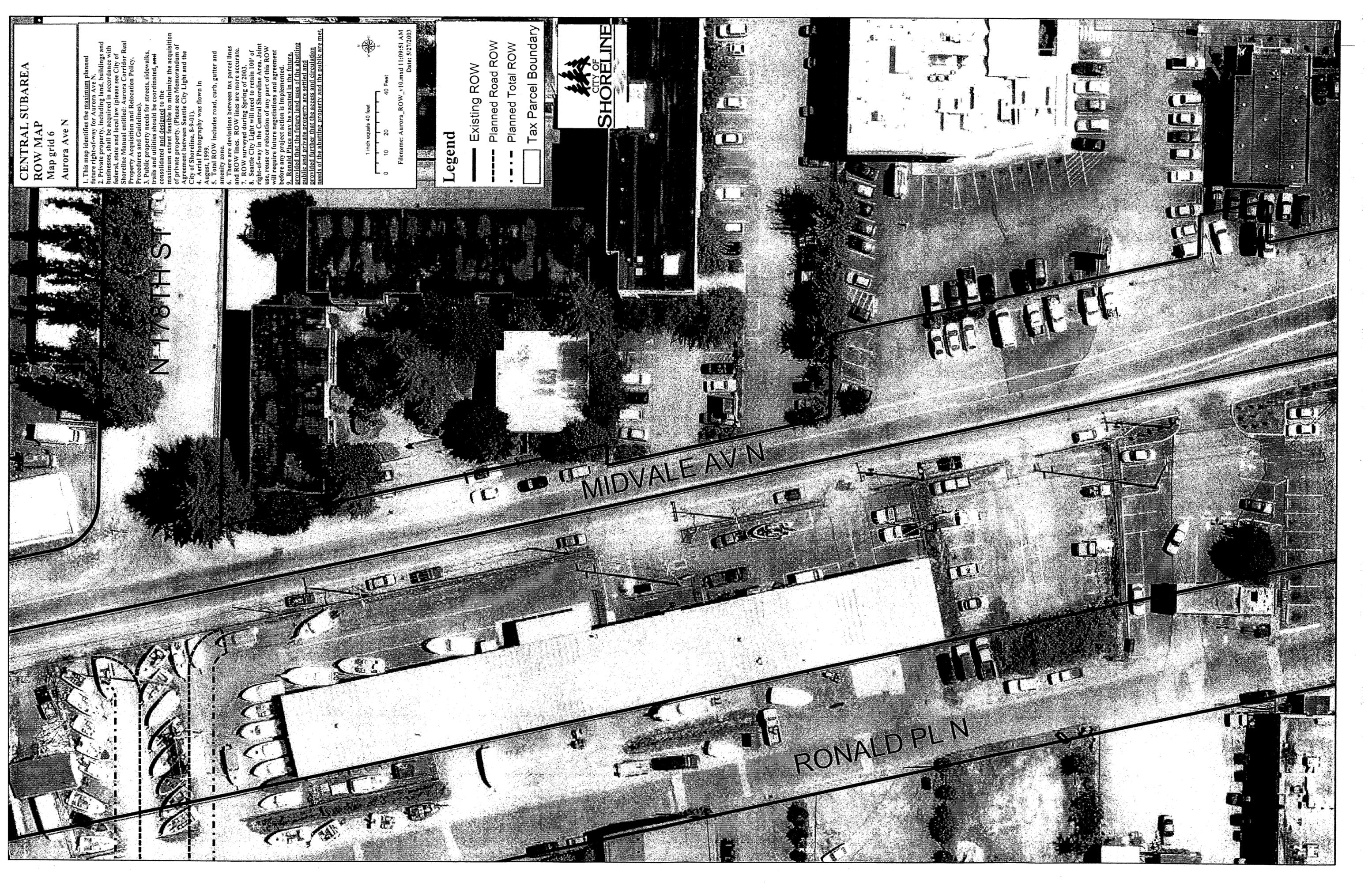
- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



N 178TH ST

MIDVALE AV N

RONALD PL N



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 7  
Aurora Ave N

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1 inch equals 40 feet  
0 10 20 40 Feet

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**Legend**

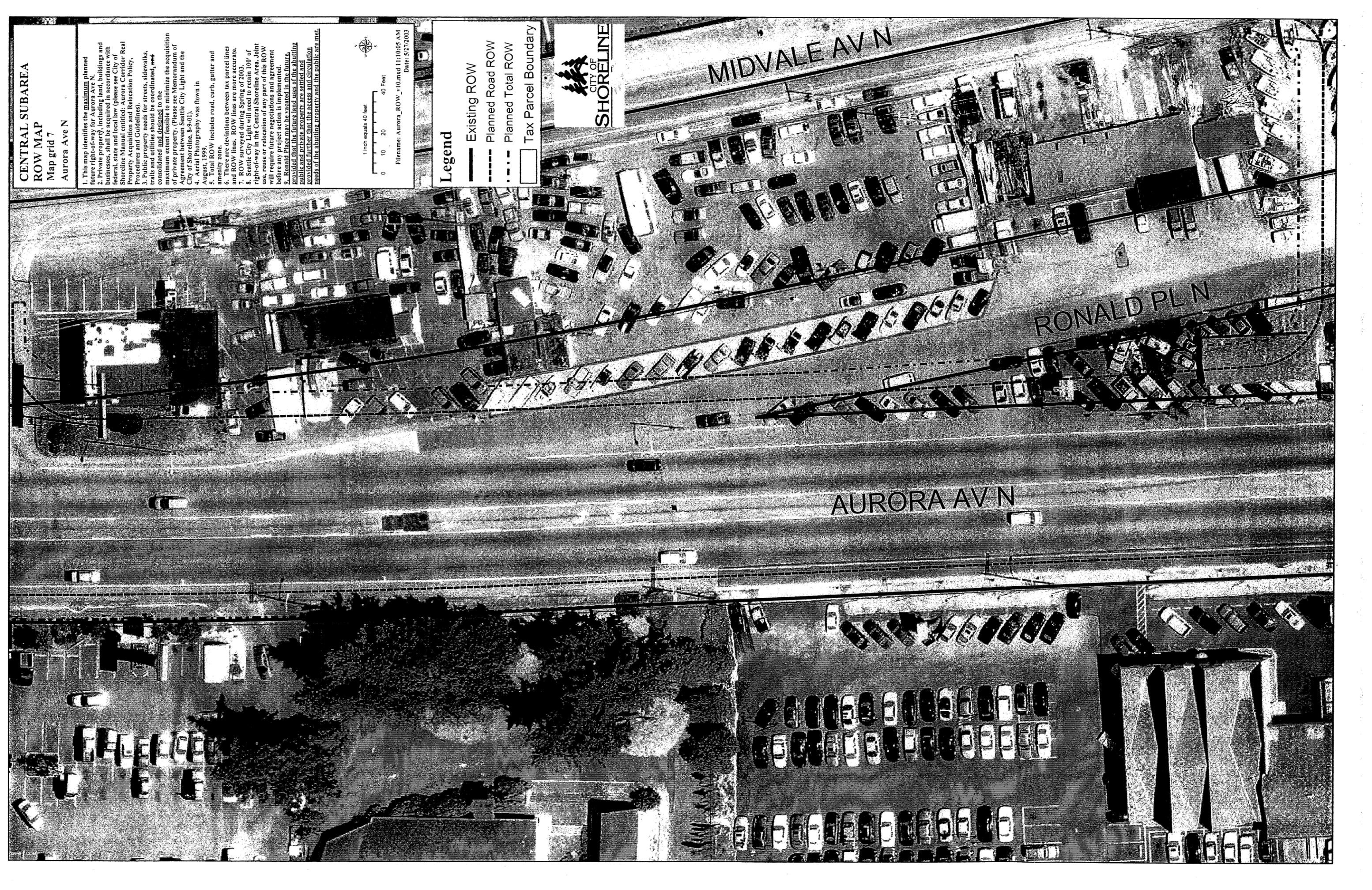
- Existing ROW
- - - Planned Road ROW
- · - Planned Total ROW
- Tax Parcel Boundary



MIDVALE AV N

RONALD PL N

AURORA AV N



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 8  
Aurora Ave N

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Date: 5/27/2003

**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



N 178TH ST

MIDVALE AVN

**CENTRAL SUBAREA  
ROW MAP**  
Map grid 9  
Aurora Ave N

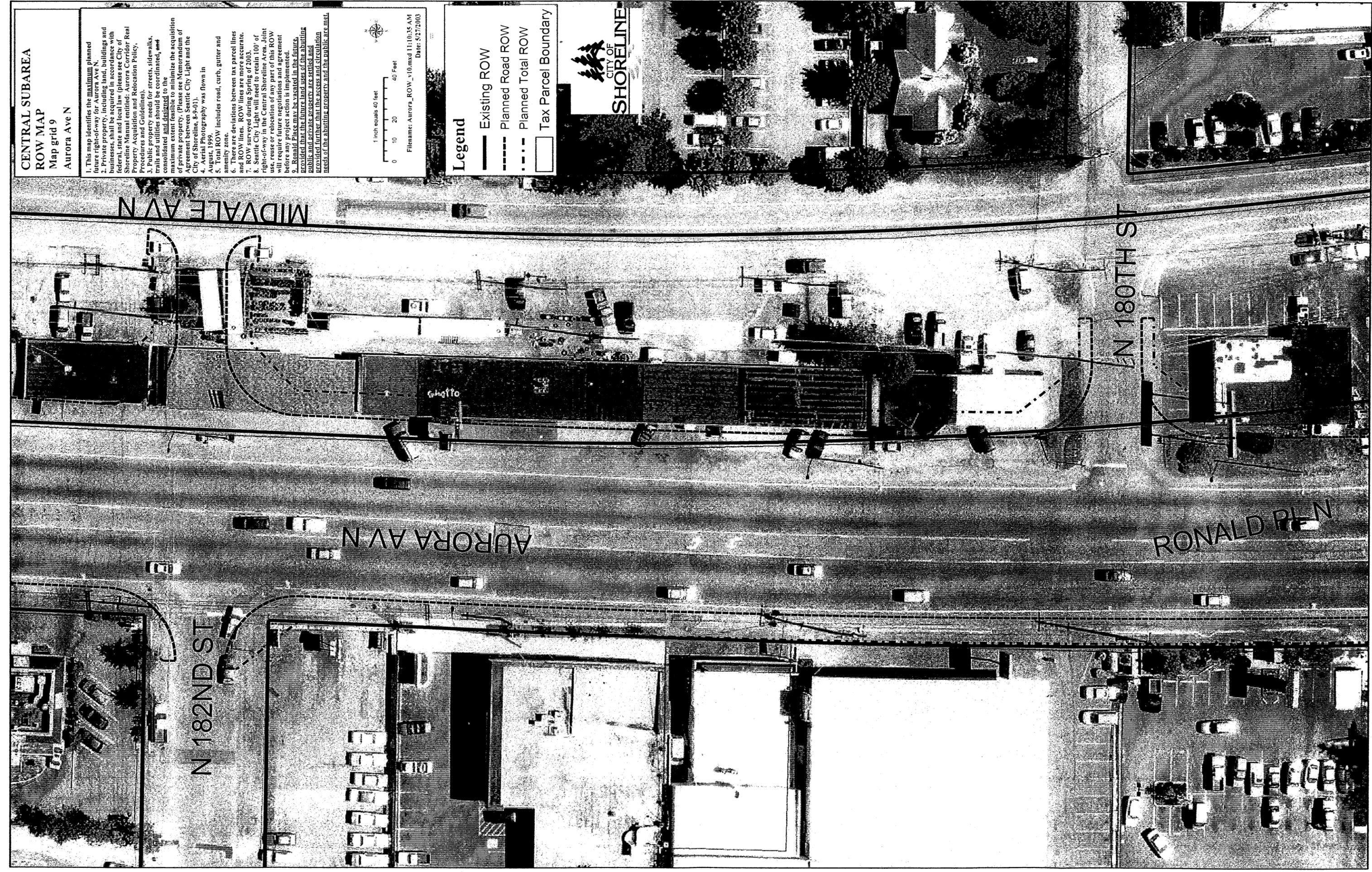
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Date: 5/27/2003

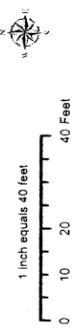
**Legend**

- Existing ROW
- Planned Road ROW
- Planned Total ROW
- Tax Parcel Boundary



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 10  
Aurora Ave N

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Date: 5/27/2003

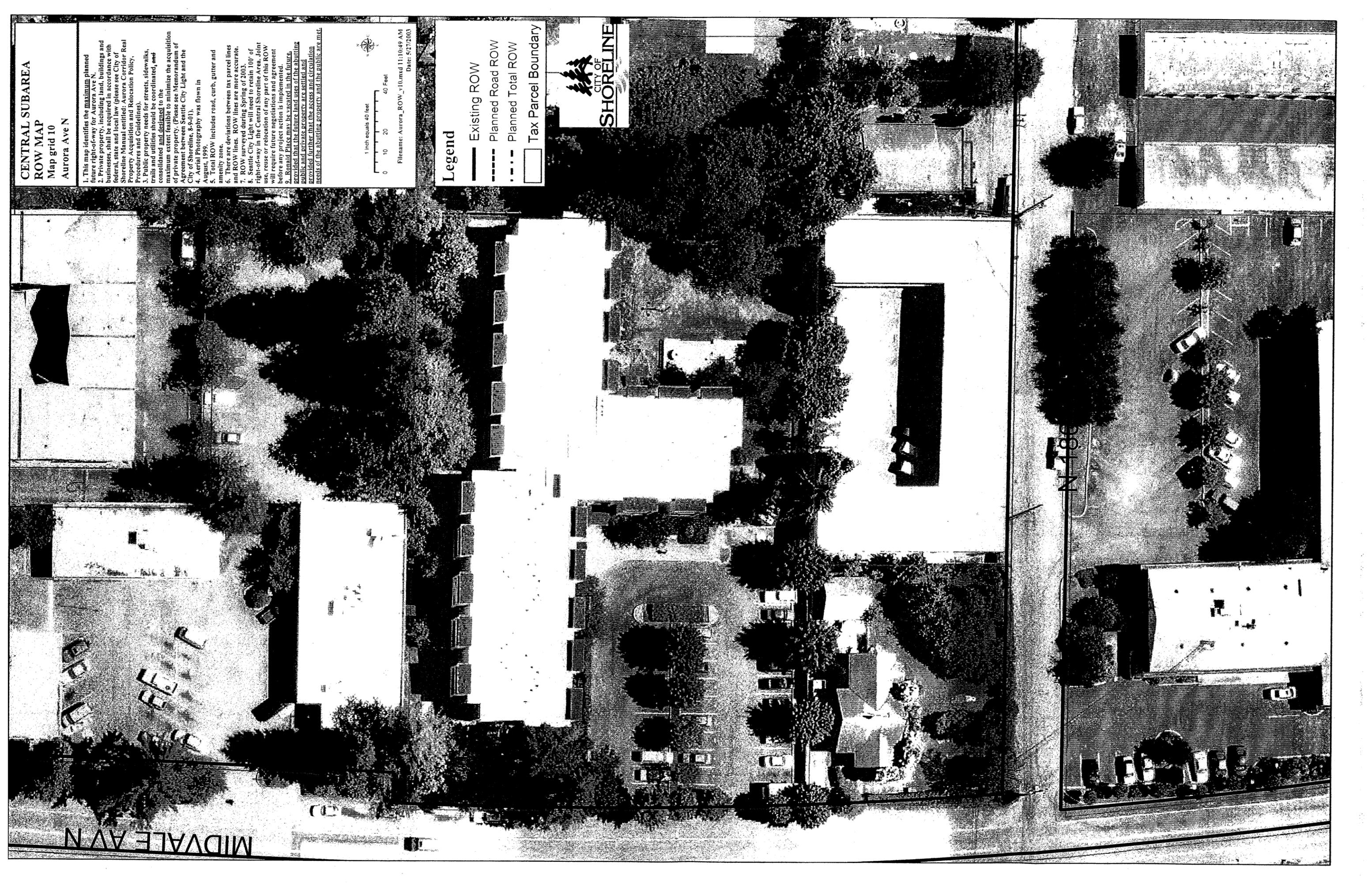
**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



MIDVALE AV N

N 186



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 11  
Aurora Ave N

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6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
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Date: 5/27/2003

**Legend**

- Existing ROW
- - - Planned Road ROW
- · - · - Planned Total ROW
- Tax Parcel Boundary



MIDVALE AV N

AURORA AV N

N 183RD ST

N 182ND ST

**CENTRAL SUBAREA  
ROW MAP**  
Map grid 12  
Aurora Ave N

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Date: 5/27/2003

**Legend**

- Existing ROW
- - - Planned Road ROW
- . - . Planned Total ROW
- Tax Parcel Boundary



N 183RD ST



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 13  
Aurora Ave N

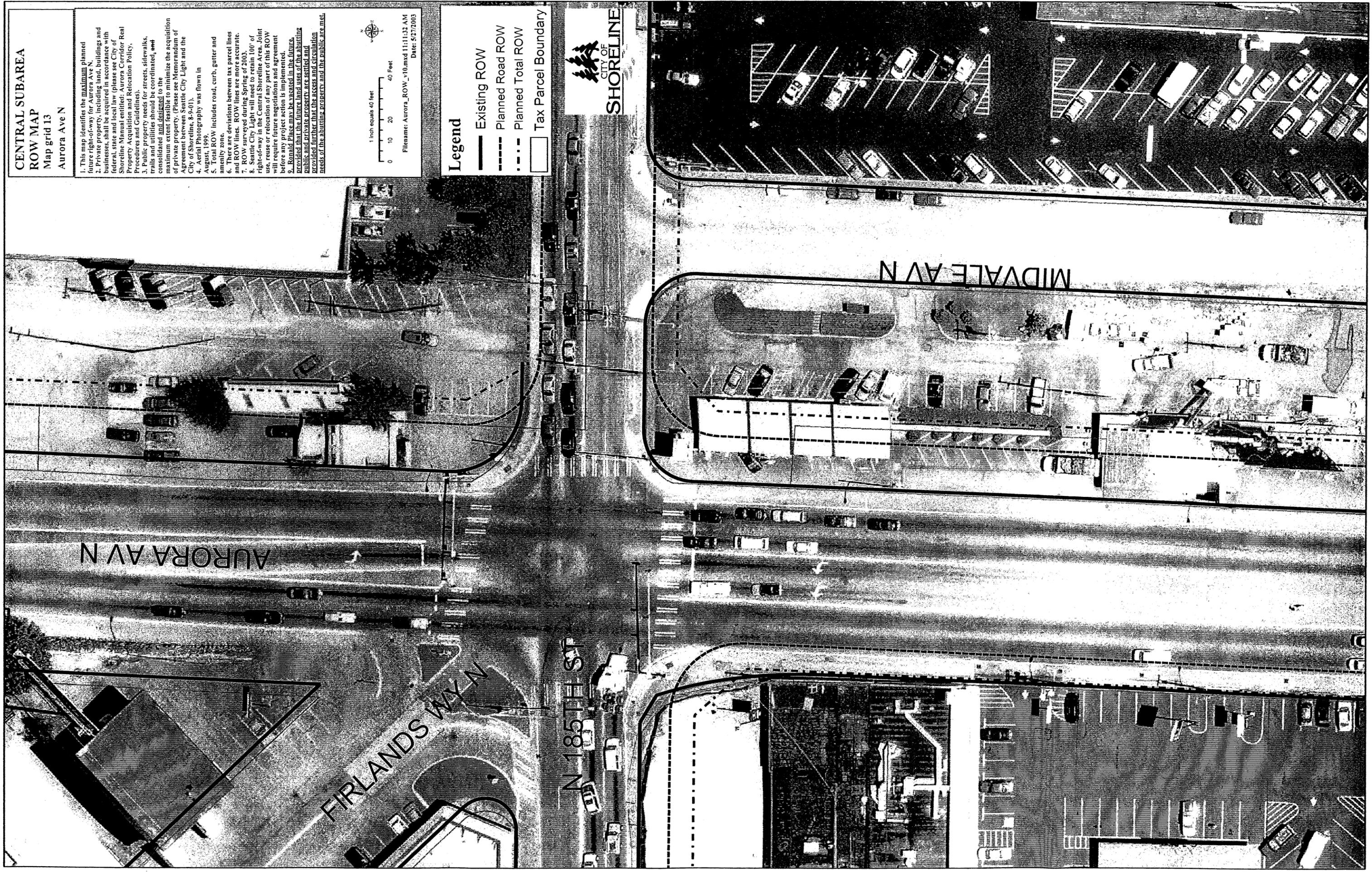
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7. ROW surveyed during Spring of 2003.  
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.  
9. Round Plots may be vacated in the future, provided that the future land uses of the adjoining public and private property are set forth and provided further that the access and circulation needs of the abutting property and the public are met.



Filename: Aurora\_ROW\_v10.mxd 11/11/11 11:32 AM  
Date: 5/7/2003

**Legend**

- Existing ROW
- - - Planned Road ROW
- . - . Planned Total ROW
- Tax Parcel Boundary



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 14  
Aurora Ave N

1. This map identifies the maximum planned future right-of-way for Aurora Ave N.
2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines).
3. Public property needs for streets, sidewalks, trails and utilities should be coordinated, and consolidated and designed to the maximum extent feasible to minimize the acquisition of private property. (Please see Memorandum of Agreement between Seattle City Light and the City of Shoreline, 8-9-01).
4. Aerial Photography was flown in August, 1999.
5. Total ROW includes road, curb, gutter and amenity zone.
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
7. ROW surveyed during Spring of 2003.
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.
9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



Filename: Aurora\_ROW\_10.mxd 11:11:47 AM  
Date: 5/27/2003

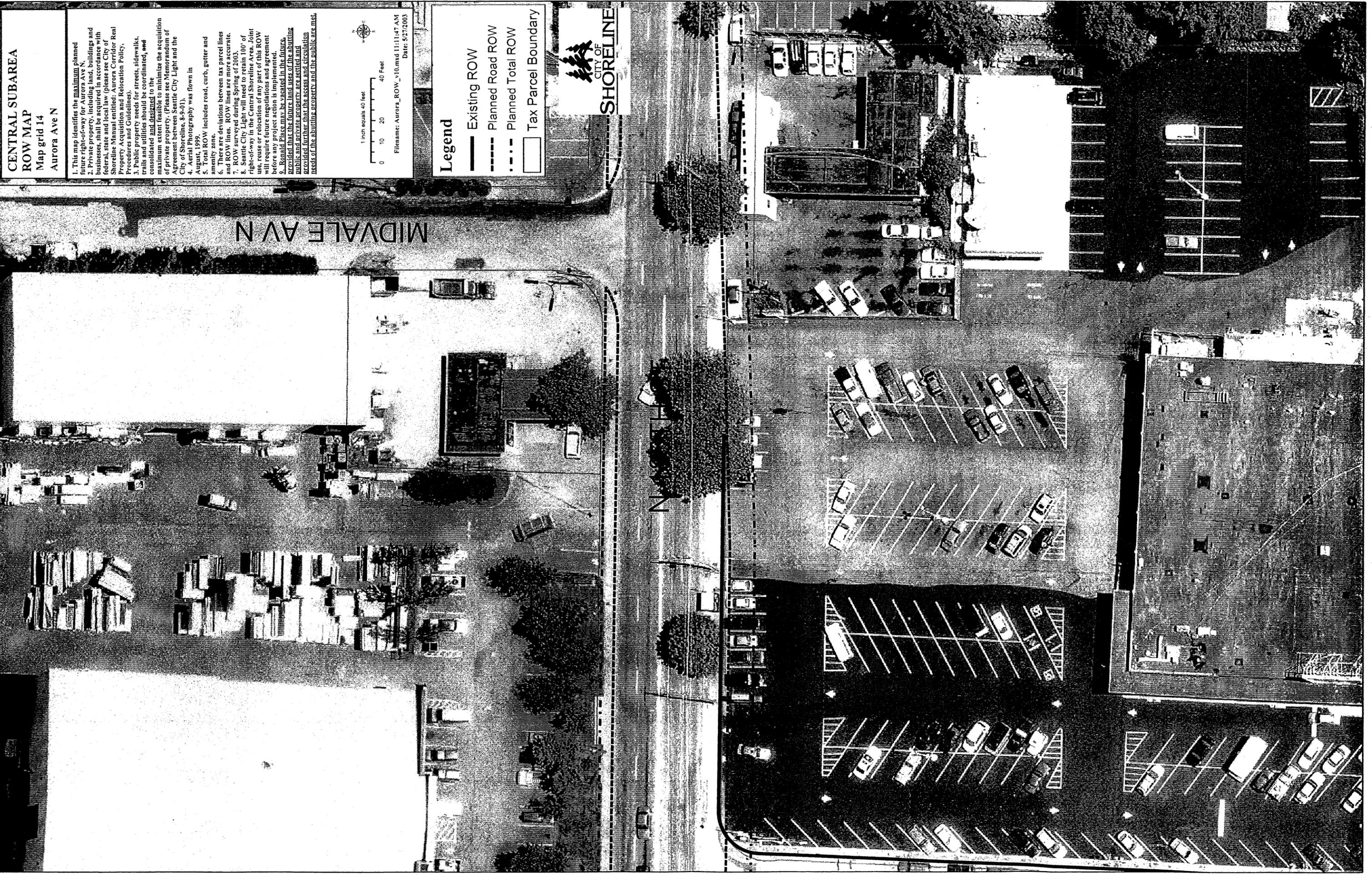
**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



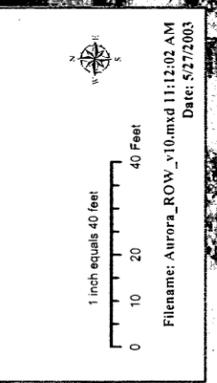
MIDVALE AV N

N WASHINGTON



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 15  
Aurora Ave N

1. This map identifies the maximum planned future right-of-way for Aurora Ave N.  
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3. Public property needs for streets, sidewalks, trails and utilities should be coordinated, and consolidated and designed to the maximum extent feasible to minimize the acquisition of private property. (Please see Memorandum of Agreement between Seattle City Light and the City of Shoreline, 8-9-01).  
4. Aerial Photography was flown in August, 1999.  
5. Total ROW includes road, curb, gutter and amenity zone.  
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.  
7. ROW surveyed during Spring of 2003.  
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.  
9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.

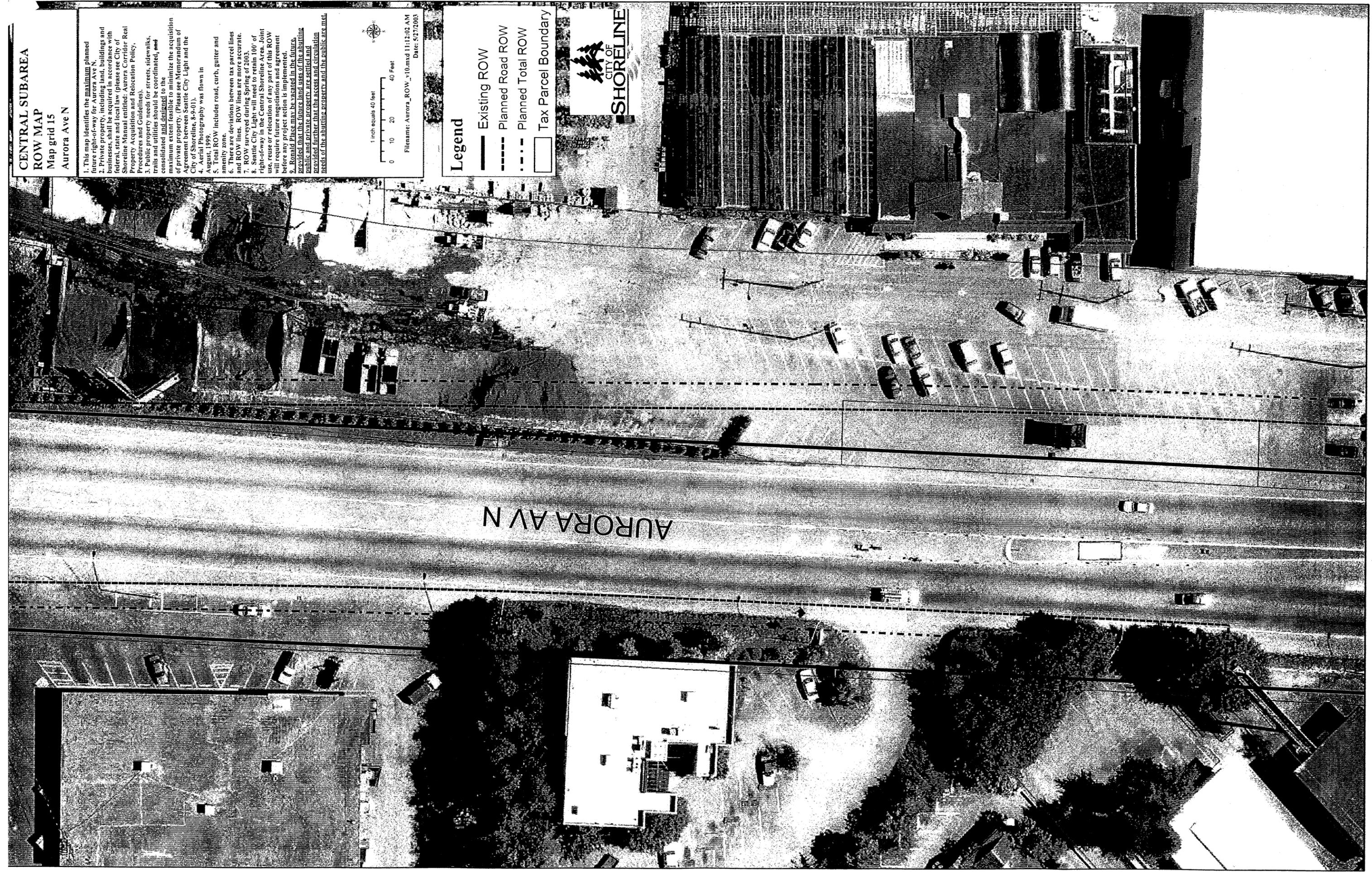


**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



AURORA AV N



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 16  
Aurora Ave N

1. This map identifies the maximum planned future right-of-way for Aurora Ave N.  
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4. Aerial Photography was flown in August, 1999.  
5. Total ROW includes road, curb, gutter and amenity zone.  
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.  
7. ROW surveyed during Spring of 2003.  
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.  
9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



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Date: 5/27/2003

**Legend**

- Existing ROW
- - - Planned Road ROW
- . - . Planned Total ROW
- Tax Parcel Boundary

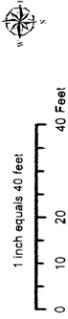


AURORA AV N



CENTRAL SUBAREA  
ROW MAP  
Map grid 17  
Aurora Ave N

1. This map identifies the maximum planned future right-of-way for Aurora Ave N.  
2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines).  
3. Public property needs for streets, sidewalks, trails and utilities should be coordinated, and consolidated and designed to the maximum extent feasible to minimize the acquisition of private property. (Please see Memorandum of Agreement between Seattle City Light and the City of Shoreline, 8-9-01).  
4. Aerial Photography was flown in August, 1999.  
5. Total ROW includes road, curb, gutter and amenity zone.  
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.  
7. ROW surveyed during Spring of 2003.  
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.  
9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



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Date: 8/27/2003

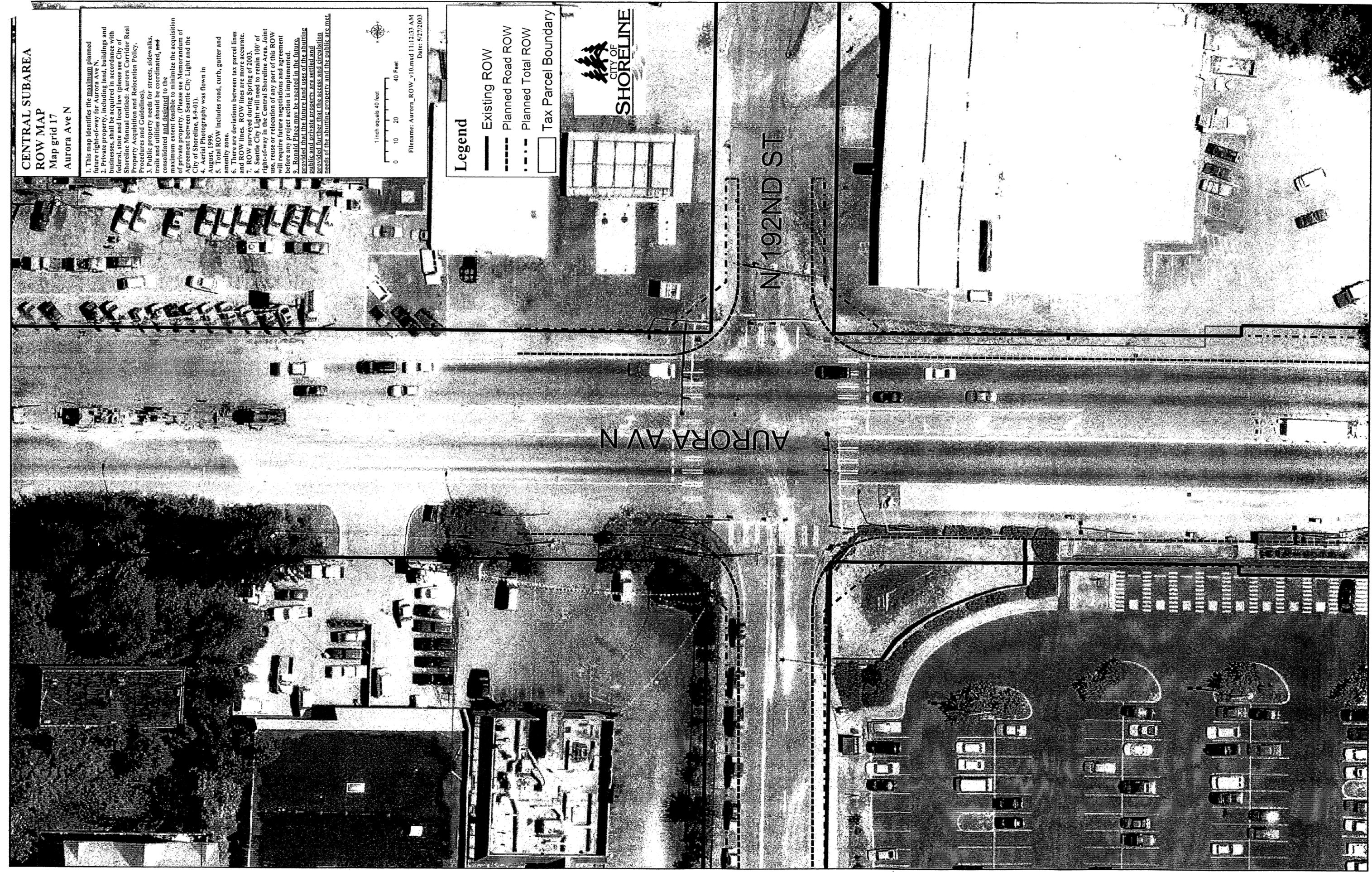
Legend

- Existing ROW
- - - Planned Road ROW
- . - . Planned Total ROW
- Tax Parcel Boundary



AURORA AV N

N 192ND ST



CENTRAL SHORELINE  
 ROW MAP

Aurora Ave N  
 from N 172nd St  
 to N 182nd St

Representation of Official  
 1" = 40' Central Shoreline  
 ROW Map.

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2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines).
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4. Aerial Photography was flown in August, 1999.
5. Total ROW includes road, curb, gutter and amenity zone.
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
7. ROW surveyed during Spring of 2003.
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.
9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



0 120 240 480 Feet

Date: 5/27/2003

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Legend

- Planned Road ROW
- - - - - Planned Total ROW
- \_\_\_\_\_ Existing ROW
- Tax Parcel

CENTRAL SHORELINE  
 ROW MAP

Aurora Ave N  
 from N 182nd St  
 to N 192th St

N 192ND ST

N 188TH ST

N 188TH ST

AURORA AV N

N 185TH ST

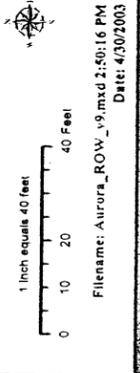
MIDVALE AVEN

N 182ND ST



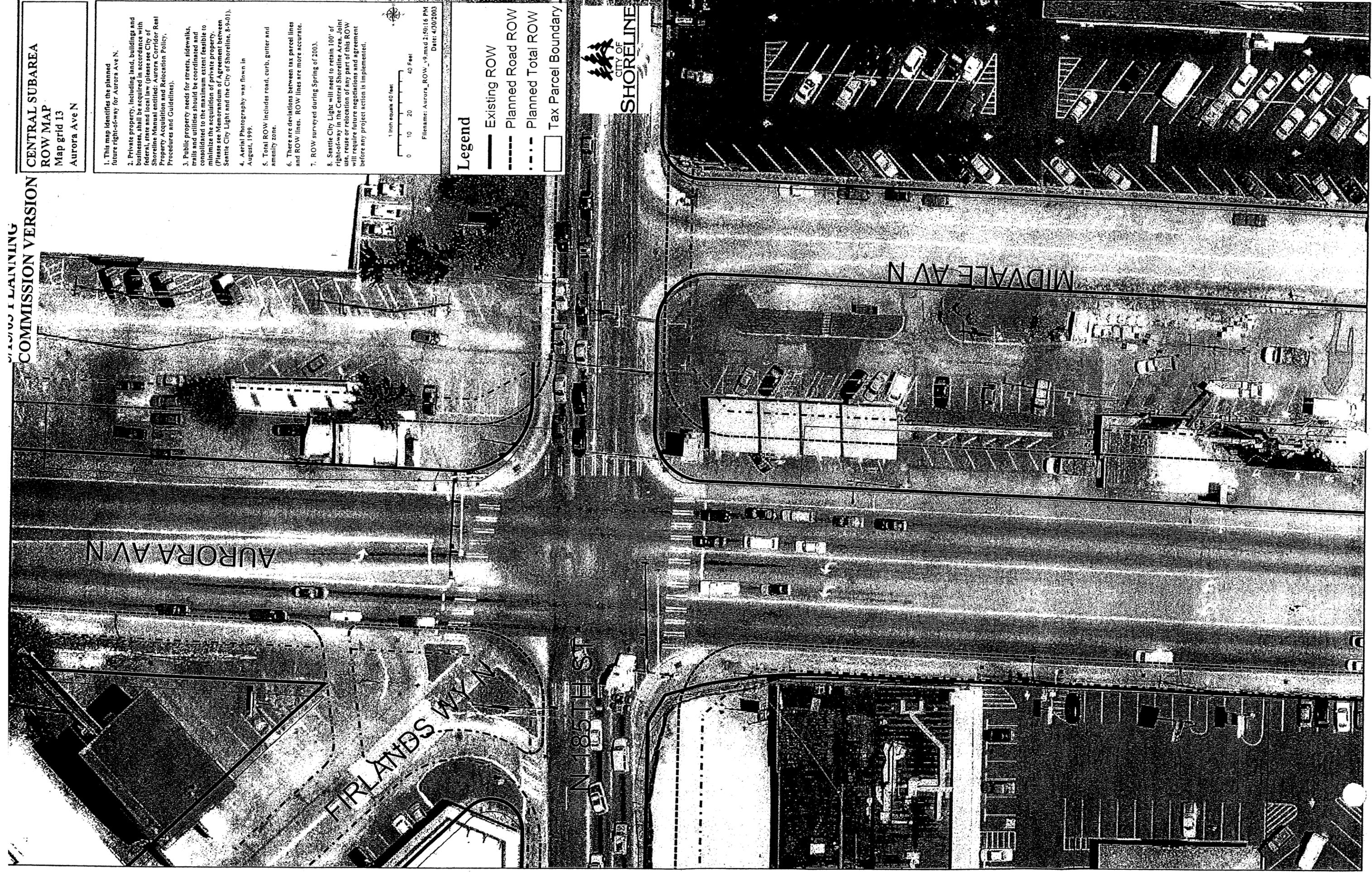
**CENTRAL SUBAREA  
ROW MAP**  
Map grid 13  
Aurora Ave N

1. This map identifies the planned future right-of-way for Aurora Ave N.
2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines).
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4. Aerial Photography was flown in August, 1999.
5. Total ROW includes road, curb, gutter and amenity zone.
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
7. ROW surveyed during Spring of 2003.
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.



**Legend**

- Existing ROW
- - - Planned Road ROW
- · · Planned Total ROW
- Tax Parcel Boundary



CENTRAL SUBAREA  
ROW MAP  
Map grid 13  
Aurora Ave N

1. This map identifies the maximum planned future right-of-way for Aurora Ave N.
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4. Aerial Photography was flown in August, 1999.
5. Total ROW includes road, curb, gutter and amenity zone.
6. There are deviations between tax parcel lines and ROW lines. ROW lines are more accurate.
7. ROW surveyed during Spring of 2003.
8. Seattle City Light will need to retain 100' of right-of-way in the Central Shoreline Area. Joint use, reuse or relocation of any part of this ROW will require future negotiations and agreement before any project action is implemented.
9. Roadside Phase may be vacated in the future, provided that the future land uses of the adjoining public and private property are designed and provided for that the access and circulation needs of the abutting property and the public are met.



Filename: Aurora\_ROW\_v10.mxd 11:11:32 AM  
Date: 5/27/2003

Legend

- Existing ROW
- Planned Road ROW
- Planned Total ROW
- Tax Parcel Boundary

