

# AGENDA

## CITY OF SHORELINE PLANNING COMMISSION SPECIAL MEETING



Wednesday, September 19, 2007

Shoreline Conference Center  
18560 1<sup>st</sup> Ave. NE | *Spartan Room*

### 6:00 P.M.

#### 1. DINNER MEETING

Prepare for September 24 joint-meeting with City Council

Estimated Time

6:00 p.m.

### 7:00 P.M.

#### 1. CALL TO ORDER

7:00 p.m.

#### 2. ROLL CALL

7:01 p.m.

#### 3. APPROVAL OF AGENDA

7:02 p.m.

#### 4. DIRECTOR'S REPORT

7:03 p.m.

#### 5. APPROVAL OF MINUTES

7:08 p.m.

a. September 6, 2007

#### 6. GENERAL PUBLIC COMMENT

7:10 p.m.

*The Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 6 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and city of residence.*

#### 7. PUBLIC HEARING *Legislative Public Hearing*

7:15 p.m.

##### 1. Phase 1 - Town Center Comprehensive Plan amendment

- a. Staff Overview and Presentation of Preliminary Staff Recommendation
- c. Questions by the Commission to Staff
- d. Public Testimony or Comment
- e. Presentation of Final Staff Recommendation
- f. Final Questions by the Commission and Commission Deliberation
- g. Closure of the Public Hearing
- h. Vote by Commission to Recommend Approval or Denial or Modification

#### 8. REPORTS OF COMMITTEES AND COMMISSIONERS

8:15 p.m.

#### 9. UNFINISHED BUSINESS

8:20 p.m.

##### a. Transit Resolution

#### 10. NEW BUSINESS

8:25 p.m.

##### a. Study Session: Ridgecrest Commercial Area Zoning

#### 11. ANNOUNCEMENTS

9:35 p.m.

#### 12. AGENDA FOR

9:55 p.m.

September 20, 2007 – Joint Planning Commission/Hearing Examiner Public Hearing  
October 18, 2007 - Public Hearing for Ridgecrest Commercial Area Zoning

#### 13. ADJOURNMENT

10:00 p.m.

*The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.*

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# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

September 6, 2007  
7:00 P.M.

Shoreline Conference Center  
Mt. Rainier Room

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### **COMMISSIONERS PRESENT**

Chair Piro (arrived at 7:11 p.m.)  
Vice Chair Kuboi  
Commissioner Wagner (arrived at 7:13 p.m.)  
Commissioner Phisuthikul  
Commissioner McClelland  
Commissioner Harris  
Commissioner Pyle  
Commissioner Broili

### **STAFF PRESENT**

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Senior Planner, Planning & Development Services  
Susan Will, Communications Specialist  
Jessica Simulcik Smith, Planning Commission Clerk

### **COMMISSIONERS ABSENT**

Commissioner Hall

### **CALL TO ORDER**

Vice Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:07 p.m.

### **ROLL CALL**

Upon roll call by the Commission Clerk, the following Commissioners were present: Vice Chair Kuboi and Commissioners Phisuthikul, McClelland, Harris, Pyle, and Broili. Chair Piro arrived at 7:11 p.m. and Commissioner Wagner at 7:13 p.m. Commissioner Hall was excused.

### **APPROVAL OF AGENDA**

The Commission accepted the agenda as proposed.

### **DIRECTOR'S REPORT**

Mr. Tovar recalled that the Commission previously conducted two public hearings regarding proposed changes to the Community Business (CB) zone. However, they only received three public comments prior to forwarding a recommendation to the City Council that the maximum density cap be removed for

all CB zones that are within 1,300 feet of Aurora Avenue or Ballinger Way. They recommended that density be treated the same as the Regional Business (RB) zone, which has no density cap. Instead, the density would be determined by the building envelope (height, setback) and parking. The City Council considered the recommendation and as a result of a 3-3 vote, no action was taken at that time.

Chair Piro arrived at the meeting at 7:11 p.m. and assumed his role as Chair of the meeting. Commissioner Wagner arrived at 7:13 p.m.

Mr. Tovar advised that when the City Council considered the matter again, they received numerous comments from citizens who were concerned that they had not heard about the proposal. Most of the citizen comments were based on misinformation of what the actual proposal was. Some believed the proposal was to rezone everything within a quarter mile of Aurora Avenue to R-48. Mr. Tovar clarified that the proposed amendment was, in fact, related only to currently zoned CB properties within 1,300 feet of Aurora Avenue and Ballinger Way.

Mr. Tovar reported that the City Council agreed to schedule a joint City Council/Planning Commission hearing on October 8<sup>th</sup>, and the public would be invited to comment on this particular amendment, as well as the proposed amendment that would change the threshold for projects to be exempt from SEPA. In addition, staff would host an information workshop on September 27<sup>th</sup>, which would provide an opportunity for the public to ask questions about the proposed changes. Staff provided written response to the citizens who previously commented regarding the changes, inviting them to attend the workshop and/or visit the City's Planning & Development Services office for more information. Based on comments received, staff would have the ability to update their recommendation to the City Council and Planning Commission prior to the October 8<sup>th</sup> joint meeting.

Mr. Tovar introduced Susan Will, Shoreline's Communications Specialist, who was present to discuss two of the City's communication devices, the website and the newsletter, *CURRENTS*. Ms. Will advised that *CURRENTS* and the website are the City's most effective methods for distributing information to Shoreline residents. *CURRENTS* is sent out 10 times each year to all addresses in Shoreline (the summer and winter issues combine two months together). One issue each year is dedicated to the budget, and the remaining issues are dedicated to publicizing the City's most current information. While they don't publish meeting agendas as part of *CURRENTS*, they try to announce special meetings and give some warning about when specific topics would be considered.

Ms. Will referred the Commission to a flyer that listed all the City meetings that will take place over the next two months and noted that about half of them are planning topics. She advised that future issues of *CURRENTS* would provide a similar listing of upcoming meetings and would particularly note the planning topics. She noted that even though the Planning & Development Services staff keeps the website updated with information related to upcoming discussion topics, many people don't know they have access to the information. Announcements could be provided in *CURRENTS* to remind the public about where they could find needed information.

Ms. Will explained that while *CURRENTS* tends to provide straight news stories, staff has discussed options for providing more articles on the website that provide an overview of the points behind each planning strategy. These articles could describe the speaker series or explain the concepts behind the

strategies and what the City is trying to achieve. She also noted that the website's home page would list the next week's meetings. She announced that they are currently in the early stages of redesigning the website, and she welcomed comments and suggestions from the Planning Commission.

Mr. Tovar said staff has also recommended that a single page of each issue of *CURRENTS* be dedicated to land use and planning issues. This page could identify what is being considered and how it could impact surrounding neighborhoods. This would provide a consistent place for residents to find out what land use issues are being considered. He suggested the Commission discuss this issue further at the joint meeting with the City Council. While it is the City's responsibility to more effectively use their public communication tools, citizens have a responsibility to seek information, as well. They must take steps to ensure that the "rumor mill" does not drive public involvement. The Commission agreed to discuss this issue further as part of their retreat follow-up discussion later on the agenda.

Mr. Tovar reminded the Commission that a special meeting has been scheduled for September 19<sup>th</sup>, which would be a public hearing on Phase I of the Town Center Framework Policies. He noted that staff is using an email tree to notify interested individuals. A study session related to Ridgecrest Zoning is also scheduled on that evening.

### **APPROVAL OF MINUTES**

The minutes of August 2, 2007 were approved as corrected.

### **GENERAL PUBLIC COMMENT**

**LaNita Wacker, Shoreline**, shared with the Commission some of what she heard from the citizens during her campaign for City Council. During her campaign she advocated mixed-use density and vertical development. While her ideas were well-received, she found that the term "mixed-use density" was a bit confusing. When she explained that this meant stores on the bottom and housing above, virtually everyone accepted the concept. When vertical development near the Westminster Triangle was discussed, the initial opposition was politically motivated and based on misinformation that was distributed throughout the community. However, during her campaign she heard many positive responses towards the concept of vertical development. While people expressed concern that they did not want a "canyon" on Aurora Avenue North, they recognized that these issues could be addressed through specific development regulations. She suggested the importance of better educating the citizens and City Council Members regarding proposed concepts. Chair Piro referred to the new graphic tools the City has available to aid them in putting hypothetical structures in place to address lighting and shadow issues, etc. These tools can prove very effective in working with neighborhoods, particularly along the corridor. He also suggested that visual preference surveys are very effective tools.

Ms. Wacker suggested it is critical that the City bring the zoning map into compliance with the Comprehensive Plan. It is also important that the Comprehensive Plan be updated utilizing an extensive public review process. In addition, it is imperative that the City Council have a better understanding of the economic impacts associated with each of their development regulations.

**Andrew Tran, Shoreline**, said he was present to learn more about the Point Wells Condominium Project. He said he tried to locate information on the City's website, but was not successful. He referenced a flyer he received regarding the project indicating that the City's infrastructure might not be adequate. He expressed concern about the increased traffic that would flow through the Richmond Beach area in order to access the Point Wells property. He also questioned whether there is adequate school capacity. He said he plans to become more involved in reviewing the project proposal and its impacts.

Mr. Tovar explained that the Point Wells property is outside of the City of Shoreline in unincorporated Snohomish County. He reported that the Snohomish County Council postponed their discussion regarding the land use designation for Point Wells until later in 2008. The City of Shoreline is very concerned and interested in what happens with the property, particularly traffic impacts, fire protection, building codes, etc. He suggested information regarding the proposed project be posted on the City's website. Mr. Cohn added that the City of Shoreline staff wrote a letter to Snohomish County pointing out the need for more study and discussion to address the traffic impacts, in particular. Over the next year, Snohomish County would conduct an analysis of the impacts, and City of Shoreline staff would provide input throughout the process.

Mr. Tran inquired if Snohomish County would require the developer to address impacts to the City of Shoreline. For example, would impact fees be required as mitigation. Mr. Tovar said that if a project is built on the Point Wells site, State laws would allow the City to require a developer to mitigate impacts to the City with payment and improvements.

## **REPORTS OF COMMITTEES AND COMMISSIONERS**

Commissioner Pyle reported on his attendance at the Council of Neighborhoods meeting where King County Council Member Bob Ferguson provided information to each of the neighborhood representatives. Presentations were provided by the Mayor and others, as well. He pointed out that the Council of Neighborhoods could serve as a very good avenue for the Commission to distribute accurate information to the community. He suggested the Commission appoint a representative to attend each of the meetings, since approximately 50% of the issues discussed are directly related to planning matters. The Commission agreed they should use the Council of Neighborhoods more in their outreach efforts.

Commissioner McClelland reported on the recent Jazz Walk that took place on August 14<sup>th</sup>. She said attendance at the event demonstrated the community's desire for a walkable community. More than 500 people attended, and many of them walked from surrounding neighborhoods. The event organizers anticipated 300 attendees, and many recognized the need to do these types of events more often. She summarized that this is a good example of a "3<sup>rd</sup> Place Experience" success story. If you give people something to walk to in a place that is safe to walk, they will come. Commissioner Harris pointed out that he would have liked to attend the event, but he did not know about it. Commissioner McClelland described the various types of advertisement that was done for the event, but Commissioner Harris noted that none of them would have reached all of the residents of Shoreline.

Commissioner Harris reported that every Friday night during the summer, the Central Market has held barbeques. He attended three of them and found them to be a great type of “3<sup>rd</sup> Place Experience,” as well.

Commissioner Kuboi reported that the Housing Strategy Citizen Advisory Committee took a break during the summer and would resume their efforts at a meeting on Wednesday, September 12<sup>th</sup> in preparation for an open house event on October 9<sup>th</sup>. This is the first step in a long communications and outreach campaign to convey to the community why housing issues are relevant and worthy of addressing now. Commissioner Wagner added that the Committee participated in a number of driving tours that were helpful in providing examples of design and housing choice.

### **STAFF REPORTS**

No staff reports were scheduled on the agenda.

### **PUBLIC COMMENT**

No additional public comments were provided during this portion of the meeting.

### **UNFINISHED BUSINESS**

#### **Retreat Follow-Up**

Mr. Cohn reminded the Commission that they spent a lot of time at their retreat talking about their concerns regarding public communication. He suggested they provide their ideas to Ms. Will on how the City could better communicate with the public, particularly via the website and *CURRENTS*.

Commissioner Broili asked where public outreach and communication would fall on the City Council’s priority list. Ms. Will answered that public outreach is very important to the City Council. However, one challenge is that people can’t attend all the public meetings that are offered and educate themselves on the topics. Many people want to let their elected officials make the decisions. It is important to keep in mind that, oftentimes, the Planning Commission and City Council only hear from people who are angry, and they don’t usually hear from those that are satisfied with what is taking place. Commissioner Broili said that if public outreach is a high priority, then there must be money allotted for accomplishing the goal. Without significant financial support, improvements would not be possible. Until the City Council agrees to provide additional funding for the program, he questioned the validity of continued discussion by the Planning Commission. Mr. Tovar suggested it would be appropriate for the Commission to discuss issues that have budget implications with the City Council at the upcoming joint meeting. He agreed that many of the ideas that are being considered for improving public communications would require additional funding.

Commissioner Broili expressed his belief that if public outreach is a very important concern of the City Council, they must make a major funding commitment in order for significant improvements to take place. There are numerous pieces of the equation that must be fine tuned to work together so that they can realistically reach out to the public in a meaningful way. Ms. Will pointed out that increasing the

size of each *CURRENTS* publication could be done with just a small amount of additional funding. However, she emphasized that there are a lot of competing issues, and not everything can be on the front page. She noted that 90% of the City's residents have identified the publication as their source for City news, and website and public television channel usage is also going up every year.

Ms. Will suggested the Commission identify their public outreach goals. Is it important to get numerous people to each of their meetings, or do they want people to know where to find accurate information when they hear alarming planning news? The Commission's proposed communication plan should be based on their goals. They can't always be the front page story, but they can provide a consistent place for people to obtain information.

Commissioner Kuboi said he recently reviewed a report on the City of Kirkland's Innovative Housing Demonstration Program. Their consultant indicated the city should not spend a lot of time trying to persuade the vast middle of the population one way or the other. In addition, it is important to recognize that some people will oppose a proposal regardless of what is said. However, there is a small percentage of residents that can be persuaded, and that is where the Commission should focus most of their outreach efforts. He requested feedback from Ms. Will about where the Commission should spend their time communicating issues. Ms. Will agreed that it is important to reach those people who do care about a particular issue. She explained that the goal of *CURRENTS* is to communicate issues that affect the most people citywide. On the other hand, many of the issues the Commission deals with are neighborhood specific. Broad communication tools are filtered and do not necessarily reach those people who care about an issue. She suggested the email subscription list could be one of the City's best opportunities for accomplishing this goal, and they have plans to promote a neighborhood-by-neighborhood subscription list.

Commissioner McClelland agreed that it is important to focus on getting accurate printed information out to the people who care about a particular topic to avoid situations where the public is unnecessarily upset as a result of misinformation. It would also help to build a network of people who are most interested in being involved in land use planning issues. Once these people are educated regarding land use issues, they would be well informed and able to accurately answer questions from others in the community. She also suggested it would be helpful to provide a separate list of special meetings and topics and then identify those who should attend the meetings and why.

Commissioner Harris asked if a computerized reader board would be installed as part of the City Hall/Town Center Project. Mr. Tovar said a reader board was not included as part of the budget. Commissioner Harris suggested this would be an excellent method of informing the public of upcoming events.

Commissioner Broili asked how many households there are in Shoreline. Ms. Will answered that *CURRENTS* is mailed out to between 21,000 and 23,000 addresses, including both business and residential properties. Again, she stated that about 90% of Shoreline residents identify *CURRENTS* as their source for City information.

Commissioner Broili expressed his disappointment with the low level of citizen turnout at the Speaker Series events, even though some fairly significant issues were being discussed. Ms. Will shared that in

her experience, 35 attendees is a respectable number, especially when they are not being asked to make a decision about something.

Commissioner Broili agreed with Commissioner Pyle that the Council of Neighborhoods is an underutilized resource. He suggested the City spend more time to create a better connection between the Council of Neighborhoods, Planning Commission, Parks Board, and City Council. The Council of Neighborhoods could be used as an outreach tool for the community to voice their concerns and for the Commission and City Council to get their messages back out to the community. Ms. Will agreed and pointed out that this concept would require an investment in time, but not necessarily additional funding. The Commission agreed that a connection between the groups should be pursued.

Commissioner Pyle said he spoke with Patty Hale, the chair of the Council of Neighborhoods, who also agreed that there should be a better connection between all of the City groups, including the Planning Commission and Park Board. She suggested that each group provide a liaison to attend the meetings of the other groups and report back to their respective groups, since many of the issues that are discussed by each group are interrelated. The Commission agreed it would be appropriate to designate a Commissioner as liaison to attend the Council of Neighborhood meetings. Staff agreed to provide information about upcoming Council of Neighborhood meetings so that Commissioners could volunteer or be assigned to attend.

Commissioner McClelland suggested it is also important to make sure the business community is informed about what is going on. Perhaps a Commissioner should also be assigned to attend the Chamber of Commerce meetings. The Commission agreed that community outreach involves both neighborhood and commercial groups.

Mr. Tovar suggested that when the new City Hall facility is done, perhaps groups such as the Council of Neighborhoods could be invited to hold their meetings in the new space. This could present an opportunity for groups to literally and symbolically plug in more to what is taking place with the City Council, Planning Commission, Parks Board, etc. Commissioner Pyle explained that he received two different responses from members of his community group in regards to the idea. Some don't want the City to be involved in their process. On the other hand, there are some who feel the group should utilize the City's resources in the community.

Mr. Tovar said he can understand the groups' desire to meet in the neighborhood at times. But if they are to become part of the communication network, it is important that they have a place to meet in the new facility, as well. Commissioner Broili agreed and noted that communication is a two-way street, and all parties must learn to listen as well as dictate desires.

Because of the lateness of the hour, Chair Piro suggested the Commission postpone the Speaker Series debrief until the October 18<sup>th</sup> meeting. The remainder of the Commission agreed.

Commissioner McClelland expressed her belief that the City could have done a better job of drawing the public to the speaker series, particularly considering staff's effort to obtain quality presenters. If speaker series events are scheduled in the future, more effort should be made to publish the event to various community groups. She suggested it takes time to help the public understand that people don't just

grocery shop and sleep in Shoreline, but that there are people who are trying to create a unique and independent community and city and not just a suburb.

Vice Chair Kuboi expressed his belief that it is difficult for the public to get a clear understanding of an issue just by reading the staff reports, which are not typically written for a lay person to understand. He suggested that having a dedicated land use section in *CURRENTS* would be a better method of communicating understandable information to the community. Mr. Tovar suggested they consider how they can present information in layers. The information in *CURRENTS* could identify the topics and when they would be discussed, etc. Then each staff project planner could provide a brief synopsis about each issue. If a person is really interested in learning more, they could gain more information from the staff report. He noted that the name, phone number and email address of the project planners would be published in the *CURRENTS* articles. Staff is ready to answer questions at whatever level of understanding or detail a citizen needs.

Vice Chair Kuboi pointed out that it is often difficult to get people to understand how something that is happening in another part of town is relevant to them. It is important to help people understand how land uses issues could potentially impact them. Mr. Tovar agreed that while some land use issues are related to just one particular neighborhood, others involve and could impact the entire community.

The Commission agreed they wanted to bring this issue up before the City Council at the joint meeting. Staff agreed to provide Ms. Will's email address to each of the Commissioners so they could forward their additional comments and ideas to her.

### **Review of Commissioner Hall's Letter Regarding Shoreline Transit Service**

Mr. Tovar referred to Commissioner Hall's proposed resolution that would promote a single, integrated, continuous bus rapid transit system along the Aurora Avenue/State Route 99 Corridor. He explained that, as proposed, the resolution asks the City Council to consider adopting a similar resolution. It also requests that staff distribute the Commission's resolution out to numerous agencies. He said he is not comfortable distributing the document until the City Council has voiced their support, and he suggested the Commission discuss the resolution with the City Council at the joint meeting on September 24<sup>th</sup>.

Chair Piro expressed his concern that the document looked too much like a resolution that would be transmitted by the City Council and is out of character with what the Planning Commission would typically do. He also suggested that if they are going to ask Metro and Community Transit to be involved in a dialogue about cross county service along Aurora Avenue, perhaps Sound Transit should be invited to participate, as well. Mr. Tovar commented that the document contains many excellent points. He suggested the Planning Commission forward the document to the City Council, along with a cover letter asking them to adopt the resolution.

Commissioner Wagner recalled that the Commission previously talked about having bus lines that are continuous from one end to the other. She suggested that placing more emphasis on this goal would be helpful. The document should encourage the exploration of an appropriate end-to-end cross county system. The Commission agreed that this concept should be incorporated into the resolution that is stated at the end of the document. They further agreed that the third whereas from the bottom should be

changed to recommend that the three transit agencies (including Sound Transit) work together to create a single-integrated system.

Commissioner McClelland suggested that Lake Forest Park and Woodway be added to the first paragraph of the document. Chair Piro noted that the cities listed in the first paragraph are those that are physically located on Aurora Avenue. He suggested it would be more appropriate to add these two cities in the second paragraph, which lists the customers served by the transit agencies. The remainder of the Commission concurred. They also agreed that the last two sentences of the resolution be deleted.

Commissioner McClelland referred to the last whereas statement, which indicates that funding for transit come from taxpayers in the City of Shoreline. She suggested they also include the other cities that are listed in the first and second whereas statements. Commissioner Broili inquired if any attempt has been made to obtain support of the resolution from other cities. He suggested that if other cities were to join in the effort, there would be a greater opportunity to move the concept forward. The Commission agreed to add another whereas statement asking the City Council to provide direction for them to engage in discussions with neighboring cities that are served by the three transit agencies.

Mr. Tovar agreed to update the document and bring it back before the Commission for review at the September 19<sup>th</sup> meeting.

## **NEW BUSINESS**

### **Speaker Series Debrief**

Discussion on this item was postponed to the October 18<sup>th</sup> meeting.

### **Prepare for Joint Meeting with City Council**

Mr. Tovar summarized that the Commission has already indicated they want to talk about communication and outreach and how to use *CURRENTS*, the website, signage, etc. They also indicated their desire to discuss how to reenergize the structure of neighborhood councils, as well as the proposed transit resolution. He agreed to pinpoint the budget implications associated with the concepts identified by the Commission.

Chair Piro suggested that, prior to the September 24<sup>th</sup> meeting, the Commission should offer additional thoughts regarding Commission's report retreat. While there might be time for this effort on the September 19<sup>th</sup> agenda, Mr. Cohn suggested it would be better for the Commissioners to email their comments related to the retreat report. The Commission agreed to email their comments to staff by September 10<sup>th</sup>. The document could then be finalized at the September 19<sup>th</sup> meeting.

Mr. Cohn stressed the importance of also taking time on September 19<sup>th</sup> to review the issues the Commission wants to cover at their joint meeting with the City Council. Commissioner Pyle suggested the Commission present their extended agenda to the City Council, and identify the items they expect to work on in 2008. This should include an outline of the budget implications associated with each effort, particularly related to required staff time. He suggested it would be appropriate for the Commission to

clearly identify the workload they would be taking on in 2008 and the support they would need to accomplish their projects. Commissioner Broili suggested staff create a list of talking points to address each of the issues raised by the Commission. Mr. Cohn agreed to have the list available for the Commission to review on September 19<sup>th</sup>. The Commission also agreed it would be helpful to present a final retreat report to the City Council, as well.

### **AGENDA FOR NEXT MEETING**

The majority of Commissioners agreed they could be available for a dinner meeting on September 19<sup>th</sup> starting at 6:00 p.m. Mr. Tovar reviewed that the meeting agenda would include a public hearing on Phase 1 of the Town Center Project and a study session on Ridgecrest zoning. The September 20<sup>th</sup> meeting is scheduled as a joint meeting with the Hearing Examiner. The Hearing Examiner would hear the appeal, and the Commission would hear the actual plat proposal. The Commissioners indicated that a quorum would be present on the 20<sup>th</sup>, as well.

Mr. Tovar announced that a joint City Council/Planning Commission meeting has been scheduled for September 24<sup>th</sup> starting at 6:00 p.m. Dinner would be served. The majority of Commissioners indicated they would be in attendance at the joint meeting. Commissioner McClelland suggested the joint meeting include a discussion about how elected officials have constituencies and can have points of view and how the Planning Commission is supposed to be an objective body, one step removed from the political process. If this distinction is pointed out, perhaps it would have some effect on communications between the two groups. The Commissioners cannot roust out supporters, while City Council Members can. The Commission must wait for the citizens to communicate with them.

Mr. Cohn announced that a Ridgecrest Neighborhood meeting is scheduled for September 10<sup>th</sup> at the Bethel Church starting at 7:00 p.m. He invited the Commissioners to attend the meeting, particularly those who followed the process from the beginning.

### **ADJOURNMENT**

The meeting was adjourned at 9:15 P.M.

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Rocky Piro  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission

**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

### 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.

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## 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

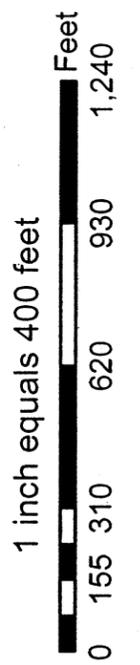
CITY OF SHORELINE  
Clerk's Receiving  
No: 2243  
Date: 7/14/03



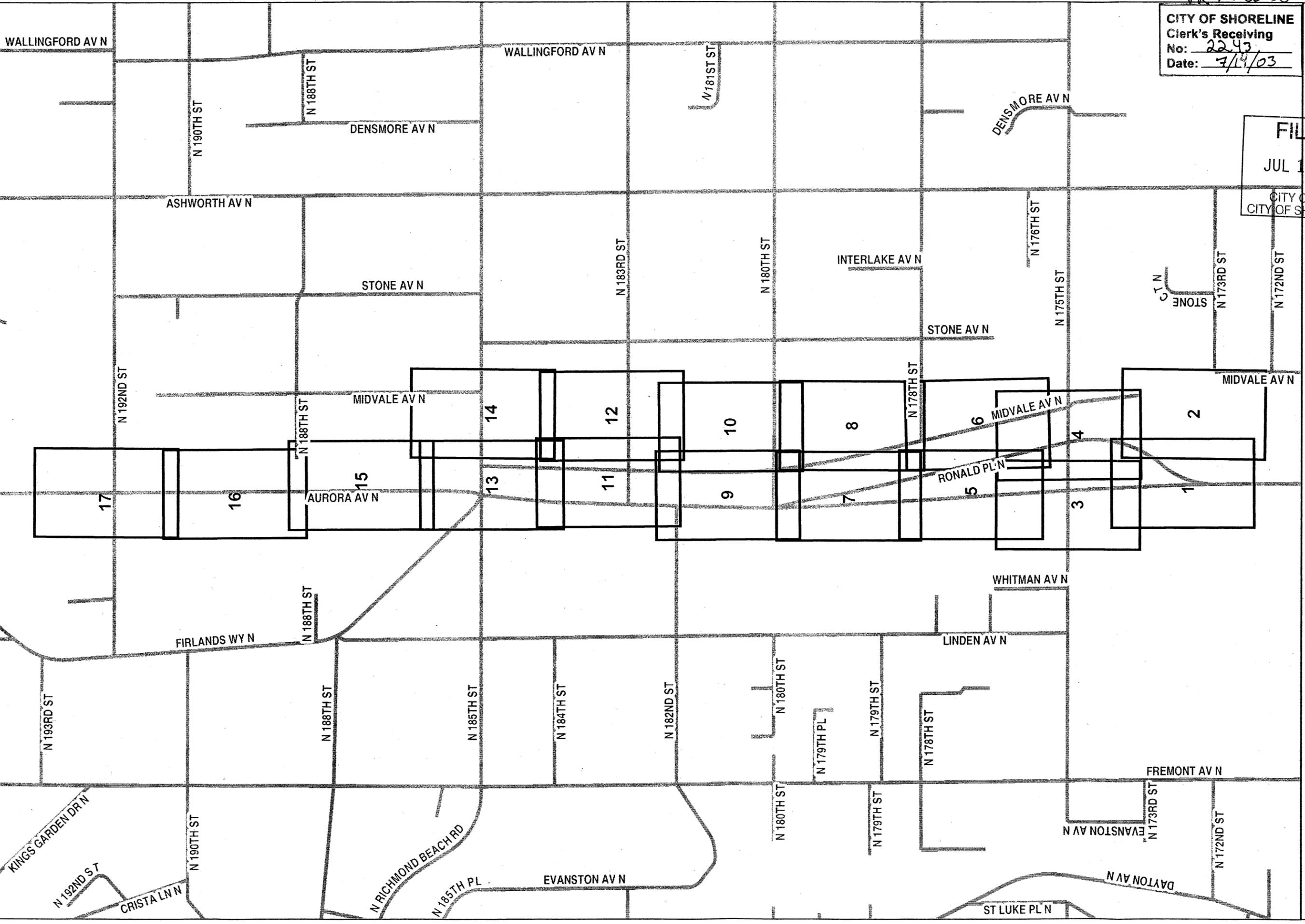
City of Shoreline GIS/Cadastral, building outlines, topography is copyrighted by City of Seattle, 1998. All rights reserved. No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Date: 4/30/2003

FILED  
JUL 15 2003  
CITY CLERK  
CITY OF SHORELINE

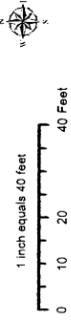


# Central Shoreline ROW Maps



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. **Ronald 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

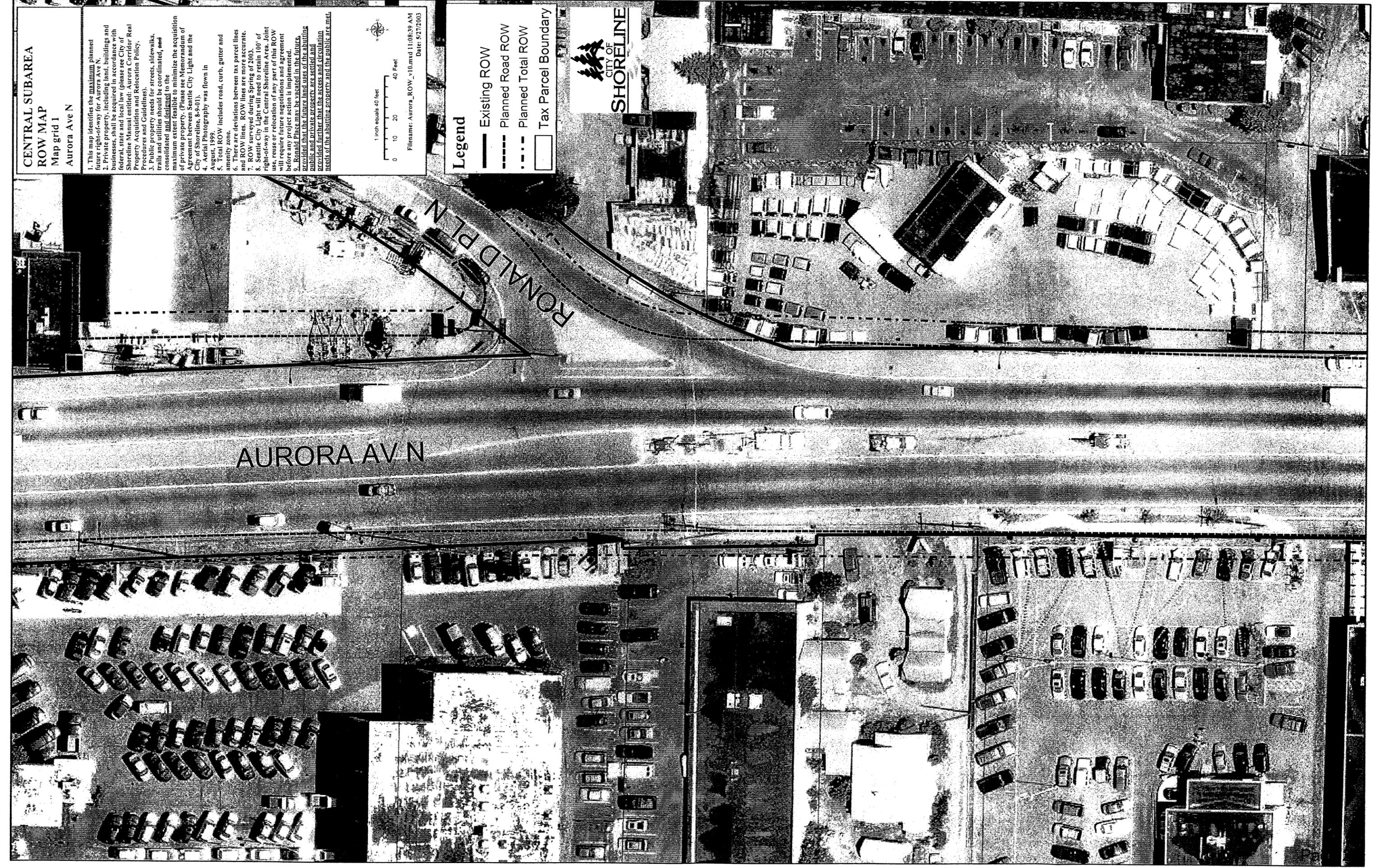
Legend

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



AURORA AV N

RONALD PL N



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 2  
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).
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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

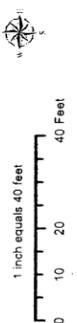
**Legend**

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



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 3  
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: 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

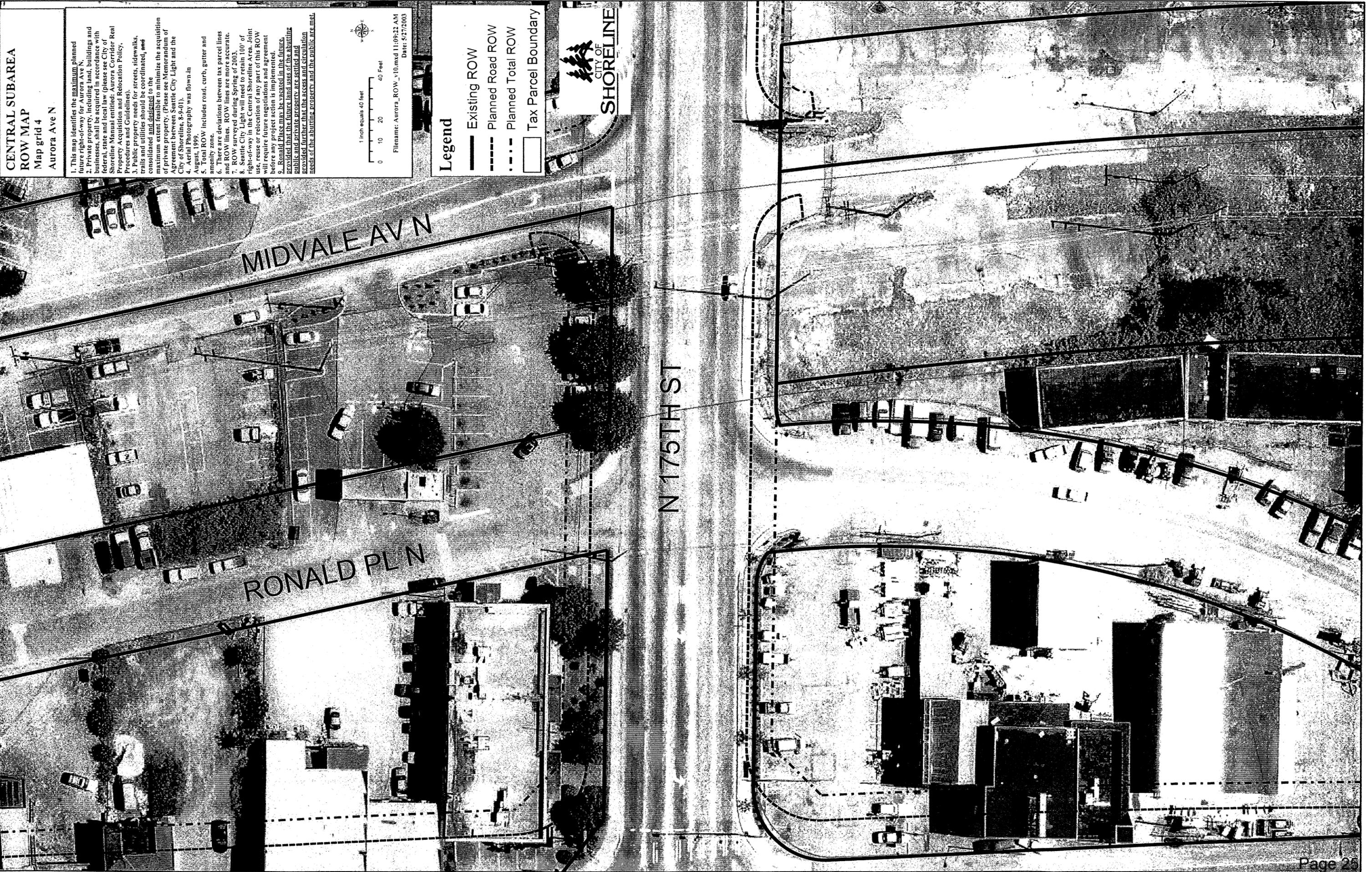
1. This map identifies the maximum planned future right-of-way for Aurora Ave N.  
2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor Real Property Acquisition 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 Phase 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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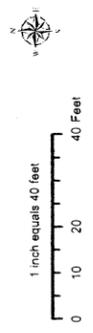
**Legend**

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



CENTRAL SUBAREA  
ROW MAP  
Map grid 5  
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

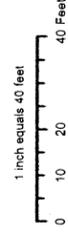


RONALD PL N

AURORA AV N

CENTRAL SUBAREA  
ROW MAP  
Map grid 6  
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. Consider that the future land uses of the adjacent public and private property are set and provided further that the access and circulation needs of the adjacent property and the public are met.



Filename: Aurora\_ROW\_v10.mxd 11:09:51 AM  
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

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).
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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.



1 inch equals 40 feet  
0 10 20 40 Feet

Filename: Aurora\_ROW\_v10.mxd 11:10:05 AM  
Date: 5/27/2003

**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

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, 8-8-01).
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.



1 inch equals 40 feet  
0 10 20 40 Feet

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Date: 5/27/2003

**Legend**

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

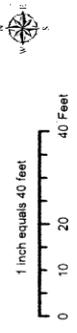


MIDVALE AV N

N-178TH ST

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

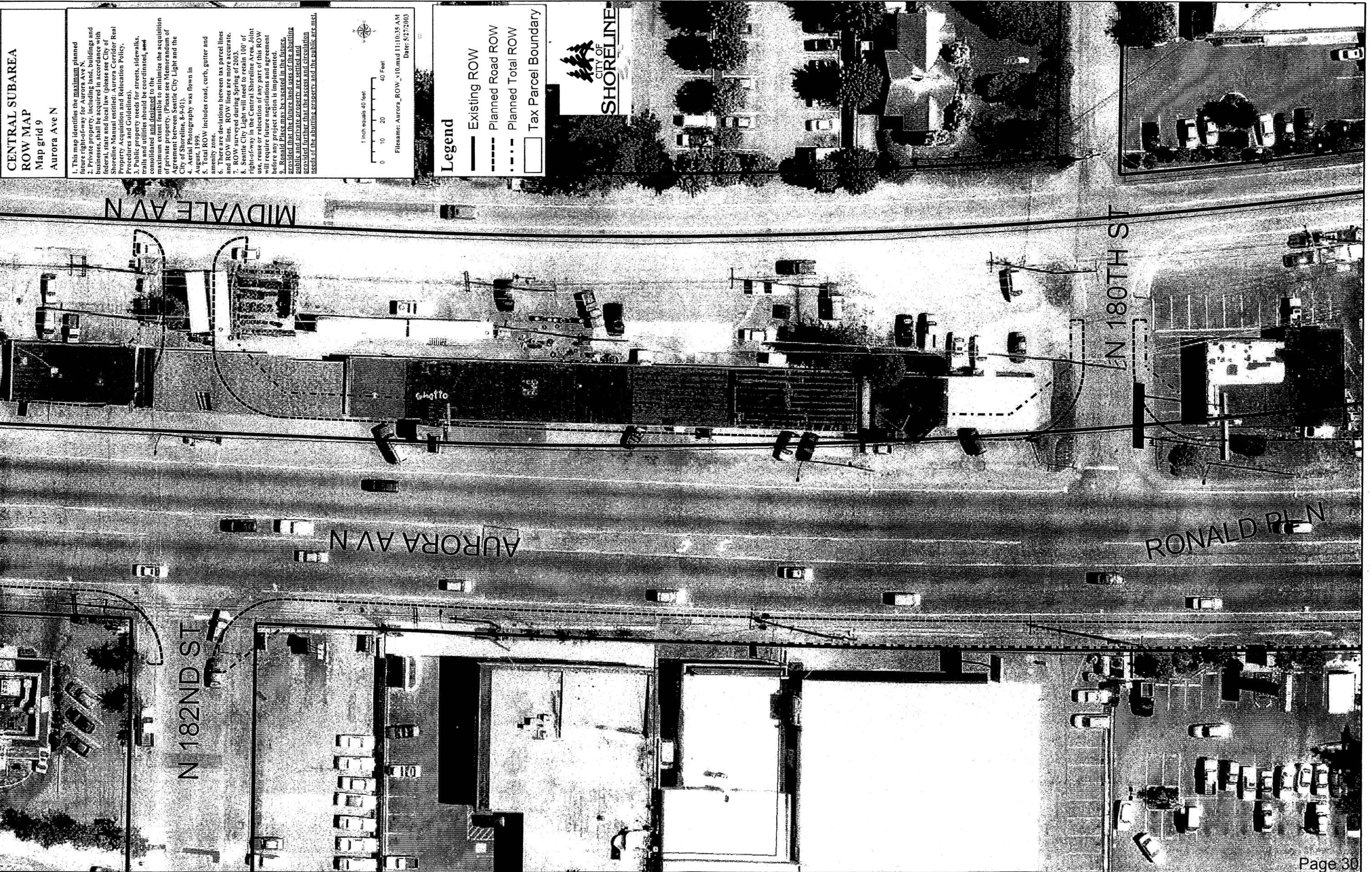
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5. Total ROW includes road, curb, gutter and amenity zone.  
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9. Ronald Place may be vacated in the future, provided that the future land uses of the abutting public and private property are settled and provided further that the access and circulation needs of the abutting property and the public are met.



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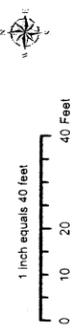
**Legend**

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



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 10  
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



**CENTRAL SUBAREA  
ROW MAP**  
Map grid 11  
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 utility 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\_v10.mxd 11:11:03 AM  
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**

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\_v10.mxd 11:11:18 AM  
Date: 5/27/2003

**Legend**

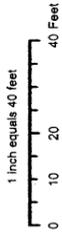
- Existing ROW
- Planned Road ROW
- Planned Total ROW
- Tax Parcel Boundary



N 183RD ST

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

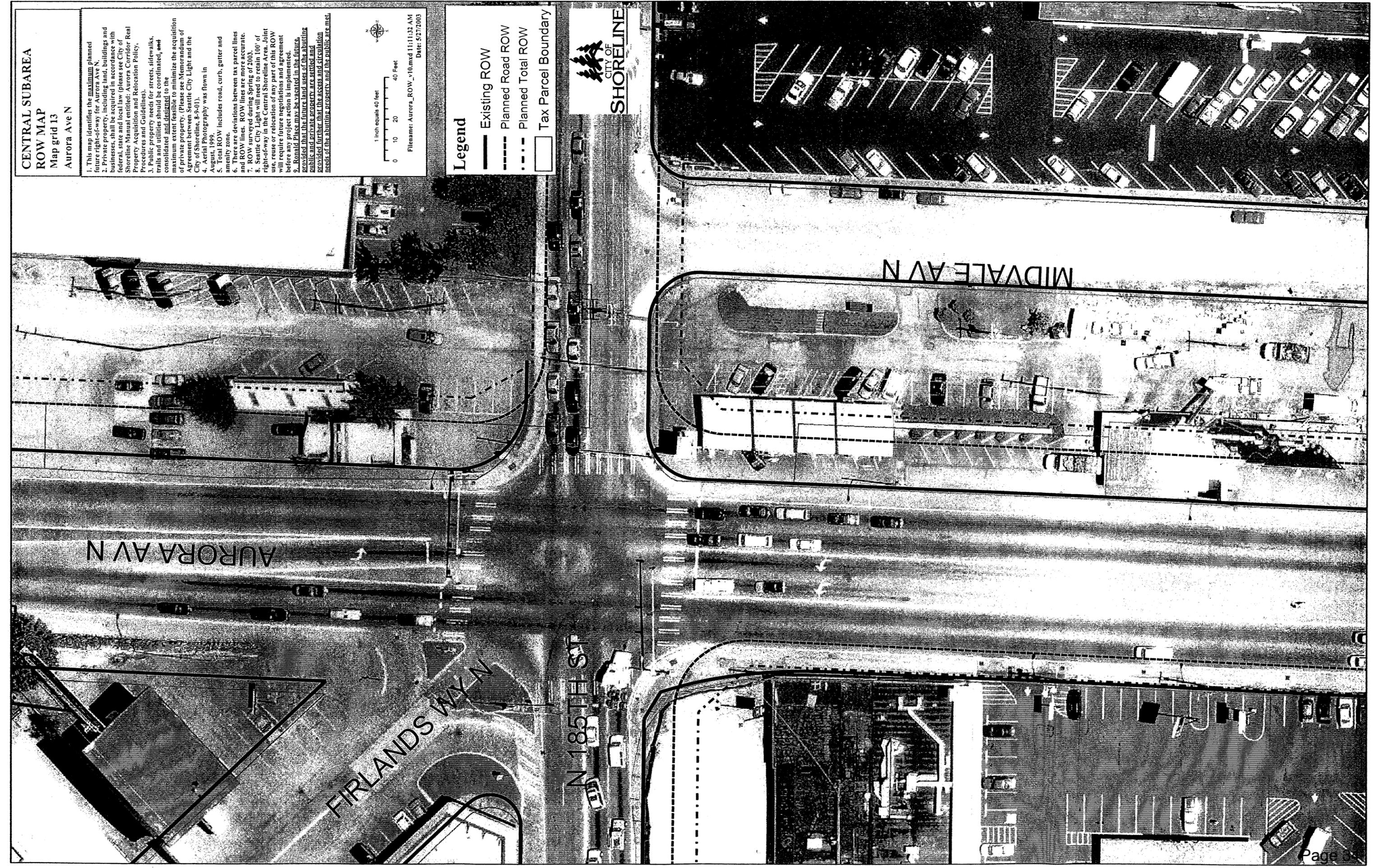
1. This map identifies the maximum planned future right-of-way for Aurora Ave N.
2. Private property, including land, buildings and businesses, shall be acquired in accordance with federal, state and local law (please see City of Shoreline Manual entitled: Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines).
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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. Road Phase may be vacated in the future, provided that the future land uses of the adjoining public and private property are set forth and provided for that the access and circulation needs of the abutting property and the public are met.



Filename: Aurora\_ROW\_v10.mxd 11/11/11 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).
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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

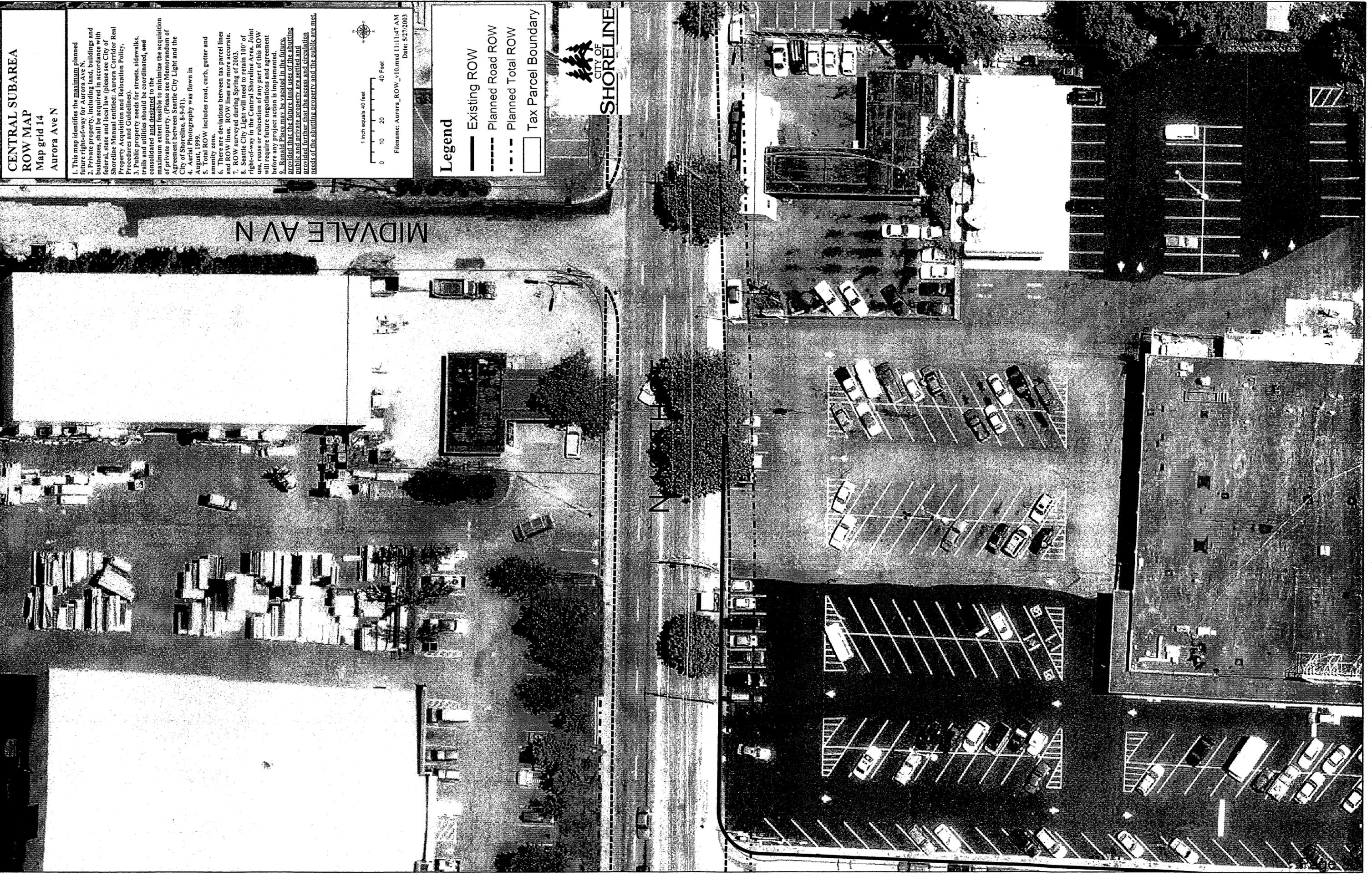
**Legend**

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



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.
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.



Filename: Aurora\_ROW\_v10.mxd 11:12:02 AM  
Date: 8/27/2003

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

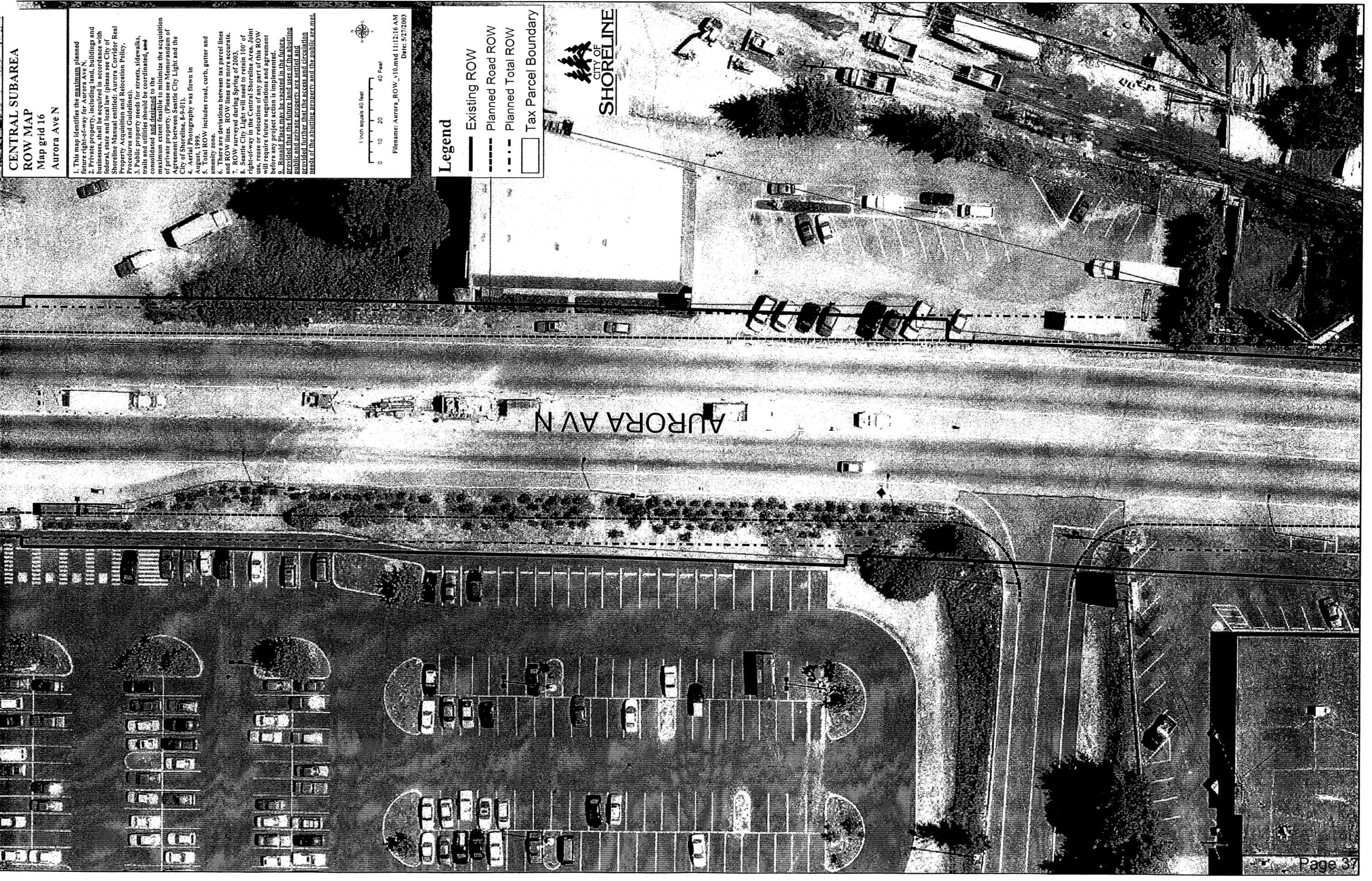
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3. Public property needs for streets, sidewalks, trails and utilities should be coordinated, and consolidated and designed to the maximum extent feasible to minimize the acquisition of private property. (Please see Memorandum of Agreement between Seattle 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.



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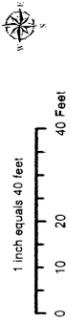
**Legend**

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



CENTRAL SUBAREA  
ROW MAP  
Map grid 17  
Aurora Ave N

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Legend

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



AURORA AV N

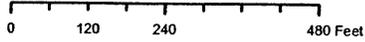
N 192ND ST

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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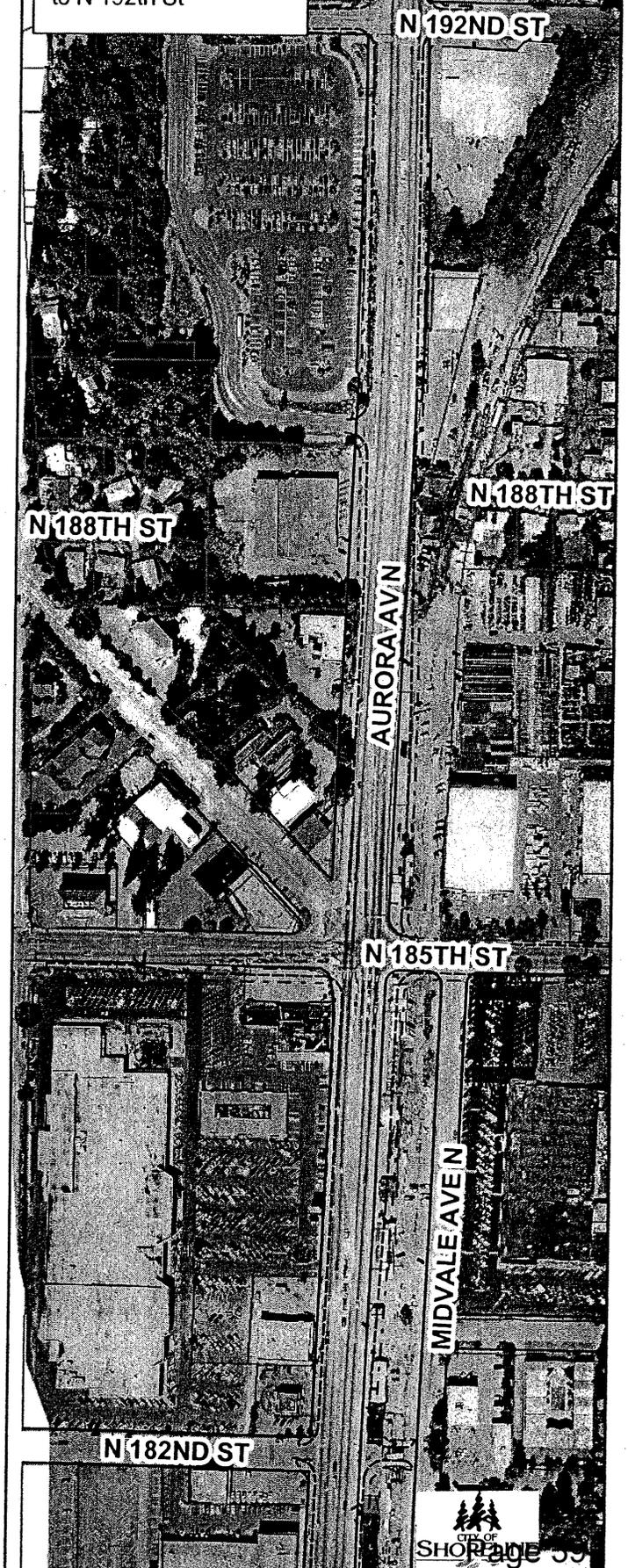
  
  
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**Legend**

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

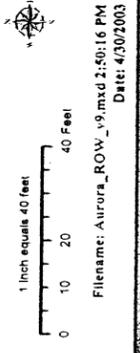
CENTRAL SHORELINE  
 ROW MAP

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



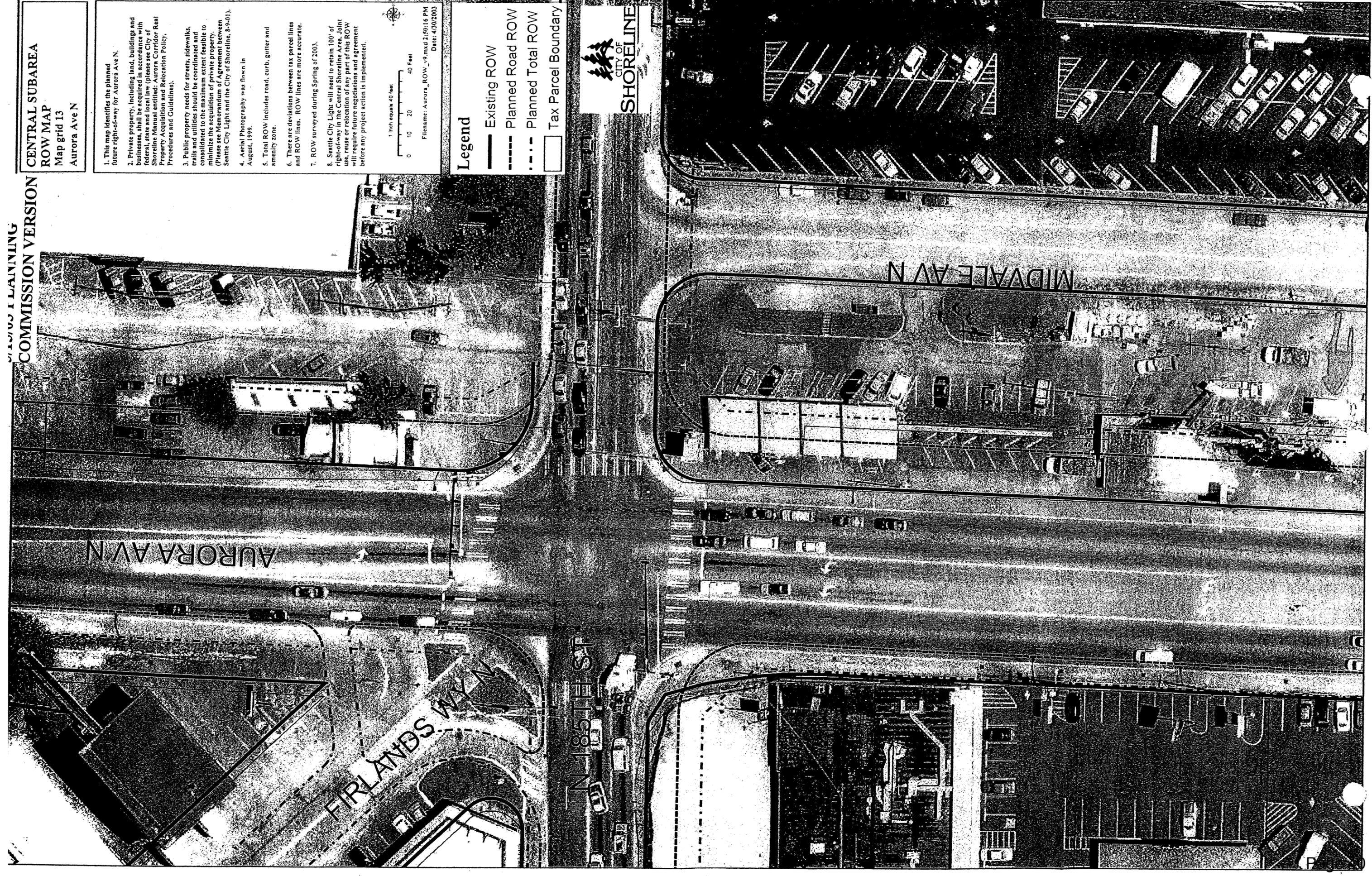
**CENTRAL SUBAREA  
ROW MAP**  
Map grid 13  
Aurora Ave N

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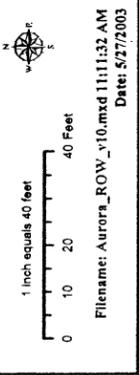
**Legend**

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



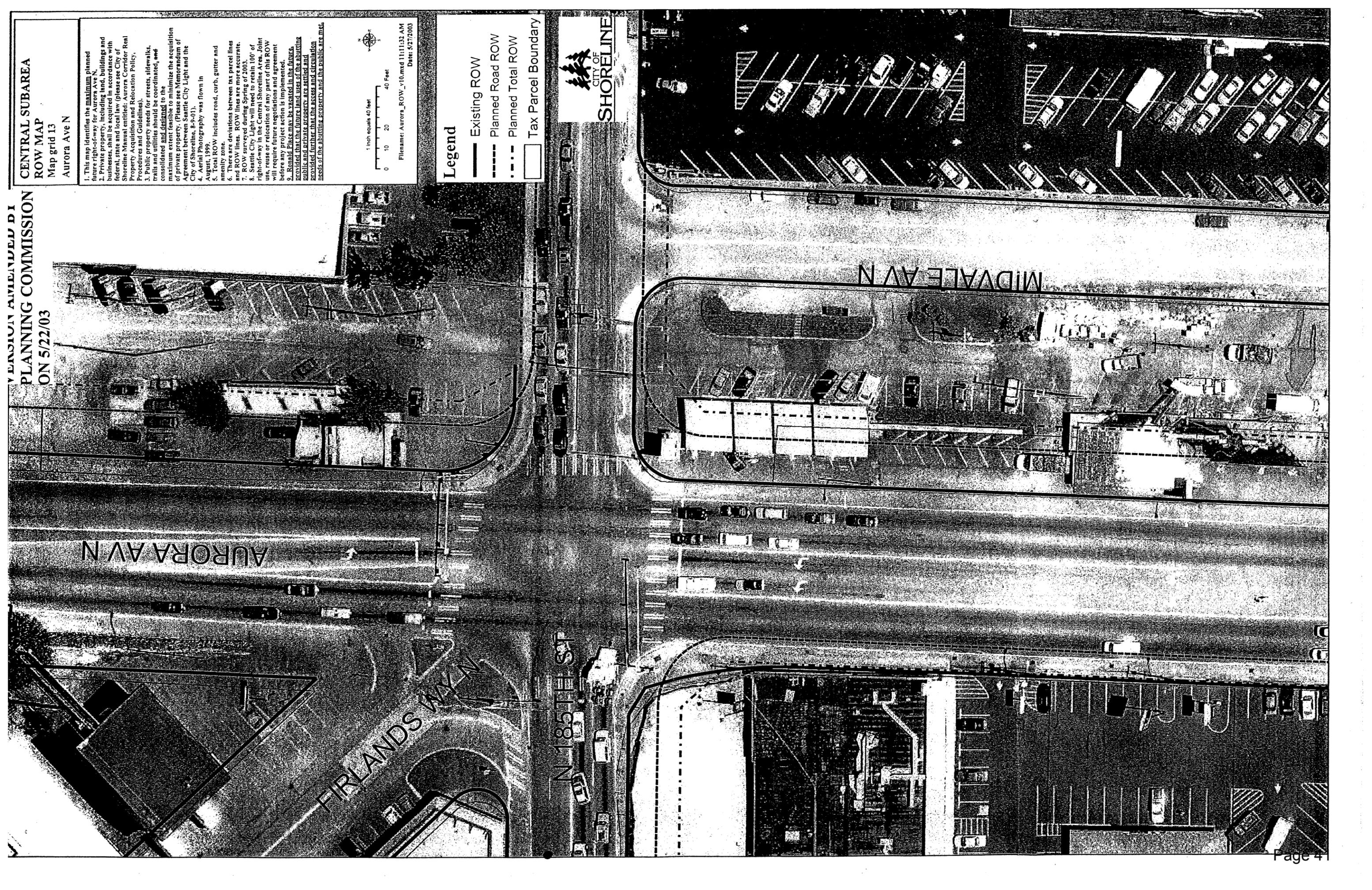
CENTRAL SUBAREA  
ROW MAP  
Map grid 13  
Aurora Ave N

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9. Roadway 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.



Legend

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



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

<p><b>AGENDA TITLE:</b> Study Session on Planned Area 4 (Ridgecrest Commercial Center) <b>DEPARTMENT:</b> Planning and Development Services <b>PREPARED BY:</b> Steven Szafran, AICP, Associate Planner <b>PRESENTED BY:</b> Joe Tovar, Director, Planning and Development Services</p>
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**SUMMARY**

The City of Shoreline Planning Staff intends to initiate a legislative zone change for all commercially zoned parcels in the Ridgecrest commercial area, which includes the four corners of NE 165<sup>th</sup> Street and 5<sup>th</sup> Avenue NE. These areas are currently zoned as Neighborhood Business (NB).

Staff is developing a number of legislative zone changes in specific areas of Shoreline. These areas include: Town Center, Shoreline Community College, South Aurora Triangle, and the Ridgecrest Commercial area. These will be referred to as "Planned Areas" and each area will have zoning regulations tailored to and specific for the Planned Area.

The Ridgecrest Commercial Area (i.e., all four corners) will be titled "Planned Area 4". While all four corners will be rezoned to "Planned Area 4", the zoning regulations presented at this meeting will only apply to the former bingo site, noted on the map as Planned Area 4a. The other corners of NE 165<sup>th</sup> and 5<sup>th</sup> Avenue NE, noted as Planned Areas 4b, 4c, and 4d, will adopt the current (NB) zoning regulations. .

The purpose of this workshop is to discuss the new zoning designation titled, "Planned Area 4" and the development regulations that dictate development within this zone.

The regulations for Planned Area 4a reflect a form-based code. The concepts that underlie form-based codes have been discussed by Mr. Hinshaw (in the speakers' series) and by Mr. Tovar. A form-based code seeks to create a predictable realm by controlling physical form primarily, with a lesser focus on land use. Form-based codes address the relationship between building facades and the public realm, the form and the mass of buildings in relation to one another, and the scale and types of street and blocks. This is in contrast to conventional zoning's focus on the segregation of land use types, permissible property uses, and the control of development intensity through

numerical parameters (e.g., dwelling units per acre, height limits, setbacks, parking ratios).

The new code section 20.98 proposes a form-based code for the former bingo site. The new code focuses on building design (including bulk and height), site design, street-front landscaping, pedestrian interaction and public amenities.

An amendment to the zoning map initiated by the City is processed as a legislative decision. 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 workshops and open record Public Hearings on zone changes and development code amendments and making a recommendation to the City Council.

The proposed code language can be found in **Attachment 1**. A map of the area of the proposed rezone can be found in **Attachment 2**.

The purpose of this workshop is to:

- Review the proposed code language for Planned Area 4
- Review changes to the zoning map (new zoning designation)
- Respond to questions regarding new code language and/or zoning map
- Identify any additional information that may be necessary for the public hearing currently scheduled for October 18, 2007.

### **BACKGROUND / ANALYSIS**

The students of the University of Washington Department of Landscape Architecture and Northwest Center for Livable Communities prepared the Ridgecrest Sustainable Neighborhood Development Workshop in the early part of 2007. The students developed four different development scenarios for two of the four commercial corners in the Ridgecrest commercial area. The two corners addressed are the former bingo site on the southwest corner and the 7-11 site on the northeast corner.

The students held two community meetings in the Ridgecrest Neighborhood. In those meetings, many ideas were discussed and evaluated.

City Staff has drafted regulations that capture the vision of the residents of Ridgecrest while also providing flexibility to a developer who builds on the site.

The Planning Commission is being asked to review the proposed regulations and offer comments or direction prior to staff's preparation of a final draft of the regulations that will be the subject of the public hearing.

## **TIMING & SCHEDULE**

The following table is a chronology of the proposed Development Code amendment process for the current amendments.

<b>DATE</b>	<b>DESCRIPTION</b>
September 19, 2007	<ul style="list-style-type: none"><li>• Planning Commission Workshop- introduction of proposed Planned Area 4 code language and zoning map.</li></ul>
September 2007	<ul style="list-style-type: none"><li>• SEPA Determination to be issued/advertised. Notify CTED of proposed changes and City Council Public Hearing NO LESS than 60 days prior to City Council Public Hearing.</li></ul>
September-October 2007	<ul style="list-style-type: none"><li>• Proposed Amendments advertised in <u>Seattle Times</u> and <u>Shoreline Enterprise</u>.</li><li>• Written comment deadline minimum 14 day period advertised with notice. (Comment deadline must leave lead time to incorporate written comment into Planning Commission Public Hearing packet that is distributed no less than 7 days prior).</li></ul>
October 2007	<ul style="list-style-type: none"><li>• Issue notice of public hearing at least 14 days prior to Planning Commission Public Hearing.</li></ul>
October 18, 2007	<ul style="list-style-type: none"><li>• Planning Commission Public Hearing on proposed amendments.</li><li>• Planning Commission deliberation and recommendation to City Council.</li></ul>
November-December 2007	<ul style="list-style-type: none"><li>• City Council consideration and decision.</li></ul>

Staff looks forward to a discussion of these ideas with the Commission. If you have questions about the proposal, please contact Steve Szafran, 546-0786, or email him at [sszafran@ci.shoreline.wa.us](mailto:sszafran@ci.shoreline.wa.us). prior to the meeting

## **ATTACHMENTS**

**Attachment 1:** Development Code Section 20.98 - Planned Area 4

**Attachment 2:** Proposed Zoning Map with New Zoning Designations

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Sections:

- [20.98.010](#) Purpose and Scope
- [20.98.020](#) Planned Area 4 Zones and Permitted/Prohibited Uses
- [20.98.030](#) Density and Dimensional Standards
- [20.98.040](#) Administrative Design Review
- [20.98.050](#) Design Standards
- [20.98.060](#) Public Feature Program
- [20.98.070](#) Parking
- [20.98.080](#) Signs
- [20.98.090](#) Outside Lighting

## **20.98.010 Purpose and Scope**

- A. The purpose of this chapter is to establish development standards for Planned Area 4. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards. The Planned Area 4 standards are designed to:
  - 1. Be a form based code which provides flexibility, yet ensures the character of a project’s building and site design is supportive of the adjacent public spaces and uses.
  - 2. Create lively mixed use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.
  - 3. Provide for human scale building design.
  - 4. Ensure that building and site design is presented to the neighborhood for comment.
- B. All development located within Planned Area 4 is:
  - 1. Subject to the regulations of:
    - a. This chapter;
    - b. SMC 20.10
    - c. SMC 20.20 – Definitions
    - d. SMC 20.30 – Procedures and Administration, including procedures for nonconformance and variances
    - e. SMC 20.40 – Zoning and Use Provisions
    - f. SMC 20.50 Subchapter 5 - Tree Conservation, Land Clearing and Site Grading Standards
    - g. SMC 20.50 Subchapter 7 – Landscaping Standards
    - h. SMC 20.60
    - i. SMC 20.70
    - j. SMC 20.80
  - 2. Subject to the regulations of the following subchapters of SMC 20.50 except as modified by this chapter:
    - a. Subchapter 6 – Parking, Access and Circulation
  - 3. Exempt from the regulations of the following subchapters of SMC 20.50:
    - a. Subchapter 2 – Single-family Detached Residential Design Standards (SMC 20.50.060-.115);
    - b. Subchapter 3 – Multi-family and Single-family Attached Residential Design Standards (SMC 20.50.120-.210); and

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City of Shoreline  
September 10, 2007 draft

## ITEM 10.A - ATTACHMENT 1

- c. Subchapter 4 – Mixed Use, Commercial and Other Nonresidential Development Design Standards (SMC 20.50.220-.280).
4. 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.

### **20.98.020 Planned Area 4 Permitted/Prohibited Uses**

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, Planned Area 4 is created as shown on Map 1 and on the official zoning map.
- B. All uses provided for under SMC 20.40.120-.140, including unlisted uses under SMC 20.40.570, are permitted outright in Planned Area 4 except the following, which are prohibited:
  1. Adult use facilities;
  2. Gambling uses;
  3. Kennels;
  4. Mobile home park;
  5. Vehicle repair, service and/or sales unless entirely within an enclosed building;
  6. Wastewater treatment facilities;
  7. Wrecking yards;
  8. Warehousing and wholesale trade;
  9. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
  10. Shipping containers;
  11. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.95.010, Purpose.
- C. The Director may make reasonable accommodations to provisions of the Code that apply to dwellings occupied or to be occupied by disabled persons as defined by the Federal Fair Housing Act and Fair Housing Act Amendments, when such reasonable accommodations may be necessary in order to comply with such acts. All such accommodations shall be personal to the applicant and shall expire immediately if the disabled applicant terminates occupancy at the subject site.

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September 10, 2007  
Page 2 of 10

**20.98.030 Density and Dimensional Standards**

**A. Setback, Height, and FAR Standards**

**Table 20.98.030B –Dimensional Standards**

<b>Standards</b>	<b>Planned Area 4</b>
Setback for mixed-use building base <sup>1</sup>	0 on north, east and south sides <sup>2</sup> , 5' on west property line
Setback for building middle portion (2 <sup>nd</sup> and 3 <sup>rd</sup> story)	0 on north, east and south sides <sup>2</sup> , 15' on west side
Setback for building top (above three stories)	10' on all sides
Building Height	Up to 6 Stories <sup>3</sup> if public bonus features are provided
Floor Area Ratio (FAR)	4.75
Density, basic	24 units per acre
Density, maximum	Unit total limited by height, FAR and parking requirements <sup>4</sup>

<sup>1</sup> For the purpose of building setbacks, the mass of the building is divided into three sections: Base, middle and top.

<sup>2</sup> Canopies and awnings are allowed to extend into the right-of-way. The height shall range between eight feet and 12 feet and shall be a minimum of six feet in width.

<sup>3</sup> See 20.98.060 for building height incentives.

<sup>4</sup> See 20.98.030 (B)(1) for density incentives.

**B. Density and Impervious Area.** The base housing density in the Planned Area 4 zone is 24 dwelling units per acre. The number of units permitted on the site may be increased if affordable housing is provided on site according to the following formula: Ten percent (10%) of the units above 24 dwelling units per acre are affordable units. Example- a 2.5 acre site would yield 60 units at 24du/ac (2.5\*24). If the developer intends to develop 200 units, 14 units shall be affordable (200-60\*0.1). The maximum number of units on the site shall be governed by the height, floor area ratio, maximum impervious surface area, and parking requirements for the site. Affordable units are defined as: Affordable to households earning 80% of King County median income for rental units and households earning up to 120% of King County median income for ownership units.

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<b>Standards</b>	<b>Planned Area 4</b>
Maximum Impervious Area	100%

**C. Additional Height Provisions**

1. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck.
2. WTF's may be excluded from building height calculation, provided they are no more than 20 feet above the roof deck and are entirely shrouded.
3. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.

**20.98.040 Administrative Design Review**

**A. Threshold** An Administrative Design Review shall be required in addition to any other land use application for all construction within Planned Area 4, if the proposal:

1. Is a completely new development; or
2. Expands the square footage of an existing structure by 20 percent or more; or
3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

**B. Standards for Approval** The applicant for any design review shall demonstrate that plans satisfy the criteria in 20.98.050 unless approved as a design departure by the Department Director.

**20.98.050 Design Standards**

**A. Threshold** All development shall conform with the design standards found in this chapter if the project:

1. Is completely new development; or
2. Expands the square footage of an existing structure by 20 percent or more; or
3. Enlarges, intensifies, increases or alters existing structures in excess of 50 percent of the value of the existing structure. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

Building plans, site design and building design are subject to an administrative design review.

## **B. Standards Overlap**

The various design features and elements used to comply with design standard requirements and/or to provide public features under SMC 20.98.060 may overlap or be merged together, provided the intent of the standard or feature is met. They do not have to be distinct and physically separate.

## **C. Planned Area 4 Site Design**

1. This section shall include design standards for:
  - a. Site Design
  - b. Building Design
  - c. Public Features Design
2. A permit applicant may apply for a design departure approved by the Director to modify the standards in this section.

## **D. Site Design**

### **1. Accommodation of Street Level Retail**

- a. Intent: To provide retail services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate retail services.
- b. Buildings fronting 5<sup>th</sup> Avenue NE are required to build to the specifications necessary to house ground level retail. The minimum depth of the area for street level commercial is 20 feet. Ground level retail can include live/work units. See 20.98.050(E)(9).
- c. If ground level retail is not planned for building fronting 5<sup>th</sup> Avenue NE, the building will be available for retail uses at a future date.

### **2. 5<sup>th</sup> Avenue NE, NE 165<sup>th</sup> Street**

- a. Intent: To create frontage which encourages pedestrian use, promotes a sense of security by providing “eyes on the street” and creates visual connections between activities inside and outside of buildings.
- b. Facades fronting on the 5<sup>th</sup> Avenue NE, NE 165<sup>th</sup> shall conform with transparency and blank wall requirements [See SMC 20.50.280].

### **3. NE 163<sup>rd</sup> Street and West Property Line**

- a. Intent: To soften the visual impact of multi-use buildings to single-family homes by:
  - i. Decorative features such as plantings, trellis, stamped or painted concrete may be used on building fascia to provide a visual relief to properties to the west and south to mimic the effect of a fence or wall.
  - ii. Trees, shrubs and/or wall plantings should be planted in the setback on the west property line.

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September 10, 2007  
Page 5 of 10

**4. Driveway Access**

- a. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties.
- i. Design egress points in a manner to minimize headlight glare from outgoing automobiles.

**5. Transit stops**

- b. Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.
- c. Development on parcels that front locations on 5<sup>th</sup> Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director.

**6. Entry Courtyard**

- a. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for all buildings with a public right-of-way frontage.
- b. Structures with dwelling units that have frontage on a public right-of-way shall include a residential entry courtyard.
- c. Nonresidential and mixed use structures shall have a primary pedestrian entrance visible and accessible from the public right-of-way. The entry shall be marked by architectural elements such as canopies, ornamental lighting fixtures and/or fixed seating that offer visual prominence.

**E. Streetscape Improvements**

- 1. **Threshold** All new construction and remodeling or additions that increase floor area by 20 percent or greater, or any alterations or repairs which exceed 50 percent of the value of the previous structure.
- 2. See SMC 20.70.030 and the City of Shoreline Engineering Development Guide for right-of-way improvements, including sidewalk width and street landscaping.

**F. Building Design** All of the following elements of building design will be approved through an administrative design review process. See 20.98.040

**1. Pedestrian enhancements, transparency and blank wall treatment**

- a. Intent: To provide pedestrians with:
  - i. protection from the elements;
  - ii. visual connections between activities inside and outside of buildings; and
  - iii. visual interest

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September 10, 2007  
Page 6 of 10

- b. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building projection or other permanent structural element, over at least 80% of the frontage of the subject property. The weather protection must cover at least 4-1/2 feet of the width of the sidewalk and be located a minimum of 8 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.
- c. Ground floor facades of all structures facing a public sidewalk shall transparent nonreflective glass windows.
- d. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

### 2. Blank walls

- a. Intent: to reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.
- b. Blank walls more than 30 feet in length shall be treated to provide visual interest.

### 3. Facade Articulation

- a. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- b. All facades longer than 30 feet shall be articulated. Facades longer than 30 feet shall provide building elements such as embellished entrances, courtyards, bays, balconies and/or other architectural elements.

### 4. Vertical Differentiation

- a. Intent: To reduce the real and apparent bulk of multistory buildings.
- b. All buildings with more than three stories shall step back an additional story over the first three by at least 10 feet.
- c. After the first three stories, different building designs, materials, and/or colors should be used.
- d. All applications for new construction in Planned Area 4 are required to submit detailed building elevations.

### 5. Street Frontage Standards

- a. Intent: To provide pedestrian relief from the elements on 5<sup>th</sup> NE and 165<sup>th</sup> Street NE.
- b. Buildings shall occupy at least 80% of the street front.
- c. Buildings shall have their principal entrance on the street frontage line.
- d. Surface parking lots, loading docks and service areas shall not be located along any street frontage.
- e. Special features may project up to 4-1/2 feet into the sidewalk, provided they are a minimum seven feet above the sidewalk. Examples include awnings and bay windows.

**6. Roofline**

- a. Intent: To provide buildings with a distinct profile as viewed from ground level.
- b. Buildings with flat roofs shall have projecting cornices in contrast with the predominate siding of the building to create a prominent edge when viewed against the sky.
- c. Buildings with pitched roofs shall have either a peak or valley readily evident when viewed from ground level.
- d. Rooflines shall provide variation and be used to denote building elements and functions such as entrances and porches.
- e. Flat unembellished parapets are prohibited.

**7. Service areas and mechanical equipment**

- a. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures.
- b. All on-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area not visible from the public street and fully screened on all sides by landscaping or other means.
- c. Utility vaults, ground mounted mechanical units, trash receptacles, satellite dishes, and other similar structures shall be screened on all sides from adjacent streets and public view. This does not include pedestrian-oriented trash receptacles along walkways.
- d. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- e. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping, or other design alternatives to separate such fences from the pedestrian environment.
- f. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:
  - i. Grouped together
  - ii. Incorporated into the roof design, and
  - iii. Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building.

**8. Parking Structures**

- a. Intent: To reduce the visual impact of above-ground parking structures.
- b. Parking structures at street level shall have an intervening use between the parking and the public right-of-way and shall not have direct access to a public right-of-way.
- c. Parking structures shall be fully enclosed or have limited openings that are screened.

**9. Live/Work Units**

- a. Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.
- b. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

**20.98.060 Public Bonus Feature Program**

- A. Intent: To require installation of features that benefit the public to create a more inviting and livable community.
- B. Building height may be modified based on the following criteria:
  - 1. The building may increase to 4 stories if two items on the list below are provided. The building may increase to 5 stories if four of the items below are provided for and to 6 stories if six of the items below are provided for.
- C. Public Bonus Feature options
  - 1. Public Plaza (minimum of 500 square feet)
  - 2. Public Art
  - 3. Fountain or other water element.
  - 4. Benches or other resting options
  - 5. Active Recreation Space
  - 6. Tables, Outside Games
  - 7. Rooftop Lounge or Viewing Area with public access
  - 8. Public Path with Gardens or other natural features

Public amenities will be evaluated and approved based on administrative design review.

**20.98.070 Parking**

- A. Parking shall be screened from the right-of-way. Screening can consist of locating parking behind buildings or by opaque landscaping.
- B. The minimum number of off-street parking spaces required for commercial uses may be reduced by 25%:
  - 1. When different uses share a common parking facility;
  - 2. The uses have peak parking demand periods that do not overlap more than 2 hours; and
  - 3. Written evidence is provided of a long-term shared parking agreement recorded with the King County Division of Records and Elections.
- C. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include car-sharing only parking spaces. Reductions to parking requirements may be applied for in Planned Area 4 and approved by the Director.

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**DRAFT**

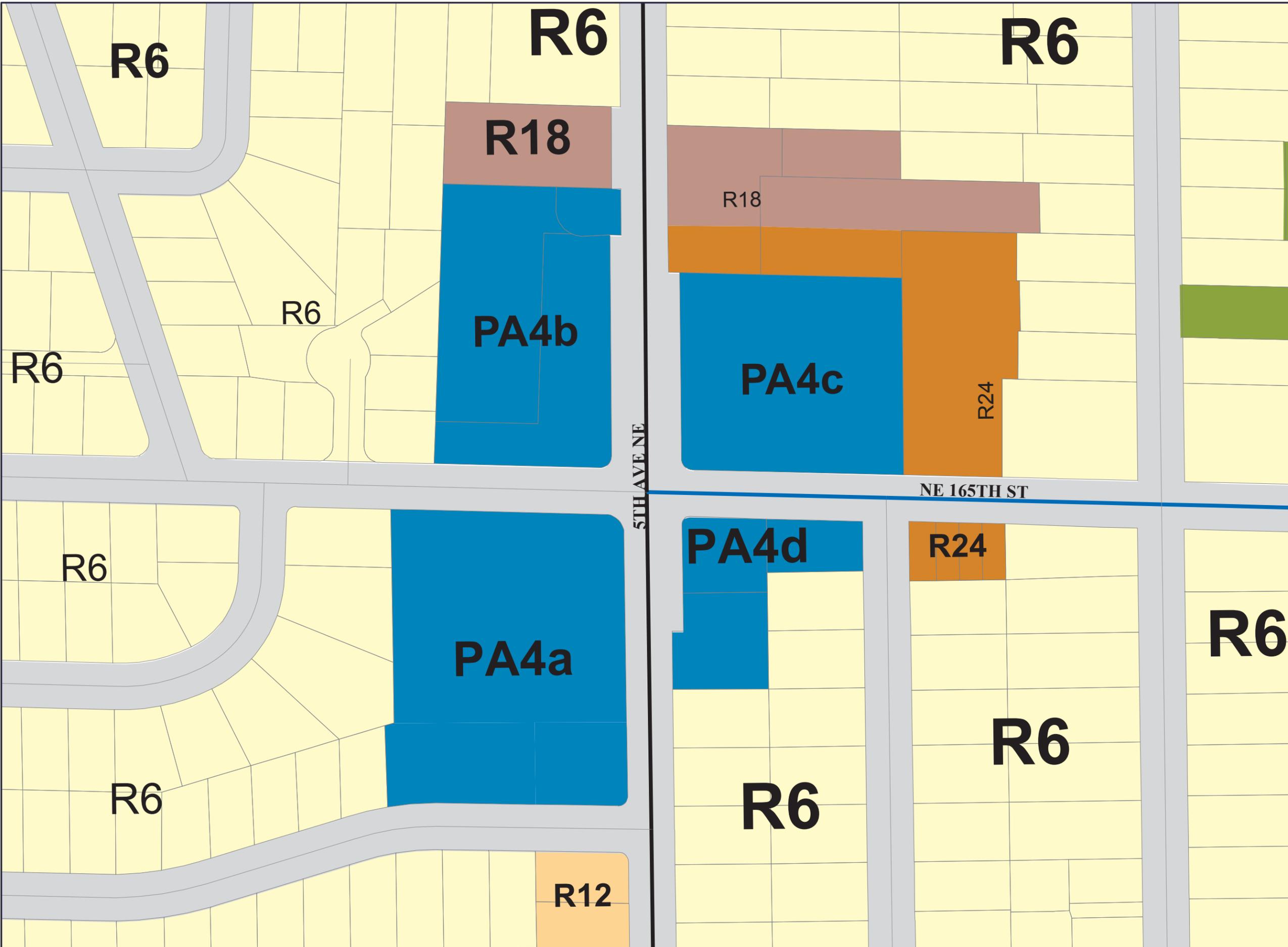
- D. Parking areas in Planned Area 4 shall conform to the all of the parking design standards under SMC 20.50.410-.420
- E. Parking areas shall be located on-site or within 1000 feet of the site.
  - 1. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

**20.98.080 Signs**

- A. Signs in the Planned Area 4 are subject to the following regulations:
  - 1. Building name signs shall have a maximum sign area of 100 square feet.
  - 2. Window signs may occupy a maximum of 50% of the window area.
  - 3. Sandwich board signs are prohibited.
  - 4. A master sign plan shall be submitted and approved with associated building permit.
  - 5. Blade signs shall have a minimum clearance of 7 feet.

**20.98.090 Outside lighting**

- A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.
- B. All lighting shall:
  - 1. Accent structures or provide security and visibility;
  - 2. Be shielded to confine emitted light to within the site ; and
  - 3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.
- C. All building entrances shall be well lit to provide inviting access and safety. Building-mounted lights and display window lights shall contribute to lighting of pedestrian walkways and gathering areas.
- D. Parking area light post height shall not exceed 25 feet.
- E. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit “natural” light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.



**SHORELINE**  
 Geographic Information System  
**Proposed Zoning**  
**Planned Area 4**

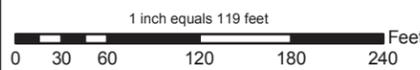
Representation of Official  
 Zoning Map Adopted By  
 City Ordinance No. 292.  
 Shows amendments through  
 April 3, 2007.

**Zoning Designation**

- PA4; Planned Area 4
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Regional Business-Contract Zone

**Other Map Features**

- City Boundary
- Open Water
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Tax Parcel Boundary
- Unclassified Right of Way



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



Filename: j:\gis\maps\pads\Zoning\_PlanArea1.mxd  
 Updated: 8/10/2007