

AGENDA

CITY OF SHORELINE PLANNING COMMISSION REGULAR MEETING



**Thursday, November 15, 2007
7:00 p.m.**

**Shoreline Conference Center
18560 1st Ave. NE | Mt. Rainier Room**

	<u>Estimated Time</u>
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 20, 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	7:15 p.m.
1. Plateau at Jackson Preliminary Formal Subdivision Quasi-Judicial Public Hearing Cont.	
a. Staff Overview and Presentation of Preliminary Staff Recommendation	
b. Applicant Testimony	
c. Questions to the Applicant	
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	
2. Ridgecrest Commercial Area Zoning Legislative Public Hearing Cont.	8:15 p.m.
a. Staff Overview and Presentation of changes since last draft	
b. Questions by the Commission to Staff	
c. Comment from the Public on proposed changes	
d. Presentation of Final Staff Recommendation	
e. Final Questions by the Commission and Commission Deliberation	
f. Closure of the Public Hearing	
g. Vote by Commission to Recommend Approval or Denial or Modification	
8. REPORTS OF COMMITTEES AND COMMISSIONERS	9:15 p.m.
9. UNFINISHED BUSINESS	9:20 p.m.
10. NEW BUSINESS	9:25 p.m.
11. ANNOUNCEMENTS	9:35 p.m.
12. AGENDA FOR December 6, 2007	9:40 p.m.
13. ADJOURNMENT	9:45 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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These Minutes Subject to
November 15 Approval

CITY OF SHORELINE

JOINT PLANNING COMMISSION/HEARING EXAMINER SUMMARY MINUTES OF SPECIAL MEETING

September 20, 2007
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Wagner
Commissioner Phisuthikul
Commissioner Harris
Commissioner Hall
Commissioner Broili
Commissioner Pyle

STAFF PRESENT

Paul Cohen, Senior Planner, Planning & Development Services
Ronald Moore, Deputy City Clerk
Flannary Collins, Assistant City Attorney
Jessica Simulcik Smith, Planning Commission Clerk

HEARING EXAMINER PRESENT

Anne Watanabe

COMMISSIONERS ABSENT

Commissioner McClelland

CALL TO ORDER

Chair Piro called the joint Planning Commission/Hearing Examiner meeting to order at 7:02 p.m.

ROLL CALL

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

PUBLIC HEARING REGARDING 6-LOT SUBDIVISION APPLICATION FOR PROPERTY LOCATED AT 14521 – 11TH AVENUE NORTHEAST (FILE NUMBER 201584)

Chair Piro reviewed the rules and procedures for the public hearing and explained how the joint hearing would work. He advised that the Hearing Examiner would hear the SEPA appeal, and the Commission would accept public testimony and make a recommendation regarding the 6-lot subdivision application.

He specifically noted that the public hearing would remain open to accommodate the SEPA portion of the hearing. Regardless of the outcome of the Planning Commission's action, staff would wait until the hearing examiner issues her findings and decision before forwarding the Commission's recommendation to the City Council.

Open Public Hearing

Chair Piro opened the public hearing. He reviewed the Appearance of Fairness rules and invited Commissioners to disclose any communications they might have received regarding the subject of the hearing outside of the hearing. None of the Commissioners identified ex parte communications. No one in the audience expressed a concern, either.

SEPA Appeal to Hearing Examiner

Anne Watanabe advised that she was present as the Hearing Examiner for the City of Shoreline. She reiterated that the appeal portion of the hearing (filed by Paramount Park Neighborhood Group) would remain open. She explained that pursuant to a pre-hearing conference that was held with the parties, the full evidentiary hearing on the matter would be held on October 1st at 9 a.m. The hearing would be open to the public, although the parties would be the representatives and only witnesses called by the parties would be permitted to testify at that time.

Ms. Watanabe invited the party representatives to introduce themselves. The following individuals introduced themselves: Flannery Collins, Shoreline Assistant City Attorney; Brian Derdowski, appellant representative, the Paramount Park Neighborhood Group; Jan Stewart, an appellant, and Gary W. East, applicant representative.

Ms. Watanabe advised that because the evidentiary hearing would occur on October 1st, this portion of the SEPA hearing would be brief. She recalled that at the pre-hearing conference, she asked that each party be prepared to submit their final witness and exhibit lists now.

Mr. Derdowski advised that the appellants have prepared their partial list of exhibits and witnesses, updated as of September 20th. All of the witnesses are confirmed to attend. He noted they submitted their original list on September 17th, a number of additional exhibits and several additional experts were listed. He indicated that a copy of the list was not provided to the applicant or the City Attorney. Ms. Watanabe indicated that she would provide a copy of the list to the other two parties. She emphasized that she considers the appellant's list of exhibits and witnesses to be complete. Mr. Derdowski said they believe the list is complete, but the requirement for an open record hearing suggests that if a reasonable case could be made on the date of the hearing that an exhibit should be furnished, then they reserve the right to do that, subject to Hearing Examiner's approval. Ms. Watanabe observed that if an exhibit or witness is not on the list and there is no good reason for adding to the list, she would not likely permit the addition. Ms. Collins indicated that she also refined her list of exhibits to include two more documents, and Mr. East indicated the applicant would not submit a list of exhibits and witnesses.

Mr. Derdowski recalled that at the pre-hearing conference, he requested that City staff provide several documents. He also requested that the City make certain staff individuals available for the hearing. At the conclusion of the pre-hearing conference, City staff suggested that the most reasonable approach would be for them to identify the issues they would like represented, and the City would provide the appropriate person. This would avoid the complication of a subpoena process. He specifically asked that the following staff members be available at the hearing: the SEPA responsible official, the person who did the traffic review or concurrency analysis, the person who did the geotechnical analysis, the planner who reviews applications and compares them to code requirements, the person who reviewed the drainage plans, and the person who would be responsible for code enforcement and has specific knowledge about the code enforcement violation they believe is still open on the site. He also requested that City staff provide the following information: the applicable codes and drainage requirements, the latest traffic counts and traffic concurrency analysis for the area, a copy of the code enforcement file that pertains to the site, and a list of who the SEPA notice was mailed to.

Ms. Watanabe asked the Deputy City Clerk, Mr. Moore, to make copies of the appellant's list and provide a copy to each party. She said she would treat the appellant's list as a request, and invite the City staff and applicant to review the list and provide their response to her in writing.

Mr. East referred to his notes from the pre-hearing telephone conference that was held. His understanding was that tonight the appellants would provide their final list of witnesses and exhibits and a brief summary of the testimony expected from each witness. He also recalled that the applicant would have until September 27th to respond to the appellant's submittal. Ms. Watanabe said her understanding was that all parties would present their final witness and exhibit lists tonight. She said she had hoped to see some indication of the duration of each of the witness presentations, but the list does provide a general indication as to the subject matter each would address. She asked that the responding parties identify any objections they might have regarding the appellant's lists within one week.

Mr. East recalled that at the pre-hearing conference he raised a question about what information was going to be supplied and the substance of that information. He said he came away with the sense that, by tonight, all reports from the appellant's expert witnesses would be provided. Ms. Watanabe clarified that unless the appellant intends to present a report at the hearing, she would not require their experts to generate a report for purposes of pre-hearing preparation. However, any report that an expert wishes to offer should be on the list of exhibits. They could certainly discuss the option of requiring pre-hearing disclosure of all exhibits, if that is what the applicant desires.

Ms. Watanabe adjourned the SEPA portion of the hearing until October 1st at 9 a.m.

Testimony to Planning Commission

Chair Piro questioned if the Commission would want to know the outcome of the SEPA appeal before making a final recommendation to the City Council. If that is the case, they could continue the public hearing to a future date. Any motion to continue the meeting should clearly identify who would be allowed to address the Commission at the continued hearing. Commissioner Broili said he would be amenable to allowing citizens who participate in tonight's public hearing to provide additional

testimony at the continued hearing, as long as the information provided was new and not just a repeat of what was said at the first public hearing. Chair Piro concurred. The Commission agreed to make this decision later in the hearing.

Commissioner Pyle reviewed that tonight's hearing is a combined hearing, as required by State law. He asked what would happen to the process if the Hearing Examiner finds in favor of the applicant and a further appeal is filed. Ms. Collins answered that an appeal of either the Hearing Examiner's decision regarding the SEPA appeal or the City Council's decision regarding the subdivision application would go to Superior Court. She noted that an appeal of the SEPA decision would have to be accompanied by an appeal of the subdivision action. Commissioner Pyle requested information about how keeping the hearing open until the Hearing Examiner has issued a finding and decision on the SEPA appeal would impact the recommendation of the subdivision approval. Ms. Collins explained that the Commission could make a recommendation on the subdivision application prior to the Hearing Examiner issuing a decision on the SEPA appeal. However, continuing the hearing and postponing their recommendation to a later date would also be an appropriate action. She emphasized that the Hearing Examiner's decision would not be impacted by the Commission's recommendation related to the subdivision application.

Mr. Cohen, project manager, presented the staff report for the preliminary formal subdivision application known as the Plateau at Jackson. The proposal is for a 6-lot subdivision, including a critical area tract and a vehicle access tract. The subject property is located at 14521 – 11th Avenue Northeast. He referred the Commission to the detailed information that was provided in the staff report. He explained that when preliminary short plat or subdivision applications are reviewed by staff, they require a lot of information to help them determine whether or not the proposal is feasible. However, they recognize that more details would be provided as part of the building permit application when and if a subdivision is approved.

Mr. Cohen advised that the public hearing was originally noticed for August 2, 2007, but the hearing was rescheduled as a result of the SEPA appeal so that the two items could be heard together. He noted that the application was not deemed complete until November 13, 2006, and the SEPA Determination of Nonsignificance was issued on July 5, 2007.

Mr. Cohen provided a map to illustrate the subject property, which is 1.59 acres in size. He advised that Paramount Park is located to the north of the subject property, along with two single-family residential homes. To the south of the subject property is Northeast 145th Street and Jackson Golf Course in the City of Seattle. The neighborhoods to the east and west are developed with single-family detached residences, with the exception of a triplex adjacent to the corner of the site. He noted that the house that was originally on the site was demolished in 2005, and the lot is now vacant. There are some other minor structures on the site. He explained that the northwest corner of the site slopes steeply down in a northwesterly direction, and more gently down in an easterly direction. Mr. Cohen reported that there are 132 significant trees on the site, as well as steep slope critical area. A portion of the buffer setback requirement from the stream falls within the subject property, as well.

Mr. Cohen announced that five public comment letters were received regarding the application. He referred to Page 5 of the Staff Report, which lists the range of issues that were raised by the public. The issues of concern include:

- Impacts on the existing bus stop on Northeast 145th Street.
- The outfall into Little's Creek requiring a hydraulic project approval permit.
- Traffic safety due to increased traffic.
- Access for fire department vehicles.
- Inadequate amount of parking provided.
- Protection of critical areas.
- Potential encroachment of private yards and uses into Paramount Park.
- Drainage issues, including flooding, pollution and erosion.
- Stability of the steep slopes.
- Buildable area of lots after grading.
- Impact on wildlife and inadequate listing of species on the SEPA checklist.

Mr. Cohen advised that the staff responded in detail to each of the issues raised by citizens on Page 6 of the Staff Report.

Mr. Cohen displayed a site plan (Attachment A of the Staff Report) for the proposed subdivision. He explained that the applicant is proposing to divide the subject property into six lots, including an access tract in the middle. Tract A was also included in the plan to provide protection for the critical areas and their setback buffers from the top of the steep slope and the stream. The tract area would also include a stormwater detention and water quality vault. In addition, rear and front yard setbacks from the tract line have been identified. He noted that the steep slope was not included in the critical area tract because it was cut as a result of putting Northeast 145th Street through the area. Mr. Cohen explained that if there were no critical areas on the site, the applicant would potentially be able to subdivide the property into 10 lots. They are proposing six buildings sites, with 19,000 square feet dedicated to Tract A to accommodate the critical area. The access tract would be an additional dedication.

Mr. Cohen advised that when reviewing the proposed application, staff considered the subdivision review criteria found in the Development Code. The criteria deals with issues such as environment, lot layout, dedications, improvements and public health safety and general welfare. He referred to staff's analysis of each criteria, which was provided in the Staff Report starting at the bottom of Page 7. He said staff has concluded the proposal does meet all the criteria. He specifically noted the following:

- The City's minimum lot size requirement in the R-6 zone is 7,200 square feet. Five of the proposed lots would be at or near this minimum requirement, and one would be quite a bit larger (19,000). All six of the lots would meet the minimum dimension and setbacks requirements, as well.
- Based on the geotechnical report, staff believes it would be appropriate to allow for a reduction in the buffer area to the minimum required.
- There are about 132 significant trees on the site, and the applicant would be required to retain at least 20 percent of them. Staff believes this would be doable, and the site development permit would ensure the requirement is met. Any trees that are removed must be replaced at a specified ratio.

- The proposed access and parking plan would be adequate for access in and out to address site distance requirements in both directions on Northeast 145th Street. Even though there would be a fair amount of grading to provide access into the lots, each one would have the standard minimum two-car parking area.
- The proposal could be accommodated by the existing City infrastructure including water, sewer, fire protection, police protection, etc.

Mr. Cohen said that where staff did not feel the proposal adequately met the criteria, they used conditions to reiterate that the issues would be addressed as part of the site development permit process. Sometimes this can be redundant and the conditions can be quite lengthy. However, the conditions would be used to remind the developer and property owner what the City expects and to remind the concerned neighbors that the City fully intends to follow through on their development standards.

Mr. Cohen concluded that staff recommends approval of the proposed subdivision application with the conditions found in Attachment P of the Staff Report. He summarized each one as follows:

1. The project would include one private access/utility tract, one private critical area protection tract and a maximum of 6 buildable lots shall be created.
2. No buildable lot would be allowed direct access onto Northeast 145th Street, which is consistent with what the applicant has proposed.
3. A geotechnical report would be required prior to the City issuing a site development permit to make sure they are certain about how sanitary and stormwater drainage is handled through Tract B.
4. The City would require a continuous 6-foot high solid or chain link fence along the northeast property corner. This addresses citizen concerns about no access be provided from the development into Paramount Park.
5. Trees on the steep slope along Northeast 145th Street must be retained. The services of a certified arborist report would be required, and the applicant must ensure that slope stability would be maintained.
6. All buildings would have to be set back a minimum of 5 feet from the top of the exempt steep slope parallel to Northeast 145th Street.
7. If the King County Metro bus stop on Northeast 145th Street is impacted, the applicant would be required to reestablish the standards of King County Metro.
8. The west side of the private street would be posted as a fire lane where parking would not be allowed.
9. The developer must provide ADA-compliant pedestrian pathways connecting with the existing public sidewalk on Northeast 145th Street.
10. The developer would be required to obtain a site development permit from the City.
11. Prior to issuance of a site development permit, the applicant would be required to obtain a hydraulic project approval permit from the Washington State Department of Fish and Wildlife for the proposed stormwater outfall into Little's Creek.
12. A right-of-way permit would have to be reviewed and approved by the City for any installation of utilities and other improvements in the rights-of-way.
13. The application would be required to comply the conditions established by the November 9, 2006 Shoreline Water District Certificate of Water Availability.

14. The application would be required to comply with the conditions established by the October 6, 2006 Ronald Wastewater District Certificate of Sewer Availability.
15. The applicant must provide assurance that all the improvements and tree replacements would be completed. This would include a 2-year landscape maintenance and replacement agreement.
16. Prior to occupancy, field markings for Tract B must be installed and approved by the City. This involves signage along the critical area boundaries to let people know of the critical area and that no dumping, cutting, etc. would be allowed.
17. All new development must be served with underground power with separate meters for each unit.
18. Prior to recording of the final plat, the applicant must prepare a document to remove the existing 20-foot right-of-way easement on the east side of the site. This is currently a private easement between the property owner and the City. The City has no desire to use the easement, so it would be removed as part of the project.
19. Prior to recording the final plat, survey monuments and lot corners must be placed in accordance with recognized good practice in land surveying.
20. The exact square footage of each lot shall be recorded on the final plat.
21. All address shall be recorded on the final plat.
22. A Declaration of Covenant and License for Stormwater Flow Control Best Management Practices must be recorded with the final plat.
23. A Joint Maintenance Agreement for the private street and stormwater flow control system must be shown on the final plat and recorded separately with a cross-reference to each lot in the subdivision so that future owners are responsible for maintenance and repair of those facilities.
24. Notes must be added to the face of the final plat to clarify the uses of Tract A and B, the trees along Northeast 145th Street. A note must also be added stating that any further proposed subdivision or adjustment to the lot lines within the plat must use all lots of the plat for calculation of the density and dimensional requirements of the Shoreline Municipal Code.

Commissioner Phisuthikul pointed out that the grading map that was used in Mr. Cohen's Power Point presentation was not included in the Staff Report. The grading map that was included in the Staff Report did not identify any grading for the access areas. He expressed concern that grading for the roadway access and utility improvements could alter the existing topography and result in a greater percentage of steep slope on the property after development. Mr. Cohen said this issue was raised by neighbors, as well.

Commissioner Pyle noted there is currently a City right-of-way on the eastern boundary of the existing lot. Mr. Cohen said this area is labeled as a private road (11th Avenue Northeast), but it's actually a City access easement on a separate tract. There is no City right-of-way in this location.

Gary West, representative for the applicant, indicated he would not be providing any further presentation to the Commission.

Chair Piro noted that many of the citizen comments related to traffic at the access point on Northeast 145th Street. He asked if any thought was given to providing access from 10th Avenue Northeast. Mr. Cohen said it is important to provide access to the site from the roadway that has the most capacity, which is Northeast 145th Street. Because it is located within the critical area buffer and stream setback,

property owners who use the dirt road (10th Avenue Northeast) indicated they did not want improvements that would require cutting through the slope. Because of these concerns, most people indicated they were comfortable with access from Northeast 145th Street, instead.

Commissioner Phisuthikul inquired if consideration was given to using 11th Avenue Northeast as an access rather than adding another access point just a few feet away. Mr. Cohen said he doesn't know if this was considered by the applicant, but concern was expressed by the neighbors that extending the 11th Avenue Northeast access all the way to the north end of the property to connect with Paramount Park would encourage encroachment into the park. Commissioner Phisuthikul said that because the proposed access is so close to 11th Avenue, perhaps the access points could be combined to result in safer conditions. Mr. Cohen said he would have to research the option further before providing a more thorough answer to the Commission.

Commissioner Hall asked if the City would typically pay a property owner to obtain a public access easement across already developed private property in order to access a park. Mr. Cohen answered that if the City requires a right-of-way dedication, it would typically be given to the City by the private property owner. Ms. Collins said the City typically tries to get property owners to donate the easement property, as well. Commissioner Hall inquired if it would impact the proponent's ability to develop the land if the easement were to remain in its existing location and a trail or path were developed to Paramount Park. Mr. Cohen said he would need time to review the concept before providing an answer to this question.

Commissioner Hall questioned if there should be a fair market value associated with the easement. If it were an existing right-of-way or a road, vacation would require a legislative action. Because it is an easement, the City can agree to give it away. However, he suggested the City should consider whether the easement should be paid for rather than given to the applicant.

Commissioner Hall asked why the applicant is proposing a private road instead of a public road. He asked staff to review the differences, especially as it pertains to things like sidewalks and other street improvements. He recalled the Planning Director assured the Commission that sidewalks would be required whenever privately owned land is divided and/or new homes are constructed. He asked why the subject proposal would not require sidewalks on both sides of the private road. Mr. Cohen answered that the City does require sidewalks on both sides of private roads with any new development. However, depending on the length of the road, the code sometimes allows developers to construct sidewalks on only one side of a proposed private road. Commissioner Hall said he would not necessarily be opposed to allowing sidewalks on just one side of the proposed private road. However, when reviewing development code updates in the future, the Commission should consider whether they want to require the same frontage improvements for private roads as those required for public roads.

Commissioner Hall referred to the bluff on the south side of the subject property and asked how tall the slope was. Mr. Cohen answered that it is over 20 feet tall at its peak. Commissioner Hall noted that staff concluded a 5-foot setback from the break of the slope would be sufficient. Mr. Cohen said this decision was based mostly on the geotechnical report. Commissioner Hall inquired if a licensed professional engineer reviewed the geotechnical plan and concurred with the staff's decision. Mr.

Cohen answered that the applicant was required to submit an engineered geotechnical report, and the City's licensed engineer would review the report and provide a recommendation to staff.

Commissioner Broili agreed with Commissioner Hall's point regarding the easement and access from 11th Avenue Northeast. He asked what protections would be offered for the critical area to the west and north after the development has been completed. Mr. Cohen noted one condition would require a fence in the northeast corner of the subject property to prevent access to the park. In addition, the City would typically require a type of split rail fence and a sign to identify the site as a critical area protection easement tract. The sign would not prohibit people from accessing the site, but it would prohibit cutting, dumping, etc. He suggested the requirement could be reiterated as a condition of approval.

Commissioner Pyle asked if the City has standards for fence detail and design. He noted that a wooden fence would prevent small mammal and amphibian movement across the landscape. He questioned if the City could require the developer to leave a gap at the bottom or spacing in the fence to allow small animals to continue to move freely throughout the landscape. He noted that this area has a connection to an aquatic environment. Mr. Cohen said that if the Commission feels it appropriate, they could address this concern as a condition of approval.

Commissioner Pyle said one of the criteria stated on Page 8 of the Staff Report says, "The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography." He said he doesn't know if the applicant has considered potential alternatives to the proposed design, but he does not feel the proposed roadway would be consistent with the criteria based on the amount of cutting and grading that would be required. Mr. Cohen referred to an illustration depicting the grading that would be required for the access easement. He explained the criteria requires that an access be designed to minimize grading and does not mean no grading could occur. The proposed design was intended to get the most number of lots, provide direct access to the road, minimize the amount of grading necessary, and avoid the steep slopes to the north, west and east. The applicant's goal was to obtain the shortest road necessary to access the lots, without requiring a lot of roadwork on the interior of the site. Even though the proposed access would make some of the lots on the west side of the road access steeper, staff felt there would still be buildable room for the houses and driveways. Staff believes the proposed plan would minimize the amount of grading required.

Commissioner Pyle expressed his belief that if the access came in on what is current 11th Avenue Northeast and then hooked around on the site, it appears the developer could retain the existing topography and still place six homes on the site. Excavation might still be required for purposes of constructing each home, but it would not require massive cuts for the purpose of a roadway. He suggested the applicant conduct an LID study to identify the quantity difference in the amount of required cut and fill based on different access options. Commissioner Phisuthikul referred to the Site and Exploration Plan found on Page 97 of the Staff Report, which shows that a natural access to the properties is already available along the east side of the property. There would be no need for an additional access just a few feet away, particularly if it would require cutting through a steep slope. Commissioner Phisuthikul asked if a steep slope analysis of the property has been done to identify the grade percentages throughout the site. He said that sometimes steep slopes are exacerbated by the cut

and fill that occurs during development. Mr. Cohen stated that a steep slope analysis has not yet been done to the degree described by Commissioner Phisuthikul.

Commissioner Pyle said he understands the difficulties associated with development of the site. He commended the applicant for attempting to find a solution to address all of the issues. He asked how impervious surface for the properties would be measured, given there is a 50% limit on impervious surface per lot. Would this be measured on the gross lot area prior to division or based on per lot measurements after the division has occurred? Mr. Cohen answered that the impervious surface area would be measured for each lot after the division has occurred.

Commissioner Pyle said he read through the geotechnical report, which does not conclude with a finding of recommendation. It simply states there is a low probability for failure. He questioned if the City Engineer feels comfortable with the report's finding, given that no formal recommendation was made.

Dennis Lee, Shoreline, referred to the geotechnical report that was provided in the Staff Report. He expressed his concern about the existing soil conditions and whether or not they are stable. He suggested additional geotechnical analysis should be required. He said he doesn't trust detention systems because they tend to fail over time. Mr. Lee reminded the Commission that the City adopted a Comprehensive Plan in the early 1990's, but it is now out of date for all parts of the City. He suggested the Comprehensive Plan should be thoroughly reviewed to take into account all of the changes that have occurred over the past 15 years. He further suggested that because the subject site is a fairly large piece of property with many sensitive areas, it might present an appropriate location for the construction of small houses on small lots. Again, he expressed his belief that the Comprehensive Plan is out of date and there needs to be interim development controls, short plat moratoriums, or whatever it takes to get the City to address the problems. The City's housing goals have changed, and there is currently a shortage of affordable housing.

Brian Derdowski said he was present to represent the Paramount Park Neighborhood Group. He expressed concern about staff's direction that the Commission could forward their recommendation to the City Council on the plat application before the SEPA issues have been resolved. He emphasized that the purpose of the SEPA statute is to inform decision making officials, and the Planning Commission is part of that process. He suggested it would not be prudent for the Commission to close themselves off from the content and details of what's happening in the SEPA record when making a recommendation on the plat application. Many of the issues the Commission has raised are common with the issues raised in the SEPA appeal. They have numerous expert witnesses who would testify that the City's environmental review was insufficient, and the content of this record should be used by the Commission to make an informed decision, regardless of what the Hearing Examiner decides with respect to special conditions.

Mr. Derdowski announced that the Paramount Park Neighborhood Group and the applicant are heavily engaged in a settlement, and the two parties are getting along quite well at this point. They are working hard to develop some voluntary SEPA conditions, and they hope to have this process concluded in a timely manner so the appeal hearing would no longer be necessary.

Mr. Derdowski said the neighborhood group believes it would not be a good idea to trade a publicly owned road easement for a private road that does not meet public standards, and compensation should be provided by the applicant. He explained that the applicant wants this easement property in order to have sufficient property to create two extra lots. Vacating the easement, moving the road, and cutting further into the slope, would make the site distance problems even more problematic. In addition, Mr. Derdowski expressed concern about the utility corridor that is proposed to go down the slope and to the creek. He suggested it would make more sense to run drainage to the existing pipe rather than piping it to the steep slope. He concluded that the neighborhood group does not believe the applicant has exhausted all of the options for providing utilities, and running the utilities down the slope would be a formidable job. He suggested this should be avoided, if possible.

Mr. Derdowski said the neighborhood group believes there is currently an open code enforcement case (illegal clearing and illegal wall) on the site and adjacent to the site. While a different owner did this work, it would be wrong to reward a developer for code enforcement violations by offering a free easement. He summarized that the neighborhood group has major issues with the easement proposal and the site distance. He welcomed the Commission's earlier request for a more detailed topographical map since there are steep slopes on the interior of the site. He recommended the Commissioners visit the site before forwarding a recommendation to the City Council. He pointed out there is a steep slope on the property, with a house lying right beneath it. To allow a less than 50-foot setback from the slope for that portion of the site would be imprudent and very risky.

Mr. Derdowski noted that because the SEPA Hearing was rescheduled for October 1st, many neighbors decided not to attend the short plat hearing. He reminded the Commission that many expert witnesses would provide technical and substantive information related to the SEPA appeal that would help the Commission make a more informed recommendation regarding the short plat application. He urged the Commission to consider allowing the public to testify regarding the SEPA Determination and the short plat application at a continued hearing later in October. The SEPA hearing would be completed by that date, and the public could raise plat issues that were not appropriate to raise at the SEPA hearing. He said he was not prepared to testify about the plat proposal because he fully anticipated a separate opportunity to talk about the plat.

Commissioner Wagner noted that Northeast 145th Street is actually part of the City of Seattle. Mr. Derdowski said the City has the authority to require the applicants to provide safety improvements on Northeast 145th Street, which would require them to obtain approval from the State. He noted there would be up to 80 extra trips per day on the street as a result of the proposed short plat. He suggested if the Commission believes this could result in a safety problem, they have a responsibility to address the issue rather than relying on the State to do so. He noted a large utility pole would be in the way of anyone trying to turn, and site distance over the hill would also present a major issue. He said it would be wrong for the City to allow a critical area variance so the utility corridor could go down a cliff merely because the applicant doesn't want to work with the State.

Again, Mr. Derdowski summarized that the neighborhood group is currently negotiating with the applicant and his representatives, and they are hoping to end up with a good, clean settlement that would

improve the public interest. Then the Commission would be left to deal with the plat issue on their own. But there would be a clear and balanced record for them to use when making their decision.

Commissioner Wagner asked staff to share their comments about why they are not proposing to require the applicant to run the utilities along the existing utility easement on Northeast 145th Street instead of the critical area. Mr. Cohen said staff is not prepared to comment on this issue, but they would research the matter and provide further comment to the Commission at a future meeting.

Commissioner Pyle asked if Northeast 145th Street is King County or State right-of-way. Mr. Derdowski answered that it is a State route. Mr. Derdowski reminded the Commission that he previously served on the King County Council, and it was common place for the County to require developers to do improvements associated with State highways as part of the approval conditions for a County project.

Commissioner Hall asked if Mr. Derdowski received notice of the hearing. Mr. Derdowski answered affirmatively. Commissioner Hall asked if staff gave any indication to members of the public that the Commission would not be holding a public hearing tonight. Mr. Cohen answered negatively. He noted the site was notified, and mailings were sent out to parties of record and the original mailing list. Commissioner Hall noted that when the application was originally scheduled for a public hearing in August, staff went to the trouble of noticing the cancellation of the meeting so everybody would know of the change. He asked if any cancellation notice or other notice was mailed out to indicate the Commission would not take testimony. Again, Mr. Cohen answered negatively. Commissioner Hall summarized that while the Hearing Examiner may have bifurcated the case, everyone had notice the Commission would be holding a plat meeting tonight. Mr. Derdowski said he received a number of phone calls from people indicating that when the SEPA hearing was rescheduled, they assumed the plat hearing would be too. The neighborhood group couldn't imagine any circumstance in which the Planning Commission would deliberate and make a decision prior to resolution of the SEPA appeal.

Gary W. East said he was present to represent the applicant. He explained that as a result of the pre-hearing conference that was held with the Hearing Examiner, he came away with the same impression Mr. Derdowski previously outlined. They intended to show up at the hearing, briefly announce their plans to proceed, and then leave until the continued SEPA hearing. He said he advised the applicant and some of their engineers that they did not need to come to this hearing.

Continuation of Public Hearing

COMMISSIONER HARRIS MOVED THE COMMISSION CONTINUE THE PUBLIC HEARING TO THURSDAY, NOVEMBER 1, 2007. COMMISSIONER HALL SECONDED THE MOTION.

Commissioner Hall said he would support extending the hearing in order to allow all interested members of the public to participate. However, it was inappropriate for the applicant and appellant to assume that a properly noticed public hearing before the Commission would not take place. The Commission had every authority to make their decision tonight. The SEPA appeal is a procedural

appeal of State law, and the Planning Commission is appointed by the City Council to advise them on land use and planning issues. To think that an administrative appeal suggests people shouldn't bring information before the Commission makes it impossible for them to do their job. They want to represents the citizen of the community, including applicants who bring forward proposals and appellants who are representing large numbers of individuals who care about the area. The only way they can do their job is for people to present the necessary information to them.

Mr. Cohen said he would prepare to provide a response to the issues raised by the Commission at the continued hearing on November 1st.

Ms. Collins clarified that the code enforcement case is related to a separate property, and the owner is not involved with the current subdivision. She cautioned that this issue should be kept separate from the SEPA appeal and short plat application.

Commissioner Hall observed it is important for everyone to recognize that the Planning Commission's ultimate recommendation could be to deny the application, approve the application or approve the application with staff conditions and any other conditions of their own findings. He cautioned the SEPA appeal conditions are only part of the plat application. The 24 conditions proposed by staff must be reviewed and considered by the Commission, as well.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Commissioner Piro reminded the Commissioners to provide their comments related to the Fircrest Proposal. Chair Pyle recalled that this issue was discussed at the Commission's September 19th agenda. He noted the combined City Council/Planning Commission meeting on September 24th would be devoted exclusively to that topic.

The meeting was adjourned at 8:44 P.M.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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Memorandum

DATE: November 9, 2007

TO: Shoreline Planning Commission

FROM: Paul Cohen, Senior Planner

RE: Hearing Continuation for Plateau at Jackson Subdivision

On September 20, 2007 staff presented the proposal and recommendation for the subdivision Plateau at Jackson. You can review the original staff report from the City's website at: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/pds/pc/092007/3.iii.pdf>. At that meeting the Planning Commission voted to continue the hearing on November 1. That date was later moved to November 15. The staff report (linked above) was previously presented to you and provides all the necessary information pertaining to the subdivision. On October 1, 2007 the Hearing Examiner held the SEPA appeal hearing. The Hearing Examiner issued a decision on October 5, 2007 (attached). The September 20 meeting minutes are also included in this packet.

I do not expect to present the proposal again but rather leave time for public testimony and questions that you may have. For the purpose of discussion I have written responses to some of the Commission's questions and comments below.

11th Ave NE Easement – Part of the reason why the unimproved easement along the east boundary was not chosen as the proposed site access because it allowed greater separation from the drive for the adjacent property to the east. Criterion 2 of the subdivision code states that, "The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography." Staff was not convinced that access at 11th Ave NE would decrease the amount of overall site grading in balance with other requirements of the critical area tract, minimizing access drive length and impervious surface, and the number of lots.

Frontage Improvements – Existing frontage improvements consist of a curb and sidewalk. New improvements would not be required because the frontage is not within the City of Shoreline.

Storm Drain through Critical Area – The site engineer has written that the site is consolidated till. It is very strong and dense soil and referred to as nature's concrete.

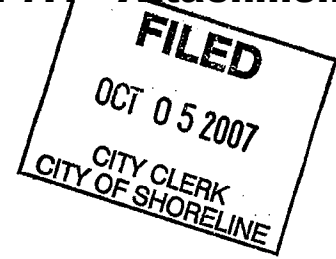
Agenda Item - 7.1

Trenching outside the critical area to install the sewer and storm would disturb the surface vegetation. The trench would be about 20' deep in some places. The trench would need to be wide enough to accommodate the equipment. The backfill for the trench would need to be controlled density fill, because getting compaction on the backfill would be difficult. CDF would also discourage groundwater from seeking the path of least resistance, and running through the trench.

Utilities through the critical area will require boring. The sewer in 10th NE is shallow and the storm drainage in 10th would also be shallow. The boring pit in 10th NE would be shallow and could be located away from the slope. If the pit onsite is located outside the buffer and on Lot 5 or farther east, disturbance to the slope would be minimized. There will be two holes, one about 8" for the sewer and one about 12" for the storm drain. These holes will not destabilize the glacial till, provided the boring pits are set back.

Attachments

1. Hearing Examiner Findings for Plateau at Jackson
2. List of comment letters received



**CITY OF SHORELINE HEARING EXAMINER
FINDINGS, CONCLUSIONS AND DECISION
APPEAL OF SEPA THRESHOLD DETERMINATION**

PROJECT INFORMATION SUMMARY

Applicant: D.R. Strong Consulting Engineers

Location: 4521 11th Avenue NE, Shoreline, WA

Project Number: 201584

Proposed Project: Preliminary Formal Subdivision to create six single family lots, a critical area tract, and an access/utility tract

Appellant: Paramount Park Neighborhood Group, Inc.

SEPA Threshold Determination: Determination of Nonsignificance (DNS)

INTRODUCTION

The Department of Planning and Development Services issued a Determination of Nonsignificance on the above-referenced project proposal on July 5, 2007. The Appellant, Paramount Park Neighborhood Group, Inc., filed an appeal on July 20, 2007. The hearing was scheduled for August 2, 2007, but was continued to September 20, 2007 and October 1, 2007, by order of the Examiner following a prehearing conference with the parties.

The matter was heard by the Hearing Examiner on September 20, 2007 (in conjunction with the Planning Commissions public hearing on the underlying project application) and on October 1, 2007. Represented at the hearing were the Appellant, Paramount Park Neighborhood Group, Inc., by Brian Derdowski (September 20, 2007) and Chris Eagen (October 1, 2007); the City, by Flannery Collins, Assistant City Attorney; and the applicant, by Gary East, attorney at law.

For purposes of this decision, all section numbers refer to the Shoreline Municipal Code (SMC or Code) unless otherwise indicated. After due consideration of the evidence elicited during the appeal hearing, the following shall constitute the findings of fact, conclusions, and decision of the Hearing Examiner on this appeal.

**Hearing Examiner Decision
Project 210584
Page 2 of 6**

FINDINGS OF FACT

Proposal and site

1. The project proposal is for a preliminary formal subdivision to create six lots on property addressed as 14521 11th Avenue NE. The property is approximately 69,260 square feet in size, and is undeveloped. The site contains critical areas, including a steep slope area and stream buffer area for Littles Creek, which are located generally at the north and west portion of the site.

2. The property is bordered by NE 145th Street to the south, unimproved 10th Avenue NE to the west, 11th Avenue NE right-of-way to the east, and other properties to the north. The right-of-way for that portion of 10th Avenue NE abutting the site is located entirely within the 115-foot required stream buffer for Littles Creek.

Department review

3. Glen Pickus, at the time a Planner II for the City, conducted the SEPA review of the proposal. The proposal which was considered and reviewed by Mr. Pickus did not propose full street improvements to the 10th Avenue NE frontage abutting the subject property, as would normally be required by SMC 20.70.030.A. The Director of the Department, as responsible SEPA official, subsequently issued a Determination of Nonsignificance (DNS) for the proposal on July 5, 2007.

4. The City issued a Variance from Engineering Standards for the project few weeks later, which waived the requirement for full street improvements for 10th Avenue NE. The variance was granted in order to minimize impacts to the stream buffer, since the 10th Avenue right-of-way was entirely within the buffer. The variance decision also notes that full improvements would be unnecessary, since the proposed new lots would not use 10th Avenue for access and there was no foreseeable reason for the 10th Avenue NE to ever be extended south to NE 145th Street. The variance, as a minor land use decision under WAC 197-11-800, was categorically exempt from SEPA review.

5. Future development of the site will be subject to all of the City's applicable codes and the site development permit process. The site development plans will address details of construction at the site, and the City may require SEPA review of the development of the site.

Appeal

6. The Appellant appealed the DNS on July 20, 2007, and its letter of appeal identified many "procedural objections" and "substantive objections" to the decision. On September 27, 2007, the Appellant moved to have the decision remanded to the City, on the grounds that "no SEPA notice was sent to the affected tribes." The City moved to exclude this claim as being a new issue that had not been identified in the appeal letter or during the prehearing conference on September 17, 2007. The City's motion was granted by order of the Hearing Examiner on September 28, 2007.

7. At the hearing, the Appellant stated that it was withdrawing its SEPA appeal as to all but two issues. The Appellant indicated the remaining issues in its appeal were: that the City had failed to provide SEPA notice to affected tribes, and that the City had erred by failing to consider associated variances or other permits related to the subdivision application. The Appellant contends that regardless of whether any other permits are categorically exempt from SEPA review, they nevertheless represent interdependent proposals that should be reviewed with the subdivision proposal under WAC 197-11-060.

8. Because the issue of notice to affected tribes was not timely raised, and was disposed of by the September 28, 2007 Hearing Examiner Order, the only issue for consideration in this appeal is whether the City erred by failing to consider any associated variances or other permits.

CONCLUSIONS

1. The Hearing Examiner has jurisdiction over this appeal pursuant Chapter 20.30 SMC. The City's SEPA decision is entitled to substantial weight; SMC 20.30.680.B.2. The Appellant bears the burden of showing that the City's decision is not supported by a preponderance of the evidence; Rule 9.8, Shoreline Hearing Examiner Rules of Procedure.

2. As noted above, the Appellant at hearing withdrew all but two issues in its appeal, and one of those issues, concerning notice to affected tribes, was disposed of prior to hearing. Therefore, the sole issue before the Examiner in this appeal is whether the City erred by failing to consider associated variances or other permits as related or interdependent proposals pursuant to WAC 197-11-060, even if those permits were categorically exempt from SEPA review.

3. The variance from engineering standards waived full street improvements along 10th Avenue NE for this project, but the Department considered the proposal in light of the lack of street improvements into account during its SEPA review. Thus, even if the variance could be considered a related or interdependent proposal, the impacts of the proposed variance were considered during the SEPA review of the proposed subdivision. No evidence in the record identifies any other "associated variances and other permits" that were required to have been considered as part of the SEPA review of the subdivision proposal. The appeal should therefore be denied.

DECISION

The Director's Determination of Nonsignificance is hereby **AFFIRMED**.

Entered this 5th day of October, 2007.

Anne Watanabe
Hearing Examiner

**Hearing Examiner Decision
Project 210584
Page 4 of 6**

Concerning Further Review

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner decision to consult Code sections and other appropriate sources, to determine applicable rights and responsibilities.

SMC 20.30.250 provides that "Any judicial appeal shall be filed in accordance with state law. If there is not a statutory time limit for filing a judicial appeal, the appeal shall be filed within 21 calendar days after a final decision is issued by the City."

EXHIBITS

- | | |
|------------------|---|
| Exhibit 1 | Notice of Public Hearing of the Planning Commission and SEPA Determination
Dated July 5, 2007 |
| Exhibit 2 | Original Appeal Document and Receipt of Appeal Fee
Dated July 20, 2007 |
| Exhibit 3 | Letter from City Clerk Scott Passey to Designated Appellant Representative, Jan Stewart RE: Rescheduling of Appeal Hearing, Project No. 201584
Dated August 3, 2007 |
| Exhibit 4 | Letter from Attorney Gary W. East to Hearing Examiner and referenced persons in interest RE: Plateau at Jackson, Preliminary Formal Subdivision Application #201584
Dated August 6, 2007 |
| Exhibit 5 | Letter from Jan Stewart and Vicki Westberg to City Clerk Scott Passey RE: Preliminary Formal Subdivision #201584 D.R. Strong Consulting Engineers, Applicant SEPA Appeal
Dated September 5, 2007 |
| Exhibit 6 | City of Shoreline List of Documents
Dated September 6, 2007 |
| Exhibit 7 | City of Shoreline Motion to Compel
Dated September 5, 2007 |
| Exhibit 8 | Order Scheduling Hearing Conference
Dated September 6, 2007 |

Item 7.1 - Attachment 1

**Hearing Examiner Decision
Project 201584
Page 5 of 6**

- | | |
|-------------------|---|
| Exhibit 9 | Order Continuing PreHearing Conference and Hearing
Dated September 10, 2007 |
| Exhibit 10 | Order
Dated September 12, 2007 |
| Exhibit 11 | Letter from Jan Stewart to City Clerk's Office, City of Shoreline
RE: File #201584 (appointing new Appellant Representative)
Dated September 14, 2007 |
| Exhibit 12 | Letter from Brian Derdowski to Anne Watanabe
Dated September 17, 2007 |
| Exhibit 13 | City of Shoreline Witness List
Dated September 17, 2007 |
| Exhibit 14 | City of Shoreline Modified List of Documents
Dated September 17, 2007 |
| Exhibit 15 | Partial List of Witnesses
Dated September 20, 2007 |
| Exhibit 16 | Partial List of Exhibits
Dated September 20, 2007 |
| Exhibit 17 | List of Appellant questions and needs from the City
Date stamped September 20, 2007 |
| Exhibit 18 | Declaration of Kristie Anderson, City of Shoreline Code
Enforcement Officer
Dated September 24, 2007 |
| Exhibit 19 | Response to Appellants' Witness List and Appellants' Request to
Compel Witnesses and Documents w/ Exhibit A – Letter to
Brian Derdowski
Dated September 24, 2007 |
| Exhibit 20 | Order
Dated September 24, 2007 |
| Exhibit 21 | List of Witnesses
Date stamped September 27, 2007 |
| Exhibit 22 | Letter from Brian Derdowski to Anne Watanabe
Dated September 27, 2007 |

**Hearing Examiner Decision
Project 210584
Page 6 of 6**

- Exhibit 23** Response to Appellants' Second Request to Compel Witnesses,
 Issue SEPA Notice and City Stipulations
 Dated September 24, 2007
- Exhibit 24** Second Letter from Brian Derdowski to Anne Watanabe
 Dated September 27, 2007
- Exhibit 25** Order
 Dated September 28, 2007
- Exhibit 26** Letter from Brian Derdowski to Anne Watanabe
 Dated September 27, 2007 (Date stamped September 28, 2007)
- Exhibit 27** City of Shoreline Hearing Memorandum
 Date stamped October 1, 2007

List of Comment Letters
Plateau at Jackson, Project #201584

1. Barry Sommerdorf
2. Barbara J. Howery
3. Jan Stewart on behalf of Llyn Doremus
4. Donald Norman
5. Vicki Westberg
6. Kenneth E. Cottingham
7. Mamie Bolender
8. Jan Stewart on behalf of Terri Benson

Comment letters are being provided to the Planning Commission under separate cover and are available online at:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/pds/pc/111507/agenda.htm>

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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Continued Public Hearing on Planned Area 2 (Ridgecrest Commercial Area)
DEPARTMENT:	Planning and Development Services
PREPARED BY:	Steven Szafran, AICP, Associate Planner
PRESENTED BY:	Joe Tovar, FAICP, Director, Planning and Development Services

Background

On November 1, the Commission held a public hearing on the proposal to create a new Planned Area 2 zone to apply to properties in the commercial district of the Ridgecrest neighborhood. The Public Hearing was continued to offer staff the opportunity to review comments from the Commission and the public and modify the proposal, if appropriate, to respond to the comments.

Issues raised at November 1 meeting

The following were the major issues raised either by the public or Planning Commission members at the last meeting:

- How to establish a reasonable transition between new mid-rise, mixed use development and adjacent low-density single family zoned properties
- How to deal with traffic impacts of additional development in Planned Area 2.
- How to deal with parking impacts of future developments
- How to marketing ground floor commercial spaces in mixed use buildings
- How to create viable and usable “3rd Places”, both indoor and outdoor

Staff’s response to each issue is noted below:

Transition between new mid-rise, mixed use development and adjacent single family development

Issue: This issue has two aspects to consider:

- The adjacent single family properties to the west of commercial properties on 5th Avenue. Topographically the homes are situated below current (and future) development.

- Nearby single family properties that are located either across the street or adjacent to Planned Area 2 properties and are not topographically separated. An example of this situation is the single family area that is located south of 163rd.

Staff comment: The issue of transition from more intense to less intense uses is important to address. The solutions that we incorporate into regulatory standards in PLA 2 can serve as templates for how the City might consider addressing transition issues elsewhere in Shoreline.

Under the PLA 2 zoning, it is likely that new buildings will be taller than those that currently exist. Mixed use buildings in the Seattle region over the past few decades have ranged from three stories on up, with retail uses on the ground floor and either residential or office uses on upper floors. In more recent years, real estate economics, construction and lending practices have resulted in generally taller mid-rise buildings up to six stories tall. There has not been a strong office market in Shoreline recently, but we have seen an increased market interest in multifamily as a component of mixed-use mid-rise buildings (for example, the South Echo Lake project). An important design question is how to create a transition from such mid-rise, mixed use projects to nearby single family homes be handled?

Staff has further refined our thinking about appropriate design and dimensional standards to improve this transition in PLA 2. Our proposal includes the following components

- For the west side where there is topographic separation, the proposal for the PLA 2A area where there is a more form-based code says that the wall of the 4th floor on the west side will be at least 30 feet back from the property line. In addition, we now recommend that a townhouse building form be required adjacent to the western edge of PLA 2A to help with the transition to single family detached to the west.
- Along the southern edge of PLA 2A, we now recommend a combination of townhouse building form, and intensive landscaping and architectural features to break down the apparent mass. Required landscaping along the road will include mature trees and the setback/stepback must be 20 feet at the top of the fourth story.
- For the PLA 2B, 2C and 2D parts of PLA 2, we recommend that the building form stepback at the 4th floor must be at least 10 feet.

Traffic Impacts from redevelopment of Planned Area 2

Issue: Questions were raised about traffic impacts of additional development on 5th Avenue and “downstream” – at major intersections and nearby freeway entrances.

Staff comment: PADS staff discussed this question with Public Works staff, including the City Traffic Engineer. Public Works concluded that 5th Avenue NE, even in its present configuration, and the intersection of 5th Ave NE/NE 165th Street, has the capacity to handle several hundred more cars a day in an efficient manner. As for downstream (i.e., areawide) impacts, their conclusion is that traffic impacts would be

diluted because traffic will disperse in more than one direction. However, they point out that when any future development project is proposed, a project traffic study would be required in order to identify traffic impacts that require mitigation. In such situations, the project developer will be required to make required roadway improvements to the right-of-way the project abuts, and to participate in funding of off-site improvements where off-site impacts are documented.

The staff would like to point out that the only action before the Planning Commission and City Council at this time is the creation of new development regulations to govern development in the Ridgecrest commercial district. As we said at the prior meeting, apart from zoning, the City may also wish to consider a number of additional supporting strategies and actions to contribute to a more economically viable, environmentally sustainable, safer, and vital Ridgecrest district. For example, the City may wish to undertake an area-wide parking management plan, identify possible “green street” drainage and walkway improvements for 5th Ave NE and NE 165th Street, explore innovative intersection alternatives such as roundabouts, and pursue enhanced bus service hours on 5th Avenue NE. While such efforts are not within the scope of the zoning proposal presently before the Planning Commission, they may be included in a separate and parallel Commission recommendation to Council.

Parking Impacts

Issue: There is already a parking issue in the area near the Crest Theatre because the theatre doesn’t provide enough parking for its patrons. There is concern that new development in Planned Area 2 will worsen the problem.

Staff comment: The parking ratio proposed in the code is slightly less than the ratios used in other parts of the city. Staff is willing to propose this because there is a requirement for a parking management plan to show how parking will be accommodated and encouragement to provide alternatives to owning a car, such as having a Flexcar on-site. Staff believes that these can work in concert to minimize the potential for additional parking that is directly attributable to redevelopment.

Another issue raised is: What could happen if the owner of a new residential development decided to charge for parking? This question should be treated as one that is distinct from the question of parking ratios; any apartment owner today could decide to charge for parking. The development code requires a specified number of parking stalls based on the number of housing units in the complex; it does not regulate whether the property owner can charge separately for the unit and the parking stall.

Marketing the ground floor spaces as commercial spaces

Issue: Can the city require that the ground floor space be used as commercial space?

Staff response: The City of Seattle required ground floor retail in its initial regulations for mixed use buildings. After a few years the regulations were changed to remove the retail requirement. Ground floor retail is not going to happen solely because the neighborhood wants it to happen. It has to be marketed; there needs to be a demand for the use and in some areas of the city, there has to be an entrepreneur who is willing to take a chance and open a business where there is no established market. The City's Economic Development Manager has offered to assist potential developers in Planned Area 2 as they look for tenants of new developments, and has done some initial work already. There is no advertising budget, but staff time is available to assist with research and developing contacts.

Development of neighborhood "third places"

Issue: What types of "third places" are envisioned for Planned Area 2? How will they serve the neighborhood?

Staff comment: As Mr. Sher noted in his presentation last May, third places are places that encourage the community to gather and have interactions with each other. He noted that these places can be both large and small—in his discussion he described interactions at the plant nursery, coffee shop and Third Place in Lake Forest Park. Some are informal and some are formal. He envisioned a series of third places, small ones in neighborhoods, and larger ones to serve the larger community.

Staff's view is that two types of "third place" could evolve in Ridgecrest. The first would be in businesses, such as bookstores, bakeries or coffee shops that by their very nature invite the public to visit, shop, and linger. The second type would be a dedicated outdoor space, either adjacent to a coffee shop or a small restaurant/deli, or designed as part of a public plaza open to the public sidewalk and designed to accommodate seating and passive recreational uses. The development regulations for PLA 2 have been designed to facilitate the creation of the first type of third place, and require the creation and furnishing of the second type.

Revised Staff Proposal for November 15

The current staff proposal is included as Attachment 1. It includes the following revisions from the last version:

- Greater setback/ stepback standards in several parts of Planned Area 2
- Revised code is applicable to a majority of parcels within Planned Area 2
- Height incentive features are more clearly defined
- Requirement for townhouse-form development on lower portions of buildings facing R-6 zones

Next Steps

The continued public hearing on the proposal will occur in the latter half of the next meeting. At the hearing, staff will present supplemental information responding to questions from the November 1 meeting and offer further background about the changes reflected in this draft. Then the public hearing will continue. Following the conclusion of the hearing, the Commission will deliberate and develop a recommendation to the City Council. It is expected that the Council will hear the recommendation in January.

If you have questions or concerns about the staff proposal, please contact Steven Szafran at sszafran@ci.shoreline.wa.us or at 206-546-0786.

ATTACHMENTS

1. Development Code Section 20.91 - Planned Area 2
2. Proposed Zoning Map with new zoning designations
3. Commissioners' emailed questions
4. Email from Patty Hale
5. PowerPoint presentation providing Ridgecrest planning chronology, policy framework for PLA 2 development regulations, and illustrations of mid-rise mixed use projects

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Chapter 20.91 Item 7.2 - Attachment 1

Ridgecrest Commercial Planned Area 2

Sections:

- [20.91.010](#) Purpose and Scope
- [20.91.020](#) Planned Area Zones and Permitted/Prohibited Uses
- [20.91.030](#) Density and Dimensional Standards
- [20.91.040](#) Administrative Design Review
- [20.91.050](#) Design Standards
- [20.91.060](#) Height Incentives
- [20.91.070](#) Parking
- [20.91.080](#) Signs
- [20.91.090](#) Outside Lighting

20.91.010 Purpose and Scope

- A. The purpose of this chapter is to establish development standards for Ridgecrest Commercial Planned Area 2. 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 and revising permitted uses. The Ridgecrest Commercial Planned Area 2 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. Contribute to the development of a sustainable neighborhood.
- B. 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.

20.91.020 Permitted/Prohibited Uses

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, the Ridgecrest Commercial Planned Area 2 is adopted as shown on the official zoning map.
- B. NB uses shall apply in Ridgecrest Commercial Planned Area 2 for developments less than 1.5 acres.
- C. All uses provided for under Chapter 20.40 SMC are permitted for developments 1.5 acres or more in Ridgecrest Commercial Planned Area 2 except the following:

DRAFT

City of Shoreline
November 2, 2007 draft

1. Adult use facilities;
2. Gambling uses;
3. Vehicle repair, service and/or sales unless entirely within an enclosed building;
4. Wastewater treatment facilities;
5. Wrecking yards;
6. Warehousing, self-storage warehouses and wholesale trade;
7. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
8. Shipping containers;
9. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.91.010(A).

20.91.030 Density and Dimensional Standards

- A. Developments in Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres shall apply the density and dimensional standards for NB zones.
- B. Developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more shall apply the following density and dimensional standards:

1. Setback, Height, and Floor Area Ratio Standards

Table 20.91.030B –Dimensional Standards

Standards	Planned Area 2
Setback/stepbacks from property line for building	<u>Buildings must be 30' from property lines above the 3rd story abutting all R-6 zones,</u>
	<u>Buildings must be 10' from all property lines above the 3rd story abutting 5th Ave NE and all other MF zones.</u>
	<u>Buildings on NE 165th are not subject to setbacks/stepbacks</u>
	<u>Buildings on NE 163rd must be 20' from property lines above the 3rd story.</u>
Building Height, Min	2 Stories

DRAFTNovember 9, 2007
Page 2 of 12

Building Height, Max	Up to 6 Stories or 65' if public bonus features are provided ^{1,2}
Floor Area Ratio (FAR)	4.75 ²
Density	Unit total limited by height, FAR and parking requirements ²

¹ See 20.91.060 for building height incentives.

² Only for Planned Area 2a. NB standards for height, FAR and density shall apply to development 1.5 acres or more in 2b, 2c and 2d.

2. **Impervious Area.** Impervious area is 100%.

3. **Additional Height Provisions.**

- a. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck.
- b. Wireless Telecommunication Facilities ("WTF") may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck and are entirely shrouded.
- c. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.
- d. Features providing environmental sustainability such as solar panels, wind turbines, and associated equipment are excluded from height standards, provided they are no more than 10 feet above the roof deck.

20.91.040 Administrative Design Review

- A. **Applicability.** Administrative design review shall only apply to developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more and that meet one of the thresholds in SMC 20.50.125.
- B. **Standards for Approval.** The applicant for any design review shall demonstrate that plans satisfy the criteria in SMC 20.91.050 unless approved as a design departure by the Department Director consistent with the intent of each subsection.
- C. **Design Departures.** A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure. A design departure will be approved if it is consistent with the intent of each subsection and it meets or exceeds the standard design objective. A director's decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

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20.91.050 Design Standards

- A. Developments in the Ridgcrest Commercial Planned Area 2 that are less than 1.5 acres shall apply the design standards for NB zones.
- B. Developments in the Ridgcrest Commercial Planned Area 2 that are 1.5 acres or more shall apply the following design standards:

1. Site Design.

a. Accommodation of Street Level Commercial

- i. Intent: To provide commercial services to the residents of the Ridgcrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.
- ii. Buildings fronting 5th Avenue NE are required to build to the specifications necessary to house ground level commercial. Ground level commercial may include live/work units. See 20.91.050(F)(9). There may be non commercial occupation of the ground level.

b. Facades - 5th Avenue NE, NE 165th Street

- i. 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.
- ii. Facades fronting on the 5th Avenue NE and NE 165th shall include a minimum of 50% of the façade area 2'-12' above grade, comprised of windows with clear nonreflective glass allowing visual penetration of at least 2 feet into the building if used for commercial uses.

c. Buffering

- i. Intent: To soften the visual impact of multi-use buildings adjacent to single-family homes.
- ii. Decorative features such as plantings and/or trellises are to cover at least 50% of the building base on the side at the time of construction;
- iii. Stamped and painted concrete (decorative treatments to the building base) shall be used on building fascia not covered by plantings to provide a visual relief to single-family residences.
- iv. Mature trees and shrubs shall be used on portions of the property abutting the right-of-way to soften the appearance of the building.



DRAFT

November 9, 2007
Page 4 of 12

d. Driveway Access

- i. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties. Design ingress and egress points in a manner to reduce automobile impacts to adjacent residential uses.
- ii. Limit access to egress to NE 165th and 5th Avenue NE.

e. Transit stops

- i. 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.
- ii. Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director. Weather protection shall be included in the design.

f. Entry Courtyard

- i. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.
- ii. Entry courtyards shall:
 - 1) Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:
 - recess
 - overhang
 - portico/porch
 - stone, masonry or patterned tile paving in entry
 - ornamental building name or address
 - landscape pots or boxes
 - fixed seating
 - 2) Be at least 100 square feet in area with dimensions no less than 10 feet.
 - 3) Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.

2. **Building Design** All of the following elements of building design will be approved through the administrative design review process under SMC 20.91.040.

a. Pedestrian enhancements, transparency and blank wall treatment

- i. Intent: To provide pedestrians with protection from the elements, visual connections between activities inside and outside of buildings, and visual interest.
- ii. 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 approximately 80%

DRAFT

November 9, 2007
Page 5 of 12

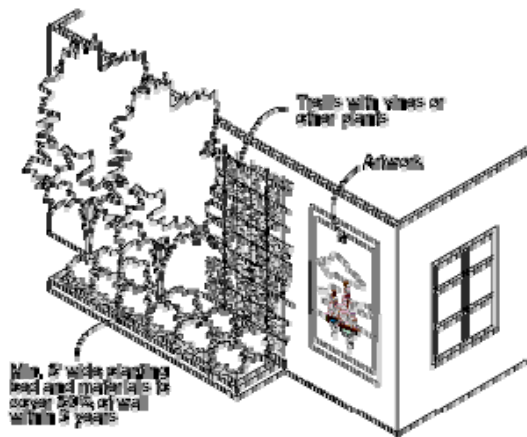


of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.

- iii. Ground floor facades of all structures facing a public sidewalk shall be transparent nonreflective glass windows.
- iv. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

b. Blank walls

- i. 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.
- ii. Blank walls more than 30 feet in length shall be treated to provide visual interest. Treatment includes installing trellises for vine and plant materials, providing landscaped planting beds that screen at least 50% of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.



c. Facade Articulation

- i. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- ii. All facades shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or similar features to divide them into human scale proportions.
- iii. All facades longer than 30 feet shall be broken down into smaller units through the use of a combination of projections, offsets, recesses, covered doorways, balconies, covered box or bay windows, staggered walls, stepped walls and overhangs. Changing materials and colors may be used to embellish the articulation but alone are not enough to provide the required amount of articulation.
- iv. Projections and recesses shall be 3-5 feet in depth, 10 feet long and occupy at least 20% of the length of the façade.

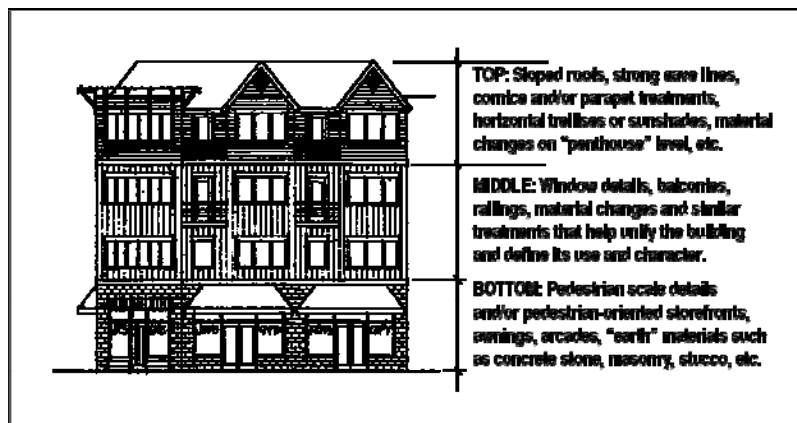


DRAFT

November 9, 2007
Page 6 of 12

d. Vertical Differentiation

- i. Buildings shall distinguish a “base” through the use of:
 - pedestrian scale details
 - articulation
 - overhangs
 - masonry strips and cornice lines
 - “earth” materials such as stone, masonry, or decorative concrete; and a
- ii. Buildings shall distinguish a “top” by emphasizing a distinct profile or outline with a:
 - parapet
 - cornice, upper level set-back
 - pitched roofline
 - strong eave lines
 - horizontal trellises
 - different facade material then that used predominantly in the “middle.”
- iii. Buildings with more than 2 stories above elevation of the nearest public sidewalk shall also distinguish a “middle” through:
 - Material and/or color changes that differ from the base and top.
 - windows details, treatments and patterns
 - balconies or alcoves
 - decks and/or railings
- ii. The “base” shall be the first story above grade. The “middle” shall be stories between the base and top and the “top” is the highest story.
- iii. All applications for new construction is required to submit detailed building elevations.



e. Facades facing R-6 zones

- i. Intent: To provide visual relief to single-family zoned property by requiring facades facing R-6 zones to mimic townhome type architecture.

DRAFT

November 9, 2007
Page 7 of 12

- ii. Facades facing R-6 zones shall look like townhomes for no more than the first three levels above the base.

f. **Street Frontage Standards**

- i. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.
- ii. Buildings shall occupy at least 75% of the street front.
- iii. Buildings shall have their principal entrance on the street frontage line.

g. **Service areas and mechanical equipment**

- i. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures. On-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area that minimizes unpleasant views from adjacent residential and commercial uses.
- ii. Utility vaults, ground mounted mechanical units, 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.
- iii. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- iv. 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.
- v. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:
 - Incorporated into the roof design, and
 - 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.
 - Environmental features do not have to be screened.

h. **Parking Structures**

- i. Intent: To reduce the visual impact of above-ground parking structures.
- ii. Parking structures at ground-level shall be fully enclosed except for vehicle entrances.
- iii. Parking levels above ground level shall have openings totaling no more than 65% of the façade area. All openings shall be screened with garden walls (structures designed to support vegetation growing across the opening), vegetation designed to grow on the façade and over the

openings, louvers, expanded metal panels, decorative metal grills, opaque glass, or other devices as approved by the Director.

i. Live/Work Units

- i. 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.
- ii. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

20.91.060 Height Incentives

The following height incentives shall only apply to developments in the Ridgecrest Commercial Planned Area 2a:

- 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 approximately 80% of the building base fronting 5th Avenue NE is developed with nonresidential uses and/or live/work units.
 2. The building may increase to 5 stories if the standards in SMC 20.91.060(B)(1) and SMC 20.91.060(C)(1)-(6) are provided.
 3. The building height may increase to 6 stories if the standards in SMC 20.91.060(B)(1) and SMC 20.91.060(C)(1)-(6) are provided, and 20% of the total numbers of units are affordable housing, as defined in RCW 84.14.010.

C. Height Incentive Requirements:

1. Active recreation area

- a. Intent: To provide recreational opportunities for residents in an area of the City that has little public park space in support of high density development.
- b. Shall not be used for parking or storage.
- c. May be located out of doors, on top of, or within a structure.
- d. Shall include an area of at least 600 contiguous square feet with a minimum dimension of 20 feet.

2. Art, Public

- a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
- b. Must be displayed near the main pedestrian entrance to a building and be visible and accessible from a public sidewalk or within a public plaza.
- c. The scale of the artwork shall be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.

DRAFT

November 9, 2007
Page 9 of 12

3. Fountain or other water element

- a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
- b. Shall be located outside of the building.
- c. The sum of the dimensions of the smallest possible cube surrounding the water when in motion shall be at least 30 feet.
- d. Shall be publicly visible and accessible from the main pedestrian entrance to a building or along a perimeter sidewalk or pedestrian connection.
- e. Water shall be maintained in a clean and noncontaminated condition.
- f. Water shall be in motion during daylight hours.

4. Plaza, public

- a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.
- b. Shall be accessible to the public.
- c. Shall be readily accessible from a public sidewalk.
- d. Shall provide protection from adverse wind.
- e. Shall be signed to identify the enclosed plaza is available for public use.
- f. Shall include permanent and substantial sitting areas for at least 5 people.
- g. Shall be coordinated with or connected to the site's primary pedestrian entrance.
- h. Shall be at least 2,000 square feet in area (1600 sq. ft in contiguous area with a minimum dimension of 20 feet).
- i. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
- j. Shall provide opportunities for penetration of sunlight.
- k. Shall be lighted at night.
- l. An easement shall be recorded allowing public access over the plaza during normal business hours.

5. Sustainability Features

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems.
- b. The Director shall adopted standards regarding sustainability features explained in the LEED Green Building Rating System for New Construction & Major Renovations Manual, or other standards that incorporate similar features.
- c. Development shall include at least one feature from one of the following areas:
- d. Sustainable Sites
- e. Water Efficiency
- f. Energy and Atmosphere
- g. Materials and resources
- h. Indoor Environmental Quality
- i. Innovation and Design

The Director shall approve construction if project meets intent of this section.

The project does not have to be officially certified by the U.S. Green Building Council.

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20.91.070 Parking

- A. All development proposals in the Ridgecrest Commercial Planned Area 2 require a parking management plan.
- B. The parking management plan shall address parking impacts, ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit passes available for residents.
- C. Parking spaces may be shared:
 - 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. Shared parking areas shall be appropriately designated and signed.
- D. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Reductions to parking requirements may be applied for in developments in 1.5 acres or more and approved by the Director.
- E. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include car-sharing only parking spaces.
- F. Parking areas in developments 1.5 acres or more shall conform to the all of the parking design standards under SMC 20.50.410-.420
- G. On-site surface parking lot shall be screened from public right-of-way and adjacent residential land uses. Screening can consist of locating parking behind buildings or by opaque landscaping.
- H. Parking areas shall be located on-site or within 1000 feet of the site on private property.
- I. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

20.91.080 Signs

Development proposals in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more require submittal and approval of a master sign plan through the administrative design review process set forth in SMC 20.91.040.

20.91.090 Outside lighting

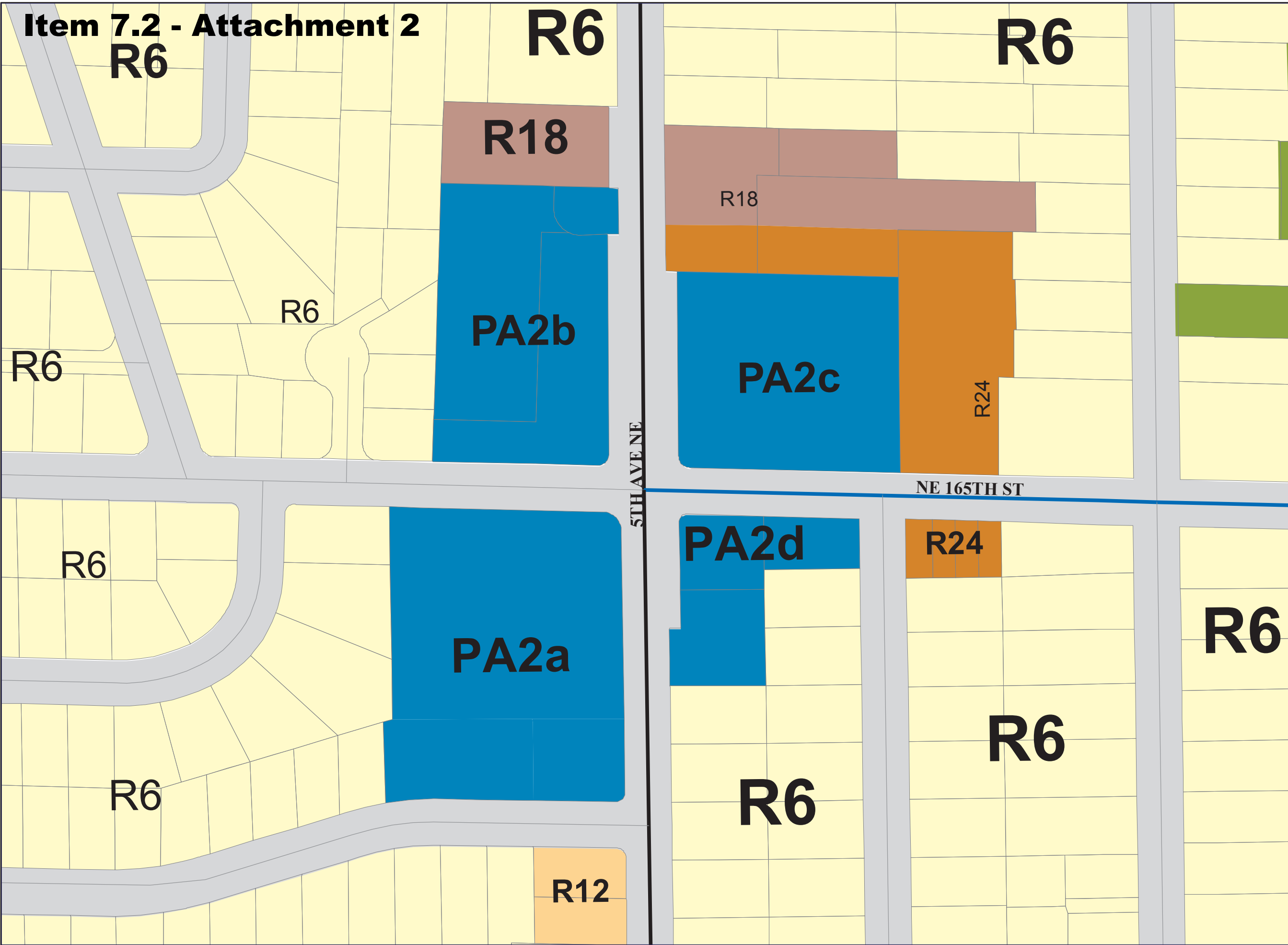
- A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.

DRAFT

November 9, 2007
Page 11 of 12

- B. The standards for outdoor lighting apply to all development proposals in the Ridgecrest Commercial Planned Area 2.
- C. The outdoor 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.
- D. 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.
- E. Parking area light post height shall not exceed 25 feet.
- F. 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.

Item 7.2 - Attachment 2
R6



SHORELINE
Geographic Information System
**Proposed Zoning
Planned Area 2**
Representation of Official
Zoning Map Adopted By
City Ordinance No. 292.
Shows amendments through
April 3, 2007.

Zoning Designation

- PA2; Planned Area 2
- 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

1 inch equals 119 feet
0 30 60 120 180 240 Feet

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

CITY OF SHORELINE

Filename: j:\gis\maps\pads\Zoning_PlanArea1.mxd
Updated: 8/10/2007

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Item 7.2 - Attachment 3 Broili Questions

-----Original Message-----

From: Michael Broili [mailto:mbroili@speakeasy.net]

Sent: Monday, November 05, 2007 3:34 PM

To: Jessica Simulcik Smith

Subject: RE: Ridgecrest questions/comments due today

Hi Jessica,

Here are my questions/comments:

- I believe that the transitional treatments zone adjacent to the single family homes in Zone R6 need to be better defined including a greater range of step-backs starting @ 1 – 2 stories adjacent to the single family homes and stepping back in one to two story increments allowing up to 7 or 8 stories along the street frontages to make up for the lost opportunities for the developer. I believe this combined with more aggressive vegetative treatments at each step back will go far to placate adjacent homeowners.
- I believe that there should be a series of public meetings to allow affected neighbors more opportunity to track and contribute to how development proceeds. The City should assist the developer in facilitating these additional meetings.
- I'm concerned that this development is NOT a part of a larger vision. Our "Parking Lot Items" include a review of the city's long term vision, LID regulation & code, mixed use designation and design review and yet we are looking at a significant development with no guidelines or idea of how or whether it fits into a larger perspective.
- I have a concerned that the four issues listed during the staff presentation (setbacks & step-backs, buffering, height incentives and parking management) didn't include any mention of down-stream traffic effects. I understand that staff has given some consideration to this issue, however it is not transparent what mitigative measures are being considered to manage down-stream traffic effects.
- What marketing research has been or are going to be done to insure commercial success of first floor businesses. This is a significant development and the commercial success of the businesses are important to the overall project and the city's tax base.

Cheers,

Mike Broili

From: Jessica Simulcik Smith [mailto:jsimulcik@ci.shoreline.wa.us]

Sent: Monday, November 05, 2007 12:00 PM

To: Will Hall; Chakorn Phisuthikul; David Harris; David Pyle (H); David Pyle (W); Michael Broili; Michael Broili 2; Michelle L. Wagner (H); Robin S. McClelland (H); Robin S. McClelland (W); Rocky Piro (H); Rocky Piro (W); Sid Kuboi (H); Sid Kuboi (W)

Cc: Steve Szafran; Steve Cohn

Subject: Ridgecrest questions/comments due today

Reminder, any questions or comments you have on the Ridgecrest Commercial Area should be sent to sszafran@ci.shoreline.wa.us by the end of today.

Item 7.2 - Attachment 3 Kuboi Questions

-----Original Message-----

From: Kuboi, Sidney T CIV NAVFAC NW, OP [mailto:sidney.kuboi@navy.mil]
Sent: Monday, November 05, 2007 12:51 PM
To: Steve Cohn
Subject: RE: Ridgecrest questions/comments due today

Steve,

1. I'd like further re-confirmation from the City Attorney's office as to classification of this as a legislative action. With the 2 conditions affecting PA 2b, 2c and 2d being "vaporware" (i.e. applying to effectively non-existent conditions), it appears to a layperson that this is a legislative action affecting only one parcel, hence effectively quasi-judicial. What is unclear is whether Ian Sievers' memo from last week was based on this reality or whether it was based on the actual proposed language in the staff report, which (as written) inadvertently included 2b, c, and d under the revised height allowances (which is not the case, as the language is to be changed for this to only be applicable to 2a).

2. I agree with Dave Pyle about the how a multistory structure will tower over the west side neighborhood, given the drop off in terrain. Is there any thing we can do about this?

3. Can Tom Boydell use his contacts to find out the likely \$/SF cost of renting the ground floor commercial space? We've actually not talked about how sale vs. rental of these spaces directly affects the likely mix of businesses. I hardly expect that a neighborhood business will be able to buy a space, so the default presumption is that these ought to be rental space? If so, there ought to specific language directing that the ground floor commercial is rental/lease space. At what \$ per SF? My fear is that the cost of renting these spaces in a new construction building will prohibit most neighborhood businesses, except a coffee shop or professional service. Forget the card and gift shop - not enough traffic volume. If the plan is to sell commercial space, then all bets are off. Can Tom show that the neighborhood business is a realistic expectation? I am supportive, but skeptical. P.S. We did an analysis for the Central Shoreline subarea plan...There was an development economist on the consultant team, who worked out projected rental rates, post redevelopment. I recall, even then the neighborhood business "argument" was iffy.

4. Please be sure to work in language with respect to a public easement to the "plaza." Who bears the cost of janitorial cleaning of this space?

5. I'd like to see language making the "plaza" more conducive to being a "3rd place" by making it more hospitable to use in inclement weather.

6. I'd like to see a section about traffic impacts/management, to include an "intent" statement.

GENERAL CONCERN: Since this is the first (of many?) Planned Areas to come, we need to be sure we get it "right." I am concerned that we may be over reaching on this first effort, given we are still in learning mode. Add the newness of form based code to this and now the complexity level shoots up further. We are risking the overall

Item 7.2 - Attachment 3 Kuboi Questions

community willingness to adopt PAs and also form based code, based on how we do in Ridgecrest and the South Aurora Triangle. I think we ought to try for a single or maybe a double, vice a home run? Risking a strike out is not in the long term interest of the City or PADS.

Thanks. --Sid Kuboi

Sidney T. Kuboi, PE
Naval Facilities Engineering Command (NAVFAC) Northwest
Office: 360.396.0078
Fax: 360.396.0854

-----Original Message-----

From: Jessica Simulcik Smith [mailto:jsimulcik@ci.shoreline.wa.us]
Sent: Monday, November 05, 2007 12:00
To: Will Hall; Chakorn Phisuthikul; David Harris; David Pyle (H); David Pyle (W); Michael Broili; Michael Broili 2; Michelle L. Wagner (H); Robin S. McClelland (H); Robin S. McClelland (W); Rocky Piro (H); Rocky Piro (W); Sid Kuboi (H); Kuboi, Sidney T CIV NAVFAC NW, OP
Cc: Steve Szafran; Steve Cohn
Subject: Ridgecrest questions/comments due today

Reminder, any questions or comments you have on the Ridgecrest Commercial Area should be sent to sszafran@ci.shoreline.wa.us by the end of today.

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Item 7.2 - Attachment 4 Patty Hale Email

-----Original Message-----

From: Joe Tovar
Sent: Monday, November 05, 2007 4:16 PM
To: 'Patty Hale'
Cc: Steve Cohn
Subject: RE: Public Space for Ridgecrest

Hi, Patty. Thanks for such detailed comments and questions. Steve, Steve, and I have spent some time today going over these (and the other feedback from last Thursday night) and are putting together another cut at a staff recommendation that responds affirmatively to these concerns and ideas. Some of this will be additional "transition" standards for the west and south sides of PLA 2A, some to the ground floor retail issue, some to the public plaza issue. We are also going to pull together some more illustrative information about the adjacent right of way network, showing existing right of way dimensions and possible ways we might want to furnish the existing right of way to achieve both the function and the feel that I think we're all after for Ridgecrest. As far as your questions about utilities and fire district services to the site, we don't see those are real constraints, but we'll bring some documentation of that as well.

What we'd like to do is get our newest draft and staff memo out to the Planning Commission, and any interested parties, by the end of this week. I'd like to ask if you would be willing to come down to City Hall early next week (Tuesday afternoon at the earliest because Monday is a holiday), to meet with us to discuss the next draft before we present it at the public hearing. Would you be willing to do that? Would sometime that Tuesday afternoon work for your schedule?

Thanks,
Joe

-----Original Message-----

From: Patty Hale [mailto:patricia_hale_1@msn.com]
Sent: Monday, November 05, 2007 11:27 AM
To: Joe Tovar
Cc: Jessica Simulcik Smith
Subject: Public Space for Ridgecrest

Jessica,
Could you please forward this on to the Planning Commission?

Joe,
I know this is a little more than what you asked for. But 3 minutes is not enough!

While a Bookstore in the new Ridgecrest Development has great potential as a Public Space - that is way too vague for zoning. Presuming the developer could get a book store to locate in the new development does not guarantee that the owner/operator of said bookstore would make enough square footage available in a configuration that works - or at a time that the public would/could use it. Here is what Public Space would be to me: Public space means more to the Neighborhood than just Public access. It is a place where people from the Neighborhood could get together in a casual setting to visit or mingle. That same space should have the capability to also handle a more formal/organized gathering such as a small meeting or performance. It should be a space that is comfortable both physically and visually. To me, that means you don't have to have on a coat, gloves, hat and have an umbrella to use it. Visually - it could contain Public Art,

Item 7.2 - Attachment 4 Patty Hale Email

Water Feature and/or take advantage of the Westerly view from this property. A breeze-way between buildings does not work. Nor does a space that is wide open to the elements. Our inclement weather would mean that the public would not be able to regularly use the space meant for them. If this has to be an outdoor space, then it needs to have shelter and protection from the elements. Third Place Books in Lake Forest Park keeps coming to mind - as it has a true Public Space inside a building. It works well with the businesses that surround it, the public has almost unlimited access and it is well lighted, safe and comfortable. This concept could be adapted by creating a interior lobby area for the ground floor businesses in this development.

I keep thinking a small bar/restaurant/bistro type thing - open to the public on the top floor of one of the buildings would be profitable for the developer - as well as be a great Public Space. However, this may not be practical.

Allowing Temporary live-in units until businesses for commercial space can be secured is a bad thing!!!!!! This allows the Developer to get out of the obligation that is designed into the zoning - Ground Floor Commercial! There is no time limit set as to how long those spaces could stay as live-ins. That means the possibility of never having ground floor business. This must be addressed some other way.

Also, I did not see anything in the zoning about the Public Right-of-way amenities zone on either 5th Ave NE or NE 165th. There is no mention of street-trees, sidewalk width, bike racks or street furniture. This is a big mitigation issue for the Neighborhood. With a zero property-line - there will not be room for any of this. The idea of side walk cafe's and awnings (all those great pictures of street-scapes the U of W students presented) is not even thinkable because the space is already too narrow.

If a traffic calming solution for 5th NE is the possibility of going to one lane in each direction with a center turn lane, then all on-street parking in the entire corridor would go away. With the ability to place buildings on the property line on 5th - the amenity zone and/or road bed could never be widened. Currently, there is no room for bike lanes. I assume that bike lanes would encourage alternative means of transportation. Eased requirements for containing parking on-site (1 to 1&1/2 stalls per unit) has no alternative means to lessen the need of multiple automobiles per unit. And, shared parking for residential units and on-site commercial business - makes the assumption that enough residents will leave the development via personal automobile during business hours, making adequate parking available for customers. The developer can't have it both ways!

Has anyone talked to the utility folks to see if their services are able to handle this kind of zoning density? My guess is that because of the age of the systems - gas, water, sewer, etc - none are capable! And what about enough water pressure for fire suppression? Especially for building height over 4 stories. There needs to be something in the trade-off list for increased height that requires the developer to beef up infrastructure. Replacement or repair of the existing system should be the responsibility of the developer if he wants a zoning change that would allow more than 4 stories.

Item 7.2 - Attachment 4
Patty Hale Email

I don't recall seeing anything that requires undergrounding of phone, cable and electrical wire. On 5th Ave NE from NE 165th south - there are no overhead utilities.

Does the Fire Department's Hook and Ladder truck have the ability to reach 6+ floors?

I know this was more than what you were looking for - but all need to be considered. Will be happy to bring this all up at the Public Hearing on the 15th.

Patty Hale
(206)365-8596

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Ridgecrest Sustainable Neighborhood Development Visioning Workshop

City of Shoreline, Economic Development
University of Washington Department of Landscape Architecture
Northwest Center for Livable Communities

January – March 2007

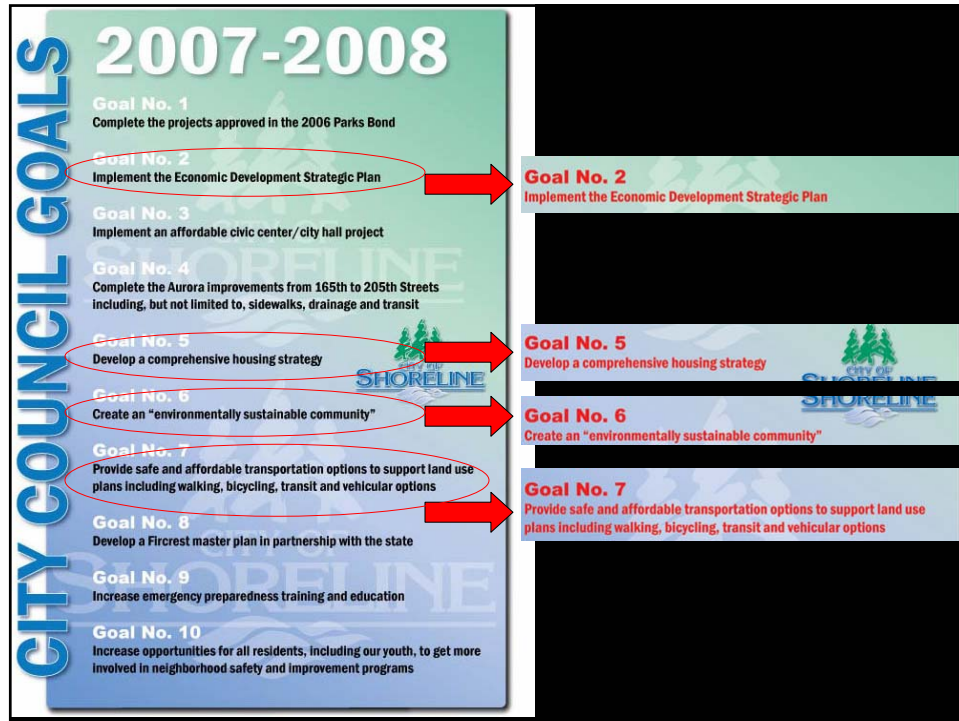


Writing Code: From Vision to Reality

The community visioning process for Ridgecrest took place from January through March of 2007.

Building on the community vision, City staff prepared development regulations, guided by several adopted City Council goals, and informed by prominent experts who participated in the "Shoreline 2010 Speaker Series." Streaming videos of the speakers is online at:
www.cityofshoreline.com/cityhall/departments/planning/speakerseries

Planning Commission hearings on the proposed "form-based" zoning code is underway in fall of 2007. Information and draft code text is online at:
www.cityofshoreline.com/cityhall/departments/planning/ridgecrest



Mark Hinshaw, urban design expert, said cities must increase housing choices to reflect changing demographics, encourage transit-served mixed-use development, and replace outmoded zoning with "form-based codes" to achieve desired outcomes



Gene Duvernoy of the *Cascade Land Conservancy* urged Shoreline to become a "Cascade Agenda City". He argued that by making cities great places to live, we can also help conserve the region's valued rural and resource landscapes

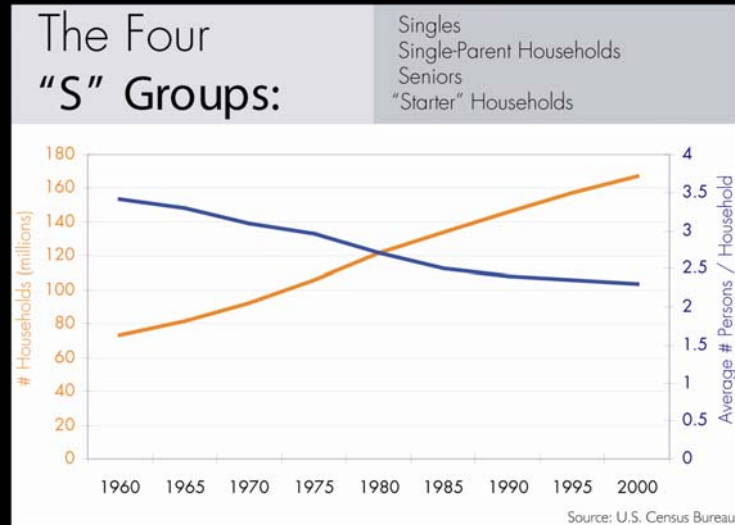


Ron Sher, successful entrepreneur and owner of "Third Place Books," called for government-community-business partnerships to create a network of "great places" and "third places" in every neighborhood in every city



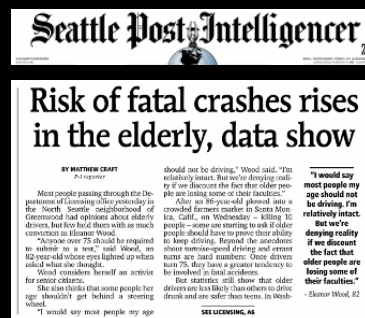
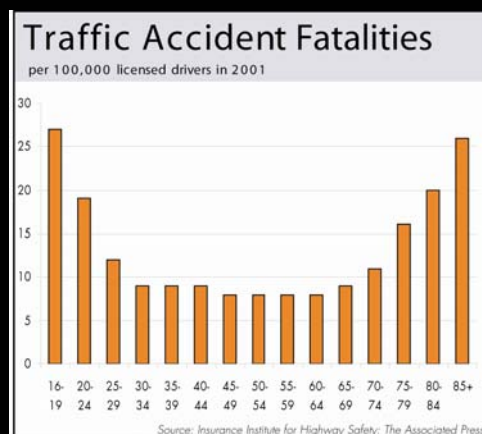
Dan Burden, director of *Walkable Communities, Inc.*, said that "density is not the problem - it's the answer" to problems of human health, climate change, and insufficient housing choice. He said Shoreline must build on its system of trails and transit, serving adults as much as children

Mark Hinshaw explained the emerging four “S” population groups and how this drives America’s changing housing needs



As populations per household decreases, the number of households increases

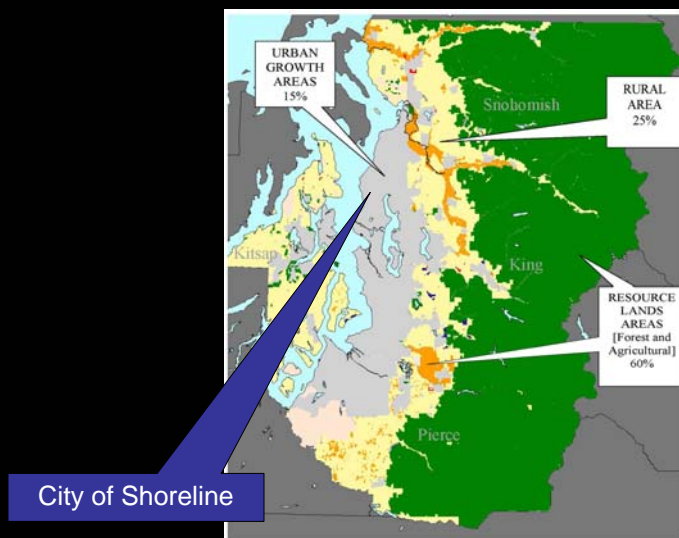
Mark Hinshaw observed that increasing life spans means more elderly and less safe drivers and underscores a need to have walkable communities and transit choices for older Americans



Mark Hinshaw points to escalating energy costs as another reason to design communities with less dependence on the auto



Gene Duvernoy said that to protect rural, forest, and agricultural lands in the region, cities within the urban growth areas must be magnets for new people and jobs



Gene Duvernoy explained that Cascade Agenda Cities seek to make great places and quality neighborhoods



RESOLUTION NO. 260

A RESOLUTION OF THE CITY COUNCIL, CITY OF SHORELINE, WASHINGTON, ENDORSING THE PRINCIPLES OF THE CASCADE AGENDA, OBSERVING THAT THE CITY COUNCIL GOALS FOR 2007-2008 REFLECT THE OBJECTIVES OF THE CASCADE AGENDA CITIES PROGRAM, AND DECLARING THE CITY'S INTENT TO PARTICIPATE IN THE "CASCADE AGENDA CITY" AND "GREEN CITY PARTNERSHIP" PROGRAMS.

WHEREAS, the Cascade Agenda is a century-long vision for the Central Cascade region of King, Pierce, Snohomish and Kittitas counties, and sets forth goals and strategies to conserve this region's natural character, create vibrant cities and towns, and ensure a strong economy, and

WHEREAS, the Cascade Land Conservancy has launched both the "Cascade Agenda City Program" and the "Green City Partnership Program" to recognize the relationship between the creation of great communities and the conservation of this region's ecology and working landscapes, and

WHEREAS, the population of the Central Puget Sound region is forecasted to grow from 3.3 million today to 5 million by the year 2040, with a corresponding increase in the population in central cities such as Shoreline, and

WHEREAS, in the face of significant long-term growth, the City of Shoreline's choices are not whether to grow or how much to grow, but rather how to manage growth in a way that maintains and enhances Shoreline's quality of life, and

WHEREAS, the core principles and objectives of the Cascade Agenda City Program are reflected in the City Council's adopted goals for 2007-2008, including:

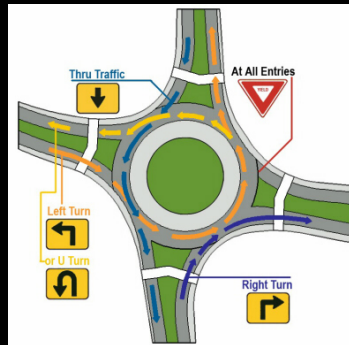
- Goal 1 Complete the projects approved in the 2006 Parks Bond
- Goal 2 Implement the Economic Development Strategic Plan
- Goal 3 Implement an affordable civic center/city hall project
- Goal 4 Complete the Aurora improvements from N.165th Street to N. 205th Street, including, but not limited to, sidewalks, drainage, and transit
- Goal 5 Develop a comprehensive housing strategy
- Goal 6 Create an "environmentally sustainable community"
- Goal 7 Provide safe and affordable transportation options to support land use Plans including walking, bicycling, transit and vehicular options

Shoreline City Council adopted this resolution on June 11, 2007

Dan Burden observed that increased walkability reduces heart disease and obesity in the general population and increased density reduces the amount of carbon in the atmosphere



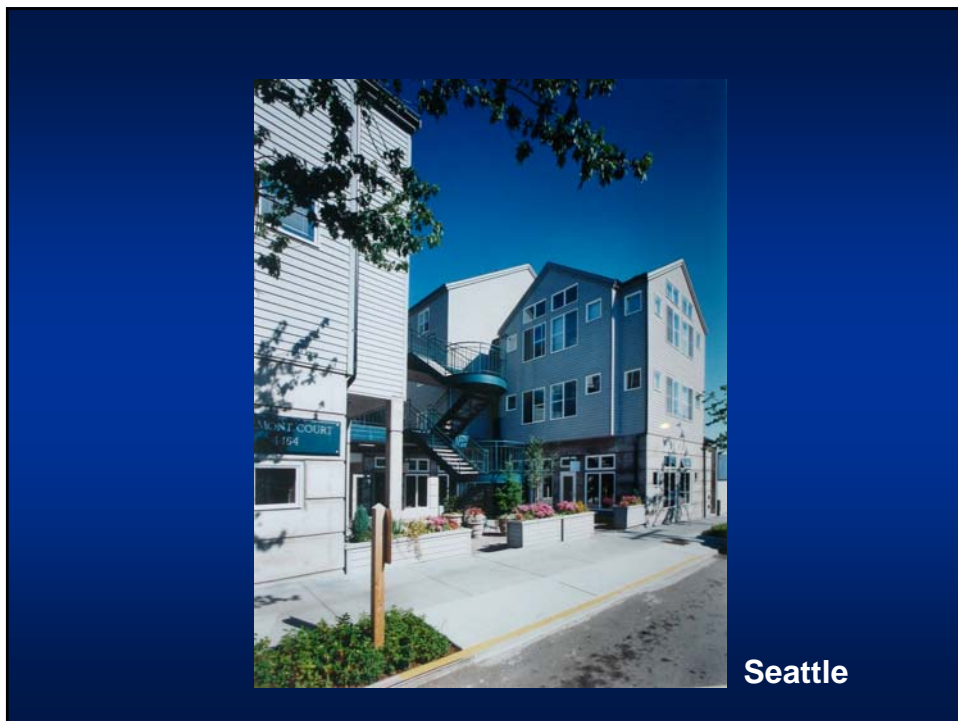
Dan Burden advocated Shoreline's consideration of transportation innovations like "road diets" and roundabouts because they are cheaper, safer, and create a smaller carbon footprint than traditional four lane streets and signalized intersections

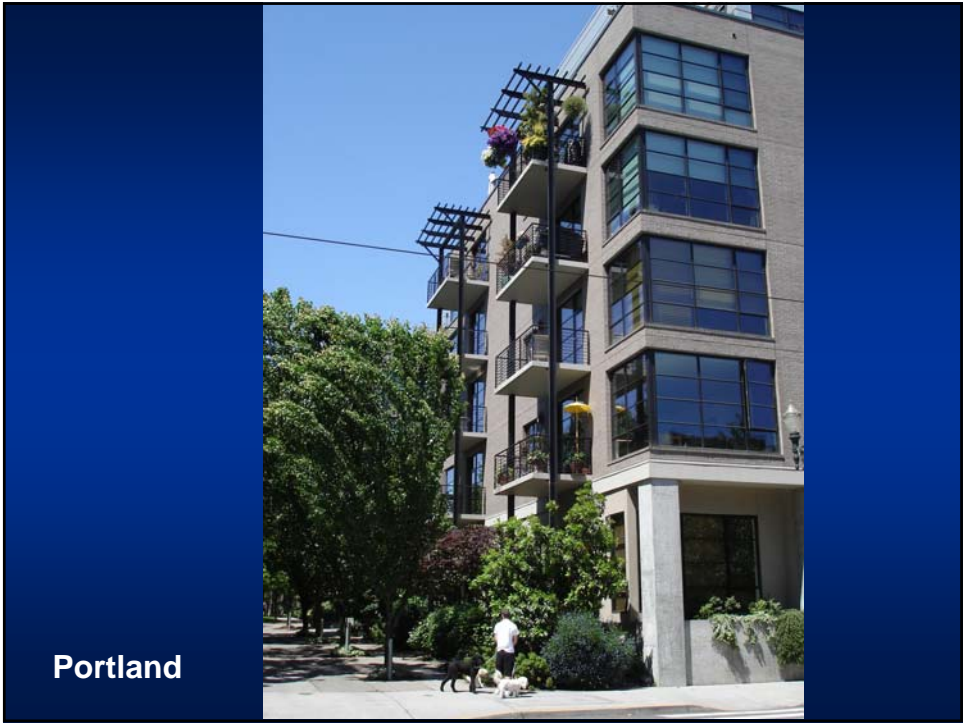


Dan Burden observed that people dislike bad design, at any scale or size, but that they respond positively to well designed projects regardless of density or use mix



Examples of mid-rise, mixed use projects
in several Pacific Northwest communities





Portland



Seattle



Portland



Portland