



## **Memorandum**

**DATE:** February 12, 2008

**TO:** Planning Commission

**FROM:** Joseph W. Tovar, FAICP, Director  
Steve Cohn, Senior Planner  
Steve Szafran, Associate Planner

**RE:** Revised CB housing density continued public hearing/discussion

Tonight's hearing is a continuation of the January 17 public hearing and discussion on the revisions to the development code dealing with housing density in some of Shoreline's Community Business (CB) zoning districts. The Commission will take comment from people who attended the January 17 meeting but did not have a chance to testify due to time constraints. After public comment is completed, the Commission will begin its deliberations on the revised proposal and develop a recommendation to forward to the City Council.

### Staff Proposal

The proposal to be considered by the Commission would:

1. Modify the development standards in CB zones to allow unit count to be governed by a structure's height, bulk, parking and setback requirements, but only if a site meets specific criteria.
2. Only apply if:
  - a. Properties are located in the Town Center Subarea study area or along Ballinger Way.
  - b. Properties are located more than 90 feet from single-family zoned (R-4, R-6, or R-8) properties.
  - c. Properties are within 1200 feet (a 10-15 minute walk) of Aurora or are directly adjacent to Ballinger Way, both of which contain major transit routes.

Staff analysis of the proposal was included in the January 17 public hearing staff report, which is attached.

If you have questions or comments, please call Steve Cohn at 206-546-1418 ([scohn@ci.shoreline.wa.us](mailto:scohn@ci.shoreline.wa.us)) or Steve Szafran, 546-0786 ([szafran@ci.shoreline.wa.us](mailto:szafran@ci.shoreline.wa.us)).

**Attachment:** January 17 public hearing staff report