

**CITY OF SHORELINE
PLANNING COMMISSION**

PRELIMINARY FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Change the zoning of one parcel from R-12 to R-24.

Project File Number: 201728

Project Address: 14800 1st Avenue NE, Shoreline, WA 98155

Property Owner: Todd Sucee, Northwest Center (authorized agent).

SEPA Threshold: Mitigated Determination of Non-Significance (MDNS)

Staff Recommendation: Recommend approval of the rezone to R-24.

Date of Public Hearing: May 15, 2008

INTRODUCTION

The applicants are requesting the zoning be changed on one parcel from R-12 to R-24. The rezone will facilitate the applicant's desired conversion of an existing church to a family resource center operated by the Northwest Center. There will be two phases to the applicant's proposal; first, The Northwest Center will renovate the existing building on-site to facilitate their existing child development program. Second, the applicant will add up to 24,000 square feet of new building space.

The child development program (+/- 150 children) indicated as phase one of the project above includes full day early learning programs, before and after school program and summer camp, early intervention services, and family support.

Phase two of the project could include up to a 24,000 square foot building addition to double the number of children to 108, family respite care, family resource program, teen program, ADA accessible playground, community space, independent living spaces, adult vocational training, and clothing donation collection.

The applicant has indicated that a rezone to R-24 is necessary because some of the above mentioned programs (including overnight respite care) are impossible under the R-12 zoning designation. Since an applicant's expected future development of a site is not part of the criteria considered by the Planning Commission in making their recommendation to the City Council, this information about the desired conversion into a family resource center is provided as background information-only.

If the site is not redeveloped as a school, an R-24 zoning designation would permit the construction of 76 dwellings on the subject property, most likely as townhome development.

FINDINGS OF FACT

Current Development

1. The subject parcel is located at 14800 1st Avenue NE, Shoreline, WA 98155
2. The parcel is 137,214 square feet (3.15 acres) and developed with a church and a cell phone tower. The parcel is zoned R-12 and has a Comprehensive Plan Land Use designation of High Density Residential (“HDR”). See **Attachment 1** for surrounding Comprehensive Plan designations and **Attachment 2** for surrounding zoning designations.
3. If the request is approved, the parcel has a development potential of 76 units dwelling units (R-24 zoning).
4. There are no existing sidewalks along 1st Avenue NE adjacent to the subject property. Right-of-way improvements are required when the applicant applies for building permits and include sidewalk, street lighting and curb and gutters.

Proposal

5. The applicant proposes to rezone the parcels from R-12 to R-24.
6. A pre-application meeting was held with the applicant and City staff on February 20, 2008; the applicant held the requisite neighborhood meeting on March 6, 2008, and a Public Notice of Application and Notice of Public Hearing was posted at the site.
7. Comments received at the neighborhood meeting included the following topics (**Attachment 3**):
 - Traffic (circulation due to proposed school)
 - Possibility of higher density housing
 - Parking from Aegis, parking for the Northwest Center
 - Concern about the potential for violent residents
 - Noise from the freeway
 - Lack of tax revenue from the school
 - Lack of sidewalks around the area
8. Advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on April 17, 2008 for the Notice of Application. The Notice of Public Hearing and SEPA

Determination were posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on May 1, 2008. Public comment letters can be found in **Attachment 4**.

9. The Planning Department issued a SEPA Mitigated Determination of Non-Significance (**Attachment 5**) and notice of public hearing on the proposal on May 1, 2008. The MDNS was not appealed.
10. An open record public hearing was held by the Planning Commission for the City of Shoreline on May 15, 2008.
11. The City's Long Range Planner, Steven Cohn, and Associate Planner, Steve Szafran, have reviewed the proposal and recommend that the parcels be rezoned to R-24.

Comprehensive Plan Land Use Designation

12. The parcels to the north and south have a Comprehensive Plan Land Use designation of High Density Residential. (See **Attachment 2**). Parcels to the west, across 1st Avenue NE, have a land use designation of Low Density Residential. To the east is the I-5 freeway.
13. The Comprehensive Plan describes High Density Residential as "intended for areas near employment and commercial areas; where high levels of transit service is present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted.

Current Zoning

14. The subject parcel is currently zoned R-12. The subject parcel is developed with a church. Parcels to the north are zoned R-24 and developed with the Aegis senior housing complex. Parcels to the south are zoned R-12 and developed with two separate churches. Parcels to the west side of 1st Ave NE are zoned R-6 and developed with single-family homes. To the east is the I-5 freeway.
15. The purpose of R-12 zones, as set forth in Shoreline Municipal Code 20.40.030, is to "provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities, in a manner that provides for additional density at a modest scale."
16. The purpose of R-24 zones, as set forth in Shoreline Municipal Code 20.40.030, is to "provide for a mix of predominately apartment and townhouse dwelling units and other compatible uses."

Proposed Zoning

17. Under SMC 20.30.060, a rezone is Type C action, decided by the City Council upon recommendation by the Planning Commission. The decision criteria for deciding a rezone, as set forth in SMC 20.30.320, are:
- The rezone is consistent with the Comprehensive Plan; and
 - The rezone will not adversely affect the public health, safety or general welfare; and
 - The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
 - The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
 - The rezone has merit and value for the community.

Impacts of the Zone Change

18. The following table outlines the development standards for the current zoning (R-12), the requested zoning (R-24):

	R-12 (Current)	R-24(Proposed)
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Coverage	55%	70%
Max. Impervious Surface	75%	85%
Height	35'	35'(40' with pitched roof)
Density (residential development)	12 du/ac	24 du/ac
Maximum # of units	38	76

CONCLUSIONS

1. The purpose of a rezone is to provide a mechanism to make changes to a zoning classification, conditions or concomitant agreement applicable to property. Rezone criteria must be established by substantial evidence.
2. The notice and meeting requirements set out in SMC 20.30 for a Type C action have all been met in this case.

Staff reviewed the rezone criteria and recommends that a higher density zoning designation is warranted. In its review, staff concluded that an R-24 zoning designation is appropriate for the subject property. Staff's analysis is reflected below:

Rezone criteria

REZONE CRITERIA 1: Is the rezone consistent with the Comprehensive Plan?

3. The rezone complies with the following Comprehensive Plan Goals and Policies:

Land Use

- Land Use Element Goal I - Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline's sense of community.
- Land Use Element Goal III - Encourage a variety of quality housing opportunities and appropriate infrastructure suitable for the needs of Shoreline's present and future residents.
- LU14 – The High Density Residential designation creates a transition between high intensity uses (I-5 freeway) to lower intensity residential uses.

Housing Goals

- H30 – Encourage, assist and support social and health service organizations that offer housing programs for people with special needs.
- H31 – Support the development of emergency, transitional, and permanent supportive housing with appropriate services for persons with special needs throughout the City.

Streams and Water Resources

- LU 111 – Native vegetation should be preserved, or replanted.
- LU 113 – Encourage the use of native and low maintenance vegetation to provide secondary habitat.

Transportation

- T27 – Place a high priority on sidewalk projects

- T35 – Require all commercial, multi-family and residential short and log plat developments to provide for sidewalks.

The R-24 rezone proposal is consistent with all of the above Comprehensive Plan Land Use Element Goals and Policies because more intense residential zoning is consistent with the High Density Residential designation and would act as a transition between the high intensity transportation corridor (I-5 freeway) and lower density residential uses to the west.

An R-24 zone would allow greater development intensity than the current zoning and be compatible with the already existing R-24 zoned parcel directly north of this site. The current R-12 zoning category is consistent with the High Density Residential designation; however, in recent rezone recommendations, the Commission concluded that the R-24 zoning designation could also be an appropriate transition between high intensity uses and low density single-family homes.

R-24 provides a better transition than an R-12 zoning designation for the transition between Interstate 5 to the east and low-density single-family residential to the west across 1st Avenue NE. In addition, R-24 zoning exists directly to the north. This section of 1st Avenue NE is classified as a local street and should reflect densities that are appropriate for these types of street sections. It is Staff's position that an R-24 zoning designation is an appropriate density for a local street.

The difference in unit count between R-12 and R-24 is 38. 76 units are allowed in the R-24 zone and 38 units are allowed in the current R-12 zoning category. Since the development standards for R-12 and R-24 are similar, the major impact will be the additional traffic generated by potential units.

Although rezone approval cannot mandate specific future development requirements, the current property owner/applicant has not indicated a desire to build residential units on this property. The applicant wants to change the use of the existing property from a church to a family resource center. An R-24 zoning will allow the applicant more uses than the existing R-12 zoning (primarily an overnight respite care use).

Rezoning the parcel to R-24 is consistent with the Comprehensive Plan as is accord with the High Density Residential designation on the property and is supported by land use, housing, transportation and community design/transition goals of the Comprehensive Plan.

REZONE CRITERIA 2: Will the rezone adversely affect the public health, safety or general welfare?

4. Staff believes the rezone and associated future development will not adversely affect the neighborhoods general welfare. A rezone to R-24 will result in an

effective transition from the intense I-5 corridor to low density residential uses that exist to the west.

5. New development requires improvements to access and circulation through curb and gutters, sidewalks and street frontage landscaping. Allowing this rezone will improve public health, safety and general welfare by adding needed sidewalks in an area where there are none.

In addition, mitigation measures proposed by the Watershed Company (**Attachment 6**) will improve the health of the Thornton Creek stream and buffer area that lies on the applicant's property.

Though the rezone cannot be conditioned, in reviewing a building permit, staff would refer to the rezone MDNS to determine appropriate mitigation.

REZONE CRITERIA 3: Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?

6. R-12 and R-24 (proposed) zoning maintains consistency with the High Density Residential designation in the Comprehensive Plan. However, staff's review of the Plan's policies for additional direction has led staff to conclude that the Comprehensive Plan envisions a transition from high intensity uses (I-5 freeway) to lower densities and less intense land uses as you transition to the west. The proposal for R-24 meets this long term vision for the area as higher residential densities are expected within this transitioning area (new Aegis facility to the north).

REZONE CRITERIA 4: Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone?

After reviewing the information submitted by the applicant, staff concludes that the proposed rezone will not have a negative impact to the existing single-family properties in terms of use, traffic, parking or impact to critical areas.

7. The applicant submitted a traffic assessment evaluating traffic impacts at the applicant's family resource center at Queen Anne. It is shown that the facility has not had an impact on residential uses in the area. If the applicant's proposed use was never realized and residential units were to be constructed in the future, an additional traffic study would be required.
8. The applicant has an abundance of parking on-site. The potential change of use on the site will generate less parking demand than the existing church. Some of the community concerns had to do with overflow parking from the recently constructed Aegis senior homes. The subject parcel has more than enough parking and could be possibly used to alleviate parking demand of other uses in the area.
9. An increase in additional units envisioned by an R-24 zoning designation is not detrimental to the property in the vicinity because appropriate

infrastructure is in place, and will provide a reasonable transition between the I-5 freeway and the existing low density residential uses to the west of this site. New development will provide amenities such as curb, gutter, and sidewalk improvements.

A MDNS has been issued, and with proposed mitigation measures in place, no environmental issues remain.

REZONE CRITERIA #5: Will the rezone have merit and value for the community?

Staff has reviewed the applicant’s materials and believes that the issues raised during the neighborhood meeting have been adequately addressed.

- By rezoning the parcel, the Commission will be implementing the vision that has been adopted in the Comprehensive Plan;
- Parking and traffic issues have been analyzed –An abundance of parking exists on the subject parcel and traffic impacts can be handled by the existing infrastructure.
- This rezone will encourage the reuse of an underutilized parcel. The use will also be a community asset.
- Appropriate transition requirements, specifically density, are being employed to address proximity to intense uses to low-density single-family uses to the west.

RECOMMENDATION

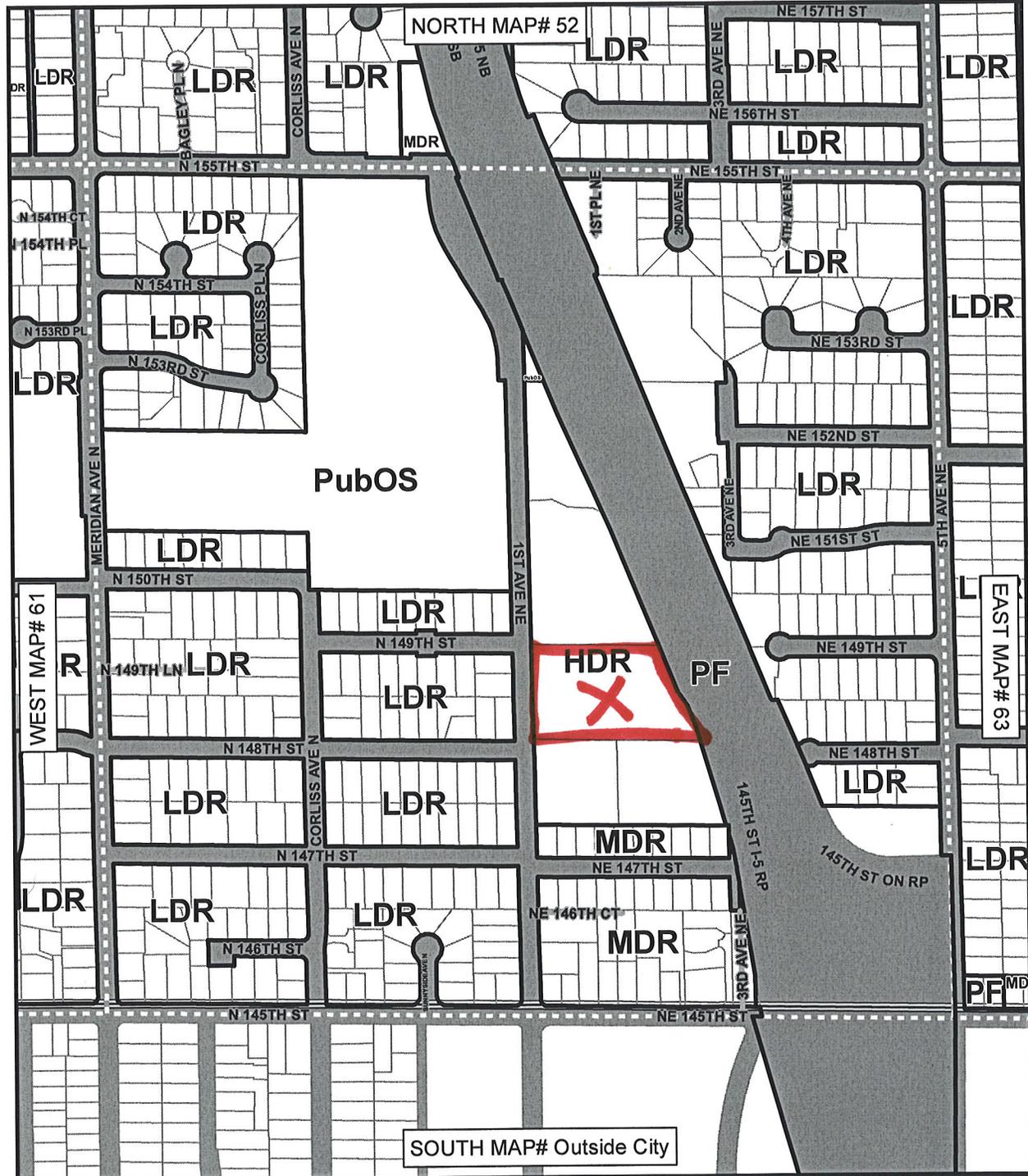
The Planning Commission recommends that the City Council approve a rezone of one parcels at 14800 1st Avenue NE, Shoreline, WA 98155 from R-12 to R-24.

Date: _____

By: _____
Planning Commission Chair

ATTACHMENTS

- Attachment 1 - Comprehensive Plan Map
- Attachment 2 - Zoning Map
- Attachment 3 - Neighborhood Meeting Notes
- Attachment 4 – Public Comment Letters
- Attachment 5- Mitigated Determination of Non-Significance
- Attachment 6 – Watershed Company Letter



CITY OF SHORELINE COMPREHENSIVE PLAN

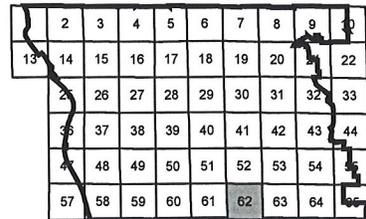
LAND USE MAP

Land Use Designation Legend

- | | |
|--|--|
| BaSSA Ballinager Special Study Area | PF Public Facility |
| BrSSA Briarcrest Special Study Area | PSSA Paramount Special Study Area |
| CB Community Business | PrOS Private Open Space |
| HDR High Density Residential | PubOS Public Open Space |
| LDR Low Density Residential | RB Regional Business |
| MDR Medium Density Residential | SFI Single Family Institution |
| MU Mixed Use | SSA Special Study Area |
| NCBD North City Business District | |

Feature Legend

- | | |
|------------------|--------------------|
| - Map Tile Lines | - Unclassified ROW |
| - City Boundary | - Parcel Line |



MAP # 62

1:3,600

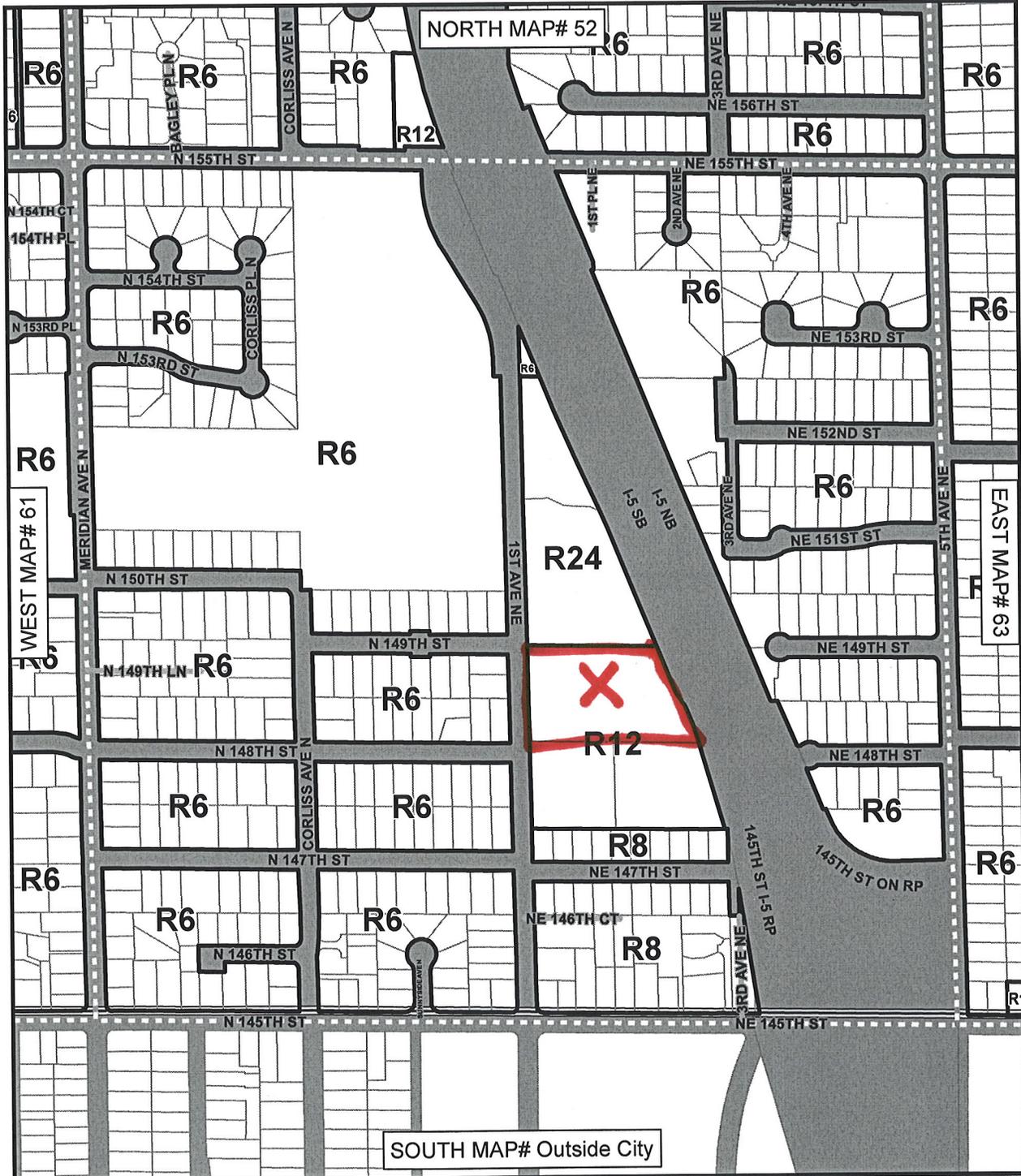
0 75 150 300 450 600 Feet

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

Representation of official Comprehensive Plan land use map adopted by City Ordinance No. 292. Shows amendments through June 21, 2005.



SW1/4-S17-T26N-R4 E



Plot Date: 5/4/2007

CITY OF SHORELINE ZONING MAP

Zoning Legend

- R4 Residential, 4 units/acre
- R6 Residential, 6 units/acre
- R8 Residential, 8 units/acre
- R12 Residential, 12 units/acre
- R18 Residential, 18 units/acre
- R24 Residential, 24 units/acre
- R48 Residential, 48 units/acre
- CZ Contract Zone
- NB Neighborhood Business
- NCBD North City Business District
- CB Community Business
- O Office
- RB Regional Business
- RB-CZ Regional Business-Contract Zone
- I Industrial

Feature Legend

- Map Tile Lines
- City Boundary
- Unclassified ROW
- Parcel Line

1	2	3	4	5	6	7	8	9	10
13	14	15	16	17	18	19	20	21	22
25	26	27	28	29	30	31	32	33	
36	37	38	39	40	41	42	43	44	
47	48	49	50	51	52	53	54	55	
57	58	59	60	61	62	63	64	65	

MAP # 62

1:3,600



0 75 150 300 450 600 Feet

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

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through December, 2006.



SW1/4-S17-T26N-R4 E



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

Dear Neighbor:

You are invited to a meeting where we will present our plans for a proposed development at 14800 1st Avenue NE, Shoreline, WA 98155. At this meeting we will discuss the specific details and solicit comments on the proposal from the neighborhood.

Meeting Information:

Date: Thursday, March 6th, 2008

Time: 7:00pm

Location of Meeting: Fireplace room at the Shoreline Christian Church located at 14800 1st Avenue NE, Shoreline, WA 98155.

Proposal: Northwest Center, the largest organization providing services to children and adults with disabilities in the State of Washington, proposes opening and operating a Family Resource Center at the stated property address above. The current 18,000 square foot structure on site will be renovated to accommodate the various programs. An addition up to 24,000 square feet may be added to the existing structure as well. Current zoning on the site is R-12. To ensure its ability to operate the intended programs, Northwest Center is requesting a zoning change to R-24 and/or a conditional use permit to operate the various programs. Details regarding the specific programs and services to be operated on the property will be discussed in detail at the neighborhood meeting.

If you have any questions prior to the meeting, please feel free to contact our project manager, Todd Sucee, at 206-285-9140.

We look forward to seeing you on March 6th.

Sincerely,

David Wunderlin
President/CEO, Northwest Center

Item 7A - Attachment 3

First Name	Last Name	Mail Address	Mail City	Mail State	Mail Zip	Site Address	Site City	Site ST	Site Zip	Parcel #
Planning and Development Services	Nicholson	17545 Midvale Ave N 15811 14th Ave NE	Shoreline Shoreline	WA	98134					N/A
Shoreline Unitarian Church		14724 1ST AVE NE	Shoreline	WA	98155	Neighborhood Chair, Ridgecrest	Shoreline	WA	98155	2881700342
Phillippi Presbyterian Church		14734 1ST AVE NE	Shoreline	WA	98155	14734 1ST AVE NE	Shoreline	WA	98155	2881700343
WPC SHORE LLC		2235 Faraday Ave, Suite O	Carlsbad	CA	92008	14900 1ST AVE NE	Shoreline	WA	98155	2881700330
WPC SHORE LLC		2235 Faraday Ave, Suite O	Carlsbad	CA	92009	15100 1ST AVE NE	Shoreline	WA	98155	2881700313
City of Shoreline		17544 Midvale Ave N	Shoreline	WA	98134	2341 N 155TH ST	Shoreline	WA	98155	2881700530
King County		500 KC ADMIN BLDG	Seattle	WA	98104	14701 5TH AVE NE	Shoreline	WA	98155	2881700390
Abel		327 NE 148TH ST	Shoreline	WA	98155	327 NE 148TH ST	Shoreline	WA	98155	8680300045
Byron N & Ana		333 NE 148TH ST	Shoreline	WA	98155	333 NE 148TH ST	Shoreline	WA	98155	8680300050
Russell		339 NE 148TH ST	Shoreline	WA	98155	339 NE 148TH ST	Shoreline	WA	98155	8680300055
Gilbert K & Dujardin		345 NE 148TH ST	Shoreline	WA	98155	345 NE 148TH ST	Shoreline	WA	98155	8680300060
Lifford R & Tonja S		316 NE 148TH ST	Shoreline	WA	98155	316 NE 148TH ST	Shoreline	WA	98155	8680300020
Dorothy Ann		324 NE 148TH ST	Shoreline	WA	98155	324 NE 148TH ST	Shoreline	WA	98155	8680300025
Lerry L & Carol L		330 NE 148TH ST	Shoreline	WA	98155	330 NE 148TH ST	Shoreline	WA	98155	8680300030
Richard A & Pamela M		336 NE 148TH ST	Shoreline	WA	98155	336 NE 148TH ST	Shoreline	WA	98155	8680300035
Sayed El		342 NE 148TH ST	Shoreline	WA	98155	342 NE 148TH ST	Shoreline	WA	98155	8680300020
Chin Ki & Young Ryeong		305 NE 149TH ST	Shoreline	WA	98155	305 NE 149TH ST	Shoreline	WA	98155	2004100052
Fred / George		9712 19TH AVE NE	Seattle	WA	98115	309 NE 149TH ST	Shoreline	WA	98155	2004100050
Priscilla		321 NE 149TH ST	Shoreline	WA	98155	321 NE 149TH ST	Shoreline	WA	98155	2004100055
Luis P & Eve P		327 NE 149TH ST	Shoreline	WA	98155	327 NE 149TH ST	Shoreline	WA	98155	2004100060
Phan		333 NE 149TH ST	Shoreline	WA	98155	333 NE 149TH ST	Shoreline	WA	98155	2004100065
Carole		339 NE 149TH ST	Shoreline	WA	98155	339 NE 149TH ST	Shoreline	WA	98155	2004100075
David H & Danika L		345 NE 149TH ST	Shoreline	WA	98155	345 NE 149TH ST	Shoreline	WA	98155	2004100080
Charlene		308 NE 149TH ST	Shoreline	WA	98155	308 NE 149TH ST	Shoreline	WA	98155	2004100045
Brian E & Robbin C		314 NE 149TH ST	Shoreline	WA	98155	314 NE 149TH ST	Shoreline	WA	98155	2004100040
Rand		320 NE 149TH ST	Shoreline	WA	98155	320 NE 149TH ST	Shoreline	WA	98155	2004100035
Rose		326 NE 149TH ST	Shoreline	WA	98155	326 NE 149TH ST	Shoreline	WA	98155	2004100030
Kitt & Chunprase		332 NE 149TH ST	Shoreline	WA	98155	332 NE 149TH ST	Shoreline	WA	98155	2004100025
James F & Denice F		338 NE 149TH ST	Shoreline	WA	98155	338 NE 149TH ST	Shoreline	WA	98155	2004100020
Antonia & Elizabeth		301 NE 151ST ST	Shoreline	WA	98155	301 NE 151ST ST	Shoreline	WA	98155	3222200030
Zaid Khaili		307 NE 151ST ST	Shoreline	WA	98155	307 NE 151ST ST	Shoreline	WA	98155	3222200040
G		313 NE 151ST ST	Shoreline	WA	98155	313 NE 151ST ST	Shoreline	WA	98155	3222200050
Efren M & Maria A		321 NE 151ST ST	Shoreline	WA	98155	321 NE 151ST ST	Shoreline	WA	98155	8022900040
Gerico Q & Marissa		327 NE 151ST ST	Shoreline	WA	98155	327 NE 151ST ST	Shoreline	WA	98155	8022900041
Rona J		306 NE 151ST ST	Shoreline	WA	98155	306 NE 151ST ST	Shoreline	WA	98155	3222200020
Robby Kim Ho & Marietta		19010 12TH PL NW	Shoreline	WA	98177	316 NE 151ST ST	Shoreline	WA	98155	8022900035
G S		15112 3RD AVE NE	Shoreline	WA	98155	15112 3RD AVE NE	Shoreline	WA	98155	3222200010
Michael		15101 3RD AVE NE	Shoreline	WA	98155	15101 3RD AVE NE	Shoreline	WA	98155	2881700323
Marietta		15117 3RD AVE NE	Shoreline	WA	98155	15117 3RD AVE NE	Shoreline	WA	98155	2881700321
Benjamin		15109 3RD AVE NE	Shoreline	WA	98155	15109 3RD AVE NE	Shoreline	WA	98155	2881700322
Glen		15121 3RD AVE NE	Shoreline	WA	98155	15121 3RD AVE NE	Shoreline	WA	98155	2881700311
Seattle Resurrection		18712 52ND AVE W	Lynnwood	WA	98037	225 NE 152ND ST	Shoreline	WA	98155	2881700310
Monterey LLC		PO BOX 55134	Seattle	WA	98155	305 NE 152ND ST	Shoreline	WA	98155	2634500050
Henry Jr		311 NE 152ND ST	Shoreline	WA	98155	311 NE 152ND ST	Shoreline	WA	98155	2634500045
David K		2356 N 149TH ST	Shoreline	WA	98133	2356 N 149TH ST	Shoreline	WA	98133	2881700586
Gene D		2350 N 149TH ST	Shoreline	WA	98133	2350 N 149TH ST	Shoreline	WA	98133	2881700528

Item 7-A Attachment 3

Luc Thanh Et Al	Nguyen	2344 N 149TH ST	Shoreline	WA	98133	2344 N 149TH ST	Shoreline	WA	98133	2881700588
W	Mason	2338 N 149TH ST	Shoreline	WA	98133	2338 N 149TH ST	Shoreline	WA	98133	2881700587
Ellen M	Cox	2332 N 149TH ST	Shoreline	WA	98133	2332 N 149TH ST	Shoreline	WA	98133	1803900030
Mark S & Marilyn	Mascarinas	2326 N 149TH ST	Shoreline	WA	98133	2326 N 149TH ST	Shoreline	WA	98133	1803900025
William H	Cass	2320 N 149TH ST	Shoreline	WA	98133	2320 N 149TH ST	Shoreline	WA	98133	1803900020
Theodore M & Viola P	Hudson	2314 N 149TH ST	Shoreline	WA	98133	2314 N 149TH ST	Shoreline	WA	98133	1803900015
Jealand	Attra	2308 N 149TH ST	Shoreline	WA	98133	2308 N 149TH ST	Shoreline	WA	98133	1803900010
Reven K JR	Domonkos	2302 N 149TH ST	Shoreline	WA	98133	2302 N 149TH ST	Shoreline	WA	98133	1803900005
Barbara Ann & Kennet	Anderson	2303 N 149TH ST	Shoreline	WA	98133	2303 N 149TH ST	Shoreline	WA	98133	1803900035
Warren B & Shellie	Anderson	2309 N 149TH ST	Shoreline	WA	98133	2309 N 149TH ST	Shoreline	WA	98133	1803900035
Robert C	Snider	2315 N 149TH ST	Shoreline	WA	98133	2315 N 149TH ST	Shoreline	WA	98133	1803900060
Harred & Davidson	Lundell	2321 N 149TH ST	Shoreline	WA	98133	2321 N 149TH ST	Shoreline	WA	98133	1803900045
Shawn E & Becky H	Nicholas	2327 N 149TH ST	Shoreline	WA	98133	2327 N 149TH ST	Shoreline	WA	98133	1803900050
Sanny O & Diane L	Kimmel	2333 N 149TH ST	Shoreline	WA	98133	2333 N 149TH ST	Shoreline	WA	98133	1803900055
Garry A	Schmidt	2339 N 149TH ST	Shoreline	WA	98133	2339 N 149TH ST	Shoreline	WA	98133	1803900060
MR & MRS Melvin M	Miller	2345 N 149TH ST	Shoreline	WA	98133	2345 N 149TH ST	Shoreline	WA	98133	2881700583
Elmer & Lily	Gipaya	3523 167TH PL SW	Lynnwood	WA	98037	14827 1ST AVE NE	Shoreline	WA	98155	2881700580
Mark A & Karen L	Lund	14821 1st AVE NE	Shoreline	WA	98155	14821 1st AVE NE	Shoreline	WA	98155	2881700585
Marina	Dzhamlova	2354 N 148TH ST	Shoreline	WA	98133	2354 N 148TH ST	Shoreline	WA	98133	2881700570
Haiying & Lu Tong	Li	2350 N 148TH ST	Shoreline	WA	98133	2350 N 148TH ST	Shoreline	WA	98133	2881700572
Leonid V	Kalagin	3900 80TH ST	Marysville	WA	98270	2348 N 148TH ST	Shoreline	WA	98133	2881709571
Sharran D	Loomis	2340 N 148TH ST	Shoreline	WA	98133	2340 N 148TH ST	Shoreline	WA	98133	2881700573
Thomson G & McNeill	Paulson	2336 N 148TH ST	Shoreline	WA	98133	2336 N 148TH ST	Shoreline	WA	98133	1803900065
Kevin	Kinsella	2330 N 148TH ST	Shoreline	WA	98133	2330 N 148TH ST	Shoreline	WA	98133	1803900070
Armin W	Gerdes	2324 N 148TH ST	Shoreline	WA	98133	2324 N 148TH ST	Shoreline	WA	98133	1803900075
Brian A	Dunnett	2318 N 148TH ST	Shoreline	WA	98133	2318 N 148TH ST	Shoreline	WA	98133	1803900080
Charlene	Loback	14810 Corliss AVE N	Shoreline	WA	98133	14810 Corliss AVE N	Shoreline	WA	98133	1803900085
James C	Conuel	14804 Corliss AVE N	Shoreline	WA	98133	14804 Corliss AVE N	Shoreline	WA	98133	1803900090
C M	Bertaux	2305 N 148TH ST	Shoreline	WA	98133	2305 N 148TH ST	Shoreline	WA	98133	0266100005
John G & Marlon	Fahy	2311 N 148TH ST	Shoreline	WA	98133	2311 N 148TH ST	Shoreline	WA	98133	0266100005
Kurt	Browarick	2317 N 148TH ST	Shoreline	WA	98133	2317 N 148TH ST	Shoreline	WA	98133	0266100010
Anna	Barsok	2323 N 148TH ST	Shoreline	WA	98133	2323 N 148TH ST	Shoreline	WA	98133	0266100015
Tanya & Monty	McDaniel	2333 N 148TH ST	Shoreline	WA	98133	2333 N 148TH ST	Shoreline	WA	98133	0266100020
Linda K	Bender	2337 N 148TH ST	Shoreline	WA	98133	2337 N 148TH ST	Shoreline	WA	98133	0266100025
Li Hu	Man-Erh	2339 N 148TH ST	Shoreline	WA	98133	2339 N 148TH ST	Shoreline	WA	98133	0266100030
Ian M	Gillis	2345 N 148TH ST	Shoreline	WA	98133	2345 N 148TH ST	Shoreline	WA	98133	0266100035
James	Piper	2351 N 148TH ST	Shoreline	WA	98133	2351 N 148TH ST	Shoreline	WA	98133	0266100045
Julia	Elster	13424 45TH CT W	Mukitseo	WA	98275	14721 1ST AVE NE	Shoreline	WA	98133	0266100050
Margaret V	Haugen	2358 N 147TH ST	Shoreline	WA	98133	2358 N 147TH ST	Shoreline	WA	98133	4292300055
Stephen H & Linda Kay	Condit	2352 N 147TH ST	Shoreline	WA	98133	2352 N 147TH ST	Shoreline	WA	98133	4292300060
Leonard A	Back	2344 N 147TH ST	Shoreline	WA	98133	2344 N 147TH ST	Shoreline	WA	98133	4292300065
R L	Oswald	2338 N 147TH ST	Shoreline	WA	98133	2338 N 147TH ST	Shoreline	WA	98133	4292300070
Ghassan F	Sabboubeh	2332 N 147TH ST	Shoreline	WA	98133	2332 N 147TH ST	Shoreline	WA	98133	4292300075
Lillian K	Trelloggen	2326 N 147TH ST	Shoreline	WA	98133	2326 N 147TH ST	Shoreline	WA	98133	4292300080
Mark	Zwahlen	2320 N 147TH ST	Shoreline	WA	98133	2320 N 147TH ST	Shoreline	WA	98133	4292300085
Robin J & Bolton	Lombard	2316 N 147TH ST	Shoreline	WA	98133	2316 N 147TH ST	Shoreline	WA	98133	4292300090
Scott C & Michelle L	Kindall	2310 N 147TH ST	Shoreline	WA	98133	2310 N 147TH ST	Shoreline	WA	98133	4292300095
Ron	Home	2300 N 147TH ST	Shoreline	WA	98133	2300 N 147TH ST	Shoreline	WA	98133	4292300100

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Harry C	Solheim	2327 N 147TH ST	Shoreline	WA	98133	2327 N 147TH ST	Shoreline	WA	98133	4292300024
Rose Marie	Vasquez	2335 N 147TH ST	Shoreline	WA	98133	2335 N 147TH ST	Shoreline	WA	98133	4292300029
Ben & Kathryn	Schleke	2343 N 147TH ST	Shoreline	WA	98133	2343 N 147TH ST	Shoreline	WA	98133	4292300034
Yoshiko	Shelki	2349 N 147TH ST	Shoreline	WA	98133	2349 N 147TH ST	Shoreline	WA	98133	4292300038
Sa & Violet	Harb	22505 60TH AVE W	Mountlake Terrace	WA	98043	2355 N 147TH ST	Shoreline	WA	98133	4292300040
Nicholas F	Aldrich	5518 168TH PL SW	Lynnwood	WA	98037	104 NE 147TH ST	Shoreline	WA	98155	4408100005
James E & Billie J	Huffman	110 NE 147TH ST	Shoreline	WA	98155	110 NE 147TH ST	Shoreline	WA	98155	4408100010
Joseph	De Bartolo	116 NE 147TH ST	Shoreline	WA	98155	116 NE 147TH ST	Shoreline	WA	98155	4408100015
N Lynn	Sears	122 NE 147TH ST	Shoreline	WA	98155	122 NE 147TH ST	Shoreline	WA	98155	4408100020
David L & Tracy L	Delorm	128 NE 147TH ST	Shoreline	WA	98155	128 NE 147TH ST	Shoreline	WA	98155	4408100025
Justin L & Jamie R	Lafranchi	134 NE 147TH ST	Shoreline	WA	98155	134 NE 147TH ST	Shoreline	WA	98155	4408100030
Robert C	Gelger	140 NE 147TH ST	Shoreline	WA	98155	140 NE 147TH ST	Shoreline	WA	98155	4408100035
James O & Leslie I	Crane	146 NE 147TH ST	Shoreline	WA	98155	146 NE 147TH ST	Shoreline	WA	98155	4408100040
Shiero L & Beatrice	Williamson	152 NE 147TH ST	Shoreline	WA	98155	152 NE 147TH ST	Shoreline	WA	98155	4408100045
Shirley Taylor	Miles	158 NE 147TH ST	Shoreline	WA	98155	158 NE 147TH ST	Shoreline	WA	98155	4408100050
Armar Macias	Lopez	157 NE 147TH ST	Shoreline	WA	98155	157 NE 147TH ST	Shoreline	WA	98155	4408100055
Colleen R & Gould	Hakvorson	151 NE 147TH ST	Shoreline	WA	98155	151 NE 147TH ST	Shoreline	WA	98155	4408100060
David A	MchHargue	145 NE 147TH ST	Shoreline	WA	98155	145 NE 147TH ST	Shoreline	WA	98155	4408100065
Troy M & Kathryn Rae	Carter	139 NE 147TH ST	Shoreline	WA	98155	139 NE 147TH ST	Shoreline	WA	98155	4408100070
Joleen	Lemmon	133 NE 147TH ST	Shoreline	WA	98155	133 NE 147TH ST	Shoreline	WA	98155	4408100075
Jessica L & Goodman	Myers	127 NE 147TH ST	Shoreline	WA	98155	127 NE 147TH ST	Shoreline	WA	98155	4408100080
Richard Brian	Franklin	121 NE 147TH ST	Shoreline	WA	98155	121 NE 147TH ST	Shoreline	WA	98155	4408100085
Josefa C	Tan	155 NE 147TH ST	Shoreline	WA	98155	155 NE 147TH ST	Shoreline	WA	98155	4408100090
Christopher	Small	421 Ave "Q"	Snohomish	WA	98290	109 NE 147TH ST	Shoreline	WA	98155	4408100095
Ton N	Nguyen	103 NE 147TH ST	Shoreline	WA	98133	103 NE 147TH ST	Shoreline	WA	98133	4408100100



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

**Agenda
Shoreline Neighborhood Meeting**

Thursday, March 6, 2008
7:00 p.m.

Purpose: To discuss proposed zoning change at 14800 1st Avenue NE, Shoreline, WA
(A description of the proposed project is provided along with the agenda)

- I. Introduction of Northwest Center Representatives - *Tom Everill, NWC Board President*
- II. Background information on Northwest Center - *David Wunderlin, NWC President/CEO*
- III. Project Description - Phase I - *Jane Dobrovolny, NWC Child Development Program*
- IV. Project Description - Phase II - *David Wunderlin, NWC President/CEO*
- V. Comments from community members - *Tom Everill, NWC Board President*
 - i) We will consider the meeting attendees' comments and use them when making decisions relating to the purchase of the property and our proposed programs
 - ii) Suggestions from the meeting attendees will be documented and we will submit a written response to the City on how we intend to address the concerns.
 - iii) The City will mail Northwest Center's written response to meeting attendees.
 - iv) We encourage residents to communicate with us after the meeting as well. Our goal is to bring programs that meet the needs of the residents of the Shoreline community, and we appreciate any input that will help us meet that goal.
- VI. Question and Answer Session - *Tom Everill, NWC Board President*
- VII. Adjourn

⇒ Comments about this project can be sent directly to the City of Shoreline Planning Department at:

Planning & Development Services,
17544 Midvale Avenue N
Shoreline, WA 98133-4921
206.546.8761

⇒ If you have additional questions or comments for Northwest Center, please feel free to contact our Project Manager, Todd Sucee at 206.285.9140.



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

Statement of Use: Northwest Center, a nonprofit organization that provides educational and rehabilitation services to children and adults with disabilities, proposes opening and operating a Family Resource Center in Shoreline at 14800 1st Avenue NE.

For more than forty years, Northwest Center's mission has been to "promote the growth, development and independence of individuals with disabilities through programs of education, rehabilitation and work opportunity." As the largest organization in Washington that provides services to individuals with disabilities, our groundbreaking programs and services have helped transform lives and influence change across the nation. Our program was founded in 1965 by parents who refused to institutionalize their children with developmental disabilities or accept the prevailing notion that their children could not be taught. They banded together to form Northwest Center, hired their own teachers to develop education programs targeted to the needs of their children, and found that their children could indeed learn.

Northwest Center's Child Development Program was one of the first in the nation to integrate children with delays or disabilities with their typically developing peers in a classroom setting, allowing them to learn and grow together. We believe that this environment (60% typically developing children and 40% with delays and/or disabilities) helps children develop through modeling the behaviors of their peers, increasing their opportunities to learn and forming positive attitudes toward all people, regardless of their level of ability.

To meet the needs of the community, we would create a Family Resource Center by renovating the existing 18,000 square foot structure and add an addition up to 24,000 square feet. This renovation would allow us to implement the intended programs at the Family Resource Center. The addition would be two stories with a total height not exceeding 35 feet, and create a footprint of approximately 12,000 square feet. The amount of impervious surface on the site is approximately 42% and with the addition and covered play area, the amount of impervious surface would increase to approximately 53%. Hours of operation would generally be 7:00am to 6:00pm Monday through Friday. Staff may arrive up to an hour early and leave an hour later with the total number of staff ranging from 30 to 40 individuals.

Because the current R-12 zoning could limit our ability to operate the intended programs, we are requesting a zoning change to R-24. With the zoning change and support from the Shoreline community, this significant investment in the community will be realized. We believe the proposed programs, listed below, would be a positive addition to the community.

Phase One of our new Family Resource Center will service as many as 150 children and includes:

- Full-Day Early Education Programs: Northwest Center's ten classrooms would be able to accommodate 108 children from six weeks of age to kindergarten entrance. Our programs are inclusive, with both typically developing children and children with delays and disabilities.

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- **Before/After-School Program and Summer Camp:** After-school hours are a critical time for youth particularly so for children with disabilities. We provide a home-like base for kids from kindergarten through age 12. Our program focuses on improved academic achievement coupled with activities that help relieve the stresses on today's working families. Our goal is to accommodate 25 to 40 children with and without disabilities in an inclusive environment.
- **Early Intervention Services (birth to three):** We will provide speech, physical and occupational therapy services for up to thirty families, as well as special education in the child's natural environment, which may include our classrooms, other early learning programs, the family home, or other community locations. We anticipate collaborating with Wonderland, an existing birth-to-three program in Shoreline. Our goal would be to accommodate up to 30 children.
- **Family Enrichment Program:** Our program connects parents with other parents to share ideas about the joys and challenges of raising children, and includes Hanen speech therapy training, parenting classes, socialization opportunities and support groups. Thirty-five families take part in our program, which meets both weekly and monthly and is open to the community.
- **Family Resource Program:** A room will be set aside for families to relax, meet other families and access a trained coordinator able to assist in connecting with information, resources and other programs. Computer availability, a lending book library, and a lending toy library are possibilities.

Phase Two of our new Family Resource Center may include:

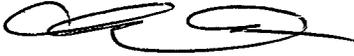
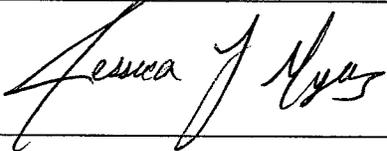
- **Teen Program:** We would provide after-school and summer "camp" programs for kids from age 13 - 21, which may include vocational training, personal care training and mentoring by typically developing peers. This program would serve up to twenty teens with disabilities who require more involved care after school, when their families are working
- **Family Respite Care:** Respite provides temporary care so an individual's primary caregiver can take a break and recharge their batteries. Respite care may be either a daytime program and/or an overnight program. The overnight program would be for adults with disabilities.
- **Independent Living Facilities:** We would provide a small number of apartment units with supervision for adults with disabilities and their families who could not otherwise live on their own.
- **Community Playground:** We would have ADA accessible playground for community use during evenings and weekends.
- **Community Spaces:** We would have the gym, meeting rooms, and kitchen for community use during weekends and evenings.
- **Adult Vocational Training:** We would provide office space and training rooms for up to ten adults and their job coaches to conduct vocational training and job placement services for community-based employment.

Basis for our zoning change request:

To support both present and future community needs, we want to make sure we are able to implement the programs planned for Phase Two. We are requesting an R-24 designation on the property so we can provide programs that are essential to meet future community needs. Due to the long lead-time (two to five years), a conditional use permit, which expires after two years, would not guarantee that we could run Phase Two programs which we believe are essential to provide vital services to the community.

An R-24 designation would allow us to operate daytime family respite care, a teen program, and a small number of apartment units for adults with disabilities including their families; a conditional use permit may be required for additional programs. However, the most needed service, overnight respite care, would be impossible within an R-12 designation but would be permissible under an R-24 designation.

Sign in Sheet
 Shoreline Community Meeting w/Northwest Center
 March 6, 2008, 7:00 pm
 Shoreline Community Church

Name (please print)	Address	Signature
1. Yoshiko Saheki	2349 N. 147 98133	
2. Ron Horne	2300 N. 147 th _{St.}	
3. Warren Anderson	2309 W149	
4. Keweth Anderson	2303 N149	
5. CHRIS GOODMAN	147 NE 147TH ST	
6. JESSICA MYERS	"	
7.		
8.		
9.		

Neighborhood Meeting Summary of Concerns:

Community Concern #1: One meeting attendee did not think the site was appropriate for Northwest Center's Family Resource center, citing especially the issues of traffic and parking caused by the Aegis development next door. In this person's view, this is a residential neighborhood and should remain that way.

Community Concern #2: Multiple meeting attendees were concerned about having enough parking for the neighborhood as well as any future occupant of the property.

Community Concern #3: Multiple meeting attendees were concerned about traffic flow problems in the neighborhood, especially with the park and Evergreen School on Meridian.

Community Concern #4: Multiple meeting attendees were concerned about our plan for traffic flow.

Community Concern #5: Two meeting attendees were concerned about the possibility of violent individuals on the property.

Community Concern #6: Multiple meeting attendees were concerned about the rezone to R-24, meaning the possibility of higher density housing on the site.

Community Concern #7: Multiple meeting attendees were concerned about Northwest Center selling the property and a developer taking advantage of the higher density zoning on the property.

Community Concern #8: Multiple meeting attendees wanted to know why Northwest Center needs the R-24 designation over the current zoning on the site.

Community Concern #9: Multiple meeting attendees were concerned about the possibility of apartments being built on the site.

Community Concern #10: Multiple meeting attendees were concerned about the existence of the cell tower on the site.

Community Concern #11: Multiple meeting attendees were concerned about noise from the freeway.

Community Concern #12: One meeting attendee was concerned about the lack of tax revenue compared to a large number of apartments that could be built on the site and charged higher property tax amounts.

Community Concern #13: Multiple meeting attendees were concerned about the lack of sidewalks in the neighborhood to handle foot traffic.

Minutes of Shoreline Community Meeting
Filipino-American Christian Church
14800 1st Avenue NE, Shoreline, WA
Thursday, March 6, 2008
7:00 p.m.

Northwest Center Representatives: David Wunderlin, Tom Everill, Jan Stoker, Todd Sucee, Jane Dobrovlny, Kellie Nketiah, Karen Hoffman, Tracey Lyman, Laura Hafermann, Becky Smith, Lottie Olver, Steve Little, Allan Munro

I. Introduction of Northwest Center Representatives

Tom Everill, Board Chair for Northwest Center opened the meeting with introductions of the Northwest Center representatives, and described his role as facilitator for this community meeting.

Mr. Everill told the attendees that we wanted the opportunity to share our plans for the property with the neighborhood. He described the communication sent to the community before the meeting, indicating that we are looking at all aspects of the project, including a rezone to R-24, when determining whether it is feasible for Northwest Center. He reiterated that the rezone to R-24 will allow Northwest Center to carry out the programs being offered to the community. He also stated that we are sharing our ideas with the community, looking for their comments and concerns and answering your questions as best they can, since they haven't answered all the questions yet themselves.

Mr. Everill then asked if he could record the meeting to make sure all the information is captured and provides the best report to the City as part of their formal protocol for the rezoning process. He got started with the content of the meeting, including who Northwest Center is, what they do, and their passion for their mission by self-introduction of the representatives of the organization. They were as follows:

Dave Wunderlin, President/CEO

Laura Hafermann, Associate Anna - Architects

Jane Dobrovlny, Director of Children's Services

Allan Munro, Board Member

Karen Hoffman, Executive Director, Adult Services

Kellie Nketiah, Supervisor of Educational Program

Becky Smith, Therapy Supervisor

Lottie Olver, Therapy Supervisor

Tracey Lyman, Vice President of Fund Development & Community Affairs

Todd Sucee - Project Manager for Shoreline project and primary contact for questions

Jan Stoker, Board Member

Steve Little - Real Estate Agent.

Mr. Everill set the meeting up by indicating that we would provide a background statement about Northwest Center, then move into Phase 1/Phase 2 of the proposal, have a question and answer period with the attendees, and wrap up with the next steps. He asked if there were any questions; there were none. He then gave the floor to David Wunderlin.

II. Background information on Northwest Center (PowerPoint Presentation)

Mr. Wunderlin asked how many had heard of Northwest Center; most raised their hands. An attendee asked if we used to operate under a different name. Mr. Wunderlin answered that we started as Northwest Center for the Retarded.

He read off the organization's mission statement, "to promote the growth, development and independence of individuals with disabilities through programs of education, rehabilitation and work opportunity", and said he was going to talk about the values they live, and encouraged the group to ask questions during his presentation. We're going to talk about the stuff on our walls, talk about our values, these are things that we live. He said Northwest Center works with people with disabilities, but that they also have an important set of values that guide what they do each day. If they feel a project or activity isn't consistent with the organization's values, then they have to ask themselves whether it's something they should be doing. The values represent what their programs do and believe, both adult's and children's programs.

He started into the history of Northwest Center. It was started in 1965 by a unique group of people, many of whom are still around. What was unique about this group is that they were radicals. When their kids were kicked out of schools, it was because their disabilities, like autism or mental retardation, made them "disruptive." The parents were so upset at the unfairness that they created their own school and they forced legislation to allow all kids in Washington equal access to education. This law was the basis for federal legislation that allowed children across the nation equal access to education. Everything Northwest Center revolves around this idea of inclusion. They talk about changing the world. They are working with groups of people for whom others had very few expectations. People thought they (adults with disabilities) couldn't learn and couldn't work. Their work asks the question "why not?" Inclusion is the corner stone of everything they do. The children's program, which has been on Queen Anne Hill since 1985, has about 2/3 of the kids who are typically developing, 1/3 with delays and disabilities in an inclusive environment. It is difficult to tell which kids have delays, and it doesn't matter. Everything they do revolves around inclusion.

Their organization is comprised of Administration (like Human Resources and Accounting), Social Enterprises, and programs for adults and children with disabilities.

Mr. Wunderlin then described their practice of "social entrepreneurship." He said that over the last few decades they have become involved in businesses to create revenue, so they don't rely on the fickleness of government funding, and to create jobs. They try to ready people for employment, but they also employ people with disabilities in

their businesses. They are one of the biggest employers of individuals with disabilities in the state (slide showed 1025 individuals with disabilities served in 2007). Their vision is to continue to do more every year, including setting up a program for teens, which they do not currently have, but want to develop.

Mr. Wunderlin then started talking about the programs for children, which is the program they would like to open on the site. He said that our current program offers Early Childhood Education, Early Intervention, and full-day childcare in an inclusive setting for kids; it feels like a school. He said the program is all about education. They have teachers and therapists and work with families to ready their children for kindergarten. The program currently has 125-130 kids. Mr. Wunderlin confessed that when he is having a bad day, he goes up to Queen Anne, and the kids don't care who he is, they bring him a book, ask him to read to them.

Mr. Wunderlin introduced Jane Dobrovolny, to discuss Phase I of the project.

III. Project Description - Phase I

Ms. Dobrovolny stated that the plan is to replicate the Queen Anne facility. She repeated Mr. Wunderlin's description of an inclusive program and she pointed out photos she brought from the school, showing kids in typical situations. She said it looks very much like any other preschool. They begin with kids as young as 6 weeks in their infant program. The kids stay with their primary caregivers at the school until age 2; they feel strongly that the time to bond with their teachers at a young age is a really important part of growing up. She then said that the kids work through "steps," moving into different classrooms for different ages and when they get old enough, they help get the kids ready for kindergarten. She asserted their belief in the value of socialization, and said they work in a similar way to Wonderland, a local early intervention program. She said they use natural environments with providing therapy to kids - they're not in an office or clinic, the therapists are at kids' homes, at the park, at the grocery store, wherever the parent needs them to be. They use their classrooms to give kids who are receiving only therapy services a chance for socialization. She stressed that kids learn from their peers - everyone does - and they learn how to participate in the real world. Whether or not a child has been diagnosed with a disability, they are each a valuable member of the class. They have an after-school program for school-age kids, ages 5-12, licensed through the school district. Ms. Dobrovolny said that all kids need a place to go; kids with disabilities have difficulty coping with Boys' and Girls' Clubs or other traditional after-school program. There are lots of kids, not enough staff, and those kids with involved disabilities such as autism have a tough time with that much activity going on around them.

Ms. Dobrovolny then talked about their Family Support Programs, like Potty Training 101, interactive sessions about kindergarten transition and registration, Hanen speech therapy for families who have kids with speech delays and a facilitated parent support group where parents can talk in a confidential environment.

She indicated their interest in expanding the program, pointing out that the room in which they are holding this meeting would be set up as a resource program, staffed with someone here who could help them find resources that are relevant to their own particular situation. They would also like to have a library with books and toys to check out. It's not something they are doing right now because they don't have room.

Question: Is that your only other facility?

Jane Dobrovolny: Queen Anne is our only facility. It used to be at the former Interbay facility and in 1985 they moved into an old Seattle school.

Tom Everill: What we're interested in is expanding our scope. We perceive a tremendous demand for these kinds of services.

Question: Is it (the Queen Anne facility) large enough?

Jane Dobrovolny: No, we're "bursting at the seams." There's a waiting list for every class. The current program serves the kids we have, but they can't grow any bigger. We do have parents from Shoreline who come to Queen Anne and they're excited about the idea (of the new facility). We can't add another child to the program. For most of our classrooms, there is a one to two year wait list; no less than a one year wait. We have to turn away people who are pregnant now. There is a big lack of programs with full-day childcare for kids with special needs. We'd like to recommend another center, but there really aren't any who do what we do. Most programs can't really accommodate special needs.

Tom Everill: Why don't we look at Phase II first so we can see what it all looks like, and then get back to the questions?

IV. Project Description - Phase II

Mr. Wunderlin stood up again and presented Phase II. He said they've talked about integrated teen program 13-21. Karen Hoffman is working on the program. They've found only one program in the United States. Mr. Wunderlin said they're trying to build an integrated programs for teenagers. They have to build a program where both sides are getting something. Asking typically developing teenagers to come in and volunteer doesn't work. They need something that works for both sides (teens with and without disabilities). This an ideal environment. Mr. Wunderlin stated their intention to conduct focus groups to get information from families who have this need.

Mr. Wunderlin also admitted that "respite program" is a loaded phrase. He said that parents of kids and adult children with disabilities, whether they are three or thirty, may need to get away for a few hours to go grocery shopping, for example. If your child may be disruptive, it's great to have a safe place to get childcare, but said this isn't something Northwest Center provides today.

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He said the plan include an ADA-accessible playground for the community, open to kids and adults, as well as spaces for community use. They are all about how they serve the community - it may sound corny. Mr. Wunderlin said they kept wondering what people would ask (at this meeting) and they came back to the fact that they serve the community. They're trying to figure out what would work best and how it would work. When they get this facility done, he further stated, it's his job to figure out how they get the money to keep it going. They're not about making money off this - they're going to spend money. What Northwest Center is really interested in is what the community has to say and what they need. Operating from one or two data points is dangerous.

He then moved on to the proposed adult vocational program, saying that they train adults, figure out what they're interested in, and develop their skills to get a community job. He solicited questions or employment opportunities from the group. There were none.

Mr. Wunderlin announced the possibility of putting a small number of apartments for adults w/disabilities and their families. He said it's important for people to be with their families. They've never done it before, but it's a dream that they have, and they think the dream could be a reality.

Question: What is the reason for the zoning change?

David Wunderlin: It's for the overnight respite program. It's the one thing we can't do without the rezoning.

V/VI. Comments from community members/Question and Answer period

Paraphrased statement from an attendee: I live here in this neighborhood. I greatly admire your organization and work as an employee, social worker, program director. As a board member you are a volunteer. It's inspirational to hear about your founders who had to champion your cause - wonderful and inspiring to hear. I'm a very committed community member who loves to support organizations like this. I do a fair amount of volunteering - my passion is libraries. I'm very happy to be living in Shoreline, because it does have a fair amount of community involvement. That being said, I do have to say that I don't think your move to this plot of land fits. This is primarily a residential neighborhood. When Aegis was built, I have to say as someone who lived before and after, building Aegis was a mistake. There are problems with traffic and parking. I asked Aegis to do something about the parking for their employees and residents and get employees to not park in the neighborhood. His reply (the head of Aegis) - "being a legal parking area I cannot ask people to park elsewhere. The church to the south agreed to keep our cars there, but their cars get broken into." It has a detrimental impact on my neighborhood. I wouldn't be living here if it wasn't a residential neighborhood. As much as I believe in your cause, it will be serving a larger community in the Puget sound area, and I'm sure it's needed, but I don't think this site is appropriate for what you are trying to do.

Jan Stoker: What is the impact of cars?

Paraphrased answer from the attendee: Shoreline is broken into neighborhoods; we are the Parkwood neighborhood. They (the City) are analyzing parking neighborhood by neighborhood. I attended a meeting and I went specifically to mention the parking. What I found interesting was that I expected to be the only person complaining. There were numerous complains about parking in this area. The problem is compounded by the wonderful city park. There isn't enough parking for the city park, and when Aegis was built, it compacted an already limited parking opportunity. If we build, it's compounding the problem.

Another meeting attendee: And by Evergreen School on Meridian. What they do, to beat the traffic, they come up 1st and shoot down 149th and 148th to fight the traffic. Cops there to give tickets once in a while, but folks filter out into the neighborhood. People filter out to park and block in driveways. The park, the school, even on the weekends. The traffic in the morning now, since this has all been discovered, is jammed up all the way, solid traffic.

Question: We've heard the undeniable great things your organization does. I know this meeting is part of the process, but what do you think the negative impacts would be?

David Wunderlin: Two elements - traffic and parking.

Comment: There are two more issues. You're talking about 158 dwelling units. This is your worst nightmare: We live on 147th on the 100 block. We have a two-bedroom house that provides homecare for a developmentally disabled person with three staff. The catch is that he's very violent, and the people who watch him are very large. Sometimes it takes the state police to bring him back. How do you define disabled? There could be 10 possibly dangerous people living here.

David Wunderlin: We're not talking about R-48, but R-24. We have 125 parking spots on the property. We need only 35-40 spots for our staff at the school. We would not take away parking if we come in here. We are also looking at about a half-dozen apartments - rented or leased on a temporary basis. We're not developers.

Community member: Down the road you never know.

David Wunderlin: You still have to get permitted to do that.

Jane Dobrovolny: We're a licensed facility. Our state license would not allow anyone on the property who would be violent or harmful to our kids. We're a childcare facility primarily. Even with our teen program that goes to age 12. Their mothers are saying to us "what do we do next year for our daughter with cerebral palsy who's in diapers? They tell me to go on welfare, stay home with her, that's what the state says."

Karen Hoffman: That's a worst case scenario. In adult services, safety is an issue. With a core program oriented around children, we're not going to bring in anyone who would be harmful.

Question/comment: It's a slippery zone to rezone to a higher density. You may have a desire to have the facility for the next ten years. What if in the next fifteen years, you decide to sell it to a developer and I prefer to maintain the status quo? Are you going to be able to guarantee that you'll be here? That's a concern. Really, Aegis was a mistake. There are too many people living there, too many staff, not enough parking spaces. If this area is rezoned, just adding more residents will add more traffic.

Question: What is your plan for traffic?

Jane Dobrovlny: We did a traffic study. We have 122 kids enrolled. We're in a totally residential area on Queen Anne, off 1st avenue West. It's a narrow residential street, room for one car. The driveway is one car wide. Really narrow. We also have a community park and soccer field. The peak traffic (on a typical day) is 14 cars within a fifteen-minute period. Again at 5 it peaks at 14. We're not a regular school, so pickups and drop-offs are stretched out over a longer period of time. We'll send it (the traffic study) to you.

Comment: With Aegis I haven't seen a big traffic issue, but the parking is a problem. Their employees finish their cigarettes at my house and drop them on the ground, and that bothers me.

Comment: With traffic, it's hard to say where it's from. King School is atrocious; you can't even see around on Meridian.

Mr. Everill: We saw our proposal to the neighborhood as an alternative to what's happening in a lot of neighborhoods. They get turned into condos. We would offer an alternative to "condo-ization". Were there traffic issues with the church?

Comment: Not many people were walking to this church. First we'd get full of cars on Sundays, but when they'd go away it was fine. 145th is a wonderful place to get on the freeway. We get a lot more congestion.

Steve Little: About the zoning concerns. The reason that Northwest Center thought this was a possibility is that daycare centers are allowed in R-12 or R-24. You can get a conditional use permit for over 12 people. That's where the zoning aspects come into play. Shoreline is an interesting city in the way they zone things - this property has two zones. The zone you see is R-12. Underlying the zone is that the intent of the city to create high-density residential; this is in the City's Comprehensive Plan from 1995. Seattle wants big daycare centers in industrial centers.

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Comment: They can already knock down houses and put up apartments.

Steve Little: The intent of the Northwest Center is to have a school. Outside that they may do other activities. We can't guess what will happen, but they wanted to talk to the community, see what everyone needed. You have to have an R-24 to have someone here after 11:00 pm.

Question: Conditional use would not apply if people were here after 11:00?

Steve Little: The only thing they can't do is have overnight without an R-24. They have to go after it so it doesn't preclude future activity. With a conditional use permit, you only have two years to implement the program. If you can't, you're "screwed."

NWC: We're trying to make a decision about our investment - it's a lot of money and we don't want to squander our investment.

Comment: Do it, and do it right.

Comment: I'd rather have this than condos.

Comment: You don't get condos unless you rezone.

Comment: The City wants to rezone to high density.

Comment: Who's going to build 36 houses on this property right now?

NWC: The answer is - you don't know. Developers look out two years, and maybe the economy will be better or worse. That's the big guess.

Comment: We'd love to see sidewalks all the way to 145th. I know sidewalks are expensive, but that would go a long way toward helping the community and would be good for everybody.

NWC: We'll have a lot more parking than we need. Maybe Aegis they can pull in off the street.

Comment: And where will the addition be?

NWC: The addition will go in off the back, rather than out front, so people will drive back.

Laura Hafermann: This is not the building; it's a study based on what they want. The other program elements are Phase II. All the existing parking is still there. No changes are proposed to curb cuts or the access to 145th. There are a couple of other goals - natural light, ventilation, lots of open space and that will remain as is.

Comment: And the cell tower of course.

Comment: Can't you take the cell tower down?

NWC: No, there is a 29-year lease for the cell tower.

Comment: The City Council took advantage when they put the cell tower.

Question: How many more (facilities will be built)?

NWC: We've identified the north of seattle as an area, south of seattle as an area, and the eastside as an area. This process of study is an investment. Depending on where we end up, this could be 10-12 million dollars before we're done.

NWC: There are no guarantees; we could go bankrupt, but we think we're going to be here.

Comment: I'd like to see a 501(c)3 here.

Comment: Having another nonprofit isn't good for the city, they don't pay taxes. Maybe condos would.

Question: The vocational training - is any of that causing a noise concern?

NWC: There won't be any businesses here. The program only has about 10 people. Right now they get on the bus, travel an hour, staff pick them up and they travel up here to develop a job. This would be a staging area for our adult clients. That's all that is.

NWC: Our headquarters is in South Park, and that's where our adult programs are and some of our businesses. None of the businesses would move up here.

NWC: We're running a school, so we don't want the noise either.

Comment: Traffic, parking, and long-term risk of zoning.

Comment: It only takes one person to start it.

Comment: It's gonna happen anyway.

Tom Everill: We don't have answers tonight about whether we can mitigate the long-term risk of zoning. It seems like our investment interests are in alignment and we can explore some ways of protecting your long-term interest.

David Wunderlin: We'll have lots of parking spaces, maybe the Aegis people can park here. we can allocate spaces for them. "no parking" signs here.

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Comment: Soccer games cause parking overflow and traffic.

Jane Dobrovolny: We have one right next door, and they play soccer, etc. They park in our parking lot.

Jan Stoker: I had a child with a disability who was served by the Northwest Center and their dedication and commitment was amazing. It's great for the Shoreline community to get a place like Northwest Center on the map, and what we can bring to this community. Over my cold dead body will they bring in condos. This has been nothing but a haven for children with disabilities.

Comment: There's no question that you do good work.

Comment: There is no question, you are truly serving part of our community who do need help. It's fabulous that you're committed to what you do.

Tom Everill: It's important to us to hear from you and address your concerns.

Comment: With Aegis there was a huge environmental concern.

Todd Sucee: We're part of the way through our study. This is classified as a Stream 2, which means you have to be 115 ft back from the creek, 75 feet with mitigation. Aegis was more aggressive, and got Stream 3 classification, which is 65 ft back from the creek, less with mitigation.

Jan Stoker: We have a sensory garden for the kids - we'd love to bring that here.

Comment: The whole area here was full of trees. They came in, purposely set the building on fire, and Aegis cleared out all the trees. Now there's so much noise.

NWC: We're not going to make promises. Our kids don't like the freeway noise. They need a safe place to play. We noticed the donuts on the grass and dumping in the back.

Jan Stoker: The sensory garden is built in my son's memory. It's built for all kids to enjoy nature - any kinds of native plants. We want to replicate the garden in every new center. We'll do our best about the noise. Maybe we open that up to the community so everyone can enjoy the garden.

Tom Everill: There are some noise abatement walls in some areas.

Comment: Aegis promised to put some up, but they never did. They ripped up the trees and now there's lots of noise. There were horses here; kids would ride up and down the street. I think what you're doing is great - it's just a traffic thing.

VII. Adjourn

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Tom Everill: I'd like to talk about the rest of the process. We will compile your comments and concerns and send them to the City Planning Department. You'll get a letter from the City, and you can send your comments in to the City Planner as well. We'll keep a status report on our website, so you can stay up to date on what's going on. We have lots to look at before our decision.

Adjourn, 8:30 pm.

Northwest Center's Response to Summary of Concerns:

Community Concern #1: One meeting attendee did not think the site was appropriate for Northwest Center's Family Resource center, citing especially the issues of traffic and parking caused by the Aegis development next door. In this person's view, this is a residential neighborhood and should remain that way.

Northwest Center Response:

We believe the site is ideally located for our Family Resource Center to serve the Shoreline community. We appreciate and value comments and concerns by the community; however, at this time we will continue to move forward with our request for rezoning and plan to open our Family Resource Center. The specific issues of traffic and parking are addressed below.

Community Concern #2: Multiple meeting attendees were concerned about having enough parking for the neighborhood as well as any future occupant of the property.

Northwest Center Response:

Our parking will not create a shortage of parking for the community. The site has 125 parking spaces and our requirements for staff and visitors will be approximately 40 at any one time. Northwest Center does not expect to take parking away; therefore, we expect to have three times as much parking as needed. We may consider offering overflow parking to Aegis, as well as public parking on nights and weekends when people attend park functions and activities, both of which would alleviate some of the parking issues expressed by the community.

Community Concern #3: Multiple meeting attendees were concerned about traffic flow problems in the neighborhood, especially with the park and Evergreen School on Meridian.

Northwest Center Response:

We are not a traditional school with traditional hours. Parents drop off and pick up children throughout the day, which reduces the number of cars arriving and departing during the "peak times" you would see at a regular school. We have included a traffic study we conducted during a typical day at our Queen Anne facility; these numbers represent what we believe traffic flow will be for the proposed Shoreline facility.

Community Concern #4: Multiple meeting attendees were concerned about our plan for traffic flow.

Northwest Center Response:

We have addressed this concern in our response to #3.

Community Concern #5: Two meeting attendees were concerned about the possibility of violent individuals on the property.

Northwest Center Response:

Our primary goal is to open and operate a children's program for early learning and childcare. The safety of these children is our primary concern and there will be no individuals with violent behaviors or who are at risk of violent behavior be allowed on the property by Northwest Center and State Licensing.

Community Concern #6: Multiple meeting attendees were concerned about the rezone to R-24, meaning the possibility of higher density housing on the site.

Northwest Center Response:

Rezoning the property to R-24, which is required by the city to allow Northwest Center to provide overnight respite care, could allow a higher number of housing units to be placed on the site. However, very few housing units could fit based on the current building location. We may consider a small number of apartments units in the future.

Community Concern #7: Multiple meeting attendees were concerned about Northwest Center selling the property and a developer taking advantage of the higher density zoning on the property.

Northwest Center Response:

It is possible that Northwest Center could eventually sell the site to a developer who could buy it to put up higher-density housing. However, two developers have previously made offers to purchase the site prior to Northwest Center's offer. The developers needed R-48 zoning to make their projects viable. Given the significant amount of money Northwest Center is planning to invest in the current building and the addition, it is extremely unlikely that Northwest Center would then decide to sell the property to a developer who would want to tear the buildings down to put up additional housing units. We anticipate project costs of 4 to 8 million dollars on top of acquisition cost, which would have no value to a developer. Northwest Center is not in the practice of buying and selling properties. We are a community service provider with long-term stability.

Community Concern #8: Multiple meeting attendees wanted to know why Northwest Center needs the R-24 designation over the current zoning on the site.

Northwest Center Response:

One of our most important programs, overnight respite care for families/caregivers who have adults with disabilities living at home, is impossible without an R-24 designation. We have requests from the community for a respite program so primary caregivers can have an opportunity for some time off from their responsibilities, recharge their batteries, and continue to provide care without fear of burning out.

For Northwest Center to make such a significant investment, we need assurances we can fully utilize the facility to meet the community's needs without having to reapply for conditional uses as we start new programs. Based on the definition of a daycare

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facility by the City of Shoreline and Washington State, Northwest Center could operate most of the intended programs without having to apply for additional permits as they are phased in with an R-24 designation.

Community Concern #9: Multiple meeting attendees were concerned about the possibility of apartments being built on the site.

Northwest Center Response:

We have no immediate plans to build apartment units. We may, however, explore the possibility of building a small number for adults with disabilities in the future.

Community Concern #10: Multiple meeting attendees were concerned about the existence of the cell tower on the site.

Northwest Center Response:

There are currently long-term contractually lease agreements with various phone companies for the use of the cell tower, which we are obligated to honor.

Community Concern #11: Multiple meeting attendees were concerned about noise from the freeway.

Northwest Center Response:

We are concerned about freeway noise as well. We will explore ways to reduce the noise, such as planting trees and building fences, as well as placing the new building addition in a position that will block noise.

Community Concern #12: One meeting attendee was concerned about the lack of tax revenue compared to a large number of apartments that could be built on the site and charged higher property tax amounts.

Northwest Center Response:

We acknowledge high-density housing could bring in more property tax revenue than our Family Resource Center. However, we believe this is offset by our providing a needed service to the community that is currently not in place.

Community Concern #13: Multiple meeting attendees were concerned about the lack of sidewalks in the neighborhood to handle foot traffic.

Northwest Center Response:

We also share the citizens' concerns with regard to the lack of sidewalks in the neighborhood. We would consider partnering with the community to petition the appropriate government agencies to install sidewalks for all the citizens in the neighborhood. There is currently no sidewalk in front of the property site. Northwest Center will talk to the City about possibly getting that section installed.



NORTHWEST CENTER

Making a difference through quality service.

Item 7.A - Attachment 3

7272 W. Marginal Way S. ♦ P. O. Box 80827
Seattle, Washington 98108
Phone: 206-285-9140 ♦ Fax: 206-286-2300
E-mail: service@nwcenter.org

Traffic Pattern – Queen Anne Family Resource Center

Time	Families	Staff	Buses
6:30-7:00	0	5	
7:01-7:15	4	0	
7:16-7:30	2	3	
7:31-7:45	0	6	
7:46-8:00	6	6	1
8:01-8:15	14	2	1
8:16-8:30	9	0	1
8:31-8:45	3	1	
8:46-9:00	4	7	
9:01-9:15	8	1	
9:16-9:30	4	0	
9:31-9:45	0	0	
9:46-10:00	0	0	
10:01-11:00	2	0	
11:01-12:00	2	5	1
12:01-1:00	2	5	
1:01-2:00	0	2	
2:01-3:00	2	0	
3:01-3:30	2	1	2
3:31-4:00	5	1	2
4:01-4:30	5	6	
4:31-5:00	9	4	
5:01-5:15	5	5	
5:16-5:30	14	0	
5:31-5:45	9	0	
5:46-6:00	10	1	
6:01-6:30	0	10	
Total	121	71	8

This is based on a typical day at our Queen Anne Facility where we are serving 122 children and a staff of 40. The entrance at the Queen Anne facility is narrow and comes off a small residential street. There is a narrow drive on the property that can accommodate only one car allowing only one way traffic at a time. Traffic is never backed up onto the street and parents report no congestion problems.

Buses are transportation provided by the public school to children with special needs who receive transportation to their public school programs.

Item 7.A - Attachment 4

From: Leslie & Jim Crane [lesliejimc@gmail.com]
Sent: Tuesday, April 22, 2008 2:05 PM
To: Steve Szafran
Subject: Todd Sucee, The NW Center #201728
To Steven Szafran,

As a Shoreline resident I would like to express my concerns regarding this project.

Traffic
Parking

As it stands there is not adequate parking at the two Aegis facilities. People are already using 1st NE as an arterial to I5 when Meridian is the arterial not 1st NE. During peak time hours M-F in the morning the cars are lined up to access the freeway.

I would like to see speed bumps or anything that slows down traffic and discourages them from using 1st NE as an arterial. I would also like to be assured that parking will not be an issue.

Sincerely,

Leslie Crane
146 NE 147th St.



**SEPA THRESHOLD MITIGATED
DETERMINATION OF NONSIGNIFICANCE (MDNS)**

Northwest Center Site Specific Rezone

PROJECT INFORMATION

Date of Issuance:	May 1, 2008
Proposed Project Description:	Rezone one parcel from R-12 to R-24
Project Number:	201728
Applicant:	Todd Sucee, the Northwest Center
Location:	14800 1 st Avenue NE
Parcel Numbers:	2881700340
Current Zoning:	R-12 (Residential - 12 Units Per Acre)
Current Comprehensive Plan Land Use Designation:	High Density Residential
Appeal Deadline:	5:00 p.m. May 15, 2008

THRESHOLD DETERMINATION: Mitigated Determination of Non-significance (MDNS).

The City of Shoreline has determined that the proposal, as modified by the required mitigation measures, will not have a probable significant adverse impact on the environment and that an environmental impact statement is not required under RCW 43.21C.030 (2) (c). This decision was made after visits to the project site and review of the environmental checklist, site plan, critical areas report, civil improvement plans and other information on file with the City. This information is available to the public upon request at no charge.

Pursuant to WAC 197-11-158 the City finds that additional environmental analysis, protection and mitigation measures have been adequately addressed in Shoreline development regulations and comprehensive plan adopted under chapter 36.70 RCW. In particular, impacts from drainage/stormwater will be addressed by regulations of SMC Title 20 and the International Residential Building Codes.

MITIGATION MEASURES: The following conditions are required to clarify and change the proposal in accordance with WAC 197-11-350:

1. Stream Improvements

In order to mitigate and enhance stream functions, the applicant shall submit plans for streamside revegetation that include wildlife habitat structures including bird and bat boxes, snags, logs and rootwads.

2. Buffer Improvements

In order to mitigate probable adverse impacts to reduce the standard stream buffer from 115 feet to 75 feet, the applicant shall remove areas of dense non-native Himalayan Blackberry, Scotch Broom, Nightshade, and Holly. The applicant shall replant the buffer area with native vegetation.

In both of the above mitigation measures, the applicant shall submit a buffer enhancement plan to the Watershed Company for approval.

Item 7.A - Attachment 5

APPEAL INFORMATION

The MDNS process, as specified in WAC 197-11-355, has been used. A Notice of Application that stated the lead agency's intent to issue a MDNS for this project was issued on May 1, 2008 followed by a 14-day comment period. There will be no additional public comment period for this MDNS. Appeals of the SEPA threshold determination must be received by the City by 5:00 p.m. on May 15, 2008. Appeals must include a fee of \$420.75 and must comply with the General Provisions for Land Use Hearings and Appeals in sections 20.30.170-270 of the Shoreline Development Code.

Steven Szafran, AICP, Project Manager
Department of Planning and Development Services

Date



March 7, 2008

Todd Sucee
Northwest Center
7272 West Marginal Way S.
P.O. Box 80827
Seattle, WA 98108
tsucee@nwcenter.org

Re: Site at 14800 – 1st Ave. NE, Shoreline, Parcel # 2881700340 – City of Shoreline
Jurisdictional Stream Classification and summary of applicable Shoreline stream
regulations.

Dear Mr. Sucee:

Thank you for requesting that we conduct a stream classification for the channelized stream section bordering the east side of the property at 14800 – 1st Ave. NE in the City of Shoreline, parcel #2881700340. I visited the site on March 3rd, 2008. We understand that this investigation is related to a potential development proposal which you and your organization are preparing for the site. You have provided us with the site's location and other background information. We have also reviewed the City's *Streams and Basins* map, updated 6/6/07, as downloaded from the City's website, King County I-mapping information for the parcel and vicinity, Washington DNR Forest Practice Water Type Mapping, the 1975 Washington Department of Fisheries' *Catalog of Washington Streams and Salmon Utilization*, and the *King County Water Features* map. These maps indicate that an upper reach of Thornton Creek, stream #08-0030, flows just to the east of the east site boundary within the Washington Department of Transportation's Interstate 5 right of way. My field observations indicate that the creek channel lies approximately 30 feet east of the fenced site boundary in a five-to-six-foot-deep, concrete-lined channel somewhat resembling an irrigation canal (see photos below). In addition, King County's mapping of the *Known Freshwater Distribution of Cutthroat Trout for Water Resource Inventory Area (WRIA) 8* indicates the presence of cutthroat trout (which are considered to be salmonid fish) at and for some distance upstream of the site (<http://dnr.metrokc.gov/Wrias/8/fish-maps/cutthroat/index.htm>). At the time of my site visit, the stream carried a moderate amount of flow, estimated at approximately 2 cubic feet per second (cfs).

Since the stream channel adjacent to the site is clearly identified as an upper reach of Thornton Creek in the 1975 Washington Department of Fisheries' Stream Catalog, as well as other mapping, the primary issues at hand are to 1) determine or verify its classification under the Shoreline Municipal Code (SMC) and 2) anticipate the applicable stream-related regulations under the code. According to SMC 20.80.470(B), Type II streams are:

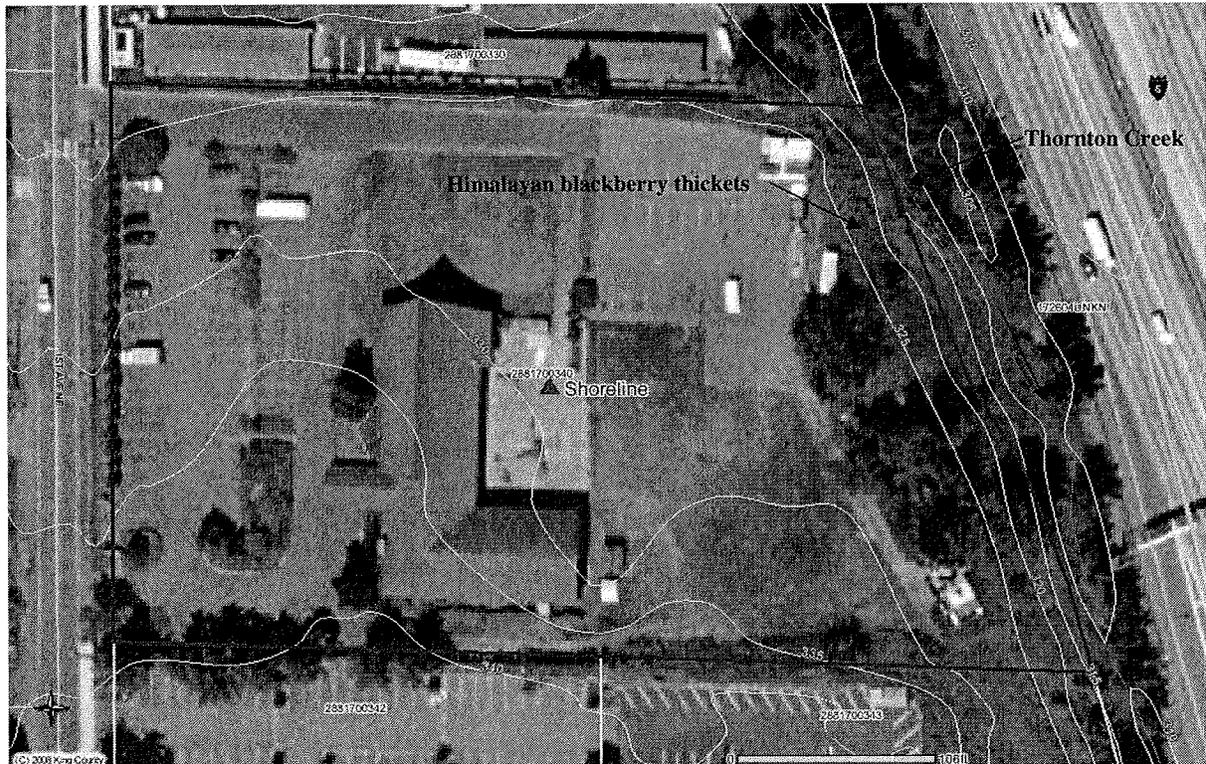


Sucee, T.
7 March 2008
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those streams that are not Type I streams and are either perennial or intermittent and have one of the following characteristics:

1. Salmonid fish use: or
2. Demonstrated salmonid habitat value as determined by a qualified professional.

We have concluded that the section of Thornton Creek adjacent to the site meets this definition and so is a Type II stream under the City's code since it is not a Type I (Shoreline) stream and since it has been mapped by King County as being used by cutthroat trout, which are salmonid fish. While the habitat value has been compromised by placing the creek within the concrete-lined channel along Interstate 5, as described above, the creek would still provide some modest to moderate habitat value to these fish. A view of the site from King County's iMAP and several additional photos taken during my site visit are reproduced below:



Parcel map from King County iMAP

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Photo 1, Thornton Creek concrete channel, facing northward, upstream from near the I-5 culvert entrance.



Photo 2, facing northward, upstream, showing a pipeline crossing near the north property boundary.

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Photo 3, facing southward, downstream, showing a typical channel section.

SMC 20.80.480(B) provides regulatory buffer widths for the City's various stream types. The standard buffer width for Type II streams in the City is 115 feet from the ordinary high water mark, but may be reduced to as low as the minimum buffer width of 75 feet "if the applicant can demonstrate that a smaller buffer is adequate to protect the stream functions and implements one or more enhancement measures to result in a net improvement to the stream and buffer." Enhancement measures may include native streamside revegetation and/or wildlife habitat structures including bird and bat boxes, snags, logs, and rootwads. Much of the area that would be included within the standard or a reduced buffer area on-site is presently a dense thicket of non-native Himalayan blackberry, as is shown below, and would appear to provide a good opportunity for buffer reduction in exchange for non-native blackberry removal and replanting with native vegetation. Other non-native vegetation present includes Scotch broom, nightshade, and holly. A few Douglas-fir trees are also present. Since the stream channel is off-site, no in-stream enhancements appear feasible.

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7 March 2008
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Photo 4, facing northeast, showing typical Himalayan blackberry thickets on-site which could be removed and replaced with native vegetation, possibly in exchange for a reduced stream buffer width.

While on-site, I flagged the ordinary high water mark along the west bank of the stream (the right bank facing downstream, as is the convention). I started with flag #OHW-1R just upstream (north) of the north property line and concluded with flag #OHW-8R at the entrance to the twin culverts that carry the creek beneath Interstate 5. Previous blue and blue-and-white flags had been hung at approximately the same locations along the channel and may have been ordinary high water mark flagging from a previous effort, though they were not so-labeled.

Again, in summary, we have concluded that the section of Thornton Creek bordering the site would be classified as a Type II stream according to applicable City of Shoreline code sections. Under City code, Type II streams are assigned a standard buffer width of 115 feet and a reduced buffer width, as approved with enhancement, of not less than 75 feet. Please contact us if you have any questions, would like to discuss this project further, or if we can otherwise be of any further assistance. We would be pleased to assist you with the preparation of a buffer enhancement plan in support a reduced buffer width should you choose to pursue that option.

Sincerely,

Greg Johnston
Certified Fisheries Professional