

AGENDA  
 CITY OF SHORELINE PLANNING COMMISSION  
 REGULAR MEETING



Thursday, June 5, 2008  
 7:00 p.m.

Shoreline Conference Center  
 Mt. Rainier Room  
 18560 1<sup>st</sup> Avenue NE

	<u>Estimated Time</u>
1. <b>CALL TO ORDER</b>	7:00 p.m.
2. <b>ROLL CALL</b>	7:01 p.m.
3. <b>APPROVAL OF AGENDA</b>	7:02 p.m.
4. <b>DIRECTOR'S COMMENTS</b>	7:03 p.m.
5. <b>APPROVAL OF MINUTES</b>	7:08 p.m.
a.    May 15, 2008	
6. <b>GENERAL PUBLIC COMMENT</b>	7:10 p.m.
<p><i>During General Public Comment the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or scheduled for this agenda. Each member of the public may comment for up to two minutes. However, General Public Comment will be limited to a maximum period of twenty minutes. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. Speakers must come to the front of the room to have their comments recorded and must clearly state their name and city of residence.</i></p>	
7. <b>STAFF REPORTS</b>	7:15 p.m.
a.    CRISTA Master Plan	
8. <b>PUBLIC COMMENT</b>	8:25 p.m.
9. <b>DIRECTOR'S REPORT</b>	8:30 p.m.
10. <b>UNFINISHED BUSINESS</b>	8:35 p.m.
11. <b>NEW BUSINESS</b>	8:45 p.m.
12. <b>REPORTS OF COMMITTEES &amp; COMMISSONERS/ANNOUNCEMENTS</b>	8:50 p.m.
13. <b>AGENDA FOR June 19, 2008</b>	8:55 p.m.
Misc. Code Amendments, package #1	
14. <b>ADJOURNMENT</b>	9:00 p.m.

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

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# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

May 15, 2008  
7:00 P.M.

Shoreline Conference Center  
Mt. Rainier Room

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### Commissioners Present

Chair Kuboi  
Vice Chair Hall  
Commissioner Behrens  
Commissioner Broili  
Commissioner Kaje  
Commissioner Piro

### Staff Present

Rachael Markle, Assistant Director, Planning & Development Services  
Flannary Collins, Assistant City Attorney  
Steve Szafran, Planner, Planning & Development Services  
Steve Cohn, Planner, Planning & Development Services  
Belinda Boston, City Clerk  
Renee Blough, City Clerk

### Commissioners Absent

Commissioner Perkowski  
Commissioner Pyle  
Commissioner Wagner

### CALL TO ORDER

Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:02 p.m.

### ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Kuboi, Vice Chair Hall and Commissioners Behrens, Broili, Kaje, and Piro. Commissioners Perkowski, Pyle and Wagner were excused.

### DIRECTOR'S COMMENTS

Mr. Cohn introduced city clerks Belinda Boston and Renee Blough, who were present to perform the duties of Commission Clerk in the absence of Ms. Simulcik Smith. While Ms. Simulcik Smith is out of the office, Mr. Cohn invited the Commissioners to forward their general Planning Commission questions to him.

## **APPROVAL OF AGENDA**

The agenda was accepted as proposed.

## **APPROVAL OF MINUTES**

The minutes of May 1, 2008 were accepted as amended.

## **GENERAL PUBLIC COMMENT**

**Les Nelson, Shoreline**, recalled that the City Council recently approved an ordinance that would allow up to 110 dwelling units per acre for commercial business (CB) zones that are adjacent to single-family properties. He noted that in other rezone proposals that have come before the Commission, staff has recommended no more than R-24 as an acceptable density next to the single-family residential zones. He questioned how the City planners could justify a recommendation of R-24 zoning in one place and R-110 somewhere else. He suggested this is a double standard.

Commissioner Broili pointed out that the City does not have an R-110 zoning designation. Mr. Nelson said he meant to say 110 dwelling units per acre, and did not mean to imply there was an R-110 zoning designation. Commissioner Broili asked Mr. Nelson to provide further clarification of his comments. Mr. Nelson said the City has received requests to rezone some R-24 properties to R-48, and staff has typically recommended the density be no greater than R-24 when properties are adjacent to single-family residential properties. Commissioner Behrens summarized that Mr. Nelson is concerned that the City seems to be taking a different approach for rezone applications for Community Business (CB) and Regional Business (RB) properties that are adjacent to single-family residential properties.

Mr. Cohn announced that the City Council declared an emergency moratorium on RB zoned land to limit the density to 110 dwelling units per acre. Staff would review the City Council's reasons for the moratorium as part of the Director's Report at the end of the meeting. The moratorium would be in place for up to six months with the idea that the RB zoning designation would be reviewed and City Council would ultimately determine if they want to include new standards in addition to those in place today.

Vice Chair Hall asked what the density limitation was for RB zones prior to the City Council's moratorium. Mr. Cohn answered that the current code does not identify a maximum number of units for RB zones, but the density is limited by the height and bulk restrictions. Staff believes that in most RB zones, it would be possible to develop at greater than 110 units per acre. The moratorium would reduce the number of units actually allowed to no more than 110. The moratorium would affect all RB zones, and not just those in transition areas.

Mr. Nelson noted the City Council recommended the Director's Report not be moved to the end of a meeting since it is sometimes difficult for members of the public to stay for the entire meeting.

**QUASI-JUDICIAL PUBLIC HEARING ON NORTHWEST CENTER REZONE REQUEST –  
14800 1<sup>ST</sup> AVENUE NORTHEAST (FILE NUMBER 201728)**

Chair Kuboi reviewed the rules and procedures for the quasi-judicial public hearing. He reminded the Commissioners of the Appearance of Fairness Rules and invited them to disclose any communications they may have received regarding the subject of the hearing outside of the hearing. The public hearing was opened. Commissioner Behrens disclosed that he worked in a residential treatment center a very long time ago, similar to the facility that is being proposed as part of the subject application. However, he did not believe this would in any way affect his ability to be fair or impartial. No one in the audience voiced a concern about Commissioner Behren's participation in the public hearing. None of the Commissioner identified ex parte communications, and no one in the audience voiced a concern, either.

**Staff Overview and Presentation of Preliminary Staff Recommendation**

Mr. Szafran advised that the applicant (Northwest Center) has requested a change in the zoning category for the subject property from R-12 to R-24. They have indicated their plans to change the use of the property from a church to a facility that provides services to children and adults with disabilities. Mr. Szafran displayed a zoning map to identify the subject property, as well as the R-24 property to the north, R-12 and R-8 to the south, Interstate 5 to the east and R-6 to the west. He noted that the Comprehensive plan identifies a high-density residential land use immediately to the north and south of the subject property, with medium-density residential further south. The majority of the properties to the west are identified as low-density, single-family residential and public open space. Mr. Szafran provided an aerial photograph to illustrate the existing development on the subject property and surrounding properties. He specifically noted the Aegis facility and three churches that are in the area. He noted that surrounding properties are primarily single-family residential. He provided some site pictures to illustrate the view from various locations on the subject property.

Mr. Szafran explained that the difference between the R-12 and R-24 development standards is mostly related to unit count. An R-24 zone would basically double the density allowed. The current R-12 zoning would allow 38 units on the site, and R-24 would allow 76. The building coverage would increase by 15 percent, as well.

Mr. Szafran reviewed that the rezone application meets the rezone criteria in the following ways:

- It is consistent with the high-density residential land use goals and policies.
- It creates an effective transition between the freeway and single-family residential development to the west.
- Both the R-12 and R-24 zoning designations would achieve consistency with the Comprehensive Plan. However, staff believes R-24 would be more appropriate, especially given the properties close proximity to Interstate 5.
- Traffic has been evaluated and mitigation has been proposed for the existing stream buffer that lies on the eastern part of the property.
- Staff has reviewed the site and determined there is currently an abundance of parking available.

- The applicant’s proposed use would be an asset to the City of Shoreline and would reuse a vacant facility and implement the vision in the Comprehensive Plan.

Mr. Szafran reviewed that the proposed rezone application would comply with the Comprehensive Plan in the following ways:

- The application complies with specific goals and policies as outlined in the staff report.
- An R-24 zoning would be consistent with the high-density land use designation.
- Reuse and possible redevelopment of the site would create an effective transition between the freeway and the lower-density single-family uses to the west.
- A likely zoning for a transition density on this site would be R-24 or R-48.

Mr. Szafran reviewed that during the public comment period, staff heard comments regarding traffic on 1<sup>st</sup> Avenue, mostly related to cars that speed on the street. Neighbors have stated there is a parking problem in the area that stems mostly from the Aegis facility. There are no sidewalks in front of the subject property, but sidewalks have been constructed in front of the Aegis facility and there are sidewalks to the south, as well. Adjacent residents also expressed concern that the owners would “flip” the property and R-24 units would be developed on the site. Mr. Szafran said staff considered the concerns raised by the neighborhood, and they believe R-24 zoning would be appropriate because it would provide a better transition than R-12 adjacent to the freeway. In addition, the applicant needs an R-24 zoning designation in order to provide an essential use for their facility. Staff believes the applicant’s proposal would be an asset to the community, and they recommend approval as submitted.

### **Applicant Testimony**

David Wunderlin, CEO of Northwest Center, introduced a series of people who were present to represent the applicant: Todd Sucee (Project Manager), Tom Everill (Chairman of the Board of Directors), Laura Hafermann (architect), Jane Dobrovolny (Director of Child Development), and Steve Little (Real Estate Agent).

Mr. Wunderlin explained that Northwest Center was started in 1965 by 25 families who came together to figure out a way to educate their children with developmental disabilities. For the past 45 years, their mission has broadened to include both children with developmental delays and disabilities and adults with disabilities. Northwest Center already has a facility in North Queen Ann, which is similar to the one they are proposing on the subject property. They provide early intervention and education in an integrated environment, which is very unique. In fact, they are the only program that operates this way in the State of Washington. That means they have kids with disabilities and delays alongside normal, typically developing kids in the same classrooms. Staff prepares these children to be ready to start kindergarten. The Northwest Center works with numerous families in the area, and it is their stated strategic objective to grow the children’s program. The proposed location offers a good opportunity for them to accomplish their goal. They see this location as a long-term decision. It is not only a substantial investment for their program, but also a long-term strategic idea. The facility is intended to be a community service organization the City and community could be proud of.

Ms. Hafermann explained that the design of the proposed project focuses on the existing building, as well as an addition to the east. From a site development standpoint, their goal is to impact as little of the site as possible. There is a need to increase some space to accommodate the program, but they consider it a tremendous asset to find such a big open site within a very urban area. She reviewed the proposed site plan, identifying the main entrance on 1<sup>st</sup> Avenue, existing parking area, building, central courtyard and play ground, open area with a sensory habitat garden, existing cell tower, and a variety of play areas for kids of different ages. Ms. Hafermann summarized that their goal is to limit the footprint of the building and keep as much as possible of the existing site open.

Ms. Dobrovolny reviewed the proposed plans for the interior of the structure. She noted that because the students could be at the facility for 11 hours per day, they want to provide a home-like atmosphere. The building would be divided into pods for each of the various age groups. In order to accommodate all the necessary pods, they would need to remodel the existing building and build an addition, as well. The existing sanctuary would be utilized as a type of gymnasium for young children, but it could also be made available for community use. The existing downstairs fellowship hall would be utilized by the before and after school program and summer camps for children ages 5 to 12. Mr. Wunderlin added that they also envision a respite program that would ensure that families have a place to drop their kids off for a period of time so they can have private time.

Mr. Cohn reminded the Commission that the rezone application would not limit the site to the items discussed by the applicant. As noted in the staff report, the zoning could conceivably be used for R-24 multi-family residential uses, as well. He summarized there would be several options for future development of the site, and it would not be limited to the option presented by Northwest Center.

### **Questions by the Commission to Staff and Applicant**

Commissioner Behrens noted that traffic through the neighborhoods appear to be a very big concern for surrounding property owners. He also noted that another school is located just south of the subject property; a daycare center that is set up in a church. There is also a park located across the street. He reminded the Commission that 1<sup>st</sup> Avenue is a neighborhood street. He asked staff about the level of traffic that currently exists on the street and also asked if the City has considered ways to slow traffic to address the community concerns. Mr. Szafran said staff would not seek feedback from the traffic engineer until a building permit application has been submitted. He suggested the proposed use would most likely require the applicant to submit a traffic report, and that is when the traffic impacts would be considered. Mr. Cohn added that the City's traffic Engineer did review the traffic generated by Northwest Center's Queen Anne property, and they indicated that 1<sup>st</sup> Avenue should be able to handle the traffic associated with the proposed project. He said staff also identified approximately 200 cars per day in and out of the subject property. If the property were developed as R-24, staff anticipates approximately 200 or slightly fewer cars. Since the traffic engineer indicated he does not anticipate significant impacts from the proposal, the specifics would be put off until the City receives an actual development permit application.

Commissioner Kaje referred to the use tables found in the City's Development code for the R-12 and R-24 zoning classifications. He noted that the uses permitted in the R-24 zone would also be permitted

under R-18 zoning. He inquired if the applicant's proposed use of the site would be hampered if the zoning were changed to R-18 instead of R-24. If an R-18 zoning designation would accommodate the proposed development, he asked staff to share their reasons for recommending R-24. Mr. Szafran agreed that in terms of use, both the R-18 and R-24 zoning designations would be adequate. Considering the intensity of the freeway, in this case, staff felt an R-24 zoning designation would be appropriate, and he did not consider R-18.

Commissioner Kaje asked staff to identify the uses the applicant desires that are not currently available under the existing R-12 zoning designation. Mr. Szafran answered that overnight respite is the use that is currently not available under the R-12 zoning. City Attorney Collins cautioned the Commission not to focus too much on the use or the proposed plans for the property. Their charge is to determine whether or not an R-24 zoning designation would be consistent with the City's rezone criteria. Commissioner Kaje said the purpose of his question was to understand why staff is recommending R-24 zoning as opposed to R-18. City Attorney Collins suggested that staff made a recommendation on whether or not R-24 zoning would be consistent with the Development Code since that is what the applicant requested. If staff determined that R-24 zoning would be inconsistent with the Development Code, they could have recommended a lower R-18 zoning designation. She summarized that staff believes the application is consistent with the rezone criteria.

Commissioner Kaje pointed out that if the property were to change hands, a future property owner would have a good chance of obtaining approval for R-48 zoning, since that is a permitted level of use for the current land use designation. It would be up to the City to decide whether R-48 would be appropriate for the site or not. Again, City Attorney Collins noted the rezone request would have to be consistent with the rezone criteria.

### **Public Testimony or Comment**

**Rosendo Jimenez, Shoreline**, referred to the environmental impact statement that was prepared for the proposed rezone. He recalled that several years ago when the Aegis development was under construction there was controversy about how the new development would impact the stream. He suggested the Commission consider potential impacts to the stream as they review the application and make a recommendation. He commented that the Endangered Species Act may impact the proposed development plans, as well.

**Elizabeth Piorluissi, Shoreline**, said she was glad to see the plans proposed by Northwest Center. She said she is a member of the Philippino American Christian Church, which is currently using the facility. She said she is also a resident of the community and uses 1<sup>st</sup> Avenue every morning to access the freeway. She said she would be interested to see the results of a traffic study for the subject property. She noted that many people use 1<sup>st</sup> Avenue to access the freeway right now. Ms. Piorluissi also referred to the stream that runs through the subject property. The kids who currently attend the church play in this area, but they are careful that the stream remains protected. She asked Northwest Center if they would be willing to offer the Philippino American Christian Church a space in their building after it is remodeled. She expressed her belief that the church presently provides a significant value to the community.



Commissioner Piro asked Ms. Piorluissi to share more about her experiences traveling on 1<sup>st</sup> Avenue. Ms. Piorluissi said she has to be at work by 9:00 a.m., so she usually uses the street between 6:30 and 8:00 in the morning. By 8:00 a.m. the street is very congested. Commissioner Piro asked about traffic conditions on the street at other times of the day. Ms. Piorluissi noted there is a playfield located in the area, and there is not adequate parking to accommodate the people who are attending the games. They have to park on the street, and this contributes to the traffic congestion.

Steve Little, Northwest Center, pointed out that a traffic study from their Queen Anne site was provided in the application packet. The study identifies the hours the proposed new facility would operate. He noted that the proposed new facility would be slightly larger, but the Queen Anne facility is located on a very narrow, small street that is used for access to the parking lot. Commissioner Behrens said he reviewed the traffic study and other information submitted by the applicant. He suggested the community's concern is not so much that there would be an overwhelmingly negative impact, but they believe there is already a traffic problem. Mr. Little said he attends one of the churches in the area, so he is aware of the current traffic conditions on 1<sup>st</sup> Avenue.

Commissioner Broili pointed out that the traffic study identified 120 vehicles each day at the facility. He asked what times of day the heaviest traffic would occur. Mr. Little said the heaviest traffic (about 14 vehicles) occurs at about 8:15 a.m., 5:00 p.m. and 5:30 p.m. Commissioner Piro summarized the chart found in the Staff Report on Page 60, which identifies a 15-minute period of heavy traffic in the morning and a peak of about 15 cars. A similar situation would occur in the evening, as well. Throughout the rest of the day, there would be single-digit travel in and out of the facility. Mr. Little said he can understand the community's concern about potential traffic increases. However, he suggested the public was expecting a large facility with people being dropped off in waves, and that would not really be the case in their situation.

**Les Nelson, Shoreline**, attested to the traffic situation on 1<sup>st</sup> Avenue. He said he used to use the street to access the Northgate Park and Ride because it provided an easier route. However, the traffic sometimes backs up all the way to the next intersection. He noted that a lot of cars come from Lakeside School. Cars that are trying to turn left to get to the freeway only have one lane and this tends to block traffic. He suggested the City consider requiring a left turn pocket at this intersection and/or widen the lane.

Ms. Hafermann advised that the design team includes a landscape architect who has experience with stream restoration and native landscaping. She summarized that protecting the stream would be addressed during the next phase of the project.

### **Final Questions by the Commission**

Vice Chair Hall asked if Thornton Creek is located on the subject property or on the parcel that is adjacent to Interstate 5. Mr. Szafran said the creek is located within the Interstate 5 right-of-way, but the buffer for the Type 2 Stream lies on the subject property. Vice Chair Hall referred to the discussion in the staff report about conditioning potential future development on buffer enhancements a property

owner could do to protect the buffer area. He noted that some of the options, such as taking the stream out of its concrete channel, would not be available to the owner of the subject property because it is not on the subject property. Mr. Szafran concurred.

Commissioner Broili asked for clarification about where the subject property line is located in relation to the stream. Vice Chair Hall said there appears to be a distance of 20 or more feet between the thread of the stream and the property line. Ms. Hafermann said the stream buffer, without mitigation is 110 feet. With mitigation, it would be 75 feet. She noted that both of these distances, as well as the property line are shown on the site plan. She added that the high water mark is located off of the subject property, and the fence runs along the setback buffer.

Commissioner Kaje said he, too, has observed the serious traffic situation that exists at 1<sup>st</sup> Avenue and 145<sup>th</sup> Street. He asked if options for resolving the problems at this intersection have been discussed as part of the City's traffic master plan. Mr. Szafran said this intersection has not been identified in the City's Traffic master plan. He noted that when Aegis was built, no improvements were required. Mr. Cohn added that if and when a development proposal is submitted to the City, various options for mitigating the problems would be considered. However, he cautioned that the required mitigation would have to be appropriate to the impact associated with the proposed new development.

Commissioner Piro pointed out that the Staff Report indicates the applicant contacted at least 120 people, most of whom were neighbors of the subject property. However, only six people attended the public outreach meeting that was conducted by the applicant and one person submitted written comments. Mr. Szafran said he also received one telephone call from a neighbor who was seeking more information about the proposed change. Commissioner Piro noted that the applicant prepared an information piece for the community meeting, as well as a response piece to address the concerns and questions that were raised. He asked if the response piece was circulated throughout the community, or just to those who attended the community meeting. Mr. Szafran said the response piece was sent to one meeting participant.

Chair Kuboi asked how staff reached the determination that traffic would not be significantly impacted. Mr. Szafran explained that it is difficult for staff to evaluate traffic impacts as part of a rezone application because they don't have specific information about the type of development that would occur on the site. Staff would carefully review the traffic impacts associated with the proposal after a building permit application has been submitted. To prepare the staff report for the rezone application, staff reviewed the traffic study that was done for the applicant's Queen Anne site and applied it to the subject property.

Chair Kuboi pointed out that an R-24 zoning designation would allow the property to be developed with up to 38 more units than what the current R-12 zoning would allow. He asked to identify the potential traffic impacts associated with an R-24 zoning designation. Mr. Cohn responded that, generally, the peak traffic impact associated with multi-family development is about .6 trips per unit. Therefore, an R-24 zoning designation could potentially result in 48 additional peak hour trips. Generally, neighborhood and arterial streets do not have trouble accommodating this additional capacity. Commissioner Broili

asked how many units could be developed on the subject property if it were rezoned to R-18. Mr. Szafran answered that up to 54 units would be allowed.

Vice Chair Hall referred to the statement in the Staff Report that there is an abundance of parking on site. He questioned how many parking spaces would be available. Mr. Szafran answered there would be 125 parking spaces available. Vice Chair Hall pointed out that in the structure's current use as a church, it would be normal to have larger community events occur from time to time. He asked if anything would prevent the applicant or a future property owner from holding an event that draws as many as 125 cars within a short period of time. Mr. Szafran answered that this type of use would be permitted.

Commissioner Behrens asked if staff would discourage an applicant from applying for a rezone if the subject property was located on a street that is already stressed to a point where traffic is a severe problem. Mr. Cohn said this would be a site-specific decision. However, when considering an application that would merely double the density, traffic impacts would not likely prevent the application from being approved since the problems could likely be mitigated. However, if an applicant proposes a significant change in use, staff would probably ask for more information to help them determine what the impacts would be. Mr. Szafran pointed out that the Comprehensive Plan identifies the subject property as high-density residential. However, the City would not approve a development permit for 76 residential units unless the traffic engineer agrees the impacts could be adequately mitigated. Commissioner Behrens said it is important to keep in mind that only one side of 1<sup>st</sup> Avenue is zoned high-density residential. The properties on other side of the street are zoned R-6. One could make another argument that the proposed rezone would result in a significant impact to the R-6 zoned properties.

Commissioner Piro referred to the advice offered by City Attorney Collins that the Commission should not focus on the proposed uses for the subject property. He recalled that public comments noted the sidewalk gap that exists in front of the subject property. While the rezone process, itself, would not trigger a requirement for the applicant to develop a sidewalk, perhaps there would be an opportunity for the City to negotiate with the applicant to provide a sidewalk at some point in the future when the project moves forward. Mr. Szafran responded that the City would require frontage improvements if the applicant submits a proposal that triggers the City's existing thresholds.

### **Deliberations**

**COMMISSIONER PIRO MOVED THE COMMISSION RECOMMEND APPROVAL OF THE REZONE APPLICATION AS PRESENTED IN THE STAFF REPORT. COMMISSIONER KAJE SECONDED THE MOTION.**

Commissioner Piro said he would also be willing to consider the option of rezoning the property to R-18 instead of R-24. He said he believes a project of this type is a welcome use at this particular location and would be a compatible use between the Aegis property and the churches. The type of service provided by the Northwest Center would enrich the community, and there are numerous people in the City who would benefit from their services.

Commissioner Piro said he appreciates the conscientious effort of the citizens and staff to consider Thornton Creek and its environmental function. He suggested that the proposed project would allow the creek to remain well-protected, and there may be opportunities for mitigating and improving the buffering treatments around the facility.

Commissioner Piro said the citizens have raised legitimate concerns, but he doesn't see any of them as being deal breakers. Neither the proposed use nor future uses would overwhelm the parking situation. If anything, there would be less demand for parking than what was required by the church. While he agrees there are traffic problems on 1<sup>st</sup> Avenue during certain times of the day, part of the problem is related to the attractiveness of the traffic signal that is close to 145<sup>th</sup> Street and Interstate 5. He suggested that only about 20% of the traffic generated by the proposed facility would really impact the high peak times of day. He expressed his belief that, as the project moves forward, the City would be in a very good position to negotiate for certain amenities to serve the community, such as providing sidewalk connections.

Commissioner Kaje agreed with Commissioner Piro that the traffic issue really has nothing to do with the uses that are located on the street. It has much more to do with how the intersections are managed. The intersections are poorly served, and this is an issue that both Seattle and Shoreline must address at some point in the future. He said he is not personally concerned that the level of use proposed or a level of use that could happen if the property were developed as residential units would trip the threshold. However, he recognizes there is a very real traffic problem on 1<sup>st</sup> Avenue that the City must pay close attention to.

**COMMISSIONER BROILI MOVED TO AMEND THE MOTION TO REZONE THE PROPERTY TO R-18 INSTEAD OF R-24. THE MOTION DIED FOR LACK OF A SECOND.**

Commissioner Broili commended staff for providing the full transcript of the neighborhood meeting. It was very helpful and gave him a real sense of the community's concerns. He said he would like staff to provide this information as part of the Staff Report for all future rezones. He said he also appreciated Mr. Szafran's remarks about the potential development impacts. Sometimes, the Commission gets sideswiped later by not having full disclosure on what they are supposed to be focusing on.

Commissioner Broili reminded the Commission that they are being asked to make recommendations about the appropriateness of zoning changes based on land use issues. However, the presentations provided by both the staff and the applicant were about the applicant's planned use and not really about overall land use. This makes it difficult for the Commission to make a recommendation based solely on land use. He said he believes the proposed use would be appropriate, but he has concerns about the number of residential units that could potentially be developed if the property were rezoned to R-24. He noted that several citizens expressed concern that the rezone could result in higher density if the property is sold to someone else. He said he would be more in favor of an R-18 zoning designation, since it would achieve the same goal and address the needs of the applicant. R-18 zoning would ensure the end results are what the Commission expects them to be.

Vice Chair Hall suggested most of the problem of traffic on 1<sup>st</sup> Avenue is not even related to Shoreline residents going to Shoreline locations; it is cut through traffic to the freeway. The long-term solution would be to work with the Washington State Department of Transportation to either meter the 145<sup>th</sup> Street onramp to Southbound Interstate 5 or remove the meter from the 205<sup>th</sup> or 175<sup>th</sup> Street onramps. That way the people in Edmonds and Mountlake Terrace would not speed through Shoreline in order to avoid the backups at 175<sup>th</sup> and 205<sup>th</sup> Streets. He summarized that while the traffic situation on 1<sup>st</sup> Avenue is miserable, it has nothing to do with the existing uses on the street.

Vice Chair Hall agreed with Commissioner Broili that the Commission should not focus too much on the proposed use for the subject property. It would be easy to recommend approval of the rezone to accommodate the special needs population. However, the applicant has the right to sell the property in the future. In order to be responsible, the Commission must base their decision on the possibility that the land could be developed at its maximum allowed density. He pointed out that the intensity of the current use has a lot of traffic and community impacts, particularly on the weekends. He said he is not convinced that the traffic or parking would be worse if the property were developed at the maximum number of units allowed in an R-24 zone. Regarding concerns associated with bulk, scale and intensity of potential development, he said it is important to remember that the site abuts Interstate 5 on one side and the Aegis development on another. This is definitely a site that could accommodate a higher density with very little impact. He expressed his belief that changing the zoning to give an opportunity for any kind of redevelopment would end up benefiting Thornton Creek since any future development would require mitigation to protect the creek.

Vice Chair Hall summarized that when looking at land use, the location, adjacent uses, etc. he thinks the proposed R-24 zoning designation would be more consistent with the Comprehensive Plan and would promote density in an area that's appropriate. In addition, he said he is not convinced it would be a detriment to the community. He said he would support the rezone as proposed.

Commissioner Broili expressed concern that traffic studies are not completed until after a rezone action has been approved. He said that by their very nature, rezone actions are going to have some traffic impacts. He said that while he doesn't disagree with Vice Chair Hall's points for rezoning the property to R-24, a future property owner could submit an application to rezone the property to R-24 or R-48. Rezoning the property to R-18 at this time would more appropriate because it would slow the change down and still allow the applicant's proposal to move forward. If a property owner wants to do something different at a future date, the Commission would have another opportunity to review the change.

**COMMISSIONER BEHRENS MOVED THE COMMISSION AMEND THE MAIN MOTION TO REZONE THE PROPERTY TO R-18 INSTEAD OF R-24. COMMISSIONER BROILI SECONDED THE MOTION.**

Commissioner Behrens expressed his opinion that R-18 zoning would make more sense given the property's location across the street from single-family residential development and adjacent to a park. He pointed that 1<sup>st</sup> Avenue is an extremely narrow street, and a potential R-24 multi-family development on the subject property would further constrain the area. He expressed particularly concern about the

serious impacts this type of development could have to the residential properties on the other side of 1<sup>st</sup> Avenue. He agreed with Commissioner Broili's comment that the property should be rezoned in a more regulated fashion, and it would be better to err on the side of safety.

Commissioner Piro invited the applicant's representatives to share their thoughts on whether their proposal would be impacted one way or another if the property were rezoned to R-18 instead of R-24. Mr. Wunderlin cautioned that they would be unable to voice their support for R-18 zoning until they have completed a more extensive study to specifically identify how R-18 zoning would impact the proposal. They do not have a clear understanding of the differences between R-18 and R-24 zoning at this time.

Commissioner Kaje explained that the uses identified in the Development Code for R-18 to R-48 zoning are identical. The only difference between the zones is the density of housing units allowed. Mr. Szafran agreed that the only thing that changes between the R-18, R-24 and R-48 zoning designations are the development standards such as lot coverage, lot area, impervious surfaces, etc. Uses allowed would be the same for all three zones.

Vice Chair Hall agreed they don't want to create the opportunity for inappropriate development to occur on the subject property. However, the report provided by the staff does not provide adequate analysis for the Commission to make an informed decision about R-18 versus R-24 zoning. It may be that the differences in the development standards may make the property unsuitable for the applicant's proposal. An R-18 zoning designation might also require the applicant to redo the site plan. Until this analysis has been completed, he suggested it would be premature for the Commission to recommend R-18 zoning. He noted the significant amount of time and money the applicant has already spent preparing their proposal for the Commission's review. Changing the zoning to R-18 could require them to start their process again. He concluded that unless a Commissioner has a compelling concern or can identify how an R-24 zoning designation would fail to meet the five rezone criteria, he would be in favor of recommending approval of the rezone as presented. He noted that the adjacent properties to the immediate north of the subject properties are already developed as R-24. He also pointed out that the property is already zoned R-12, which is a multi-family designation.

Mr. Wunderlin said the applicant chose to propose an R-24 zoning designation because all communication they had with the Planning and Development Services staff indicated R-24 zoning would be appropriate. They concluded that R-24 zoning would meet their criteria, and R-18 was never discussed as an option. In addition, all of their planning efforts have been based on an R-24 zoning designation. They would have to study many issues before they could voice their support for R-18 zoning.

Commissioner Broili said he is confident that Northwest Center would develop an attractive facility, so he doesn't want to recommend denial of their application. However, he expressed regret that staff didn't even consider the option of R-18 zoning. Without knowing what impacts R-18 zoning would have on the potential development of the site, it would be difficult for him to make an intelligent decision. This places him in a bad place. While an R-24 zoning designation would not necessarily be a bad thing, he would have liked the opportunity to take a more cautious approach.

Commissioner Behrens pointed out that the City Council would hold the final public hearing on the rezone proposal and make the final decision. He asked if it would be possible for staff to review the application further and provide additional direction to the City Council about whether R-18 or R-24 zoning would be most appropriate. Mr. Cohn explained that this is a quasi-judicial public hearing, which means the hearing before the City Council would be closed record review. Staff would be unable to add additional information to the record after the Planning Commission has closed their hearing.

Chair Kuboi cautioned the Commissioners to focus on the rezone application only, and not consider the project proposal that was presented by Northwest Center. He pointed out that until Commissioner Kaje observed that R-18 zoning would allow a respite care use, he did not sense that R-24 zoning was a major issue. He recommended the Commission focus on evaluating whether or not R-24 zoning would be appropriate for the subject property.

Commissioner Piro said that while he was intrigued with the notion of rezoning the property to R-18, the Commission doesn't really have adequate analysis to make that decision. He said he would not feel comfortable with the proposed motion to recommend R-18 zoning. He suggested the Commission focus on the main motion.

**COMMISSIONER BEHRENS WITHDREW HIS MOTION TO AMEND THE MAIN MOTION. COMMISSIONER BROILI, THE SECONDER OF THE MOTION, CONCURRED.**

**Vote by Commission to Recommend Approval or Denial or Modification**

**THE MAIN MOTION TO RECOMMEND APPROVAL OF NORTHWEST CENTER'S REQUEST TO REZONE PROPERTY LOCATED AT 14800 – 1<sup>ST</sup> AVENUE NORTHEAST FROM R-12 TO R-24 WAS UNANIMOUSLY APPROVED. (Note: Commissioner Piro made the motion and Commissioner Kaje seconded.)**

**CONTINUED LEGISLATIVE PUBLIC HEARING ON MASTER PLAN AMENDMENTS – 2008 ANNUAL CONSIDERATION OF AMENDMENTS TO THE COMPREHENSIVE PLAN AND ASSOCIATED DEVELOPMENT CODE AMENDMENTS**

Chair Kuboi briefly reviewed the rules and procedures for continuing the legislative hearing on proposed amendments to the Comprehensive Plan and associated Development Code amendments. It was noted that Vice Chair Hall and Commissioner Piro were absent at the previous hearing. Both Commissioners indicated they read the transcript of the hearing and listened to the audio recording and were prepared to participate in the Commission's deliberations.

**Staff Overview and Presentation of Preliminary Staff Recommendation**

Ms. Markle noted that she received comments today from a few Commissioners and from the City Attorney. As discussed at the last meeting, because of the turn around time for getting the Commission

packets out, the City Attorney did not have ample opportunity to review the Commission's written comments to staff until today. She noted the changes proposed by the Commission were identified on the draft document in yellow and those recommended by the City Attorney were shown in green. Ms. Markle briefly reviewed the recent changes that were made to the proposed Development Code amendments as follows:

- **Section 20.30.337.A.** Ms. Markle advised that, at the request of a Commissioner, the word “problems” was be replaced with “challenges.”
- **Section 20.30.337.C.** Ms. Markle recalled that the Commission discussed the desirability of allowing an applicant to choose to implement new regulations that are innovative and more stringent, and they wanted the process to be easy. They agreed they don't want to require an applicant to use all new regulations that enacted since a master plan was approved. However, the City Attorney provided case law that indicates if the City allows an applicant to choose one regulation, they really need to require an applicant to implement all new regulations and not cherry pick. The intent is to avoid problems with potentially picking something that is somehow less stringent than what was approved as part of the master plan. City Attorney Collins summarized that the City should not allow developers to pick and choose subsequently enacted regulations.
- **Section 20.30.337.D.** Ms. Markle advised that the proposed new language would not change the intent of the original language, but it would add clarity to the section. She reviewed the new language, which eliminates much of the redundancy that existed with the previous language.
- **Section 20.30.340.C.** Ms. Markle recalled that at the last meeting, the Commission discussed that the Comprehensive Plan criteria is very general and the rezone criteria doesn't quite hit on the reasons why the City would approve a planned area land use designation. To address the Commission's concerns, staff attempted to identify some new review criteria. The new language would require an applicant to meet at least one of the first three criteria, as well as the fourth criteria. In addition, the term “affordable housing” would be relabeled “comprehensive housing.”

Ms. Markle explained that the City Attorney has recommended the last two criteria be deleted from the proposed amendment. The intent of Criteria 5 was to ensure there was a public process, but the City Attorney questioned how the City would decide an applicant didn't use enough public process if an application meets the criteria in the code for a planned land use action. At this time, staff informs applicants that all they are required to do is have the public hearing, but they always suggest they have more than one public meeting for their own benefit to find out what the issues are and to engage the community in the discussion. If this section were deleted, staff would continue to encourage an applicant to do more than just the minimum. Another option would be to add more specifics in the Development Code table about the notice and meeting criteria.

Ms. Markle explained that staff was not entirely sure Criteria 6 would be necessary. She agreed the Commission and City Council needs enough information to make an informed decision. However, if they don't have enough information, the application would probably not meet one or more of the other criteria. For example, it would be difficult to determine the public benefit or impact unless adequate



information has been provided. These types of requests are really more part of the submittal criteria found in the checklist. It is important to keep in mind that even if an applicant provides specific information at the planned area stage of the process, the information would not necessarily be accurate and applicable at the master plan permit level.

Commissioner Kaje said he specifically suggested Criteria 6 at an earlier meeting. He explained that unlike every other zone that has a set of allowed uses, planned area zones would not specify the uses allowed. He expressed his desire to provide language that would allow the City to have a clear understanding of the range of uses that would be allowed. He agreed that an applicant could change his/her mind about a proposal at the master plan permit stage, but if the initial vision they communicated to the Commission is on the record, the City would have more clout later to deny a permit application that is completely inconsistent with what was originally proposed. He summarized that major development could occur in planned areas, and it would behoove the City to have a better idea of what's going to happen before a rezone is approved. He said he would not support the elimination of Criteria 6.

Ms. Markle said that, as proposed, the checklist would require an applicant to submit a conceptual design and analysis as part of the application. She asked Commissioner Kaje to share what more he believes the City would get from an applicant if Criteria 6 were to remain in the draft language. Commissioner Kaje pointed out that the Commission has talked about the concept of creating a checklist of submittal requirements for either the rezone or master plan permit. However, staff has not specified when the checklist would be developed and what would be on it. In addition, they have not identified when an applicant would have to submit the materials on the checklist. Ms. Markle said she prepared a master plan permit application checklist, and she could prepare a checklist for a planned area land use application, as well. She noted that if the proposed language is adopted, no planned area applications would be submitted in the near future because a Comprehensive Plan amendment would be required first, and this could not occur until 2009. That means staff has some time to develop a checklist of items that must be submitted as part of an application. She questioned why the Commission would use Criteria 6 if staff had already reviewed the application to make sure an applicant provided everything on the checklist before it is forwarded to the Commission for review.

- **Sections 20.100.210.C, 20.100.300.C, and 20.100.410.C.** Ms. Markle advised that the Department of Social and Health Services (DSHS) recommended this amendment.
- **Sections 20.100.210.D, 20.100.300.D, and 20.100.410.D.** Again, Ms. Markle said this amendment originated from the DSHS letter of recommendations. She said the proposed change would make it clear that the underlying zoning would stay in place until a master plan permit has been approved.

Next, Ms. Markle referred to the proposed amendments to the Comprehensive Plan and noted the following changes:

- **Glossary.** Again, Ms. Markle said staff replaced all of the word “problems” with the word “challenges.”

- **Land Use Policy 3.** Ms. Markle advised that, at the request of the Commission, the ninth and tenth bullet points were combined into one.
- **Land Use Policy 43.** Again, Ms. Markle advised that the word “problem” was replaced with the word “challenge.”
- **Land Use Policy 43.4.** Ms. Markle advised that these changes were based on recommendations from DSHS. The intent of the changes is to correct and update information. She said she also supports the DSHS recommendation to remind everyone that the excess property isn’t necessarily going to be used for the same type of use.
- **Land Use Policy 43.5.** The word “management” was added to clarify that when the document refers to stormwater, it means stormwater management.

### **Questions by the Commission to Staff**

Commissioner Broili referred to the last two lines of the second paragraph of Land Use Policy 76. He said he would like hydrological impacts included in the list of items required as part of the environmental analysis. Ms. Markle noted that, as currently proposed, Land Use Policy 76 would be deleted from the Comprehensive Plan and relocated in the Development Code rezone criteria and the checklist for the master plan permit. She agreed to add hydrology to the checklist. Commissioner Piro suggested that information regarding emissions and green house gases also be added to the checklist, particularly in light of the emerging State and regional requirements.

### **Public Testimony or Comment on Updates to Proposal**

**Les Nelson, Shoreline,** pointed out that in order to validate the new zoning that was recently adopted for the Ridgecrest Commercial Neighborhood, the proposed language should identify the change as part of the Comprehensive Plan amendments. He also asked if the Washington State Department of Community, Trade and Economic Development (CTED) has reviewed the draft amendments and provided their comments.

Ms. Markle answered that a representative from CTED contacted staff last week to ask if the City was required to place notices on their website. They indicated that the proposed language was acceptable, but she has not received a letter from them. Ms. Markle explained that no Comprehensive Plan change would have to occur to accommodate the new Ridgecrest Commercial Neighborhood zoning since the area is already identified as mixed-use in the Comprehensive Plan. The Planned Area II zoning designation would be compatible with the mixed-use land use designation.

### **Final Questions by the Commission**

Chair Kuboi requested staff review the appeal procedure that would be followed if a master plan permit is denied. Ms. Markle answered that the City would be required to use the criteria when determining whether or not a master plan permit application should be approved. The City Council’s final decision

could be appealed to Superior Court, and any SEPA appeal would go to the Hearing Examiner. A master plan permit application could be denied if it is found inconsistent with the Comprehensive Plan planned area land use designation that was previously approved. She noted that a short description of the planned area land use designation would be adopted into the Comprehensive Plan to outline what is expected to occur on a particular site.

Chair Kuboi summarized that at the Comprehensive Plan amendment stage, it is important to have some understanding of what is envisioned for the property as a basis to determine whether the land use change is appropriate or not. At that point, expectations would be set on both sides. He asked if an applicant would have a basis for appeal he/she felt the City changed their mind and later denied the master plan permit application. Ms. Markle said the City would be fairly safe if they use the master plan permit criteria and procedure to either approve or deny an application.

Commissioner Kaje reminded the Commission that they are generally counseled not to focus on the types of uses when considering rezone applications. He explained that he is comfortable ignoring the uses when reviewing other types of rezones because the code clearly identifies the range of uses that are possible. However, there would be no list of uses included in the code for planned areas. Therefore, he suggested it would be appropriate for the review body to have a better sense of what uses would be allowed. While he likes the three additional criteria that were added to Section 20.30.340.C, they are all related to the subject area and say nothing about the use. If Criteria 5 and 6 were deleted, the Commission and City Council may be asked to make a decision based on the area only, without knowing about the proposed uses. If the Commission and City Council is unable to consider the uses, they would have no recourse at a later point if the uses are completely different than what was envisioned.

Ms. Markle said the real rezone would not occur until an applicant applies for a master plan permit, so the Commission and City Council would not be approving any uses at the planned area land use stage. However, she suggested an applicant would have to identify the proposed uses in order to demonstrate how an application would meet the other criteria. She pointed out that CRISTA and Fircrest are currently defining the specific uses as part of their master plan permit application. While there is no reason why this cannot be done ahead of time, locking applicants into a specific set of uses could preclude them from considering other compatible uses during the master plan permit stage since they would be considered inconsistent with the Comprehensive Plan.

**VICE CHAIR HALL MOVED THE COMMISSION EXTEND THEIR MEETING FOR 15 ADDITIONAL MINUTES. COMMISSIONER PIRO SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.**

### **Deliberations**

**VICE CHAIR HALL MOVED THAT THE COMMISSION RECOMMEND APPROVAL OF THE MASTER PLAN AMENDMENTS AS PRESENTED BY STAFF. COMMISSIONER PIRO SECONDED THE MOTION.**

Vice Chair Hall expressed his belief that while they could continue to tweak the language and make it better, it has come a long way since it was first introduced. The current draft is a lot less confusing. He said he anticipates that the proposed language might not work well for an applicant who attempts to go through the process from beginning to end. However, it would work well for those areas that have already been identified in the Comprehensive Plan as planned areas. He said he was prepared to move the language forward. Once they have a better idea of how well it works with CRISTA, Fircrest and/or Shoreline Community College, they could request a report back from staff and tweak the language further.

Commissioner Piro said it was interesting to listen to the audio tape of the last public hearing and track the comments in the minutes. He commented about how well the minutes are put together meeting after meeting to capture the Commission's conversations and deliberations. He agreed that the proposed amendments are very responsive to the issues at hand. He said he was impressed with the level of discussion that has occurred and the responsiveness of staff to address the concerns and come up with much better language. He noted that people often testify about how the Comprehensive Plan is a people's plan and a living document. He said he appreciated Vice Chair Hall's comment about revisiting the language at a future time and considering possible changes to enhance and improve the document.

Commissioner Broili agreed with Vice Chair Hall that the proposed language represents a step forward and that it should be considered an evolutionary process. It is important to remember that amendments and changes are not locked in stone. Changes can continue to occur as the City learns more. He said he is perfectly satisfied with the proposed language and is ready to move it forward to the City Council.

Commissioner Behrens recalled that his initial concerns were related to how the proposed language would be utilized by private property owners. However, his concerns have been addressed adequately by staff, particularly in light of Vice Chair Hall's point that the language could be reviewed and updated at a later date. He said he believes there are applicability differences between public entities and private parties. Once they have a clear understanding of how the proposed language will work, they will have a greater ability to address the concern. While they have a clear understanding of how CRISTA, Fircrest and Shoreline Community College would use their land, the issue is not quite so clear for private properties.

Commissioner Kaje said he appreciated Vice Chair Hall's perspective on the living document approach, and he said he is comfortable with the proposed language. However, he noted that the last sentence of Section 20.30.337.D should be changed by replacing "an" with "a." Commissioner Broili pointed out that the word "and" should be deleted from the proposed language in Section 20.30.340.C.4.

**Vote by Commission to Recommend Approval or Denial or Modification**

**THE MOTION TO RECOMMEND APPROVAL OF THE MASTER PLAN AMENDMENTS AS PRESENTED BY STAFF AND CORRECTED BY THE COMMISSION WAS APPROVED UNANIMOUSLY. (Note: Vice Chair Hall made the motion and Commissioner Piro seconded it.)**

## **DIRECTOR'S REPORT**

Mr. Cohn reminded the Commission that the City Council is currently reviewing the transition area requirements, and the Planning Director and City Manager recently concluded that two items on the table (parking and unlimited density) are holding up the discussion. To address the parking concern, the Planning Director and City Manager agreed to an administrative order that would limit the Planning Director's discretion on reducing parking requirements. Up to that time, parking requirements could be reduced by up to 50%, and the Planning Director agreed that was too much discretion. However, he would retain his ability to modify the parking standards up to 20% based on the shared parking requirements identified in the code. To address concerns related to the maximum density allowed in a regional business (RB) zone, the City Manager and Planning Director recommended the City council adopt a temporary moratorium that limits the density to 110 units per acre. Mr. Cohn announced that the City Council adopted the proposed moratorium, and staff would present an analysis of density in the RB zones for the Commission to consider in the near future. He also announced that the City Council would vote on the RB zoning proposal at their next meeting on May 19<sup>th</sup>.

Vice Chair Hall inquired if the moratorium should be more carefully characterized as an interim control. Mr. Cohn agreed that would be a better way of talking about it, but it was approved by the City Council as a moratorium. Vice Chair Hall suggested staff consult with the City Attorney about which word should be used in the legislation. There is some case law about the distinction between the two.

Mr. Cohn announced that the City Council also discussed the proposed unlimited density for CB zones within 1,200 feet of Aurora Avenue and along Ballinger Way. The City Council denied the request. However, it is conceivable the proposal could be resurrected in some form using a similar interim control to the one that was put in place for the RB zones.

## **UNFINISHED BUSINESS**

The Commission asked Chair Kuboi to contact past Commissioners McClelland, Harris and Phisuthikul to see if one of them would be interested in representing the Commission on the Economic Advisory Committee. They agreed that Chair Kuboi should make a recommendation to the City Council, who would make the final decision.

Commissioner Behrens suggested the Commission consider how the CB and RB zoning issues are related to the issue of economic development. He recalled the City Council's goal is to come to a decision about how to create density and protect neighborhoods, but promote economic development at the same time.

## **NEW BUSINESS**

There was no new business scheduled on the agenda.

## **REPORTS OF COMMITTEES AND COMMISSIONERS**

Commissioner Behrens announced that the North King County Green Building Conference is scheduled for June 10<sup>th</sup> at Shoreline Community College. The Mayor suggested that a member of the Commission attend the event.

Commissioner Piro distributed brochures he obtained from an event he recently attended where the City of Shoreline received a Vision 2020 Award for the improvements that were made along Aurora Avenue and the Interurban Trail. The City Council was well represented at the event, and the City Manager and other City staff members attended, as well.

**AGENDA FOR NEXT MEETING**

The Commissioners had no additional comments to make regarding the agenda for the next meeting.

**ADJOURNMENT**

**COMMISSIONER BROILI MOVED TO ADJOURN THE MEETING AT 9:44 P.M.  
COMMISSIONER KAJE SECONDED THE MOTION. THE MOTION CARRIED  
UNANIMOUSLY.**

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Sid Kuboi  
Chair, Planning Commission

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Belinda Boston  
Clerk, Planning Commission

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

**AGENDA TITLE:** Study Session for the Crista Master Plan Permit  
**DEPARTMENT:** Planning and Development Services  
**PREPARED BY:** Steven Szafran, AICP, Associate Planner  
**PRESENTED BY:** Joseph W. Tovar, FAICP, Director

**SUMMARY**

This application, the Master Plan Permit, is required for large projects or developments that are located in areas zoned for single-family homes and are planning on expanding and building new facilities. In this case, Crista Ministries has plans to renovate, reconstruct existing structures, build new facilities and relocated some of its essential facilities related to the existing schools on-site. In order to facilitate a planned upgrade to the campus, the City is requiring Crista to apply for the Master Plan Permit before any new buildings may be constructed. The Master Plan Permit will dictate when and what improvements will need to be installed such as frontage improvements, traffic upgrades in and around the campus, tree retention and replanting, utility improvements and other considerations.

The purpose of this study session is an opportunity to staff to present the item to the Planning Commission for consideration. The applicant has the opportunity to present to the Commission and to the community their future plans for the campus and to answer any questions that arise.

**BACKGROUND / ANALYSIS**

The campus was originally built as the Firland Sanatorium, Seattle's municipal tuberculosis hospital, in 1911. King's Garden moved to the facility in 1949 to initially serve children through education and senior care. In 1979, the facility was renamed Crista Ministries. There are currently 670 residents, a student body of 1,200, and a current staff of 890.

The site is currently zoned R-6 and a small piece zoned R-24. Most of the current uses are nonconforming to the zoning and land use plan and in order to make improvements to the campus, this Master Plan Permit must be in place.

Crista has proposed the following improvements to the Campus:

**Kings School Plans-**

- Relocate the early childhood center near the elementary school
- Replace existing elementary school with a new school
- Improve the parent drop-off and pick-up queuing areas
- Build a new junior high and science building
- Add up to a 250 seat theater for drama, lectures and meetings
- Add a great hall for a cafeteria, student common area and concert seating for up to 600 people
- Relocate the practice field southwest of the gym



### Crista Senior Living Plans

- Construct a new three story, 53 unit independent living apartment with underground parking
- Expand the existing activity center
- Demolish the royal apartments and build a three story independent living apartment with common spaces, Crista offices, and underground parking
- Demolish Oak Tree, Ambassador and Popular buildings and build a new three story living apartments with common space and underground parking
- Demolish the Crest building a replace with new three story building with underground parking
- Demolish old skilled nursing building and replace with new assisted living and skilled nursing building
- Post office

At final completion, in 15 to 20 years, residential units will increase from 274 to 455, assisted living units decrease from 81 to 32, skilled nursing units decrease from 176 to 90, student body increases from 1,200 to 1,700, parking spaces from 997 to 1,187, and 391 significant trees will be removed (29%), 952 significant trees will remain (71%) and 987 trees will be replanted (per Shoreline Development Code).

### Concerns raised at the Neighborhood Meeting and during the SEPA Comment Period

#### *Traffic*

Existing traffic is not adequate for the existing school. Adding more students and seniors will compound the problem without added mitigation.

#### *Parking*

Cars parked on Fremont create a hazard to motorists and pedestrians.

#### *Density*

An increase in students and seniors will add more cars and traffic to the existing streets.

#### *Environmental Impacts*

Noise from trucks and buses, 391 significant trees being removed (29%), there should be no net loss of tree canopy, stormwater runoff for existing and proposed buildings, stormwater standards should be reassessed and be made to comply with the 2005 standards and not the 1998 standards, exhaust from increased traffic, stream should be day lighted.

#### *Emergency Services*

Sirens are a nuisance as Crista has several emergency calls a week.

#### *Sidewalks*

There isn't any. Pedestrians are in danger when walking on Freemont Avenue.

### Next Steps

Staff will take the suggestions and comments from this study session and make recommendations to the Planning Commission before the public hearing.

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

### Attachments:

1. Proposed code language
2. Public Comment Letters
3. Engineering, Traffic and Stormwater Comments from Staff

## Chapter CRISTA Ministries Shoreline Campus Master Plan Zoning Regulations

Sections:

- 20.91.010 Purpose and Scope
- 20.91.020 Permitted/Prohibited Uses
- 20.91.030 Density and Dimensional Standards
- 20.91.040 Administrative Design Review
- 20.91.050 Design Standards

### **20.91.010 Purpose and Scope**

- A. The purpose of this chapter is to establish development standards for the CRISTA Ministries Shoreline Campus. These standards are intended to implement a new vision for the CRISTA Campus by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards. The development guidelines contained herein are also intended to complement the long range zoning and planning aspirations of the City of Shoreline reflected in the Shoreline Comprehensive Plan.
- B. The CRISTA Ministries Shoreline Campus standards are designed to:
1. Define the formal qualities of buildings, landscape, and streetscape planned for the site by citing the SMC Chapters 20.40 or 20.50, or defining parameters in this document which reflect departures from the formal suggestions of SMC 20.40 & 20.50.
  2. Respect the character, privacy and safety of the surrounding neighborhood R-6 zone residents.
  3. Contribute to the healthy development of a sustainable campus consisting of a diverse & dynamic population of; elderly residents, elderly care support staff, pre k-12 students & faculty, office staff & administrative support for CRISTA Ministries.
  4. Enhance the character of the Campus by; salvaging the existing ‘Tudor’ style sanitarium buildings remaining on site when reasonable, or respecting the architectural stylistic character of the existing buildings on site when new buildings are proposed.
  5. Provide flexibility for the development of the Crista Campus. Building footprints will be allowed to expand by 15% without additional approval by the City.
- C. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code (SMC), the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

## ITEM 7.A – ATTACHMENT 1

### 20.91.020 Permitted/Prohibited Uses

- A. In order to implement the vision of the Comprehensive Plan, the CRISTA Campus Master Plan is adopted as defined within this document on the official zoning map.
- B. The CRISTA Ministries Shoreline Campus is surrounded on all edges of the property by an R-6 zone per Shoreline Zoning map (adopted per City Ordinance No. 292). There is currently a portion of the Campus property zoned R-24 per Shoreline Zoning map (adopted per City Ordinance No. 292) which contains concentrated elderly housing within 4-6 story buildings. The Shoreline Comprehensive Plan (adopted per City Ordinance No. 292) maintains the surrounding R-6 zone and allows for the adoption of more specific defined and informed zoning criteria within the CRISTA Campus.
- C. Principal Permitted Uses.
  1. Residential General
    - a. Affordable Housing
    - b. Apartment
    - c. Single-Family Residence
  2. Group Residences
    - a. Community Residential Facility – I
    - b. Community Residential Facility – II
    - c. Dormitory
  3. Temporary Lodging
    - a. Recreational Vehicle (see 20.40.495)
    - b. Tent City (see 20.40.535)
  4. Retail/Service Type
    - a. Broadcasting and Telecommunications
    - b. Churches, Synagogue, Temple
    - c. Daycare II Facilities
    - d. Professional Office
    - e. Daycare I Facilities
  5. Education, Entertainment, Culture and Recreation
    - a. College and University
    - b. Conference Center
    - c. Elementary School, Middle/Junior High School
    - d. Outdoor Performance Center
    - e. Performing Arts Companies/Theater
    - f. Secondary or High School

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**Draft**

June 5, 2008  
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## ITEM 7.A – ATTACHMENT 1

- 6. Health
  - a. Nursing
- 7. Regional
  - a. School and Senior Housing Bus Base

### D. Accessory Uses

- 1. School Bus Repair and Refueling
- 2. General Retail and Restaurant Uses Serving On-Site School, Professional Office and Residential Populations
- 3. Library
- 4. Museum
- 5. Sports/Social Club
- 6. Recycling Facility
- 7. Medical Office/Outpatient Clinic
- 8. Accessory Dwelling Unit for single-family lots
- 9. Single Family detached for single-family lots
- 10. Home Occupation
- 11. Utility Facility

### E. Conditional Uses

- 1. Mobile Telephone Facilities (see 20.40.600)

### 20.91.030 Density and Dimensional Standards

- A. The purpose of this section is to establish the basic dimensional standards of development for the CRISTA Campus.
- B. Developments on the CRISTA Campus shall be limited to a maximum density of 12 dwelling units per acre.
- C. Developments on the CRISTA Campus shall be limited by the following table:

#### 1. Setback & Height Standards

Table 20.91.030C –Dimensional Standards

<b>Standards</b>	<b>CRISTA Campus</b>
Minimum Lot Width	no limit
Minimum Lot Area	no limit
<b>Setback:</b> Where CRISTA Campus property	30ft (min.)

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### Draft

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## ITEM 7.A – ATTACHMENT 1

<p>directly abuts R-4, R-6 or R-8.</p> <p>Where Crista Campus property directly abuts a public right-of-way.</p>	<p>10ft (min)</p>
<p><b>Base height:</b> where CRISTA Campus property <b>directly abuts R-6</b> zone's property lines.</p>	<p>For all portions of a building located on the CRISTA Campus which abut an R-6 zone, the maximum height allowed is 35'-0". The allowed height of portions of the building may increase to a maximum of 65'-0", granted the building contains an additional transition line setback of 1:2</p>
<p><b>Base height:</b> where CRISTA Campus property <b>directly abuts public right-of-way</b> or a <b>Public Facilities</b>.</p>	<p>For all portions of a building located on the CRISTA Campus which abut a right-of-way or 'Public Facility', the maximum height allowed at the 10'-0" setback is 35'-0". The allowed height of portions of the building may increase in 10'-0" increments to a maximum of 65'-0", granted the building contains an additional transition line setback of 1:2.</p>

2. **Building height measurement.** The base height shall be measured per the average existing grade method per SMC 20.50.050 'Building height- Standards' and per the graphic per SMC Figure 20.50.050(A): Building Height Measurement.
3. **Building setback exceptions.** Projections into setbacks shall be allowed as defined in SMC 20.50.040-I Projections into Setback. Underground parking may extend to a property line of any zoning designation provided the ground level surface within the designated setback is landscaped.
4. **Additional Height Provisions.**
  - a. The following rooftop features may extend up to 15 feet beyond the otherwise applicable height limit as long as the combined area of such structures does not exceed 20 % of the total roof area or 25% of the roof area if the total includes stair or elevator penthouses or screened mechanical equipment: Stair and elevator penthouses may align with the exterior wall of a property line setback, but other rooftop features must be setback from exterior walls abutting property line setbacks by 10'-0":
    - 1 stair and elevator penthouses
    - 2 mechanical equipment
    - 3 smokestacks
    - 4 chimneys

## ITEM 7.A – ATTACHMENT 1

5 flagpoles

6 religious symbols for religious institutions

Stair and elevator penthouses may align with the exterior wall of a property line setback, but other rooftop features must be setback from exterior walls abutting property line setbacks by 10'-0".

- b. The ridge of pitched roofs (gable, shed or butterfly) may extend a maximum of 10 ft. beyond the height required for the CRISTA Campus, granted the pitch of the roof is greater than 4:12 and granted the high side of the end wall of the gable, shed, or butterfly roof does not align directly with a wall abutting a neighboring property line setback. These roof height exceptions shall not in aggregate compose more than 40% of the roof area.
- c. The ridge of pitched roofs (gable, shed, or butterfly) may enclose additional living space subject to provisions of a Mezzanine as defined per IBC 2006- Section 505.
- d. Features providing environmental sustainability such as solar panels, wind turbines, and associated equipment are excluded from height standards, provided they are no more than 10 feet above the otherwise applicable height limit.
- e. Open railings, planters, skylights, clerestories, greenhouses, parapets, and firewalls may extend up to 4'-0" above the otherwise applicable height limit.

### 20.91.040 Administrative Design Review

- A. **Applicability.** Administrative design review shall be required for developments on the CRISTA Campus where it is determined that proposed development does not meet the intent defined within this code.
- B. **Standards for Approval.** When design review is required, the applicant shall demonstrate that development proposals satisfy the criteria in this document unless approved as a design departure by the Department Director consistent with the intent of each subsection.
- C. **Design Departures.** A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure. A design departure will be approved if it is consistent with the intent of each subsection and it meets or exceeds the standard design objective. The Director's decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

### 20.91.050 Design Standards

- A. **Fences & walls- Standards-** Fences & walls shall comply with SMC 20.50.210.
- B. **Lighting- Standards-** Lighting shall comply with SMC 20.50.115. Parking lot light poles and fixtures shall not exceed 25'-0" in height. Sports field lighting poles shall not exceed 100 ft. from the ground to the top of all structures or equipment attached to the structures.

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## ITEM 7.A – ATTACHMENT 1

- C. **Storage space & service area location & screening- Standards-** Developments shall provide storage space for the collection of garage & recyclables per SMC 20.50.150.
- D. **Service areas & mechanical equipment- Standards-** All on site service areas, loading zones, outdoor storage areas and similar activities shall be located and screened as per SMC 20.50.270.
- E. **Radio/ Communication Tower- Standards-** Radio/ Communication Tower equipment heights shall not exceed 650 ft. from the ground to the top of all structures or communication components attached to the structure. Existing radio tower on the site has the following heights as follows; top of beacon 423 ft, top of ladder 425 ft, top of lightening rod 427 ft.
- F. **Landscape Buffer Standards-** A Type I landscape buffer is required between any new development and single-family property zoned R-4, R-6 or R-8. The buffer area shall be as wide as the required setback when adjacent to single-family property (30 feet). A type II landscape buffer is required between any new development and the public right-of-way. The buffer area shall be as wide as the required setback when adjacent to the public right-of-way (10 feet).

## ITEM 7.A – ATTACHMENT 2

**From:** Nancy Wickward [mailto:iinwii@hotmail.com]  
**Sent:** Thursday, May 15, 2008 3:07 PM  
**To:** Steve Szafran  
**Subject:** Master Use Plan for Crista Ministries App #201713

Hello, Nancy Wickward here giving feedback regarding the Master Plan permit process for Kings (Crista).

As a 33yr resident that lives below the Elementary School I am adamantly against this. I also think that the permit process is ridiculous. The information on the flyer is misleading, the facts need to be on it. This spin doctor approach is just crap. So with that all said...I am against the grand scale plans that the school has.

As neighbors....they suck. I cant tell you how many times I have approached the city about parking issues to be blown off. There are times that I cant go out and walk in the neighborhood because of the traffic and the cars parked on both sides of the street which forces me, the pedestrian to walk in the street, often well into the street. Its a nightmare to try and drive and walking....is out of the question. It scares me to think about the neighborhood kids who are out walking to and from school.

Their plans for growth, will negatively impact the neighborhood. They are talking density that this area is not prepared to handle. remodels on the schools means bigger buildings and more students. which brings more traffic and parking issues that Fremont and 195th cant handle. More students means more student drivers and even more parents driving their children to school. Honestly, i have not been impressed with how the school has handled the traffic problems that it creates now. When I went in person to complain that their parents were parked on the the sidewalk, forcing me to walk around an SUV that was also blocking a lane of traffic, into the lane of traffic where I couldn't see what was coming at me....I was told to call the cops. They need to deal with the situation...and have staff out there....it should never get to that point.

I'm not impressed that they use the wheel chair ramp to drive up and into the field at the Elementary...its right next to a crosswalk and it doesn't matter if I'm driving or walking...I'm sure the heck not expecting a car coming down 195th to do a u turn at that point and drive up a the wheel car ramp. Yes, I have had some close calls.

I do understand wanting to upgrade the buildings...and if they stayed the same size...I can agree with that. but some serious attention is needed to solve the current traffic issues before adding to them.

Yes an improvement to the drop off area is needed. I think they should run a shuttle to the park and ride because the current area can not handle the traffic.

what does relocate the practice fields mean???

Construct a 53 unit senior living building  
is this new? what about low income and affordable housing? nothing about Crista is affordable...and you get that many elitists in one place and its hard to breath....and they are not very sensitive to the neighbors. this sounds like an addition...not really clear. I dont feel like they have the space to expand like they want without going up...and that will have a negative impact on the area.



## ITEM 7.A – ATTACHMENT 2

Construct underground parking areas

its really hard to make informed comments when there is not enough info. what is the environmental impact of this? I dont support more growth and more cars.

Demolish old senior apartments and rebuild new apartments with underground parking  
how many are we talking here??? again...the area cant support huge growth and are they replacing what they have??? adding? what about low income and affordable housing?

Demolish old skilled nursing buildings and build new skilled nursing buildings  
again...just what are we talking about here????? if they replace what they have...but if they want a huge expansion...NO

Residential units will increase from 274 units to 455 units,  
again...where are they putting these??? its too much density for that space.

I am a long term resident that is concerned about the environmental impact of these huge changes that crista wants to do... and how it will impact the community and the flavor of shoreline.

some of the changes, i understand the need, small scale remodels. but i am not in support of ruining the community in the name of big business and this is what this is. I ask that this permit not be accepted as is.

Thanks,  
Nancy Wickward  
19614 Greenwood Pl N  
Shoreline Wa 98133

Date: Thu, 15 May 2008 13:08:27 -0700  
Subject: Fwd: Master Use Plan for Crista Ministries App #201713  
To: iinwii@hotmail.com  
From: nw@tmail.com

## ITEM 7.A – ATTACHMENT 2

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

From: lcrazymumi@aol.com [mailto:lcrazymumi@aol.com]  
Sent: Thursday, May 01, 2008 8:34 PM  
To: Steve Szafran  
Subject: Master Use Plan for Crista Ministries App #201713

I would like some more information about this application. I am curious as to what the what the 500 ft dotted line around Crista means since it includes my house.

The explanation on the front of the page doesn't explain clearly what the plan is

Thanks  
Sue Holloway

19614 Greenwood Pl. N.  
Shoreline, WA 98133

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

From: lcrazymumi@aol.com  
To: nw@tmail.com  
Subject: Fwd: Master Use Plan for Crista Ministries App #201713  
Date: Fri, 2 May 2008 15:08:46 EDT

In a message dated 5/2/2008 8:33:41 A.M. Pacific Daylight Time, ssafran@ci.shoreline.wa.us writes:

The 500 foot dotted line around the Crista Campus is a notification radius the City is required to send out. Basically, everyone within that 500 foot line received notification.

Crista has applied for a Master Plan Permit for the following reasons:

- Replace elementary school with new elementary school
- Improve bus and parent drop-off circulation
- Build new junior high and science building
- Add a student cafeteria
- Relocate practice fields
- Construct a 53 unit senior living building
- Construct underground parking areas
- Demolish old senior apartments and rebuild new apartments with underground parking
- Demolish old skilled nursing buildings and build new skilled nursing buildings
- Residential units will increase from 274 units to 455 units, assisted living units will decrease from 81 units to 32 units, and nursing units will decrease from 176 units to 90 units.

The City has required Crista to apply for the Master Plan Permit to guide the above projects over the next 20 years.

## ITEM 7.A – ATTACHMENT 2

**From:** Lisa Thwing [mailto:tootrd@comcast.net]  
**Sent:** Thursday, May 15, 2008 9:29 AM  
**To:** Steve Szafran  
**Cc:** Dan Thwing  
**Subject:** Crista Master Plan Project #201713 - Public comment

Steven Szafran, 206-546-0786 City of Shoreline Associate Planner

We are responding to the request for public comment on the Crista Master Plan project # 201713.

We live on Fremont across from Crista and have for 23 years. We have raised three children while here. We realize that Crista Ministries provides a great service to a community of people. We have watched Crista expand over the years and have dealt with traffic issues, parking issues, radio station, emergency responses and all of the facets of the schools, senior community and Crista Campus activities. We as neighbors have some concerns that we would like to have addressed during the comment and review/permit periods, as well as any future construction activity.

Item #1 - Traffic - Fremont is a busy road carrying school buses, students and neighbors throughout the day. It is soon going to be a refuge for the trapped traffic trying to avoid Aurora Ave during construction, and often is used during the morning and evening commutes for the same purpose. Speeds traveled often exceed the posted limit. It is often difficult to get in and out of our driveway due to heavy traffic. During the morning and afternoon school rush, it becomes impossible. There are streets in the area that are literally choked with traffic moving to and from the schools. These cars are driven by students who also leave the campus or visit in their cars at lunch time.

Item #2 - Sidewalks - Assuming that sidewalks are part of any property improvement, they will not be available until all of the construction has been completed, typically the last item on the schedule. Many people use the current walkway for exercise and bicycling (and parking, see next item). There are no other streets with sidewalks going North and South except for Aurora and 3rd Ave NW. \*\*\*Concern\*\*\* People will walk through any construction zone on Fremont rather than going around.

Item #3 - Parking - Parking is insufficient on the Crista Campus during the day causing many students and employees to park everywhere and anywhere on all the neighbor streets. Parking for sporting contests is not sufficient for current attendance. Trying to avoid the bicycle lane, they park on the sidewalk making those in wheelchairs or pushing strollers to travel into the bicycle lane to get by. \*\*\*Concern\*\*\* Current master plan shows a huge reduction in the current parking areas, yet vastly increasing the number of people on campus. They will be parking on the street/sidewalks all the time with no available space for activity parking. Neighboring streets will be forced to accommodate parking on the street, at least where there are no ditches. Trying to tell people that they can't park on shoulders because they are in fact sidewalks is useless.

Item #4 - Storm Water Run-off - About 10 years ago there was a biofiltration swale added on the corner of Fremont N and N 190th to help with water retention and drainage. This is where the planned new nursing center is located. Plans may need to include an underground tank to replace this necessary feature. During heavy rains, the streets are covered with running rivers of water. The sidewalks become moats. Cars travel into the oncoming lanes and straddle the centerline to avoid the rivers. \*\*\*Concern\*\*\* Storm water is a big problem which will only grow as the impervious surface area grows around campus.

Item #5 - Emergency Services - There are several emergency responses a week at Crista. It sometimes seems to be a daily occurrence. Screaming sirens occur all hours of the night and

## ITEM 7.A – ATTACHMENT 2

day, even more so as the new Fire Station is closer. When allowed, we appreciate all of the efforts of emergency response teams to run quietly. \*\*\*Concern\*\*\* City resources are stretched thin currently. A vast increase in population will most assuredly cause an increase in emergency responses. Crista pays very little in taxes to support the response effort. They only pay a small amount for storm water handling. Negotiations should be held with Crista and Shoreline on how to address the response costs in a fair manner so that we all can benefit, not just a select few. The only time we have ever called a fire truck was to report a car on fire--at Crista. It seems kind of lop-sided.

Item #6 - Trees - \*\*\*Concern\*\*\* There won't be any left on Fremont and elsewhere. Crista cut down trees that were diseased on King's Garden Drive with promises to replace them in two years. It has been over 8 years and there are still no trees. Promises to plant trees are not fulfilled by Crista and should be taken into consideration when they plan to remove evergreen trees lining Fremont.

Item # 7--Exhaust- The buses and other vehicles coming from Crista spew exhaust into the air. Having windows open becomes impossible. The stench and fumes fill the house and neighborhood. The endless stream of cars adds to the problem. More traffic obviously increases this.

Item # 8--Exhaustion-The buses start rolling every school morning at 6 AM. The big trucks come and go. The noise from these vehicles is incredible. Employees from the shift changes run loud cars and radios at night. The students coming to and leaving campus visit by their cars. The only acceptable hours to sleep in this neighborhood are between 11:30 and 6AM. Expanding this will only make the problem worse.

Item #9-Broken promises-Over the years, Crista has held several neighborhood meetings. They have stated that they understand the burden they have placed on a single family neighborhood. They pledge to be good neighbors. They have allowed the neighborhood to use their green space on 190th and Fremont as a type of neighborhood park, so the neighborhood children would have a safe place to play. They have promised that they wouldn't build on it. They are about to do just that. The current administration there doesn't seem to be aware of past promises to the neighborhood. We understand they have a right to do what they want with their property. But why do they have a right to inflict the burden on the neighborhood? Of what benefit is it to the residents of this city when the residents of Crista increase their costs? The flooding will come. The pollution will increase. The traffic and noise are already a nightmare. Can the infrastructure of this part of the city bear both the density at Crista, as well as the proposed density a few blocks away on Aurora? The City of Shoreline talks endlessly about the need for increased housing for low income people, for schools, to bring down housing costs, etc. Increased density at Crista provides none of these things.

We are interested in and would request notification of any further comments, notices or directives involved in this process.

Dan and Lisa Thwing

19014 Fremont Ave N

Shoreline, WA 98133

## ITEM 7.A - ATTACHMENT 2

From: anna m [<mailto:annam1001@yahoo.com>]  
Sent: Wednesday, May 14, 2008 4:54 PM  
To: Steve Szafran  
Subject: Crista Master Plan comment

Hi Steven,

I wanted let you know of a concern I have regarding Crista's master plan.

I am one of the remaining homeowners on Greenwood Ave N. All but two of the houses have been purchased by Crista over the last 10yrs or so. I am concerned about the increased traffic that will result if Crista is allowed to redirect all school traffic down this narrow, dead-end block. I don't see that any baseline data is being collected to determine how much traffic is already routed down Greenwood to begin with. What is the percentage increase? How will the intersection at 195th and Greenwood handle this flow?

Five of the ten homes on this block have children living in them (from 1 year old to high school aged). Kids play outside and this increased traffic becomes a danger to them.

The documents on Crista's website do not clearly outline the details of the master plan. The pictures are too small, with simplistic explanations. I understand they are housed at the City of Shoreline, but unless these documents are accessible on the weekends, I would not be able to view them.

Also, at what time is the Crista Master Plan study session on June 5? The flyer did not list a time, just a date and location.

Thank you,  
Anna Marchini

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

**From:** Julie Amundson [<mailto:jkamundson@verizon.net>]  
**Sent:** Friday, May 09, 2008 9:42 AM  
**To:** Steve Szafran  
**Subject:** Crista Ministries improvements

Hello--

I'm a curious neighbor wondering what Crista is planning to do. The handout doesn't give any information. Could you briefly tell me the plan. I'd appreciate it.

Thanks,

A neighbor at 19812 Dayton Ave N  
Julie Amundson

## ITEM 7.A – ATTACHMENT 2

**From:** Steve Whalen [mailto:custodian@calvinpc.org]  
**Sent:** Wednesday, May 14, 2008 6:53 PM  
**To:** Steve Szafran  
**Cc:** Barbara Rood; Russ Quackenbush  
**Subject:** Crista Master Plan Application

Steve,

Thank you for taking the time to speak to me the other day concerning the Crista Master Plan application. You were most helpful in going over the area of the Plan that might directly affect Calvin Presbyterian Church, namely the proposed driveway and parking lot connected to the new practice field which would exit on the west side of their property onto 191st Street NW. The Church already experiences quite a bit of "avoidance" traffic on 2nd NW on our Eastern boundary and through our North parking lot and there is a concern that this exit to 191st would possibly increase this traffic. The Church has a large number of young children attending such things as our Vacation Bible School, Wednesday night dinners and Bible studies and Sunday school classes. Our North parking lot also is a corridor for children who debark school buses on 3rd Ave. NW and live to the East of the church. It would be helpful if there could be consideration of these concerns in the review of Crista's Master Plan Application.

Thanks again for your help, Steve.

Steve Whalen  
Custodian  
Calvin Presbyterian Church  
18826 3rd Ave. NW  
Shoreline, WA 98177  
206-542-6181

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## ITEM 7.A – ATTACHMENT 2

**From:** Ilze Jones [mailto:IJones@JonesandJones.com]  
**Sent:** Wednesday, May 14, 2008 3:50 PM  
**To:** Steve Szafran  
**Subject:** Crista MP Application

City of Shoreline  
Department of Planning & Development  
Re: Crista Master Plan Application

I have a long standing appreciation of the Crista property, having watched it evolve over the course of the last 43 years from my parent's residence at 19141 - 1st NW. I appreciate the opportunity to comment.

### STORM WATER

It is my understanding that this application is being processed under the 1998 King County storm water guidelines because the 2005 requirements are awaiting adoption in September of this year. This is a bit disingenuous and needs to be redressed.

### DESIGNATED STREAM

The stream traversing the property needs to be mapped and analyzed for daylighting as part of this long term Master Plan.

### NO NET LOSS OF TREE CANOPY

The wholesale loss of mature, native tree canopy, particularly off 191st NW and 190th and Fremont is not acceptable given today's environmental standards and the stated environmental goals of the City. At a minimum, the Master Plan should be held to a standard of no net loss of canopy.

### TRAFFIC

Per Mr. Aigner's written clarification in the City files, athletic equipment is to be transferred back and forth to the practice field by vehicle on an as-needed basis, ostensibly through the use of neighborhood streets. This is not acceptable. Crista needs to solve all its service and maintenance functions internally within its own campus.

Mr. Aigner, further states that the parking proposed for the practice field area will seldom be used as it is there primarily to allow for service vehicle access and turn around. It should be removed. Those 22-23 odd spaces will result in needless daily vehicle trips by students from the core campus to the practice field, further impacting neighboring streets. Please consider a generously planted native buffer in lieu of parking.

### PEDESTRIAN ACCESS

I did not note a pedestrian path from the lower campus to the practice field suitable for student use. The current student practice of traversing the hillside grade by cutting through the property at 19141-1st NW is not an acceptable solution.

### NOISE

What is planned to control athletic event noise? Are there designated hours of operation? Are there limits on use of audio systems?

**ilze jones aia fasla**  
principal

jones & jones architects and landscape architects ltd  
105 south main street suite 300 seattle wa 98104  
p 206 624 5702 f 206 624 5923  
ijones@jonesandjones.com  
<http://www.jonesandjones.com>

## ITEM 7.A – ATTACHMENT 2

**From:** Ann Erickson [mailto:[annson@comcast.net](mailto:annson@comcast.net)]  
**Sent:** Tuesday, May 13, 2008 9:40 PM  
**To:** Steve Szafran  
**Subject:** Crista Master Plan SEPA

Mr. Szafran,

Please understand that I have lived next to Crista for 30+ years and consider them to be good neighbors. I see and understand their need to make some changes and upgrade their facilities. There have been many disputes with them throughout the years, mostly about traffic and parking. They have had a complete turnover of staff in the last two years and most of them have no idea what has gone on before. I also understand that the plans they have presented on their web site [cristaplans.com](http://cristaplans.com) are long term and will not all be done at once.

That said, I wish to raise alarms about several issues. I will start with parking and traffic. It seems to me that their plans should include a parking garage which would get some of the cars that are daily parked on the street into safer more convenient spaces for them. It would eliminate much of the congestion and blocking of the line of sight at corners that is dangerous as it now exists.

I also have a personal objection to an entrance to the nursing home on N. 190<sup>th</sup> street. It is already a quite busy street, mostly Crista traffic, and will make life difficult for the residents on N. 190<sup>th</sup>. When they tried to put a driveway into their property in the middle of the block on N. 195<sup>th</sup>, it was denied because of traffic problems.

I assume a through traffic study has been done and I would like to see it.

My second main concern is the removal of mature trees for their construction. There is a wooded area on the west side of their property which seems doomed in the short term and the magnificent, irreplaceable stand of mature Douglas firs on the corner of Fremont N. and N. 190<sup>th</sup> will be sacrificed for the building of a new nursing home later. Both the quality of our neighborhood and possibly the quality of our air are in danger.

Their first project, the building of a new practice field, is at the foot of a steep hill. They will have to cut into that hill and its woods to accomplish this phase of their plans. They will have to pour large amounts of concrete to stabilize the ground. Plus, your maps show that there is underground water there, an old creek that has been covered over. Environmentally, the sensible thing to do would be to daylight the creek. The whole plan seems to be running roughshod over today's environmental practices.

How they can remove so many trees, even if only a few at a time, without affecting the environment seems impossible.

Thank you for considering these points. Please send me a copy of your decision when it is complete.

Sincerely yours,  
Ann Erickson  
525 N. 190<sup>th</sup> Street  
Shoreline, WA 98133

206-546-5430  
[annson@comcast.net](mailto:annson@comcast.net)



## ITEM 7.A – ATTACHMENT 2

**From:** mario Crociata [mailto:mariocrociata@yahoo.com]  
**Sent:** Monday, May 12, 2008 8:53 PM  
**To:** Steve Szafran  
**Cc:** Steve Cohn  
**Subject:** Crista Master Plan comment

Dear Steven,

I am writing in you so that my thoughts can be added to the list of public comments on the Crista Master Plan. First let me state that the information on Crista's master plan website <http://www.cristaplan.org/NETCOMMUNITY/Page.aspx?pid=2020&srcid=2167> is very limited making it difficult to formulate an opinion on the quality of the plan. I am particularly concerned about their traffic plans which are not detailed on their website. That being said, in attending several neighborhood meetings I have gotten an idea of the Crista traffic plan. It seems that Crista would like to funnel all of it's school traffic away from Fremont avenue (an arterial) and down Greenwood ave N (a small residential street).

This is a bad idea for several reasons. The first reason is that Greenwood ave N is a dead end street with only one access point off of 195th street. This one access point already has a terrible effect on the traffic currently routed down Greenwood. All vehicles go down Greenwood and have to turn around in the parking lot and head back out on Greenwood. The one access point off of a narrow two lane road (195th Street) makes for a difficult time for anyone entering or exiting the block and traffic does get very backed up on 195th street already.

The second reason this traffic plan's poorly thought out is that 195th street, the road used to access Greenwood ave N. is a narrow two lane road which already serves three schools. Those schools are Einstein middle school (195th and 3rd ave NW), Kings elementary, and the Crista junior high. Routing all of the traffic down this road will cause major gridlock on an already congested East to West through road.

Perhaps an alternative would be to continue utilizing Fremont for much of the Crista traffic, with some added improvements on Fremont. Fremont has room to grow, a turning lane could be added to alleviate traffic issues along Fremont and perhaps take some of the pressure off of 195th and Greenwood.

I am not a planner, and I don't have all of the data that should be reviewed in formulating a traffic plan. I am confident that if accurate data on current traffic flows is collected and analyzed, you will find that the Greenwood option is poorly thought out and should be reconsidered. Anecdotally, all you need to do is come stand on the corner of Greenwood ave N and 195th street at 8:00 AM on a weekday and see for yourself.

Sincerely,  
Mario Crociata



Memorandum

**DATE:** 02.29.2008  
**TO:** Steve Szafran  
**FROM:** Jill Mosqueda P.E.  
**RE:** #201713 Crista Master Plan

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From Jill Mosqueda:

The surface water analysis appears complete. I believe it adequately addresses surface water under the 1998 King County Surface Water Design Manual. This assessment will require an addendum once the City adopts a new surface water manual at the end of this year. Site Development permit(s) vest the construction projects.

The Traffic Impact Analysis does not adequately assess future impacts. It therefore does not adequately address mitigation. The analysis must be revised.

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From Jon Jordan:

I looked at the Crista Ministries Level 1 Downstream Analysis issued January 29, 2008 from the standpoint of downstream storm water impacts to the Pan Terra Regional Storm water Facility which the City will be modifying to address downstream flooding in Happy Valley (Dayton Place & N 183<sup>rd</sup> and to the south). Here are my general comments:

1. I assume that improvements will not increase the quantity or peak flows downstream to Pan Terra Storm water Facility. If they do then mitigation measures should be implemented.
2. It appears that detention vaults were used for "modeling purposes". It's important that the final method for detention function at or

## ITEM 7.A – ATTACHMENT 3.1

above the modeled results.

3. It does not appear that the deep ravine in the SW most corner of the site is being maximized or used at all, for water quality/detention. The area provides an opportunity for additional detention, water quality treatment, and wildlife habitat enhancements.
4. While I didn't look through all of the Drainage/Flooding Customer Requests, I didn't see any that reported flooding the above mentioned Happy Valley area which has, in fact, experienced flooding. See attached photos of December 3, 2007 storm event.

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From Rich Meredith:

Here are some of the questions and comments I have come up with after looking over the traffic impact analysis for the Crista Campus master plan.

1. I think that the trip generation numbers are on the low side for the specialty retail. Do they have data to support their assumption?
2. I see the term "school PM peak hours" mixed with the PM peak data. Can they explain their methodology further?
3. The 800 seat performing art center, while it may not impact AM and PM peak hour traffic significantly, may create event-based congestion. Does the consultant have any concerns or mitigations proposed to deal with possible event-based traffic issues?
4. There is a new athletic field proposed in the SW quadrant. Access to/from this field appears to only be through the neighborhood. The analysis does not address any traffic issues or impacts related to this new facility.
5. There are two locations where the consultant proposes adding additional stop signs to create all-way stop intersections. However, there is no data or analysis showing how all-way stop warrants will be met. Installation of all-way stop controls would not be permitted if such warrants are not met, so these mitigations may not be feasible.
6. There are number if intersections near the campus that will be significantly impacted by this development. Apart from suggesting two new all-way stop controlled intersections, this report states that "any mitigation beyond that noted previously is not recommended." Given the significant impacts to the neighborhood and roadways, "no mitigation" is not going to be an acceptable option
7. There is a mention of installing asphalt sidewalks as part of frontage improvements on city streets. Permanent concrete curb, gutter, and sidewalks will be required.
8. The plans show a proposed street vacation of Greenwood Ave N south of N 195th St. What is the thought behind this?

## ITEM 7.A – ATTACHMENT 3.1

Overall, while it is a start in examining the traffic impacts of the expansion, it is not complete nor does it adequately mitigate the impacts. Without adequate mitigation, some elements of the expansion may be delayed.

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## ITEM 7.A – ATTACHMENT 3.2

**From:** Richard Meredith  
**Sent:** Tuesday, April 22, 2008 3:31 PM  
**To:** Jill Mosqueda  
**Subject:** Crista Plan Comments

Hi Jill,

Here are my comments on the plan submitted 04/04/2008

I believe the consultant has addressed my previous comments in the April 4, 2008 submittal of the Crista master plan. However, there are still some serious issues with the overall concept.

The consultant explains why they believe there will not be a significant traffic impact to the neighborhood with the development of the athletic facility in the SW quadrant. While the consultant is entitled to that opinion, I believe that this can become an issue very easily, and that some plan for mitigation should be in place should problems arise.

I agree with the consultant that all-way stops on N 195th St are unwarranted, and would not be appropriate mitigation for the traffic impacts that development of this master plan would create. The consultant concludes that no physical improvements should be required on city streets to mitigate traffic impacts, and that creation of a transportation management plan will be sufficient.

I believe that there needs to be some agreed-upon mitigation in the general area to offset the traffic impacts. Otherwise the City should not allow the growth.

Rich Meredith, PE, PTOE  
City Traffic Engineer  
City of Shoreline, WA  
(206) 546-2408

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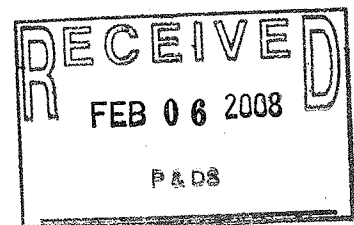
**CRISTA Campus Master Plan**

Nov 8, 2007 Neighborhood Open House

TIME	LENGTH	WHAT	WHO	NOTES
6:00	:30	Set up room	Mark	Confirm handouts, posters, PPT, food, receptionists; set chairs
6:00	:30	Prep food & tables	??	need tables, table cloths, etc.
6:00	:30	Set up flyers & posters	? Whitney	Need table, easels
6:15	--	Leaders arrive	RJL, RNT, Bob H, Eric R, Jill O, Paul A, Jim M, Mark M	wear badge
6:15	--	Reception process ready	? Jill O	volunteers needed
6:30	:60	Welcome guests, visit	all	greet, answer questions, explain flyers & posters
7:00	--	Announce presentation	Jim M	direct guests to food, restrooms, etc.
7:25	--	Announce presentation	Jim M	direct guests to chairs
7:30	:05	Welcome, greetings, intros	Jim M	Intro leadership team, then hand off to RJL
7:35	:05	Greetings	RJL	CRISTA history, values, excitement about future
7:40	:15	Powerpoint: CCMP	RNT	
7:55	:10	Details & Summary	RNT	flexible time depending on audience
8:05	:20	Q & A	Jim M	moderator directs questions to "expert" leader
8:25	:03	Closing Comments	RJL	Affirmations: guests, benefits, plan, leaders, etc
8:30	--	Thanks, resume visiting	Jim M	further Q&A one-on-one, remind food, restrooms, etc
8:45	--	Announce close	Jim M	
9:00	--	Good nihgt to guests	Jim M	
9:05	:10	Review & evaluate	RNT	good points, improvements for next time; next steps
9:15	--	Leaders depart		
9:15	:15	Clean up	MGR, Whitney, Jill, ??	
9:30	--	Room clear	all	

**Responsibiliteis**

Prepare posters & flyers	Mark	Whitney bring and set up
PowerPoint	Mark	
AV set up	Mark	
Food	??	
Receptionists	? Jill	
Badges	each person	



201713





# Feedback Sheet

Your comments and questions are welcomed. Please use the reverse if you need more space. Thank you!

### OVERALL:

*I commend you for undertaking a planning process. Your institution is in need of some sound planning.*

### EDUCATIONAL SERVICES:

*No comment*

### SENIOR SERVICES:

*No comment*

### COMMUNITY SERVICES:

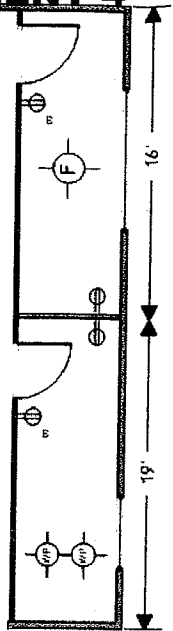
*What specific services and uses would be made available to the community at large?*

### SPECIFIC COMMENTS OR QUESTIONS:

- ① The cutting of mature trees along 1st NW for athletic use is a poor choice. Please rethink.
- ② Please look at the use of green infrastructure on campus such as natural drainage swales and pervious paving materials.
- ③ Please understand the physical nature of your place and let that guide you

NAME: *ILVE JONES for JOHN ERINBERG*

PHONE or EMAIL: *206 452 5728*



MASTER PLANS  
v. 3426198

CRISTA Campus Master Plan on the web: [www.cristaplan.org](http://www.cristaplan.org)

All artistic renderings are for illustration only, and subject to change.

F.09

Unless the Lord builds the house, they labor in vain who build it. Psalm 127:1



# Feedback Sheet

Your comments and questions are welcomed. Please use the reverse if you need more space. Thank you!

### OVERALL:

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### EDUCATIONAL SERVICES:

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### SENIOR SERVICES:

Where is front entrance + emergency entrance for the new nursing home?

### COMMUNITY SERVICES:

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### SPECIFIC COMMENTS OR QUESTIONS:

Sidewalks?

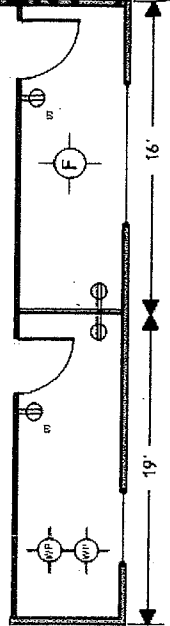
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NAME: Ann Erickson  
PHONE or EMAIL: annson@comcast.net



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F.09

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# Feedback Sheet

Your comments and questions are welcomed. Please use the reverse if you need more space. Thank you!

### OVERALL:

New residences? where will the staff & residents park? How will the additional traffic be managed.

### EDUCATIONAL SERVICES:

### SENIOR SERVICES:

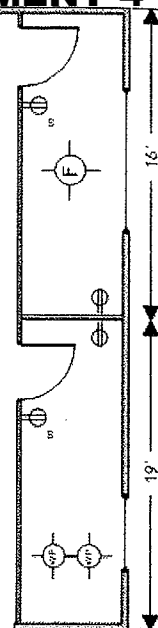
### COMMUNITY SERVICES:

walking/jogging path all the way around campus

### SPECIFIC COMMENTS OR QUESTIONS:

If you are buying all the houses on Greenwood, are you going to buy all the houses on N. 190th?

NAME: Ann Erickson  
PHONE or EMAIL: annson@comcast.net



MASTER PLANS  
v. 3426188

CRISTA Campus Master Plan on the web: [www.cristaplan.org](http://www.cristaplan.org)

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F.09

Unless the Lord builds the house, they labor in vain who build it. Psalm 127:1