



Memorandum

DATE: August 28, 2008

TO: Shoreline Planning Commission

FROM: Steven Cohn, Senior Planner
Steve Szafran, Associate Planner

RE: James Alan Salon Rezone

At your next meeting you will be reviewing the proposal to rezone the James Alan Salon site (two properties at 18501 and 18511 Linden Avenue North) from Community Business (CB) to Regional Business (RB). The Planning Commission considered a similar proposal in January, 2007. At that time, the site was zoned R-48 and Office. The applicant requested a rezone to RB, which was and is consistent with the Comprehensive Plan designation for the site of Community Business and Mixed Use. The Mixed Use and Community Business comprehensive plan designations permit a variety of zoning districts, including multifamily residential districts and most commercial districts.

Background

At the time of the previous request, staff and the Commission both recommended that the zoning be changed to Community Business. The rationale for the recommendation was that development in a Regional Business zone would be somewhat more intense than would development in a Community Business zone and therefore would be a better fit. The recommendation was accepted by Council and the zoning changed to CB (Ordinance 460).

The recommendation was made with the expectation that staff would, in the near future, propose an additional change to the Development Code that would permit increased residential densities on Community Business zoned properties located within a short walking distance of Aurora Avenue. In staff's mind, a CB zone with a provision for added density would have been appropriate on the site.

Staff Rationale for Recommendation

It has been almost two years since the Commission reviewed the rezone. Since that time, there have been changed circumstances that have caused the proponent of the rezone to re-submit their original request (to rezone to Regional Business) and caused staff to re-evaluate its recommendation to the Commission.

The first is that the Council did not modify the Development Code to permit greater housing densities on CB sites located close to Aurora Avenue. In making that decision, the Council signaled that decisions would occur on a site-by-site basis through the rezone process or, alternatively, as a result of a Subarea review.

The second change is that the Council has signaled that it wants to look closer at maximum density permitted in RB zones. Currently there is a moratorium on development in RB zones at residential densities greater than 110 du/acre. Staff expects that, after the moratorium is lifted, the densities permitted in RB zones will have a numerical upper limit, though we are not certain what that limit will be.

As noted in staff's analysis of the current rezone request, staff has concluded that this site is appropriate for higher density development due to its proximity to Aurora. As the City continues to attract new residents, it is important to house them in an efficient and cost effective manner, so long as that is compatible with a market niche that is supported by housing demand. There is a portion of the housing market that wants to live near transit corridors and is comfortable living in multistory buildings. This demand can best be satisfied by allowing people to build to higher densities on and near Aurora. This site, located within walking distance of transit, is an appropriate location for higher density.

Conclusion

As shown in the "Initial Findings" that is attached, Staff has reviewed the proposal and concluded that, given the changing circumstances that have occurred since the staff recommendation in January 2007, staff will support the current request to rezone the sites from CB to RB because the request meets the intent of the Comprehensive Plan and the criteria for rezoning listed in 20.30.310.

If you have questions about items included in the staff report or have questions that warrant additional research, please contact Steve Szafran prior to the public hearing. He can be contacted at 206-801-2512 or sszafran@ci.shoreline.wa.us.

**CITY OF SHORELINE
STAFF REPORT TO PLANNING COMMISSION**

INITIAL FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Rezone application to change the zoning designation of two parcels from Community Business (CB) to Regional Business (RB).

Project File Number: 201753

Project Address: 18501 and 18511 Linden Avenue North, Shoreline, WA 98133

Property Owner: FMAB, LLC.

SEPA Threshold: Determination of Non-Significance (DNS)

Staff Recommendation: Recommend approval of a rezone of the two parcels zoned CB to Regional Business.

FINDINGS OF FACT

Current Development

1. The parcels at issue are located at 18501 and 18511 Linden Avenue North, generally on the northwest corner of North 185th Street and Linden Avenue North.
2. 18501 Linden Avenue North (tax ID # 7283900302) is 7,565 square feet and is developed with the former James Alan Salon. The site is zoned Community Business (“CB”) and has a Comprehensive Plan Land Use designation of Community Business (“CB”).
3. 18511 Linden Avenue North (tax ID # 7283900303) is 6,631 square feet, directly to the north of 18501 Linden Avenue North, and developed with one single-family residence used as storage space. The site is zoned Community Business and has a Comprehensive Plan Land Use designation of Mixed Use (“MU”).
4. 742 N.185th Street (tax ID #7283900301) is 14,000 square feet and located directly west of the former James Alan Salon. The parcel is zoned R-12 and has a Comprehensive Plan Land Use designation of Medium Density Residential. This parcel is owned by the applicant but is not included in this rezoning request.
5. The surrounding neighborhood has experienced development recently: four townhomes have been developed west of the 742 N. 185th Street parcel. Also, there is a current rezoning request at 753 N.185th Street (the Masonic Temple) to change the zoning from R-12 to CB.

6. There are existing sidewalks along N 185th Street adjacent to the applicant's property. No sidewalks exist along Linden Ave N. A traffic signal with crosswalks is located at the intersection of Linden Ave N and N 185th Street.
7. The site was rezoned from Office and R-48 to Community Business by the Shoreline City Council on March 26, 2007, Ordinance # 460. The Planning Commission's Public Hearing on the request was held on January 4, 2007.

Proposal

8. The applicant proposes to rezone both parcels to Regional Business ("RB").
9. Staff analysis of the proposed rezone includes information submitted in a pre-application meeting and neighborhood meeting for the previous rezone request, conducted on June 19, 2006 and July 31, 2006 respectively.
10. A Public Notice of Application combined with a Public Notice of Hearing was posted at the site on July 31, 2008 for the current action.
11. 25 comment letters were received as of the date of the issuance of the staff report. Of these, 23 were in favor of the request, citing compatible uses, need for housing next to transportation routes, affordable housing opportunities and economic development reasons. The comment letters that were not in favor cited concerns about the potential height in the RB zone, density, environmental impacts and not being located on an arterial street. See *Attachment 1*.
12. Advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on July 31, 2008 describing the Notice of Application and Notice of Public Hearing with SEPA Determination.
13. The Planning Department issued a SEPA Determination of Non-Significance and notice of public hearing on the original proposal on October 12, 2006. Since this rezone request is the same request as recently applied for, staff is adopting the SEPA Determination made at the time of the original rezone. The DNS was not appealed.
14. An open record public hearing was held by the Planning Commission for the City of Shoreline on September 4, 2008.
15. The City's Long Range Planner, Steven Cohn, and Associate Planner Steve Szafran, have reviewed the proposal and recommend that the parcels be rezoned to Regional Business.

Comprehensive Plan Land Use Designations.

16. The site contains two parcels, designated Community Business and Mixed Use. Parcels to the north and east have a Comprehensive Plan Land Use designation of Mixed Use, which identifies areas where uses change from lower intensity uses (usually single family uses) to higher intensity uses. The MU designation allows R-8 through R-48 residential zoning and all commercial and industrial zoning. Parcels to the south (across 185th) have a Community Business designation, intended to designate higher intensity uses, both residential and commercial. The CB designation allows R-12 through R-48, Office, Neighborhood Business, Community Business and Regional Business. Parcels to the west are designated Medium Density Residential, which allows R-8 and R-12. See ***Attachment 2 (Comprehensive Plan Map)***.
17. The Comprehensive Plan describes Mixed Use as applicable “to a number of stable or developing areas,” and to the potential annexation area at Point Wells and intended “to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office, and service uses with residential uses.” Regional Business is allowed under Mixed Use land use designation.
18. The Comprehensive Plan describes Community Business as areas within the Aurora Corridor, North City and along Ballinger Road. This designation provides for retail, office, and service uses and high density residential uses. Significant pedestrian connection and amenities are anticipated. Some limited industrial uses might be allowed under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, or R-48.

Current Zoning and Uses

19. Parcels immediately to the north of the subject parcels are zoned R-18 and developed with a public utility building, single-family homes and condominiums; parcels to the south (across 185th) have a variety of uses and zoning designations including offices zoned R-12, R-18 and Office, the Fred Meyer shopping center zoned RB; parcels to the west are zoned R-12 and townhomes are currently under development; and parcels to the east (across Linden Avenue North) have a variety of uses and zoning designations including retail, office and apartments zoned RB, Office, and R-48. See ***Attachment 3 (Zoning Map)***.

Proposed Zoning

20. The proposal is to change the zoning on the site (two properties) from Community Business (CB) to Regional Business (RB). Under SMC 20.30.060, a rezone is Type C action, decided by the City Council upon recommendation by the

Planning Commission. The decision criteria for deciding a rezone, as set forth in SMC 20.30.320, are:

1. The rezone is consistent with the Comprehensive Plan; and
 2. The rezone will not adversely affect the public health, safety or general welfare; and
 3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
 4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
 5. The rezone has merit and value for the community.
21. The purpose of a Regional Business zoning district, as set forth in the Shoreline Municipal Code 20.40.040, is to “provide for the location of integrated complexes made up of business and office uses serving regional market areas with significant employment opportunities”. The Regional Business category permits a variety of commercial uses and residential densities. It is distinguished from CB in that it permits more intense land uses such as warehousing, kennels, construction, retail, and auto rental and allows residential densities up to 110 units per acre.

Impacts of the Zone Change

22. The following table outlines the development standards for the current zoning (CB) and the proposed zoning (RB):

	CB	RB
Front Yard Setback	0'	0'
Side Yard Setback	10'	15'
Rear Yard Setback	10'	15'
Max. Impervious Surface	85%	95%
Height	60'	65'
Density (residential development)	48 du/ac	110 du/ac
Total Units (potential)	16	36

The RB zone is a zone that allows more intense development than the CB zone. Side and rear yard setbacks are slightly greater in the RB zone and the amount of impervious service allowed is somewhat higher, as is the permitted height. A major difference is the maximum potential residential allowed. On this site, the current zoning would allow 16 dwellings; the proposed zone would permit 36. If the structure is developed with commercial uses rather than residential uses, the amount of commercial space would be dictated by the building envelope, which could potentially be marginally larger in RB.

23. Traffic Impacts

Since the zoning permits a variety of uses, specific impacts are unknowable at this time. However, two scenarios can be defined to provide a reasonable set of bookmarks about the traffic impacts.

- (a) Scenario 1: Develop the property as office. A reasonable development assumption is that one with ½ the parking on grade and one full level of underground parking. This results in 80-90 stalls. Setting aside some stalls for visitors, it is reasonable to assume 85 employees. These could be housed in a 26,000 square foot building, which would suggest a 3 or 4 story building on this site.

Under the assumption that the amount of parking dictates the amount of development, the total building square footage is likely to be similar under both CB and RB zoning, and by extension if the site is developed in office uses, the parking impacts will be the same. This scenario would generate 282 trips daily (3.32 daily trips, half of them are inbound and half outbound) and 39 trips during the PM rush hour (.48 trips during each hour of the PM peak).

- (b) Scenario 2: Develop the property as housing. Because there is a maximum density in RB and CB, the number of units, and by extension, the traffic impacts, can be defined. The ITE trip generation handbook estimates 6.72 daily trips per unit (half inbound and half outbound) and .62 average trips during one hour during the PM peak. If 16 units are built, this translates to an additional 108 trips during the day and 10 more trips during rush hour. If 36 units are built, the trips would be 242 additional daily trips and 22 additional trips during one hour of the rush hour.
- (c) It is possible that a housing development could also include a retail component. In a mixed use building on this site, a retail component on the ground floor is likely to be around 8500 square feet. The retail space will have a trip generation of 377 trips daily and 21 trips during rush hour.

Since the rezone is not tied to a site plan, it is impossible to define specific impacts. However, during the peak hour today, there are times that 185th eastbound is backed up from Aurora to Linden. This situation makes left turns (i.e., outbound traffic) from Linden to 185th difficult at times.

If access to the site is from Linden Avenue and the site is developed as office (as it could under both the current and proposed zoning), there might be difficulties leaving the site during PM peak hours as people turn onto Linden and want to turn left onto 185th. In this case, it is possible

that some people may decide to turn left and drive north on Linden for a few blocks in order to eventually connect with Aurora Avenue.

If, in the building application review, analysis shows this to be a likely outcome, the City's Traffic Engineer would probably suggest mitigation measures such as limiting turn movements to right-turn only or developing an access onto 185th.

If future development is largely residential, that will not present much of a problem because most of the traffic will be inbound into the complex during the PM peak times, and not be affected by eastbound congestion on 185th.

Future Aurora Corridor Improvements

The City recognizes the concerns about this intersection and has developed plans to improve the eastbound travel lanes of 185th Street. This will include a left and right turn only lanes to Aurora Avenue as well as two through lanes continuing on 185th Street. These improvements will alleviate some of the traffic backups that occur on 185th Street.

CONCLUSIONS

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

Rezone criteria

Is the rezone consistent with the Comprehensive Plan?

3. a. Under the first criterion, Regional Business is appropriate under Land Use Element Goals I and V of the Comprehensive Plan.
2. Land Use Element Goal I of the Comprehensive Plan is to “[e]nsure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline’s sense of community.”
3. Land Use Element Goal V of the Comprehensive Plan is to “assure that a mix of uses, such as services, office, retail, and residential, are allowed either in low intensity buildings placed side by side or within the same building in designated areas, on arterials, or within close walking distance of high frequency transit, serving a neighborhood commercial and residential function.”

The RB rezone proposal is consistent with Land Use Element Goal I and V because a more intense commercial zone will promote redevelopment and allow for a greater mix of uses. RB zoning would permit a greater number of dwelling units or slightly more commercial space in close proximity to area services than a CB designation.

Will the rezone adversely affect the public health, safety or general welfare?

4. The GMA planning process of developing Comprehensive Plan designations which allows this level of development and the City's development standards in its zoning regulations for the RB zone protect against uses that would be contrary to the public health, safety or general welfare.
5. If the site is developed with residential uses, it could have a positive impact on public health. Placing density closer to area amenities such as shopping, restaurants and public transportation, encourages walking or biking rather than driving. Density in this instance creates better health opportunities than before.

Is the rezone warranted in order to achieve consistency with the Comprehensive Plan?

6. Both RB and CB zoning are consistent with the Comprehensive Plan vision for the area (CB and Mixed Use). Efficient use of land, higher densities in appropriate areas, close to services and transportation and an improved circulation pattern on 185th and Aurora support more intense development on this site and the proposed zoning.

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

7. The proposed rezone will have minimal negative impacts to the properties in the immediate vicinity. Concerns have been raised by one nearby resident about the appropriateness of commercial zoning and increased building height allowed by the proposed RB zoning.

(a) Appropriateness of Commercial Zoning

The Comprehensive Plan has identified this area as being appropriate for mixed use development which permits a variety of uses—single-family and multifamily uses, offices, and retail businesses. The James Alan Salon has been a long-time fixture on the property as has a telephone company building located north of the site.

As the two parcels have Mixed Use and Community Business land use designations, commercial zoning is appropriate. Under the Shoreline Development Code Section 20.40, uses allowed under the CB and RB zoning designations are very similar. RB zoning allows somewhat more

intense commercial uses than does CB zoning, such as warehousing. Staff believes that the more intense uses allowed in an RB zone are unlikely to locate on a relatively small site.

With general uses, development standards, design standards and parking standards being similar, one major distinction between CB and RB is density. CB allows 16 units, RB allows up to 36 units. Staff believes density should be located in areas that are less intrusive to the single-family neighborhoods, are in close proximity to amenities and transit, and are located on major collector, arterial streets that do not impact local streets.

(b) Height

The height difference between RB and CB zoning is 5 feet. RB zoning permits heights of 65 feet; CB zoning permits heights up to 60 feet. Given current building design, RB buildings could attain a height of 6 stories, whereas CB buildings would likely be 5 stories. In this location, with multifamily zoning to the west and a telephone utilities building to the north, transition to single family zones is addressed through zoning.

In addition, the City recently adopted transition standards for areas adjacent to single family zoning. Though not affecting this site (because it is not adjacent to single family), transition through building and site design will occur on neighboring sites if they are rezoned to CB or RB.

(c) Traffic

Analysis shows that the heaviest traffic impacts will occur if the property is developed in office uses. The likely impacts will be no different whether the site is zoned CB or RB because a building constructed under in either zoning district is likely to be a similar size because of parking constraints due to the cost of developing more than one level of underground parking.

Will the rezone have merit and value for the community?

8. The proposed rezone will allow commercial and residential expansion to meet the changing needs of the community. Recent actions by the City Council will ensure that new buildings will comply with transition area requirements and density of the RB zone must be capped at 110 units per acre.
9. Unlike last time the applicants made application for RB, there was no guarantee of a unit maximum on the site since there was no numerical density cap. With RB now limited to 110 dwelling units per acre, the greatest number of units on the site is now limited to 36.

10. This criterion is met since the rezone provides an opportunity to accommodate more jobs and multi-family dwelling units in an area not immediately adjacent to existing single-family neighborhoods and in close proximity to services and transportation.

RECOMMENDATION

The Planning Commission recommends that the City Council approve a rezone of the two parcels to Regional Business.

Date: _____

By: _____
Planning Commission Chair



Windermere

Windermere Real Estate/Shoreline

August 26, 2008

City of Shoreline
Attn: Steven Szafran
17544 Midvale Av North
Shoreline, WA 98133

Re: Rezone Permit #201753
18501 and 18511 Linden Av N

Dear Mr. Szafran:

We are located directly across Linden Avenue to the east of James Alan Salon and have received your notice of rezone application for these properties. James Alan Salon has been an excellent neighbor for many years.

We are in support of this rezone and consider the project to be of great benefit to the whole community. Shoreline is a growing city and needs to retain and attract well respected businesses and employees. This should be a fundamental concern to the city.

We have a couple concerns that we hope will be addressed without further delay. The first is the length of time this property has been vacant. It is in a deteriorated state which we feel is detrimental to our property. This is also an invitation for vandalism which does not bode well for the community.

The second concern is regarding the apparent length of time this rezone is taking. Your notice refers to an original date of October 2006. In checking with the city as to why it was taking so long we were told that there was a code amendment that was up for adoption which could affect the property. Apparently since that time it has been brought to the city council four times with recommendation for approval by both the planning commission and the city staff. Each time the city council majority has sent it back to the planning commission for further study. It would appear that this process is taking an inordinate amount of time. Is this now or has this become a standard rezoning process and/or code amendment adoption in the City of Shoreline?

We feel this is an ideal location for the intended purposes and the rezone should be approved without further delay.

Sincerely,

Gary Alston,
Owner, Broker

cc: Steve Cohn

Received 4:43 on Aug 26

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

From: Ken and Pearl Noreen [mailto:noreen@seanet.com]

Sent: Tuesday, August 26, 2008 4:42 PM

To: Steve Cohn

Subject: Letter of support for rezone#201753

2625 NW 205h
Shoreline, Washington 98177
August 26, 2008

Dear Planning Commission Members,

We want to strongly urge you to support the Rezone Request at 18501 Linden Ave North #201753 for the James Allen Salon. The James Allen Salon has been a responsible community business and contributor in our community for the past 28 years. We can personally vouch for their unbelievable support for a variety of community organizations. Their support is highly visible at fundraisers and events for the Shoreline Public School Foundation, the Shoreline Art's Council, the new Dale Turner YMCA, the Center for Human Services, and Rotary. They have also given young mothers in the Healthy Start program makeovers at the Salon. No other business in Shoreline has contributed at this level in our community!

We urge your support for this rezone. The City Council has supported the Gambling Casinos by lowering their taxes repeatedly, and we find Casinos support for the community vacant. The Casinos have repeatedly turned organizations down when asked for contributions. We know we have asked them. How can the city turn a deaf ear to this rezone when James Allen is so supportive in this community?

We urge your support for the #201753 rezone because the rezone supports the economic strategy, the sustainability strategy, and the housing strategy for the city of Shoreline. This development also supports the Shoreline growth plan. With 34 much need apartments and 70 parking spaces this development enhances responsible business development in Shoreline.

What a tragedy for the Shoreline community if the James Allen does not get its rezone and chooses to move its business to another community! I cannot believe that this City Council and Planning Commission would let this happen! Unfortunately the city of Shoreline is gaining a reputation for being unfriendly to businesses! For over two years this rezone has been held up by the city! That is unbelievable to us!

We once again urge your support for Rezone Request at 18501 Linden Ave N. #201753. It is incomprehensible that it has taken 2 years to complete this process!

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

From: Catherine Furnia [mailto:cmfurnia@gmail.com]

Sent: Tuesday, August 26, 2008 4:56 PM

To: Steve Cohn

Cc: Matthew@JamesAlanSalon.com

Subject: rezoning request for James Alan Salon

To Whom It May Concern,

I am writing because I am concerned that the Shoreline City Council is acting in a biased manner toward the owners of James Alan Salon in their effort to get zoning for their building project at 18501 Linden Ave N. I do not know the owners, but have been a customer of theirs for the last two years.

I have watched the HUGE development of the south Echo Lake YMCA and housing units over the last year, and cannot fathom why the city council would then object to such a small project in what is clearly a mixed used neighborhood, when they approved such a behemoth project in an environmentally sensitive area. This is the same city council that has allowed cottage housing in R-6 neighborhoods, so why would there be concern about a 34 unit mixed use building? Although Fred Meyer is very useful, it is an eyesore. I believe this new building would only benefit the neighborhood financially and aesthetically. The location in question is bordered by a major arterial, Windermere Real Estate, a fairly questionable apartment complex to the northeast, a utility station directly to the north. In what way would the James Alan project hurt the neighborhood? They have made, from what I can ascertain, reasonable accommodations for increased traffic and parking.

I also do not understand why zoning would allow a building of the same size if it were all office space, but not for mixed use. The logic completely escapes me. This is a perfect place to have apartments that would actually help REDUCE car traffic, since tenants/owners would be able to literally walk across the street to have almost all their needs met at nearby businesses.

It seems as though James Alan Salon has been a very "good neighbor" to the community through the years. I can only deduce that there are city council members who are acting out of spite or financial motivation to prevent this project from getting the appropriate permits and zoning.

I look forward to your response to my questions and concerns.

Sincerely,
Catherine McConnachie
(206)546-5992

From: CaraLee Cook [caraleester@yahoo.com]

Sent: Tuesday, August 26, 2008 10:17 PM

To: Steve Cohn

Subject: Rezone of property at 185th and Linden

Dear members of the city of Shoreline's planning Commision,

I live in the Richmond Highlands neighborhood of Shoreline, and wish to express my support for the re-zoning of the land on the corner of 185th and Linden Ave N., currently the James Alan Salon and the two surrounding parcels. The goal is to develop this property into a mixed use building with 36 apartments and office space.

Please grant the re-zone necessary to enable this project. There is a huge need for affordable housing in our city. Many of our transitioning households do not desire a detached single family home. Dense apartment style housing is needed, but belongs in the commercial corridors where public transport, shopping and services can be accessed on foot. The design of this project will enhance the aesthetics of the area, I especially appreciate the design of parking in the back and under the site, so it is not visible from the street view. An increase in property value increases the return of tax revenue to the city. Mixed use provides the best return for the space and resource, and is the preferred development model for urban corners.

There are many positive outcomes of this project and I urge you to grant the needed rezone so that the project moves forward with the highest number of housing units possible. If you have any questions, please do not hesitate to call me.

CaraLee Cook, (206) 546-0145

Steve Cohn

From: Dave Tousley [DTousley@nfcorp.com]
Sent: Tuesday, August 26, 2008 9:22 AM
To: Steve Cohn
Subject: Rezone request for 18501 Linden Ave N. #201753

Dear City of Shoreline Planning Commission

I am writing this letter in support of the Rezone Request at 18501 Linden Ave N., #201753.

The City Council of the City of Shoreline has adopted a housing strategy, a sustainability strategy and an economic development strategy. I assume that means the council supports these strategies. The project planned for the James Alan Salon property also supports those strategies.

It is time for the planning commission, the city and the city council to start supporting the well established small businesses in our community and approving this rezone might show that Shoreline can be a business friendly community.

Sincerely,

David & Roseann Tousley

8/26/2008

16229 14th Ave. NE
Shoreline, WA 98155
August 25, 2008

To: Shoreline Planning Commission

From: Janice R. Ellis

Re: **Public Hearing: Rezone Request at 18501 Linden Ave N, #201753**
(James Alan Salon project)

As a resident of Shoreline since 1966 and a client of the James Alan Salon for many of those years, I am writing in support of their request for a rezone to permit the teardown of the old salon and the construction of a new building which would house the salon on the first floor and 34 apartments on floors above. My support lies in three main areas.

1. The salon has been a significant business in Shoreline for 28 years. With 25 employees it is an important part of the overall economic structure of the community. As a business it has been very successful and has received an award for the quality of the management and the way employees are treated. This is the type of small business that Shoreline needs both to serve residents and to enhance the overall livability of the city. If the city does not support this rezone, it may not be economically viable for the Salon to rebuild in the city of Shoreline. Forcing a business such as this to relocate is a loss for all. Sustaining Shoreline's business climate is important.
2. All businesses serving the public need to address issues of access. As a retired person, I recognize that there is a significant aging population in the city of Shoreline as well as individuals with disabilities. The old building (not the current temporary one) lacked appropriate access for those with any kind of disability. A new building with adequate parking and access is essential for a business that must serve the public. The plan would include adequate parking for clients as well as residents and thus would not impinge on the neighboring housing area. As an individual who may need an accessible salon in the future, I encourage support for a business that is making this change a part of its planning.
3. Placing high density apartment housing close to the Aurora corridor meets multiple community needs. Apartments are essential for many individuals for whom purchasing a home may not be either desirable or in some instances possible. This is true of those with lower incomes, young people beginning independent living, the disabled, some older individuals, and those who simply prefer apartment living. This urban center on Aurora would be a great place for apartment dwellers and the number of units would add significantly to a segment of the housing stock of the city that is greatly needed. These apartments would be close to bus lines, near shopping and medical resources, and within easy walking distance of the Interurban Trail and other community amenities. This is an environmentally sound plan as we all search for ways to decrease the use of single person car trips.

Steve Cohn

From: Monica Johns [Monica.Johns@tideworks.com]
Sent: Monday, August 25, 2008 10:43 AM
To: Steve Cohn
Subject: Public Hearing: Rezone Request at 18501 Linden Ave N, #201753
Importance: High

Dear Planning Commission:

Please note that I am a Shoreline resident and a valid registered voter.

This email serves as my support for the James Alan Salon Project.

Below are few of my reasons as to why I am in support of said project:

- This development supports the economic development strategy, the sustainability strategy and the housing strategy, all three of which have been adopted by the city council
- All 70 parking spaces will be below and behind the building, making for very nice street appeal
- It is responsible growth – multi-family dwellings planned one block off of Aurora (not in the residential neighborhoods)
- James Alan Salon has been a responsible community business and partner for over 28 years and during this time, James Alan Salon has made countless service and financial contributions back to the community.
- Both the business and residences will add to the city's economic development

Thank you,
Monica Johns
638 NW 181st Court
Shoreline WA 98177

Steve Cohn

From: Joan Dressler [gemlady@mail.com]
Sent: Monday, August 25, 2008 5:31 PM
To: Steve Cohn
Subject: Support For The James Alan Salon Project

I am writing in support of a rezoning of the property, James Alan Salon project at 18501 Linden Ave N, #201753.

This development is in line with recommendations from the Housing Commission, as well as being in line with Shoreline's growth plan.

It is responsible growth with multi-family dwellings planned one block west of Aurora Avenue, not in residential neighborhoods. At the same time it will provide 34 apartments to assist with the replacements of those apartments lost through condo conversions.

The Salon has been a responsible community business and partner for over 28 years. Both the business and residences will add to the city's economic development.

Thank you for taking this rezoning proposal under serious consideration.

Yours truly,
Joan Dressler, Shoreline Resident

--
Be Yourself @ mail.com!
Choose From 200+ Email Addresses
Get a **Free Account** at www.mail.com!

Steve Cohn

From: anastacia spear [anastacia_spear@hotmail.com]
Sent: Friday, August 22, 2008 6:02 PM
To: Steve Cohn
Subject: #201753

To Whom It May Concern:

I am writing in support of the James Alan Salon project, I would like to state a few key points in my support of the project.

First, the James Alan Salon has been a responsible community business and partner for over 28 years and during this time, the salon has made countless service and financial contributions back to the community. Second, over 25 employees are employed by the salon and almost half of them are Shoreline residents, Third, their development is in line with recommendations from the Housing Commission as well as in line with Shoreline's growth plan. Lastly, their development plans support the economic development strategy, sustainability strategy and housing strategy, all three of which have been adopted by the city council.

Thank you for your time.

Respectfully,
Anastacia Spear

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Steve Cohn

From: rlspeed@aol.com
Sent: Friday, August 22, 2008 9:09 AM
To: Steve Cohn
Subject: Public Hearing: Rezone Request at 18501 Linden Ave N, #201753



To: City of Shoreline Planning Commission
From: Valerie Speed
Subject: Public Hearing Rezone Request at 18501 Linden Ave N, #201753
Date: August 22, 2008

I am sending this testimony in regards to the zoning change needed for the James Alan Salon building project at the above noted address. As a twenty five year resident of Shoreline, and a ten year patron of the salon, I urge you to approve this application.

The City of Shoreline has promoted sustainability, responsible growth and multi-family housing near to business districts. This project meets these goals set out by the city council, and provides so much more! The salon, in addition to providing great services to its customers, employs over 25 people, many of whom live in the city. It has been an established and responsible community member, participating in local organizations and charities. The new building will provide apartments, which are disappearing at an alarming rate. Last but not least, the proposed project provides for on site parking which should please patrons, neighbors and general citizens as well! It is located on a major bus route, and one block from the busy Aurora corridor, an ideal setting for a project of this kind.

I would like to also point out there is an adjacent property with recently completed project of condominiums, and there is a large, long standing condominium complex on Linden north of the property adjacent to the power/phone substation. I think these structures indicate that this proposed project is ideally suited to this location.

Fortunately for the patrons of this great business, they have stayed open in a temporary location. Hopefully, with your approval and the City's blessing, they will be able to return to their original location as soon as possible. Thank you.

Steve Cohn

From: DANIEL LYONS [danlyons1@verizon.net]
Sent: Thursday, August 21, 2008 10:36 AM
To: Steve Cohn
Subject: Rezone request at 18501 Linden Ave. N. #201753

Dear Planning Commission members,

It seems to me that the community would benefit from construction of additional rental apartments, and to accomplish this it will apparently be necessary to change the present zoning at the subject address from "Community Business" to "Regional Business".

Therefore, we strongly urge you to make this change.

Daniel and Maureen Lyons
18033 13th Ave. NW
Shoreline, WA 98177

8/21/2008

Steve Cohn

From: Lamar and Cathy Scott [scott7911@msn.com]
Sent: Thursday, August 21, 2008 8:30 PM
To: Steve Cohn
Subject: James Allen Salon Project

We want to express our support for the James Allen Salon Project.

We strongly support development of new apartments in Shoreline particularly those along public transportation corridors and within walking distance of shopping and community services. It is past time for our community to recognize the importance of development that does not rely on private vehicles generating more traffic and causing more road construction.

This is a responsible development, consistent with Shorelines growth plan, by a responsible community business.

Lamar Scott
Cathy Scott
2133 N 159th St
Shoreline, WA 98133

Steve Cohn

From: Gordon Mehus [gm.boosters@verizon.net]
Sent: Thursday, August 21, 2008 4:07 PM
To: Steve Cohn
Subject: Public Hearing: Rezone Request at 18501 Linden Ave N, #201753

Dear Mr Cohn,

I am writing to express my complete support for the zoning variance requested by James Alan Salon. This is *exactly* the type of business activity that we in Shoreline should be encouraging at every turn. James Alan has been a fixture at the 185th and Linden location for many years. They have supported the community in a number of ways and proven to be a very good neighbor. Now they want to improve and expand their business. They have earned any assistance the City can offer.

The James Alan project is the perfect use of a location that abuts a utility sub-station, a bank, a real estate office, Fred Meyer and one of the busier intersections on 185th. What better use is there for this particular property? It puts higher density apartments within walking distance of mass transit and shopping. The parking is off-street, which I personally feel is important. The new, revived business and additional residences will add to Shoreline's economic development.

The City needs to do everything it can to encourage and keep businesses like James Alan Salon here in Shoreline.

Sincerely,
Gordon Mehus
17 Year Shoreline Resident

Steve Cohn

From: Allen Anderson [jeada1118@gmail.com]
Sent: Wednesday, August 20, 2008 11:10 AM
To: Steve Cohn
Subject: Improving Shoreline

Planning Commission, City of Shoreline

Dear Ladies and Gentlemen

I am writing on behalf of the Rezone Request at: 18501 Linden Avenue North # 201753

I favor the proposed rezone and the building proposed for that site. Having served on the City's Economic Development Committee, this is just one type of development for the City that the committee envisioned.

As I understand the proposed building it will consist of a business and thirty-four apartments with more than adequate parking. The site is geographically located to provide easy access for the tenants to a wide variety of businesses, medical facilities, restaurants, banks and public transportation. I am assured that the building will have street appeal and be a meaningful addition to the City of Shoreline.

The proposed building accomplishes many benefits to the City including: A business site to provide meaningful employment, additional housing, and improvement to the neighborhood.

The owners of the property have been in business over over a quarter of a century and have long been contributors, hands-on and financially, to the community of Shoreline. While I have met Mr. Fairfax, I am not involved in any way with him or his business. My interest is solely on the improvement to the City of Shoreline.

I ask your approval of this zoning change and recommendation to the City of Shoreline Council.

If the current building code will allow a single use building of business offices but not allow a mixed used building of the same size the City should really change to code.
Sincerely,

Allen D. Anderson
19819 5th Avenue NW
Shoreline WA 98177
206 546 6631

Steve Cohn

From: Witeck, Jennifer L [Jennifer.L.Witeck@mercerc.com]
Sent: Wednesday, August 20, 2008 12:06 PM
To: Steve Cohn
Subject: Letter in Support of the James Alan Salon Project, #201735

Dear Shoreline Planning Commission Members:

My name is Jennifer Witeck and I am writing to you in support of the James Alan Salon Project (#201735). I respectfully encourage the Planning Commission to honor the project's request to rezone their location at 18501 Linden Avenue North.

Although I am not a Shoreline resident, I am in support of the Salon project being rezoned as a Regional Business vs. a Community Business. I live in Ballard and I have been a James Alan Salon customer over the past seven years. Hearing about their project, I believe the retail and residential space created by the project would benefit both the Shoreline community and the region as a whole. The salon has a 28-year history of being a respectable community-involved business and it is only logical that their project would continue to directly benefit the city of Shoreline.

From the retail perspective, the development of this property supports the economic development strategy and the sustainability strategy adopted by the city council. With its location, the new building would provide easy access to public transportation as well as other retail services such as food, medical/dental, pharmacy, restaurants and banking, thereby generating financial growth to surrounding businesses in the community. With new retail space available, the Shoreline community will benefit from the increased economic growth.

From the residential perspective, the development is in line with recommendations from the Housing Commission as well as Shoreline's growth plan. The 34 apartments will help mitigate the limited apartment availability created by the past several years of condo conversions, thus providing a financially-viable option for Shoreline residents. With the easy access to transportation and other businesses mentioned above, residents will also add to the city's financial success.

Again, I encourage the Planning Committee to approve the rezoning request. With the responsible community growth provided by this multi-family dwelling and additional retail space, Shoreline could only benefit from the James Alan Salon project.

Sincerely,
Jennifer Witeck

This e-mail and any attachments may be confidential or legally privileged. If you received this message in error or are not the intended recipient, you should destroy the e-mail message and any attachments or copies, and you are prohibited from retaining, distributing, disclosing, or using any information contained herein. Please inform us of the erroneous delivery by return e-mail. Thank you for your cooperation.

FE01

Steve Cohn

From: Tom Corbett [tom.corbett@comcast.net]
Sent: Wednesday, August 20, 2008 1:21 PM
To: Steve Cohn
Subject: James Alan Hair Salon - Public Hearing: Rezone Request at 18501 Linden Ave N, #201753

To: Shoreline Planning Commission
From: Tom Corbett, 19599 - 27th Ave NW, Shoreline, WA 98177
Date: August 20, 2008

I strongly support James Alan Solon's rezoning request. The city of Shoreline desperately needs more affordable housing alternatives that simply cannot be found in the city today. With 4 million new residents expected in the Puget Sound region by 2050, we need to begin to make room today. Having traveled to many locations in Europe and Asia, I have seen the huge benefits that cities and even small towns realize with higher-density housing, particularly near areas like 185th and Aurora. With its access to shopping, medical/pharmacy, restaurants, banking and bus lines, it could be an ideal location for independent seniors. With its easy access to the Interurban Bike Trail, it could be ideal housing for students going to Shoreline Community College, or even U.W. and S.P.U., who would appreciate the savings made possible by biking rather than driving and parking. Both of these groups need more affordable housing, and would be happy to live within the smaller spaces. In other cities, I have witnessed people who have smaller living quarters make better use of "third places", such as coffee shops, book stores, and restaurants, which keeps a community healthy and vibrant. Higher density means more eyes on the street, which would help keep Aurora and the neighborhoods nearby more crime-free. The city would be making a positive statement and taking a leadership role with regard to sustainable development, since the construction, heating, and maintenance of these units would be leaving a significantly smaller carbon footprint per resident. I know that the Planning Commission has wisely supported this project in the past, and that it has been the City Council that has stood in the way. I hope that you can continue to educate the City Council to see that projects like this are the way of our future. The huge demand and exceedingly small supply of units such as these guarantee that they would seldom/never be vacant.

In the interest of public disclosure, I would not benefit financially or any other way directly or indirectly, other than my general level of satisfaction would increase in knowing that I live in a city that gives more than lip-service support of economic development, sustainability and affordable housing.

Most sincerely,
Tom Corbett
19599 - 27th Ave NW
Shoreline, WA 98177

August 20, 2008

Planning Commission
City of Shoreline

Re: Rezone Request at 18501 Linden Ave N., #201753

Dear Commissioners,

This is a request for you to support the James Alan Salon project. The proposal to rezone the area at 18501 Linden Ave N. would benefit our city. It would continue the effort to provide more affordable housing choices for Shoreline and also concentrate the multi-unit housing with businesses within walking distance of other businesses and accessible to public transportation.

As a 40 year resident of Shoreline, I participated in the visioning process prior to incorporation, participated in the King County citizen panel that recommended incorporation and was a member of the public works committee upon incorporation. Throughout these activities there was an effort to protect residential areas and focus business in areas easily accessed by public transportation. We need to support those businesses that cooperate with this goal.

As I understand the James Alan Salon project, having 34 apartments and parking spaces below and behind the building would reduce the amount of in and out traffic and make it easier for residents to walk. It supports the economic development strategy, the sustainability strategy and the housing strategy adopted by the city council.

James Alan Salon has been a model business in Shoreline by providing volunteer services, participating in community activities and providing excellent hair cuts to us citizens over the years. This is the type of business we should be encouraging in Shoreline.

Please support the James Alan rezone request. You will be helping to implement the vision of Shoreline as a safe, friendly and economically viable community.

Respectfully,

Eddie Loyer Nelson
19544 15th Ave NW
Shoreline, WA 98177
206-546-6323

Cc: James Alan Salon

Steve Cohn

From: d.fosmire@comcast.net
Sent: Wednesday, August 20, 2008 2:18 PM
To: Steve Cohn
Subject: Public Hearing: Rezone Request at 18501 Linden Ave N, #201753

Dear Mr. Cohen,

I am writing to express my support for the re-zone request at the property located at 18501 Linden Ave. N. I am surprised to hear that the City Council has still not approved this re-zone. As a Shoreline resident who holds a degree in Urban Geography from the University of Washington I would offer several reasons this property re-zone should be approved.

It has access to public transportation as well as services such as food, medical/dental, pharmacy, restaurants, and banking located on the Aurora Corridor.

This project falls within the parameters of the economic development strategy, the sustainability strategy and the housing strategy, all three of which have been adopted by the City Council.

This development is in line with the GMA as well as supporting Shoreline's growth plan.

As the owner of apartments in Seattle who has resisted condo conversion, this new building will provide 34 apartments helping increase the limited number of apartments built in the past several years of condo construction and conversion.

It provides for responsible growth – multi-family dwellings built near the Aurora Corridor and not in adjacent residential areas.

Both the retention of James Alan Salon business and construction of new multi-family residences will add to the city's economic growth.

Sincerely,

David Fosmire

8237 14th Ave NW
bsp;

8/20/2008

Steve Cohn

From: CRAIG SCHOCH [schoch5@msn.com]
Sent: Tuesday, August 19, 2008 3:35 PM
To: Steve Cohn
Subject: Fw: James Alan Salon

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

From: CRAIG SCHOCH
To: schohn@ci.shoreline.wa.us
Sent: Tuesday, August 19, 2008 3:33 PM
Subject: James Alan Salon

I have been a resident in Shoreline for the past 22 years. I ask the Planning Commission to reconsider the request and rezone the property to "Regional Business". James Alan Salon has been a supporter in this community for many years. They donate their time and materials to support the education system here. This is a responsible owner who will add to the city's economic development.

Thank you,

Patty Schoch
518 North 188th Street
Shoreline, WA 98133

Steve Cohn

From: emoke@windermere.com
Sent: Tuesday, August 19, 2008 3:36 PM
To: Steve Cohn
Subject: James Alan Salon

Dear Mr. Cohn,

As a member of Shoreline Breakfast Rotary and immediate past president, I am requesting the Council's support of and the Planning Commission's approval of the rezone request #201753 for the James Alan Salon. These people are a vital part of our community and do so much pro-actively to support the community's needs. Their proposal is in excellent taste and would enhance the aesthetics of the neighborhood.. Additionally it would provide quality affordable housing and parking. I urge all to support a positive motion.

Thank you,

Emoke Rock

Emoke Rock
Associate Broker
Windermere G.H. L.L.C.
cell: 206-794-2920
office: 425-672-1118
web: emoke.com

Steve Cohn

From: harrysloan@comcast.net
Sent: Tuesday, August 19, 2008 10:40 AM
To: Steve Cohn
Subject: Rezone request at 18501 Linden Ave N #201753

Steve,

I hope this e-mail finds you well. I'm writing to you in support of a rezone request #201753 for the James Alan Salon.

As you well know, we spent a year together as part of the Shoreline Housing Commission effort to help identify the future housing needs for the city of Shoreline and how best to meet those needs. By way of background I lived in Shoreline for four years and currently work in Shoreline as a Windermere residential specialist. I'm also a client of the James Alan Salon.

As a client I've come to appreciate how much the Salon contributes back to the community and its reputation as one of the best places to work. As a residential specialist and a past member of the Housing commission I can appreciate that the development supports the economic development, housing and sustainability strategies adopted by the city council.

Over the course of a year the Housing Commission looked at a variety of possibilities for the city and found in some instances how difficult it can be to find a perfect solution where a development can make economic sense for the developer while staying within the character and guidelines of the city's plan. The James Alan request comes as close as any I've seen to fitting that "perfect solution".

- >It has great access to public transportation.
- >Gives the city 34 new apartment units
- >All 70 parking spaces will be below and behind the building making for nice street appeal.
- >It is not out of character for the neighborhood.

The James Alan Salon has been a productive member of the Shoreline Community for over 28 years and I urge you and the rest of the planning commission to approve the rezone request.

Thanks for taking the time to read and consider this.

Sincerely,

Harry

Harry D Sloan
206-295-9551

8/19/2008

Steve Cohn

From: Barbara Boldrin [Barbara.Boldrin@PREMERA.com]
Sent: Tuesday, August 19, 2008 9:00 AM
To: Steve Cohn
Subject: James Allen Salon Proposed Project

I have lived in Shoreline since 1996 and live a block and a half from the James Allen Salon location at the corner of Linden and 185th. I've been a customer of the salon for the past several years and drive and walk by the location daily.

This area has been commercial in nature from the day I arrived. The proposed enlargement of the James Allen Salon seems very consistent with the development of the area and should enhance the quality of life for nearby residents in bringing more services to the area within walking distance of where they live. I feel the proposed building and the services proposed would help to anchor the intersection considering the proposed changes for the Mason building and the already existing structures for Windermere Realty, the Bank of America, Fred Meyer and the dental offices adjacent to the fire department.

The volume of traffic on 185th certainly isn't compatible with private residential use and the provisions built into the plan for James Allen for parking seem responsible and well considered. Frankly, I don't understand the opposition to this project as originally proposed but do hope you will reconsider the current proposal and approve it.

Thank you for your service to the community.

Barbara Boldrin
18233 Linden Avenue N
Shoreline, WA
206-546-9649

Steve Cohn

From: Barbara Boldrin [Barbara.Boldrin@PREMERA.com]

Sent: Tuesday, August 19, 2008 9:00 AM

To: Steve Cohn

Subject: James Allen Salon Proposed Project

I have lived in Shoreline since 1996 and live a block and a half from the James Allen Salon location at the corner of Linden and 185th. I've been a customer of the salon for the past several years and drive and walk by the location daily.

This area has been commercial in nature from the day I arrived. The proposed enlargement of the James Allen Salon seems very consistent with the development of the area and should enhance the quality of life for nearby residents in bringing more services to the area within walking distance of where they live. I feel the proposed building and the services proposed would help to anchor the intersection considering the proposed changes for the Mason building and the already existing structures for Windermere Realty, the Bank of America, Fred Meyer and the dental offices adjacent to the fire department.

The volume of traffic on 185th certainly isn't compatible with private residential use and the provisions built into the plan for James Allen for parking seem responsible and well considered. Frankly, I don't understand the opposition to this project as originally proposed but do hope you will reconsider the current proposal and approve it.

Thank you for your service to the community.

Barbara Boldrin
18233 Linden Avenue N
Shoreline, WA
206-546-9649

August 12, 2008

City of Shoreline
17544 Midvale Ave. N.
Shoreline, WA 98133

RECEIVED

AUG 12 2008

RE: Application #201753
18501 and 18511 Linden Ave.
Attn: Steve Szafran


CITY CLERK
CITY OF SHORELINE

To whom it may concern:

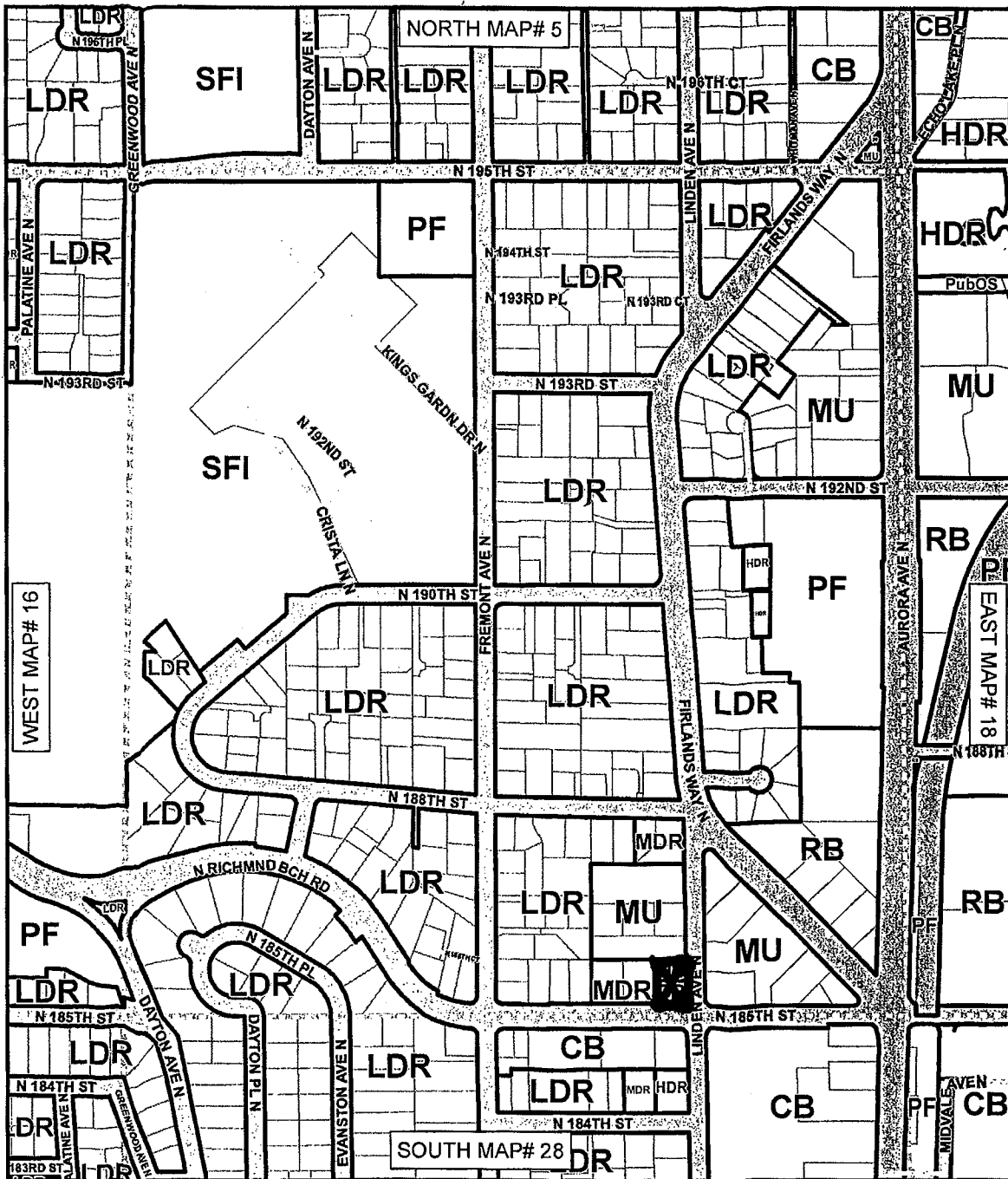
This application does not meet the requirements of the Shoreline city comprehensive plan and should be denied as described in the current proposal. As is evident from the address of the project it is sited on a neighborhood street and not an arterial as directed by the comprehensive plan. In reviewing the information submitted to the public at a public meeting I saw that the height of the building is contrary to the Shoreline comprehensive plan. The comprehensive plan has directed this height of structure to be located on Aurora Avenue not adjacent to a residential neighborhood. The proposal representative at the meeting I attended made the statement that the stair stepping of this structure on the west side met the intent of the "wedding cake" statement in the comprehensive plan. The height of this structure by being placed next to a residential neighborhood will negate the plan for Aurora Avenue because buildings will need to be very high to be above this structure. The property value increases dramatically at the height of 65 feet and above because a view of Puget Sound and downtown Seattle is available at that height. The wedding cake concept in the comprehensive plan preserved views on the west side of Aurora Avenue because structures a block or more to the west of Aurora could not be significantly taller than those sited on Aurora.

The adjoining structures across from this proposal are no where near as high as this building. The concept of "community business" is not intended to create such a high structure that towers over every other residence and commercial building in the neighborhood. Mixed use zoning such as the Echo Lake site is sited on Aurora Avenue. Just because this property came up for sale before the properties on Aurora Avenue is no reason to rezone this property and in effect amend the comprehensive plan. It appears that these concerns were not correctly taken into consideration when the DNS for this site was issued.

Sincerely,


Kenneth Howe
745 N. 184th Street
Shoreline, WA. 98133

206-546-6883

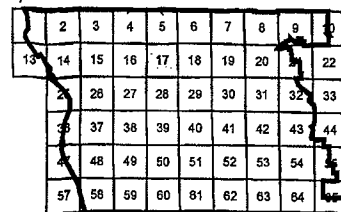


**CITY OF SHORELINE COMPREHENSIVE PLAN
LAND USE MAP**

Plot Date: 2/6/2007

Land Use Designation Legend

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



MAP # 17

1:3,600

0 75 150 300 450 600 Feet

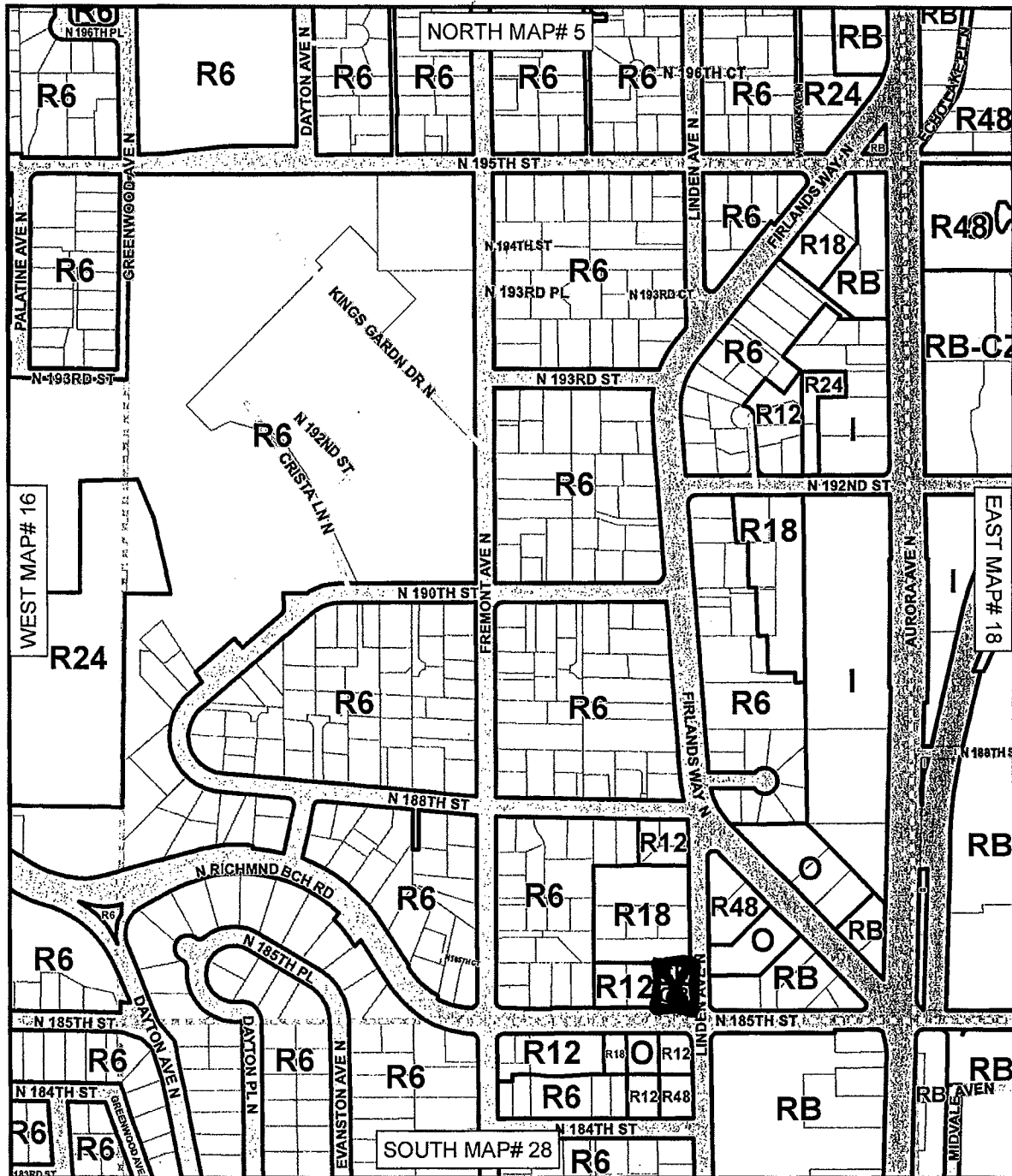
- Map Tile Lines	- Unclassified ROW
- City Boundary	- Parcel Line

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

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



SW1/4-S6-T26N-R4 E



Plot Date: 5/4/2007

CITY OF SHORELINE ZONING MAP

Zoning Legend

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

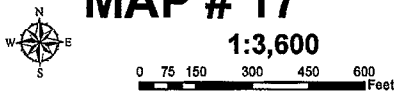
Feature Legend

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

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25	26	27	28	29	30	31	32	33	
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47	48	49	50	51	52	53	54	55	
57	58	59	60	61	62	63	64	65	

MAP # 17

1:3,600



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

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



SW1/4-S6-T26N-R4 E