

AGENDA  
 CITY OF SHORELINE PLANNING COMMISSION  
 REGULAR MEETING



Thursday, March 5, 2009  
 7:00 p.m.

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

	<u>Estimated Time</u>
<b>1. CALL TO ORDER</b>	7:00 p.m.
<b>2. ROLL CALL</b>	7:01 p.m.
<b>3. APPROVAL OF AGENDA</b>	7:02 p.m.
<b>4. DIRECTOR'S COMMENTS</b>	7:03 p.m.
<b>5. APPROVAL OF MINUTES</b>	7:08 p.m.
a. February 19, 2009	
<b>6. GENERAL PUBLIC COMMENT</b>	7:10 p.m.
<p><i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, the General Public Comment period will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly state their first and last name, and city of residence.</i></p>	
<b>7. STAFF REPORTS</b>	
a. Transportation Master Plan Update	7:15 p.m.
b. 2009 Comprehensive Plan Amendment Docket	8:00 p.m.
<b>8. PUBLIC COMMENT</b>	8:45 p.m.
<b>9. DIRECTOR'S REPORT</b>	8:50p.m.
<b>10. UNFINISHED BUSINESS</b>	8:55 p.m.
a. Debrief of March 2 Visioning Town Hall	
<b>11. NEW BUSINESS</b>	9:15 p.m.
<b>12. REPORTS OF COMMITTEES &amp; COMMISSONERS/ANNOUNCEMENTS</b>	9:20 p.m.
<b>13. AGENDA FOR March 19, 2009</b>	9:25 p.m.
<b>14. ADJOURNMENT</b>	9:30 p.m.

*The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.*

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# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

February 19, 2009  
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 Perkowski  
Commissioner Piro  
Commissioner Wagner

### Staff Present

Joe Tovar, Director, Planning & Development Services  
Steve Cohn, Senior Planner, Planning & Development Services  
David Levitan, Associate Planner, Planning & Development Services  
Jessica Simulcik Smith, Planning Commission Clerk

### Commissioners Absent

Commissioner Pyle

### CALL TO ORDER

Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:06 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, Perkowski, Piro and Wagner. Commissioner Pyle was excused.

### APPROVAL OF AGENDA

The agenda was approved as presented.

### DIRECTOR'S COMMENTS

Mr. Tovar reported that as per the Commission's recommendation, the City Council approved a regulation to reroute quasi-judicial items that would normally come before the Commission to the

Hearing Examiner. This regulation would be applicable on a one-year trial basis. He noted that master plans would be exceptions, and he anticipates a number of them coming before the Commission in the near future.

Mr. Tovar further reported that staff made a presentation to the City Council on February 9<sup>th</sup> regarding potential amendments to the City's regulations dealing with trees and vegetation. After a lengthy discussion, the City Council agreed to forward a citizen group's proposal, along with the staff report that listed nine topical areas that the tree regulation amendments could include, to the Planning Commission for review. Staff anticipates providing further information regarding this item at the Commission's special meeting on February 26<sup>th</sup>. The Commission would have an opportunity to discuss the appropriate process for moving the item forward. They could then report back to the City Council for further direction. Mr. Cohn noted that a portion of the information was provided in the Commission's February 26 agenda packet as "Attachment 1."

Mr. Tovar announced that he met with the Richmond Beach Neighborhood Association on February 10<sup>th</sup> to discuss the status of Snohomish County's proposed Point Wells Comprehensive Plan Amendment. Approximately 60 people were in attendance, including several City-elected officials. He advised that he met with executive staff at the Snohomish County Courthouse on February 18<sup>th</sup>, and they indicated a public hearing on the amendment is scheduled for February 24<sup>th</sup>. Steve Cohn would attend the public hearing to present the City's initial comments regarding the merits of the proposal. People have until March 23<sup>rd</sup> to comment on the draft Environmental Impact Statement, as well. Mr. Tovar summarized that based on Snohomish County's accelerated process for approving their amendments by June, staff would propose the City Council also accelerate the Planning Commission's work on proposed amendments to the City's Comprehensive Plan and Development Regulations.

### **APPROVAL OF MINUTES**

The minutes of February 5, 2009 were accepted as amended.

### **GENERAL PUBLIC COMMENT**

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

### **CONTINUATION OF SMALL GROUP WORKSHOPS ON DRAFTING VISION STATEMENT AND FRAMEWORK GOALS**

Mr. Cohn suggested the Commission break into two groups: one group would focus on the Vision Statement, and the other group would focus on the Framework Goals. He announced that staff anticipates forwarding the Framework Goals and the Vision Statement Narrative to the City Council for discussion at their February 23<sup>rd</sup> Meeting. He reminded the Commission that the documents would be presented to the public at a Town Hall Meeting on March 2<sup>nd</sup> at Meridian Park Elementary School.

The Commission discussed whether it would be appropriate to maintain the same groups that were established at the February 5<sup>th</sup> meeting or modify the groups so that Commissioners have an opportunity to provide input on both of the items. Vice Chair Hall stressed the importance of the entire Commission

having an opportunity to review both documents so that the final products can become the work of the Commission, as a whole, rather than the work of a subcommittee.

**THE COMMISSION RECESSED THE REGULAR MEETING AT 7:25 P.M. TO CONDUCT THE SMALL GROUP WORKSHOPS ON DRAFTING A VISION STATEMENT AND FRAMEWORK GOALS. THE REGULAR MEETING WAS RECONVENED AT 10:22 P.M.**

**FINAL RECOMMENDATION ON DRAFT VISION STATEMENT AND FRAMEWORK GOALS**

**COMMISSIONER BEHRENS MOVED THE COMMISSION RECOMMEND TO THE CITY COUNCIL THE PLANNING COMMISSION'S DRAFT VISION STATEMENT AND SET OF FRAMEWORK GOALS. COMMISSIONER PIRO SECONDED THE MOTION.**

Vice Chair Hall said he was very impressed with the work of the subcommittees. He commended Commissioner Perkowski for compiling all of the Commission's discussions into a draft Vision Statement and Commissioner Wagner for helping her group get through the Framework Goals very quickly. He commended all of the Commissioners for providing suggestions and materials to aid the discussions. He emphasized that the Commission was able to accomplish their task of creating the draft documents in just two meetings. Commissioner Piro also commended staff for providing excellent and detailed support throughout the process. Chair Kuboi added that Vice Chair Hall did a wonderful job of presenting ideas and facilitating the work groups. Mr. Tovar commended the Planning Commission for doing a fabulous job of working through the two documents and preparing them in a final form that could be forwarded to the City Council.

Commissioner Kaje recalled that throughout the process, the Commission has gravitated to the idea of providing some images or artwork to complement the narrative. He noted that this could become a tool to further illustrate the intent of the verbiage. He suggested this concept be shared with the City Council, as well. Mr. Tovar suggested the Commission think about illustrations that would amplify the words in the document. He recalled the Commission previously discussed the idea of providing diagrammatic representations of some of the concepts. He said he anticipates at least some of the City Council members will have a desire to translate some of the language onto maps representing the City to illustrate some of the concepts such as neighborhood centers, major transportation corridors, etc. He noted that once the draft language has been reviewed by the City Council, the Commission would have an opportunity to further refine the documents before they are presented for public hearings in April.

Commissioner Broili recalled a "green street" project to the south that was difficult to push through. The person in charge was able to get people on board by going through a process of graphically showing the choices. This exercise helped people understand what the possibilities were. He agreed with Commissioner Kaje that graphics are important to help people understand concepts that are foreign to them.

**THE MOTION CARRIED UNANIMOUSLY.**  
**PUBLIC COMMENT**

There was no one present in the audience.

**UNFINISHED BUSINESS**

There was no unfinished business to discuss.

**NEW BUSINESS**

Chair Kuboi pointed out that the Commission typically elects new officers at their first meeting in April. He suggested Commissioners start thinking about who they want to appoint.

**REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS**

None of the Commissioners provided reports during this portion of the meeting.

**AGENDA FOR NEXT MEETING**

**Special Meeting on February 26, 2009**

Mr. Cohn announced that in addition to a discussion about potential amendments to the tree regulations, the Commission would also conduct a public hearing on the Development Code Amendments that were initially presented to the Commission in early December.

Ms. Simulcik Smith reported that she forwarded the Commission's questions regarding the Transit Resolution to Alicia McIntire, who indicated she would prepare a written response for the Commission by March 5<sup>th</sup>.

**ADJOURNMENT**

The meeting was adjourned at 10:32 P.M.

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Sid Kuboi  
Chair, Planning Commission

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Jessica Simulcik Smith  
Clerk, Planning Commission

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

<p><b>AGENDA TITLE:</b> Transportation Master Plan Update</p> <p><b>DEPARTMENT:</b> Public Works</p> <p><b>PRESENTED BY:</b> Kirk McKinley, Transportation Services Manager Alicia McIntire, Transportation Planner</p>
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**EXECUTIVE SUMMARY**

In 2009, the City of Shoreline will begin an update of the Transportation Master Plan. The City's current TMP was adopted in July 2005, in conjunction with the City's last major Comprehensive Plan update. Since its adoption, changes have occurred in the City's transportation environment and an update is merited at this time.

The TMP identifies policies to achieve the City's vision for its transportation future and contains the transportation funding program for implementation. These policies affect choices for travel mode, such as car, bus, bicycle or on foot. By identifying transportation priorities and the funding to support them, the TMP is able to recommend what projects are built and what programs are pursued.

The current TMP addresses existing vehicular and nonmotorized transportation systems, as well as transit. Traffic volumes are forecast until 2022 and the City's anticipated transportation levels of service are based upon this forecast. The current plan includes criteria that were established for future project evaluation and recommended improvements for safe and friendly streets are listed. A brief financial analysis identifying revenues, expenditures and a funding plan for future projects is also included in the current plan.

The TMP update is scheduled to take approximately 18 months. It will be a major update that will include development of a Nonmotorized Transportation Plan and a Transit Plan. The finished product will also include updated traffic modeling, concurrency standard update, creation of a master street plan and development of a funding strategy, maintenance standards and policies and implementation strategies.

**STAFF RECOMMENDATION**

No official action is required at this time; however, input and comments from the Commission will be helpful.

## **I. INTRODUCTION**

The City of Shoreline is prepared to begin an update of the Transportation Master Plan (TMP) in 2009. Since adoption of the City's current TMP in July 2005, the City's transportation environment and needs have changed and an update to the plan is needed to reflect those changes. It is anticipated that this update will coincide with updated growth targets for the City, as well as the next update of the City's Comprehensive Plan.

## **II. BACKGROUND**

The current TMP includes an inventory of the existing transportation system and traffic forecasts for the year 2022. These forecasts were used to calculate impacts to the City's transportation facilities and identify necessary improvements to ensure the City's transportation network continues to function in accordance with our adopted Level of Service standards. Criteria are identified in the plan that were utilized when evaluating projects as recommended improvements and a financial analysis was performed to identify funding opportunities for improvements.

Since 2005, there have been significant changes to the City's transportation facilities. The Interurban Trail, a heavily used bicycle and pedestrian path, was completed, providing residents with a nonmotorized transportation alternative that stretches the length of the City from north to south and connects with a variety of goods, services and housing. The first mile of improvements to Aurora Avenue North were completed, resulting in a safer environment for pedestrians and transit users, as well as vehicles. Similar improvements are planned for the northern two miles of Aurora Avenue North and construction of these improvements in the second mile of Aurora are scheduled to begin this summer. New businesses have located all along the corridor, in response to or anticipation of this project. Roadway improvements in North City have also changed the look and feel of the neighborhood, resulting in significant redevelopment. Sidewalks have been constructed in neighborhoods throughout the City under the City's priority sidewalks program.

New transit services are also planned for Shoreline. As part of Metro's Transit Now program, approved by voters in November 2006, bus rapid transit (BRT) service is scheduled for implementation on Aurora Avenue North from Shoreline to downtown Seattle, beginning in 2013. This service is scheduled to begin in conjunction with the completion of the planned improvements to Aurora. Additionally, Community Transit is prepared to begin BRT service on SR 99 in Snohomish County, with the southern terminus at the Aurora Village Transit Center in Shoreline. Beginning in Autumn 2009, this service will run from Shoreline to Everett along SR 99. Finally, as part of the Proposition 1 package approved by voters in November 2008, Sound Transit will extend light rail service from the University District north to Lynnwood, with two stops proposed in Shoreline at North 145<sup>th</sup> Street and North 185<sup>th</sup> Street. While this service is not scheduled to begin until 2023, planning for the transportation network around the station



areas should begin now, as it will be critical in order to ensure the success of the system within Shoreline.

### **III. DISCUSSION**

The update of the TMP is anticipated to begin in March 2009 and completed by mid-2010. The project will include the following tasks and products:

- Coordination of City staff, internal and external project teams to complete the work necessary to update the Transportation Master Plan.
- Use of a coordinated and comprehensive approach to gather public input and provide for public involvement in the process.
- Development of an updated computer model that identifies capacity, safety and multi-modal needs of the City.
- Creation of a prioritized list of capital projects to be used in the development of future Capital Improvement Plans and funding options to support recommended priorities for improvements.
- Development of Nonmotorized Transportation and Transit Plans that may function as independent functional plans as well as chapters of the Transportation Master Plan.

The City's existing TMP discusses Nonmotorized Transportation and Transit, however, there is little policy language that can direct the improvement of these systems in Shoreline. These plans are necessary in order to achieve the City's goals for expansion of the bicycle, pedestrian and transit network. Development of the Nonmotorized Transportation and Transit Plans are anticipated to be early phase projects, which will be integrated into the TMP as it is completed.

Elements in the Nonmotorized Transportation Plan may include:

- Evaluation of existing pedestrian and bicycle policies, practices, programs, regulations, facilities and other factors that impact, enhance, or impede safe nonmotorized mobility.
- Development of a comprehensive bike and pedestrian route signing system and a toolbox of strategies and solutions to implement and manage the nonmotorized system.
- Development of a nonmotorized transportation implementation plan, a specific list of actions to complete in ten years, a funding strategy, and preliminary design and cost estimates for nonmotorized transportation project recommendations.
- Methodologies and programs for connectivity with other neighboring jurisdictions.

Development of the Transit Plan may include:

- Evaluation of the existing transit network, its relationship with other transportation facilities and practices, programs, regulations, facilities and other factors that impact, enhance, or impede transit use.

- Recommendations which can be applied by the City of Shoreline in order to improve transit within the City of Shoreline.
- Establishment of transit policies, strategies and priorities for the City of Shoreline.
- Development of detailed short, medium and long range strategic implementation plans. These will be specific to the three system providers within Shoreline (Sound Transit, Metro, Community Transit). Plan will evaluate service and routing options, park and ride strategy, TOD, access and service to future transit or light rail stations, fare policies, and commuter and local circulator options.

Staff anticipates utilizing citizen advisory committees for the development of these two plans. Additionally, a technical advisory committee including representatives from Sound Transit, Metro and Community Transit will be created to assist with the development of the Transit Plan.

Additional elements of the TMP update include:

- Creation of a Master Street Plan
- Development of Funding Strategies
- Transportation Modeling of the Comprehensive Plan Land Uses
- Review of the City of Shoreline Concurrency Ordinance and recommendations for new measurement methodology
- Development of Policies and Implementation Strategies for Transportation Plan

#### **IV. STAFF RECOMMENDATION**

No official action is required at this time; however, input and comments from the Commission will be helpful.



## **Memorandum**

**DATE:** February 25, 2009

**TO:** Shoreline Planning Commission

**FROM:** Joseph W. Tovar, FAICP, Director PDS  
Steven Cohn, Senior Planner

**RE:** 2009 Comprehensive Plan Docket Study Session

### **BACKGROUND**

The State Growth Management Act limits review of proposed Comprehensive Plan Amendments (CPAs) to no more than once a year. To ensure that the public can view the proposals within a citywide context, the Growth Management Act directs cities to create a docket that lists the amendments to be considered in this “once a year” review process.

The City Council, during its review, looks at the proposed amendments as a package, in order to consider the combined impacts of the proposals.

There is an exception for the “once a year” review. The exception applies to the adoption of subarea plans. The City Council is permitted to review these when they are completed.

Comprehensive Plan Amendments usually take two forms: Privately initiated amendments and city initiated amendments. For 2009, Shoreline received three CPA suggestions from private parties. The City intends to initiate one new proposal. In addition, there are others that were initiated in past years that will probably be completed this year.

The Commission will study the proposals at your next meeting, then hold a public hearing and develop a recommendation at the March 19th meeting. The City Council will review your recommendation and adopt the docket on March 23.

**ITEMS TO BE CONSIDERED FOR THE 2009 CPA DOCKET**

Privately Initiated Proposals

This year, three suggestions have been submitted for inclusion into the CPA docket. Staff's summaries of the suggestions are below. Copies of the applications are enclosed as Attachments.

**Suggestion 1 (Attachment 1)**

Proponent: Greg Logan

Summary: Suggestions to modify the Conditional Use section of the Development Code to a) add a definition for "compatibility", b) add a criterion that land use shall not cause detriment to adjacent uses, c) add a criterion that land use shall not create a blight or trash Shoreline's neighborhoods on behalf of special interests, and d) add a requirement that the City official charged with issuing a determination shall visit the adjacent property for which the determination is being made.

**Suggestion 2 (Attachment 2)**

Proponent: Les Nelson

Summary: Update policy LU-18, LU-17, and LU-19 to clarify whether Regional Business zoning should permit residential development at density greater than 48 dwellings per acre. Also clarify in LU-19 why this location of 185-192<sup>nd</sup> was chosen for an RB Comprehensive Plan designation rather than a CB Comprehensive Plan designation.

**Suggestion 3 (Attachment 3)**

Proponent: Scott Becker

Summary: Change the designation of 346 N. 148<sup>th</sup> St. from LDR (Low Density Residential) to MU to allow for a rezone and allow the development of a mixed use structure on this site and an adjacent property that is currently designated MU.

**Suggestion 4 (Attachment 4)**

Proponent: Janne Kaje

Summary: Proposed changes to the "Shoreline Today", "Neighborhoods", "Commercial Areas" and other portions of narrative in the Comprehensive Plan to add or expand references to the Ballinger neighborhood and Ballinger Commercial Area in these sections.

Publicly Initiated CPAs

This year, staff is requesting one CPA: to develop policy language that addresses development of the Point Wells site. Currently our Comprehensive Plan's major source of a vision for future Point Wells development is LU-17, which states "The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is intended to encourage the

## **Agenda Item 7.b**

development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses.”

Staff intends to develop policy language that will add more direction, but not be proscriptive.

There are a number of other CPAs in the pipeline as well. They include

- The SE Neighborhoods CAC recommended Subarea Plan which will likely include policy and map recommendations.
- The Town Center Subarea Plan – this may not be completed by the end of the year.
- The RB study—this will include permanent regulations and might entail changes to the RB and CB definitions as well. It is likely the Commission will begin work on this after the Vision is adopted and complete its work by the end of the year.

### **NEXT STEPS**

Staff will review the items that could be on the 2009 docket at your next meeting. At the March 19 meeting, the Commission will hold a public hearing and develop its docket recommendation for Council. Council is scheduled to adopt the 2009 docket on March 23, 2009.

If you have questions about the docket process or any item on the proposed docket, please contact Steve Cohn, Senior Planner, 206-801-2511 or email him at [scohn@shorelinewa.gov](mailto:scohn@shorelinewa.gov).

### **Attachments**

1. Logan Suggestion
2. Nelson Suggestion
3. Becker Suggestion
4. Kaje Suggestion

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COMPREHENSIVE PLAN—GENERAL AMENDMENT APPLICATION

Planning and Development Services

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day in January, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

A. Contact Information

If the proposal is from a group please provide a contact name.

Applicant: Greg Logan

Mailing Address 15709 2nd Ave NW

Telephone: (206) 366-8500 Fax: ( ) E-mail: greglogan@inwaiver

B. Proposed General Amendment – This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and strikethrough to indicate proposed deletions. Please note that each proposed amendment requires a separate application.

(1) Compatability is a key concept & a key criteria for land use decisions C&F CUP Decision Criteria HOWEVER THERE IS NO DEFINITION FOR COMPATIBILITY IN THE SDC. SO ADD A WORKING DEFINITION FOR COMPATIBILITY!!

C. Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) – (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

B. Cont

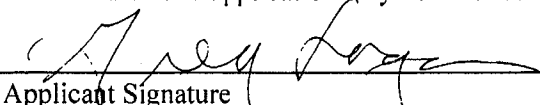
D. **Support for the Amendment** – Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasoning that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning and Development Services Department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

2 Land use shall NOT cause Detriment to adjacent uses,

3 Land use shall NOT create a blight or truth Shoreline's neighborhoods on behalf of special interests.

4 The City official charged with issuing a Determination SHALL VISIT the adjacent property for which the determination is being made.

E. **Signature** – An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

  
Applicant Signature

01/29/09  
Date

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**





**Item 7.b - Attachment 2**  
**COMPREHENSIVE PLAN—GENERAL**  
**AMENDMENT APPLICATION**

**Planning and Development Services**

**Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day in January, the amendment proposal will not be considered until the next annual amendment cycle.**

Please attach additional pages to this form, as needed.

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**A. Contact Information**

If the proposal is from a group please provide a contact name.

**Applicant:** Les Nelson

Mailing Address: 15340 Stone Ave North

Telephone: (206) 365 - 4123 Fax: ( ) \_\_\_ - \_\_\_ E-mail: froggy680@msn.com

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**B. Proposed General Amendment** – This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~strikethrough~~ to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

See attached <sup>pdf</sup> ~~word~~ document

**C. Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) –**  
(e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

Land Use, page 30-31

D. **Support for the Amendment** – Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasoning that supports the proposed amendment. *(A copy of the Shoreline Comprehensive Plan is available for use at the Planning and Development Services Department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).*

This amendment will remove the confusion and misinterpretation caused by the passage of Ordinance 276 and will allow our current land use planning to conform to the EIS as required by law.

E. **Signature** – An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

Les Nelson 1-29-09  
Applicant Signature Date

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**

**Proposed Comprehensive Plan Amendment, January 2009**

The part of the Comprehensive plan that I propose updating is Land Use policy, **LU18**, the Community Business land use designation. In addition LU19 needs to be clarified as to intent.

LU18 needs to be revised to clarify the intent of the "RB" as an allowed zoning. As the City Council discovered in review of documents in 2008, related to Ord 238, and Ord 276, the intent in 2000 and 2001 was NOT to create a change in the existing base density of 48du/acre density. Historical documents revealed that one approach was to revise the RB zoning to CB zoning, but it was decided that it would be simpler to just allow the (then current) RB zoning to "co-exist" in a CB land use area. This was clarified in a statement made in correspondence that density would not be revised.

The allowance of density higher than 48du/acre was not provided for in the Comprehensive Plan nor planned for in the accompanying EIS, and to date there has not been any additional EIS to address a higher density.

Since the EIS and 1998/2005 Comprehensive Plan there has not been a specific Comprehensive Plan Amendment to revise the density above 48du/acre.

Allowing RB zoning to exist in a CB land use area is not a conflict, so long as the density is limited to that established as acceptable for the underlying land use..."CB"= 48du/acre. This was defined as High Density Residential in the Comprehensive Plan, and carried a base land use maximum of 48 du/acre.

If any clarification of the original intent is needed, then the documentation is available in meeting notes from Council and Planning Commission meetings where Ord 238 in 2000 and Ord 276 in 2001 were discussed.

Additional clarification should be also applied where RB appears as an allowed zoning in the Mixed Use (LU17) and Regional Business (LU19) Land use designations. Again, adding clarification that density may not exceed the base land use intensity for each specific land use area will greatly improve clarity of intent of the Comprehensive Plan.

Clarification of LU19 needs to address why the location of 185th to 192nd was chosen and what specifically is different from this area as opposed to CB land use areas.

The next page provides pertinent sections of the present Comprehensive Plan for reference, where definitions of High density residential, LU17, community Business LU18, and Regional Business LU19, are found. (Pages 30, 31)

Les Nelson  
15340 Stone Ave North  
Shoreline, WA 98133

**2005 City of Shoreline Comprehensive Plan, Land Use designations:**

**Residential Land Use...**

**LU14:** The High Density Residential designation is intended for areas near employment and commercial areas; where high levels of transit service are present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity residential uses. All residential housing types are permitted. The permitted base density for this designation will not exceed 48 dwelling units per acre unless a neighborhood plan, subarea plan or special district overlay plan has been approved. Appropriate zoning for this designation is R-12, R-18, R-24 or R-48 Residential.

**Mixed Use Land Use**

**LU17:** The Mixed Use designation applies to a number of stable or developing areas and to the potential annexation area at Point Wells. This designation is 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. Appropriate zoning designations for the area include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-48.

**Commercial Land Use**

**LU18:** The Community Business designation applies to 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.

**LU19:** The Regional Business designation applies to an area within the Aurora Corridor north of N 185<sup>th</sup> St. and south of N 192<sup>nd</sup> St. This designation provides for retail, office, service, high density residential and some industrial uses. Significant pedestrian connection and amenities are anticipated. Appropriate zoning designations for this area include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 or R-48.

**Time line for Land Use and Zoning code**

There are two major areas of continued misunderstanding between regional Business Land use (RBLU), Community Business Land Use (CBLU), which are both Comprehensive Plan Land Use designations depicted on the Comprehensive Plan Land Use Map LU-1, and regional Business Property Zoning (RBZ), and Community Business Property Zoning, (CBZ).  
The following Timeline shows changes/revisions to these starting with the adoption of the 1998 Comprehensive Plan and EIS.

**ALLOWED MAXIMUM DENSITY in Dwelling Units/Acre, du/ac**

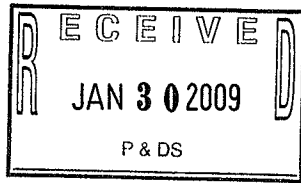
		1998	2000	2001	2005
Complan	CBLU	48	48	48	48
Land Use	RBLU	48	48	48	48
Zoning	CBZ	18	48	48	48
Designation	RBZ	36	No Max (1)	No Max (1)	No Max (1)
Action/Date		Nov.1998 Complan adopted	Ord 238 adopted (1) June 2000	Ord 276 Adopted (2) July 2001	2005 Complan adoption to present

**Notes**

- (1) When Ord 238 adopted the new development code zoning table was revised to allow CB zoning up to 48 du/ac which agreed with the Complan Land Use max of 48 du/ac. The new "No max" for RB zoning could be in conflict with the Comprehensive plan but only if a proposal was accepted to allow higher than the 48 du/ac allowed as a base Land Use density.
- (2) Ord 276 added "RB" as an allowed Zoning to exist in Community Business Land Use. Since "RB" allows density at 48 units per acre, or less, this would not conflict unless higher densities were permitted on a specific project.

There has never been a Comprehensive Plan amendment increasing CBLU or RBLU above 48 du/ac!!

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**Item 7.b - Attachment 3  
COMPREHENSIVE PLAN—GENERAL  
AMENDMENT APPLICATION**

Planning and Development Services

Amendment proposals may be submitted at any time, however if it is not submitted prior to the deadline for consideration during that annual amendment cycle, ending the last business day in January, the amendment proposal will not be considered until the next annual amendment cycle.

Please attach additional pages to this form, as needed.

**A. Contact Information**

If the proposal is from a group please provide a contact name.

**Applicant:** Scott Becker AIA, Principal, Fourfold Architecture, PLLC

Mailing Address: 19202 20<sup>th</sup> Ave. NW, Shoreline, WA 98177

Telephone: (206) 533 - 9112 Fax: (206) 542 - 0259 E-mail: scottb@fourfoldarchitecture.com

**B. Proposed General Amendment** – This can be either conceptual: a thought or idea; or specific changes to wording in the Comprehensive Plan, but please be as specific as possible so that your proposal can be adequately considered. If specific wording changes are proposed please use underline to indicate proposed additions and ~~striketrough~~ to indicate proposed deletions. **Please note that each proposed amendment requires a separate application.**

The proposal is intended to provide land use provisions allowing the adjacent properties at 14800 Westminster and 346 N 148<sup>th</sup> (owned in common) to support a viable future mixed use establishment, potentially a mix of residential units and commercial space with adequate on-site parking. This change will bring these properties into conformance with the community’s envisioned use along Westminster.

**C. Reference Element of the Shoreline Comprehensive Plan (required) and page number (if applicable) –** (e.g. Land Use, Transportation, Capital Facilities, Housing, etc.)

The proposed Comprehensive Plan Amendments are as follows:

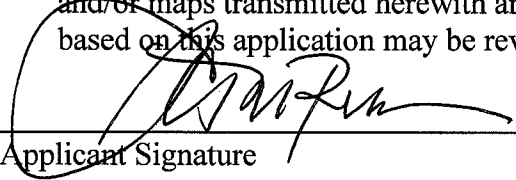
<u>Property</u>	<u>Comprehensive Plan</u>
<u>14800 Westminster</u>	<u>MU (unchanged)</u>
<u>346 N. 148th St.</u>	<u>MU (currently LDR)</u>

D. **Support for the Amendment** – Explain the need for the amendment. Why is it being proposed? How does the amendment address changing circumstances or values in Shoreline? Describe how the amendment is consistent with the current Shoreline Comprehensive Plan, if inconsistent, explain why. How will this amendment benefit the citizens of Shoreline? Include any data, research, or reasoning that supports the proposed amendment. (A copy of the Shoreline Comprehensive Plan is available for use at the Planning and Development Services Department, Shoreline Neighborhood Police Centers, and the Shoreline and Richmond Beach libraries).

We believe the proposed changes will enable the subject properties to help fulfill potential for both new community business and multi-family residential housing opportunities, or true “mixed use” appropriate to the transit conduit of Westminster, connecting the vibrant North Greenwood neighborhood of Seattle with the Aurora Corridor of Shoreline. We understand that these improvements are consistent with the goals of the GMA to make provision for density in areas appropriate to such growth.

In keeping with good urban design practice, we hope to ensure the site will contribute a positive presence to the “street wall” frontage of Westminster while preserving pedestrian scale on adjacent sidewalks, and simultaneously provide a buffer to transit noise. We believe the “flat iron” shape of the site with a taller building will provide visual interest from Westminster and 148th St. alike, while in meeting zoning design guidelines create an appropriate step-down transition to the low density residential properties to the east.

E. **Signature** – An amendment application can not be accepted unless the signature block below has been completed. The applicant certifies that all of the aforementioned statements in this application, any exhibits and/or maps transmitted herewith are true and the applicant acknowledges that any amendment granted based on this application may be revoked if any such statement is false.

  
Applicant Signature

1.20.09  
Date

**PROPOSED AMENDMENTS WITHOUT THE REQUIRED APPLICATION INFORMATION MAY BE REJECTED OR RETURNED FOR ADDITIONAL INFORMATION.**



December 31, 2008

To: Steve Cohn, Planning & Development Services

From: Janne Kaje

Re: Proposed changes to Comprehensive Plan regarding the Ballinger Neighborhood

Dear Steve,

The current version of the City's Comprehensive Plan lacks a description of the boundaries of the Ballinger Neighborhood and a description of the Ballinger commercial district. Please accept these proposed, minor additions and revisions for consideration in the 2009 review cycle.

**p. 28 – SHORELINE TODAY**

Commercial development stretches along Aurora Avenue, with other neighborhood centers located at intersections of primary arterials, such as N 175th Street at 15th Avenue NE, N 185th Street at 8th Avenue NW and Ballinger Way between 15<sup>th</sup> and 19<sup>th</sup> Avenues NE.

**p. 19-20 NEIGHBORHOODS**

(If kept in alphabetical order, the following description of Ballinger should be inserted first into the list. Note that I do not have the annexation date – that will need to be filled in by staff.)

**Ballinger.** This neighborhood in the northeast portion of the City was annexed in \_\_\_\_\_. It is bound by Interstate 5, 30<sup>th</sup> Avenue NE, NE 205<sup>th</sup> Street (which is also the County line) and an irregular southern boundary that roughly follows NE 195<sup>th</sup> Street. The Ballinger neighborhood is bordered on its north side by the City of Mountlake Terrace and on its eastern flank by the City of Lake Forest Park.

**North City.** Founded around the late 1930s and early 1940s, this neighborhood is located in the northeastern portion of Shoreline and is bounded by I-5, NE 175th Street and the eastern edge of the City.

**p. 22 – COMMERCIAL AREAS**

Other commercial areas include North City, Ridgecrest, Richmond Beach and Ballinger. The North City business district is located on 15th Avenue NE between N 170th and N 185<sup>th</sup> Streets. This district serves the local community and neighboring communities. The Hillwood/Richmond Beach commercial area is located on NW 185th Street and 8th Avenue NW. It serves the City's northwest neighborhoods including Hillwood, Richmond Beach, Richmond Highlands, and Innis Arden. The Ridgecrest Business

## Item 7.b - Attachment 4

District is located at 145<sup>th</sup> Avenue NE between 15th Avenue and Lake City Way NE. It serves the City's southeast neighborhoods including Ridgecrest and Briarcrest. The Ballinger commercial area is located along Ballinger Way and extends from 15<sup>th</sup> Avenue NE to approximately 22<sup>nd</sup> Avenue NE. The diverse mix of businesses in the district serves not only the local neighborhood but also the residents of neighboring Mountlake Terrace and Lake Forest Park.

p.30 COMMERCIAL LAND USE

**LU18:** The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Way NE.

p. 148

Ballinger Way NE and 19th Avenue NE: Northbound and Southbound at LOS F

p. 149

Ballinger Way NE and 19th Avenue NE