
Commission Meeting Date: March 4, 2010

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Southeast Neighborhoods Subarea Plan DEPARTMENT: Planning and Development Services PRESENTED BY: Joseph W. Tovar, FAICP, Director of Planning and Development Services Steve Cohn, Project Manager, Senior Planner Miranda Redinger, Project Manager, Associate Planner</p>

ISSUE STATEMENT/ BACKGROUND:

When the official City Comprehensive Plan Map was adopted by Ordinance 292 on January 7, 2002, several segments were classified as “Special Study Areas” (SSA). This designation was intended to be a place-holder until the areas could be analyzed in further detail to determine a long-range vision for the area.

In June 2008, Council appointed a Citizen’s Advisory Committee (CAC) to create a subarea plan to address long-range planning for those study areas. The CAC met from July, 2008 until November, 2009. They adopted their Subarea Plan Report, complete with background narrative, vision and goals for the subarea, as well as proposed zoning and Comprehensive Plan designations, and policy recommendations on November 17, 2009. It was presented to the Commission on November 19, 2009.

Staff condensed the CAC report into a format appropriate for adoption as a Comprehensive Plan Amendment, and a public hearing was held on February 4, 2010. The Commission will continue their deliberations tonight and consider additional comment submitted regarding the SEPA DNS.

Staff intends to develop a matrix of decisions to assist the Commission in its discussion of the following items. The matrix will be similar to the one the Commission used in its CRISTA discussion. Staff hopes to have the matrix completed to send to the Commission early next week.

The following issues/questions were developed by staff to reflect the Commission’s February 4 discussion following the public hearing. On February 12, staff forwarded a list of draft questions intended to assist the Commission in framing tonight’s discussion. The draft questions were modified slightly after hearing from the Commissioners, and the questions and staff responses are included below.

The Commission's deliberation and conclusions that are reached in answering these questions will help shape the ultimate look and feel of the Subarea Plan.

Commercial area “big picture” questions for the Commission to address:

1. *What is your vision for the commercial area of NE 145th and Bothell Way? Should it be a gateway developed with uses that serve the neighborhood (which would imply redevelopment and probably, taller buildings)) or should it stay low-rise in a variety of uses ranging from car repair to services to restaurant uses?*

- If the Commission chooses the redevelopment/taller buildings vision, staff suggests that the Commission develop policy directions about what general types of incentives might be appropriate (height, density etc)? Are the provision of neighborhood amenities (open space or retail uses) desired?

-If the Commission believes that taller buildings are not appropriate due to impacts that cannot be mitigated, a policy should be added that addresses that concern.

The Citizen Advisory Committee discussed these questions in detail and concluded that a) redevelopment should be encouraged to provide neighborhood serving uses and sustainability features and b) if that meant that commercial areas would have taller buildings, that is a tradeoff most of the Citizen's Advisory Committee members were willing to accept.

2. *If new uses &/or taller buildings are encouraged, how should transition be handled, through design standards or through transitional zoning? - If transition occurs through zoning, we suggest that the Commission discuss how “deep” the zoning transition should be.*

The committee spent a lot of time discussing these two options for transition. They recommended using a combination of “step-down” zoning and “transition elements.”

3. *Is a design review process appropriate in commercial areas? If so, what should the standards focus on?*

The committee requested design review for commercial areas, but did not offer specific areas of focus. If the Commission agrees that design review is appropriate, staff requests that it develop a policy that offers direction, such as “focus on transition to the adjacent residential neighborhoods.”

4. *A similar discussion could occur about the commercial area at 145th and 15th.*

Other “big picture” questions for the Commission to address:

5. *Should Accessory Dwelling Units (ADUs) and other pilot housing styles and policies be limited to specific areas or allowed throughout the entire subarea?*

The committee did not specifically state whether ADU's and other housing styles would be permitted throughout the subarea or limited to specific areas, but the testimony of one committee member at the February public hearing supported that they be allowed throughout, and staff concurs with that recommendation. The subarea is small enough that it would be a suitable pilot area to see how many homeowners would capitalize on the opportunity to build an ADU, what effects these additional units would have on the neighborhoods and whether these structures should be allowed throughout the city.

6. *Is there a need for a policy statement addressing how to deal with interjurisdictional issues on 145th?*

One of the Transportation Policy Recommendations (T11) states “Encourage the City to work with Seattle, King County, Sound Transit, and WSDOT to undertake a corridor study on 145th St. that would result in a plan for the corridor to improve safety, efficiency, and modality for all users. This plan should include adjacent neighborhoods in the process, and should have a proposed funding strategy for implementation.” Does the Commission believe that this policy provides enough direction, or is additional direction appropriate?

7. Should the subarea plan identify priority areas for sidewalk or other infrastructure improvement, or should that be left to a citywide process?

The City is updating the Transportation Master Plan and a major component of that endeavor will be creating standards and a development and maintenance process for sidewalks. The City currently has a policy that allows it to collect a fee in-lieu of frontage improvements for most new single family development. This program does not apply to multi-family or commercial development and payment of the fee in-lieu is voluntary. The amount collected varies based upon the amount of single family development activity, but has averaged approximately \$50,000 annually since its inception. The City can use these funds to build larger, complete improvements in areas identified as high priority locations, through the priority sidewalks program, and also be used as leverage when pursuing grants.

Sidewalks are consistently identified by residents as one of the highest transportation priorities, yet it is difficult to obtain outside funding (grants) for sidewalk projects. Since we have limited budget for construction of sidewalks, the City is unable to build many on an annual basis. For all issues surrounding pedestrian facilities (design, right-of-way acquisition, construction, maintenance), funding will dictate what we are able to do. Staff is discussing various options regarding the most effective way to build and manage sidewalk amenities. This may be a bigger picture city-wide issue for the Planning Commission and City Council to discuss at their joint meeting of April 12.

Background information: The following is background information that the Commission may find helpful in the discussion of the Subarea Plan.

8. What is a realistic level of development likely to occur in the subarea over the next 20 years?

Determining how many dwelling units and businesses are likely to develop within the subarea over the course of the next 20 years is not an exact science. For reference, it may be helpful to look at the example of North City. Ten years ago, the area was rezoned to accept 900 units over 20 years, so one might assume that at this point, roughly half of those would have been built. However, to date, less than 100 new units are on the ground.

Most of the residential and commercial capacity in the subarea is located in the two commercial areas along 15th and along Bothell Way. Staff estimates that if these areas are developed largely in mixed use buildings, build out capacity is about 900 units. (If the commercial areas develop mainly as office buildings, residential capacity would be considerably less, perhaps by as much as 80%.) However, even using the high-end number of 900 units capacity, using North City as a guide, development over the next 20 years is likely to be much less, perhaps in the neighborhood of 200-300 units. It is

important to understand that even this lesser amount would not be concentrated in a single project on one property, but rather on several sites. On a rank order of magnitude this might equate to 3 or 4 new mixed use buildings over the 20 year period, split between 15th and Bothell Way. In the context of the 274 acres that constitute the Southeast Neighborhoods Subarea, this does not appear to the staff to be a dramatic or overwhelming amount of change. For a variety of economic and other reasons, we believe that most of the mixed use development in Shoreline in the coming decades will occur along Aurora.

Whatever new development may occur in the commercial areas of Ridgecrest and Briarcrest is dependent on many factors, including the economy, incentives, and market demand.

9. What are the likely economic development outcomes that staff believes will occur in different Mixed Use categories?

The two commercial areas have been zoned Neighborhood Business and Community Business for the last 20 years. With the exception of the development of a veterinary clinic and a small office building on 15th and the McDonald's on Bothell Way, there has been little redevelopment under the existing zoning, even during much of the previous decade which saw significant commercial and multifamily development in neighboring cities. The current zoning allows commercial (i.e.: office/retail) and mixed use development up to 4-6 stories. It also limits residential densities to 24 du/acre (in NB) and 48 du/acre (in CB). Staff believes that, due to the size of most properties in the commercial areas, the commercial market is not there to build new single story retail uses, there is a limited market to build one or two-story office buildings and the residential densities of 24-48 du/acre are not conducive to building a mixed use building.

If the zoning is unchanged over the next 20 years, staff believes that there will be little incentive for redevelopment, and therefore, little incentive for property owners to do more than minimal reinvestment in the properties.

If the existing MU Zone is adopted, which would raise the allowable residential density, there would be incentive for building a small number of mixed use buildings. These could provide ground floor retail space for new businesses, some of which will be neighborhood serving. The MU Zone also requires amenities –plazas etc, which could serve the community. However, even with the availability of properties for mixed use development at a density that is economically feasible, staff does not believe that there will be an extremely strong demand for development in these smaller commercial areas. Most of the demand will still be focused on areas like Town Center and Aurora Square where the scale of development can result in significantly more amenities and because there will be much better transit service.

10. What are the likely impacts of additional development on the water table and drainage issues?

According to the City's Surface Water and Environmental Services Program Manager, the current stormwater code is the most stringent code to date to regulate runoff and water quality. The implementation of this current code will not increase or exacerbate existing groundwater or surface water issues. In many cases of redevelopment, it will

likely have a net benefit of reducing surface water drainage issues and improving water quality.

Aside from large-scale “green-street” redevelopment or Capital Improvement Projects focused on drainage or hydrology issues, site-by-site improvements provide a realistic approach to address existing problems.

11. *How do zoning changes impact the underlying tax assessment of properties and what effect does this have on business costs?*

Staff asked this question of the King County Assessor’s office and received the following reply:

“First let me say zoning would only affect land value. When we talk about improved commercial property, the total value is typically determined using an income approach. The final value of improved parcels is total value less land equals improvement value. For improved commercial property the land value (including zoning) might have less of an impact on the total or taxable value.

We value all land at its "highest and best use" as if vacant. This is required by Washington State Statute. Zoning has an influence on highest and best use as it determines legal uses to which the property could be put. *Other characteristics also impact land value such as topography, location, etc. (italics are from staff)*

As appraisers we observe the market and how the buyers and sellers of commercial land value zoning. The appraiser’s model shows that land zoned R12 or R18 is valued at \$10-30 per square foot, with R24 and R48 properties valued at \$10-25 per square foot. However, land zoned NB and CB is valued from \$30-50 per square foot. In neighborhood 10-40 (Shoreline) there is a different value depending on whether a parcel is zoned R12 or CB. But not as great a difference if the zoning goes from R12 to R18. So a zoning change could affect land value, and a zoning change might not affect land value, depending on what the change is and how the market interprets the change.”

Mark Mayuga in his email to the Commission last month addressed the question of “how does zoning affect rents?” His conclusion is that rents are set by the market, and while someone may be willing to pay somewhat higher rent to be in a newer building, in general the landlord will charge a market driven rate.

12. *What level of detail is appropriate for the SEPA analysis of the subarea plan?*

The SEPA DNS was based on a comparison of conditions permitted under the current Comprehensive Plan and those potentially allowed under the proposed Subarea Plan. From staff’s reading of the two plans, there is not a significant increase in intensity or density as compared to the current plan.

RECOMMENDATION

Staff recommends that Commission have a thorough discussion of all the issues in order to provide staff direction in revising the Subarea Plan to finalize the Planning Commission recommendation to Council during the next meeting where it is scheduled as an agenda item.

Exhibits

Exhibits 1-4: Exhibits were attached to February 4, 2010 Staff Report (1 - Staff's recommended Subarea Plan; 2 - Citizen Advisory Committee's Subarea Plan Report (without the attachments); 3 - Minority Report, dated January 27, 2010; 4 - Public comment dated January 27, 2010)

Exhibit 5: Comment letters in February 4, 2010 Desk Packet received at Public Hearing (Buford Fearing, Dick Nicholson, Jeff Mann, Mark Holmes, John and Jill Davis, Elaine Solberg, and Mark Mayuga)

Exhibit 6: Testimony submitted from Leslie Sandberg at February 4 Public Hearing

Exhibit 7: Testimony submitted from Bill Bear at February 4 Public Hearing

Exhibit 8: Janet Way entered the Surface Water Master Plan into record as reference document

Exhibit 9: Janet Way entered the Thornton Creek & West Lake Washington Basins Characterization Report into the record as a reference document

Exhibit 10: Janet Way entered the LID Technical Guidance Manual for Puget Sound, Puget Sound Action Team - January 2005 into the record as a reference document

Exhibit 11: Comment letter from Roger Iino dated February 8, 2010

Exhibit 12: Comment letter from Sigrid Strom dated February 8, 2010

Exhibit 13: Comment letter from Carl Stokes Jr. dated February 11, 2010

Exhibit 14: Comment letter from Janet Way dated February 11, 2010

Exhibit 15: SEPA Checklist and DNS

Exhibit 16: Comment letter from Janet Way dated February 25, 2010

Exhibits 1-5 Not Attached

Exhibits 1-4 were included as attachments to the February 4 Staff Report.

Exhibit 5 was delivered to Commissioners in a Desk Packet at the February 4 Public Hearing.

Copies can be retrieved by downloading from the SE Neighborhoods Subarea Plan web page: <http://shorelinewa.gov/index.aspx?page=178>, or from the Planning Commission Clerk: (206) 801-2514 | jsmith@shorelinewa.gov

Dear Council Members,

2-4-10 **Exhibit 6**

My name is Leslie Sandberg, I live on 27th ave NE in the Briarcrest Neighborhood, and am speaking in favor of the alternative commercial zoned area being called the EZ zone. I believe change is inevitable in our corner of Shoreline, and I would like to see development whose goal is to create a "destination location," a place where architecturally appealing commercial villages invite customers to shop, where visitors have a reason to drive out of their way just because it is a happening kind of place. I believe we must have a vision; the time (it) right to plan well, to plan multiuse venues that bring the arts and business together in these developments.

I am talking about shopping centers like University Village, where the layout and architecture invite customers to walk, shop, eat, read, relax; or an Old Country Village idea where cars park on the perimeter and a style of building design again brings walkers just to enjoy the atmosphere of a location.

I have seen multi use space that was vibrant up at the Mill Creek Town Center, which has restaurants, condos, a little creek, small and not so small shops full of customers, a jogging trail, a wetland, dog walking space...it is charming. Closer to home we can see a perfect example of what a quality arts/business/living design could be...forward thinking, artistic and beautiful like the new Thornton Creek Development south of Northgate mall, or it could be an aesthetic disaster like the Target complex north of Northgate Mall.

I think when we all hear about development we immediately say not in my backyard; well I say that about an ugly, ill conceived, dangerous, non-pedestrian friendly mess like Target; but, if we picture Thornton Creek, who wouldn't want to live there? It really is lovely.

We control our own destiny right now...right now we can all decide to build something other communities will point at and say, look, they did it right, look at what Shoreline did. What a legacy you all can create if you take a bit of a risk and invite an artistic vision into this plan. I mean art that is practical for businesses, I want a win-win situation

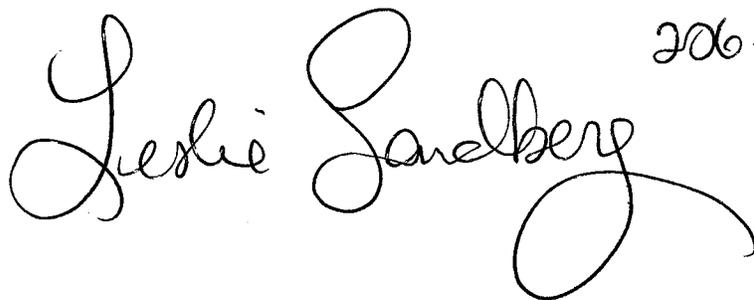
here...I want to join my neighbors on a Saturday as we walk down to have a coffee, buy a book, let our kids play in the fountain while we chat over lunch, and pick up a gift for a friend. That is all commerce. Let's keep our money in our area, and then lets get other people to come here and spend their money too.

I am including a copy of an article from the Seattle Times titled, "Arts have a big economic impact in Seattle, study says." What a surprise that arts can bring in business and innovation and technology investors...again, destination locations. Think of Dunkin, Canada, the town with 80 totem poles—a destination...or Bisbee Arizona, a town that was almost a ghost town in the 70's, when there was an economic downturn, and the arts community came in and made Bisbee of today one of the best places in the country for retirement.

Or just take a drive down to Olympia and see all the diverse, thriving downtown businesses and lots of arts culture—there is a squirting fountain for kids to play in, at night it becomes an outdoor dance floor for tango lessons, they have a lake, a lawn for concerts or outdoor theater; there are art shops in Olympia for sure, but traditional business are thriving too and up above them, apartments for rent.

So count me in...I accept development, but give me a say in the style, the aesthetic design, the mixed use, make it artist friendly, family friendly, pet friendly, create a place with the joy of being alive style that will make us crave development, and will bring money and jobs to our community.

Sincerely, Leslie Sandberg ljsandberg@comcast.net

 206-795-0778

My Idea List

Leslie Sandberg

- An aesthetic voice and vision for the style of development
- Veto power if it is not right
- Mixed use shops/business/rentals/condos
- Small spaces for artists to rent & produce
- Shops for artists to sell
- Small pockets of green space for lounging
- A squirting ground fountain to play in
- Walking trails that get us there
- Emphasize pedestrians over cars
- Trees
- Dog water spots
- A small version of Greenlake to walk around
- A sidewalk embedded with an exercise path to follow for fitness
- A playground for kids
- A wall for outdoor cinema
- A garden
- A creek for kids at schools in which they do science labs
- A walking labyrinth for meditation
- and finally...
- A plaque saying how awesome our city council is! ☺

The Seattle Times

seattletimes.com

Wednesday, June 6, 2007 - 12:00 AM

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Arts have big economic impact in Seattle, study says

By Melinda Bargreen

Seattle Times music critic

The arts are big business in Seattle — generating \$330 million in economic activity annually, according to a recent study of the city's nonprofit arts and cultural organizations.

The study, part of a national survey of the arts, is the first to single out the city of Seattle. It also compares its arts activity with that of similarly sized cities around the country.

The Seattle survey is based on data collected from 69 Seattle nonprofit arts and cultural organizations, and 415 event attendees, during 2006. About 37 percent of the audience members polled came to Seattle arts events from outside King County.

Some key findings of the survey:

- The \$330 million in economic activity includes \$211 million in spending by arts organizations and almost \$119 million in event-related spending by arts audiences.
- Seattle's arts create 7,992 full-time equivalent jobs, with \$177.8 million in resident household income.
- The arts here also generate \$12.3 million in local government tax revenue and \$14.4 million in state government tax revenue (including taxes paid by both arts organizations and their audiences).

The national results of the Americans for the Arts "Arts & Economic Prosperity III" survey, released last month, show that the nonprofit arts industry generates \$166.2 billion in economic activity annually, resulting in \$29.6 billion in federal, state and local tax revenues.

The Paul G. Allen Family Foundation awarded a \$75,000 grant to Americans for the Arts in 2006 to fund survey research in Seattle and six other Northwest communities: Boise, Idaho; Missoula, Mont.; Portland; Tacoma; and Anchorage and Homer, Alaska (all located in the five states where the Allen Foundation funds). Of those cities, not surprisingly, Portland posted the figures closest to Seattle: \$318.3 million in economic activity.

Sue Coliton, senior director of the Allen Foundation, said that the foundation "wanted to see those [Northwest] cities in the study. We think the results will be useful in advocating for more public and

private funding for the arts, and more favorable policies, as well as creating more cultural opportunities."

The survey indicates that Seattle is an arts-centric city. Said Coliton: "Although Seattle was third from the bottom in population among the 19 cities in its population group, it was fourth from the top in terms of economic impact."

Among the other cities in Seattle's group were San Francisco (at the top of the economic-impact list at more than \$1 billion); Austin, Texas; Indianapolis; and Milwaukee. The survey covered 156 communities.

According to Michael Killoran, director of Seattle's Office of Arts & Cultural Affairs, Seattle's economic figures should be considered conservative estimates, because there was only a 30 percent response rate from local arts organizations.

"The study measures direct spending by organizations and patrons," Killoran said, such as restaurants, parking, hotels — but not the "ripple effects of the dollars."

Randy Cohen, vice president of research at the nonprofit, Washington, D.C.-based Americans for the Arts, said his agency conducts surveys approximately every five years, "because that's their effective shelf life." The 2007 study is the largest ever done, he added; it is also the first to include Pacific Northwest communities.

The full text of the Seattle report is available at www.seattle.gov/arts.

Melinda Bargreen: mbargreen@seattletimes.com

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Neighborhood Meeting Feb 3rd 2010

Questions and comments from neighbors:

Why so much density in our neighborhood? Are we being singled out?

Who wants business development in the neighborhood? Just leave it the way it is.

We need a walking and bike path along 145th between 32nd and 5th Ave NE for the light rail station.

Why not make the commercial area near 5th Ave NE

Stop development until 145th St traffic problem is fixed.

Object to high density zone on 145th between 23rd Ave and 25th Ave NE

The City Council could instruct the City Staff to get 145th traffic problems addressed rather than left as a multi jurisdictional problem or it is a State highway therefore nothing can be done.

Our committee did not consider the impact of development of the Fircrest area on our neighborhood.

Setbacks on 145th at least for sidewalks and trees.

Some neighbors on 145th want to sell waiting for a good price.

What of the increased numbers of kids impacting our schools?

Are any of the 900 new housing units low income?

In Seattle they have gone back to corner lots mixed R-6 use owner occupied commercial in residential neighborhoods. This manages to keep small business in the neighborhood. And keep property values down for them.

Why not developments like University Village, Old Country Village, Downtown Edmonds and Thorton Creek?

We need Design review.

We need arts destination to attract non residents to mixed use retail not just more residential housing.

We need walking paths through parks to small businesses, coffee shops and fun bars.

We need design standards.

We need living wage jobs.

Maybe the Economic Zone should have height limits of 50 feet with a ratio of commercial floor space to residential floor space of 1:1

Appropriate infill development (mother in law attached accessory detached accessory dwelling units, cottage housing) If and only if we do not do the 900 new high density units0

Entered into the record by Janet Way by reference

Exhibit #8 - Surface Water Master Plan

<http://shorelinewa.gov/Modules/ShowDocument.aspx?documentid=538>

Exhibit #9 - Thornton Creek & West Lake Washington Basins Characterization Report

http://cosweb.ci.shoreline.wa.us/uploads/attachments/pds/SE_Subarea/thorntoncreek.pdf

Exhibit #10 - LID Technical Guidance Manual for Puget Sound, Puget Sound Action Team - January 2005

http://www.psp.wa.gov/downloads/LID/LID_manual2005.pdf

RECEIVED

FEB - 9 2010

Heidi Costello

City Manager's Office

From: Roger lino [rojiino@q.com]
Sent: Monday, February 08, 2010 10:00 PM
To: Steve Cohn; Miranda Redinger; Rachael Markle; City Council
Subject: SE Neighborhoods Subarea Plan

Council

Bob O

Joc
Steve Cohn

Jessica SS for Planning Comm.

File

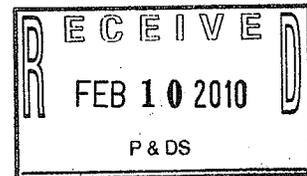
FYI - Distribution Only

I am a home owner in the Briarcrest neighborhood and have reviewed the Southeast Neighborhoods Subarea Plan Report dated November 19, 2009 and developed by the Citizen's Advisory Committee. I am not in favor with many of their recommendations and am in agreement with the points highlighted in the Minority Report for the Southeast Neighborhoods Subarea Plan (January 27, 2010). I believe that 900 new housing units in this area are unnecessary and unwanted. R-48 zoning would allow multi-storied and/or small units along a corridor that is currently overly congested with vehicles, would encourage cut-through traffic in our residential neighborhood, and would likely be architecturally unpleasant (albeit my opinion). The minority report calls for establishing a new zoning code EZ or Economic Zone and R-12 zoning. Whether or not this will be successful creating a better job base, this would allow multi-use developments that would encourage small to medium businesses to co-locate with residential units. I would also encourage not increasing density by changing zoning in existing residential neighborhoods that are within the interior of the boundaries of the Southeast Neighborhood.

I am supportive of having diversity on the planning group but question having building developers involved in formulating the plan. Unless there were or are conflict of interest measures employed to ensure that the developers or their companies won't reap benefits from enactment of this plan, I would urge that this process be delayed in order to remedy this. An example of a measure would be to bar any bids or awards to these companies.

Roger lino

206-367-1050



From: **Sigrid Strom** <siannestrom@gmail.com>
Date: Mon, Feb 8, 2010 at 8:31 PM
Subject: SEPA DNS for SE Neighborhoods Subarea Plan
To: stewartjr_5@hotmail.com

Hi, Jessica -

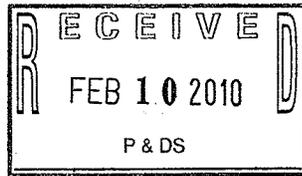
Would you please ask the commissioners and the city to provide some clarification regarding the SEPA DNS that was mentioned at the hearing for the Southeast Neighborhoods Subarea Plan? Now that I understand that the S.E. Subarea Plan is something separate from the zoning map that the committee submitted, it's not clear whether the SEPA DNS applies to the plan or to the zoning map.

I would like a legal opinion as well as an opinion from the Planning Department and Planning Commission. If the commissioners have not yet decided whether to proceed with the zoning map itself, I'm not sure how it's possible to be making a DNS for both the plan and the zoning map at once.

The deadline for comments regarding the DNS is February 11, but it's not really possible to comment until it's clear what exactly the DNS will apply to.

Thanks for your assistance in this matter.

Sigrid Strom



FROM:

CARL STOKES JR
 14702-8TH AVE. N.E.,
 SHORELINE, WA 98155

BEEN HERE
 FOR 40 YRS.

TO:

SITORELINE PLANNING COMMISSION

RE:

SOUTHEAST REZONING
 SUBERBIA.

I AM VIGOROUSLY AGAINST:

1/ IN-FILL (SMALL HOUSES ON
 SMALL LOTS.) ATTRACTING BAD ELEMENTS.

2/ MIX-USE COMMERCIAL (IE
 HOUSING & BUSINESS TOGETHER).

3/ CAR-FREE ZONES OR
 REDUCED PARKING AREAS, OR
 ALSO RESTRICTED PARKING

4/ DIVERSE PEOPLE OR BUYERS
 IN OUR COMMUNITY. WE HAVE
 DIVERSITY NOW. WHY BRING IN
 SUB STANDARD ELEMENTS?

5/ ANY GREEN PROGRAMS OR STREET PROVISIONS FOR ALTERNATE TRANSPORTATION AS BICYCLES, MOTORCYCLES, ETC.

6/ ANYTHING THAT PROMOTES MORE DENSITY - WE DON'T NEED PROVISION FOR MORE PEOPLE THAT CAUSES MORE CRIME, HIGHER TAXES, MORE POLLUTION, WITH LOWER OVERALL LIVING STANDARDS!

WHAT SHORELINE NEEDS BADLY AND I AGREE ON!

1/ A ^R LARGER AND PERMANENT POLICE FORCE, MAYBE SHARED WITH EDMONDS & LAKE FOREST PARK.

2/ A MORE VIGEROUS PLAN ON SLOWING DOWN TRAFFIC ESPECIALLY IN NEIGHBORHOODS.

3/ A GOVERNMENT BODY WHICH WILL COME TO ITS SENSES AND

STOP WASTING SCARCE TAX REVENUE
ON SUCH FRIVOLOUS PLANS AS
SOUTH EAST SURBERIA.

5/ SHORELINE LEADERS NEED TO BE

CONCENTRATING ON PROMOTING
MORE SMALL BUSINESSES AS
(A) A GOOD HOBBY-CRAFT SHOP.
(B) A BONAFIDE HARDWARE STORE.
(C) MORE GOOD RESTAURANTS.

BOTTOM LINE

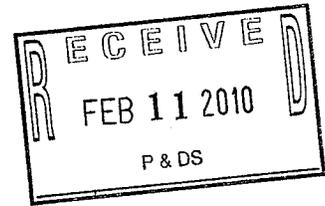
AS IT STANDS, SHORELINE IS A
HEALTHY, NICE PLACE TO LIVE. IT
ONLY NEED A FEW MENTIONED
THINGS - ONLY TIME WILL BRING IT ON.
WE DON'T NEED A ROBUST
PLAN WITH UN-EXPERIENCED
PEOPLE TAKING CHARGE.

WE ALSO CHERISH OUR FREEDOM
TO LIVE AS WEVE DONE FOR THE
PAST 40 YEARS! DON'T SCREW UP
A GOOD THING!

RESPECTFULLY,

Carl Stokes 2/9/10

Paramount Park Neighborhood Group
c/o Janet Way
940 NE 147th St
Shoreline, WA 98155



February 11, 2010

City of Shoreline Department of Planning and Development
c/o Jessica Simulscik-Smith
17500 Midvale Ave N
Shoreline, WA 98133

Subject: SE Sub-Area SEPA Comment

Dear Ms Smith,

Please accept my comments on behalf of the SE Subarea Planning SEPA Determination Process on behalf of the Paramount Park Neighborhood Group. We submit these comments with a request to be a **Party of Record with Legal Standing**. Paramount Park Neighborhood Group is an organization of long standing advocacy for our neighborhood within the SE Subarea, which has been active since 1989.

We appreciate all the work of staff and community members on this Subarea Planning effort. However, we do have some serious concerns to express.

Issues and Concerns:

- We are requesting that a **full EIS be undertaken**, because of the scope and impacts that are possible from the changes that will occur as a result of this plan. This part of Shoreline is an older suburb of Seattle, in which little infrastructure was built to support the kind of growth expected in this plan. This plan anticipates growth in densities of up to an additional 900 housing units and impacts to our environment could be severe, including but not limited to traffic, parking, drainage, air, water, vegetation and wildlife.

Recommendation – We recommend that a full EIS be completed before this Plan is adopted to fully determine the likely impacts that are anticipated and to avert potential harm to the environment, both built and natural.

- **SEPA Checklist Inadequate, Incomplete and Inaccurate:** In reviewing the SEPA Checklist, we are concerned that many of the issues and information, which should be included, are not addressed. For instance, under Section #8 -“Land Use”, (h):

Q. -“Has any part of the site been classified as an environmentally sensitive area? If so, specify. A. Unknown. But if there were locations within the area that are environmentally sensitive, the City regulations would be applied to development on those portions of the site(s).”

This seems like a remarkable illustration of the incompleteness of the SEPA Checklist and the lack of attention to detail in this SEPA analysis. The City has ample information to clearly identify many of the Critical Areas within this Sub-area. The Surface Water Master Plan and the Thornton Creek and West Lake Washington Basins Characterization Reports (Commissioned by the City in 2005 and 2004 respectively) clearly identify the sub-basins of the Thornton Creek Watershed identified. Those are the Hamlin Creek and Littles Creek sub-basins. These are major tributaries of Thornton Creek, which is the largest watershed in Shoreline and Seattle and is home to five species of salmonids, including Chinook (*Listed as threatened* by the Federal Government).

Another example of a glaring misstatement in the checklist is shown under #3. Water: a. Surface 1:

Q.- "Is there a surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds wetlands)? If yes describe type and provide names. If appropriate, state what stream or river it flows into. A – Unknown.

The two quotes above from this SEPA Checklist process illustrate the incomplete and inadequate implementation of the SEPA and Threshold Determination process.

More analysis must be done and that an EIS is needed to fully know what the environmental impacts would be. The level of development called for in this plan could have major implications on Transportation, Surface and Ground Water Quality (Infrastructure), Housing, Wildlife, Energy and Natural Resources, Environmental Health, Aesthetics, Parks, Recreation and Open Space, Historical and Cultural Preservation, Public Services and Utilities. And yet, there is almost no detail about these topics addressed by the SEPA Checklist.

It is also interesting to note, a document entitled "Inventory- Natural Features" map, our group from staff obtained. This was apparently created FOR the Subarea process. It clearly shows Parks, existing lots, some topography and locations where "drainage/stormwater issues (per community input)" and interestingly "Potential View" corridors are identified in the Legend. So, we wonder why this document and others were not used by staff to ID potential areas of concern or more fully fill out the SEPA Checklist.

Even with the "Supplemental Sheet Non-project Action", there are many assumptions, which are not based on accurate information. For instance in #4.

"Q... environmentally sensitive areas or areas designated for governmental protection: such as parks... wetlands, floodplains, (etc)..." A. No Sensitive areas or those designated for governmental protection are contained within the boundaries of the subarea. There are several adjacent parks, but the potential increased density would not stress their capacity for service.

The above answer assumes that because our sensitive areas are located in parks no problems exist. This is not only incorrect, because Hamlin Creek flows through a residential neighborhood, but also the surface waters which flow into the said bodies of water within parks and downstream, are impacted severely. Runoff from all the area's roads, which send undetained water flows into an already overrun storm system cause frequent flooding. And this process brings massive quantities of pollutants to the streams and wetlands in the Parks and downstream areas of watersheds in other municipalities. These points are not identified in this SEPA Checklist, but also not clearly addressed in the plan. These pollutants are well known to be harmful to humans and wildlife, especially salmonids. The waterbodies that in reality ARE "contained" within the boundaries of the subarea are already stressed **beyond their capacity**. This fact is easily ascertainable from existing analysis and documentation done by the City and other regional bodies such as WRIA 8, Seattle Public Utilities and King County over the last 10 years and before.

For staff to assert that sustainable practices and goals which are expressed in the plan and existing codes will address these impacts to an already dysfunctional ecosystem, and this problem also apply to the traffic issues which are of great concern to residents, is a **FANTASY**. Unless clear funding resources and strategies are identified in the plan to address these painfully inadequate infrastructure problems, the resource is guaranteed to further deteriorate. Yet none of this is addressed in the SEPA analysis or the plan.

Recommendation – We suggest that this exercise be redone and an EIS required to fully analyze the impacts. We further suggest that existing documents available within the City's own record be used to analyze the impacts, as well as information provided by community members.

• **Process Confusing:**

We are concerned that, in reviewing the transcripts of the meetings to create this plan, it seems clear that staff has an intention towards a new "zoning" outcome even though this was not set out as a goal by the Council. The Council instructions for the creation of this plan did not include creating new zoning.

The Checklist does ask if more "expansions or activity" are expected and the answer is the "rezones are possible." And within the Land-use section of the plan "zoning intensity" is mentioned for instance to establish transitions or policies in future. This may be an eventual goal that Planning Commission and Council wish to pursue, but should not be the driving goal of the Subarea Plan.

Our concern on this issue is that the correct process be followed for moving forward on any zoning proposals.

Vision vs Zoning –

We believe that before any Legislative Zoning process is adopted or undertaken much more work should be done to provide “Zoning Controls” such as Transitional Zoning Codes, Design Standards, Tree Ordinance, Drainage Fee Structures and other Development Code Regulations should be in place to better control and mitigate impacts from the increases in Density proposed. Also, infrastructure improvements and concurrency for transportation impacts need to be planned and regulated to accommodate those proposed increases and impacts.

The Council’s direction was clearly to create a community vision process for a Comprehensive Plan Amendment with this Subarea Planning Process. The zoning proposals, which the committee spent a great deal of time on should be used as mere “suggestions” to illustrate the possible intent of the Committee, which the City could move on in a separate process. Also, the Minority Report represents some thoughtful analysis by citizens, which should be taken into account by the Planning Commission and Council.

We feel that the Density proposals and zoning recommendations do not necessarily correspond to the Vision provided in the narrative and Comp Plan Amendment recommendations.

Questions:

- How is “transition” fulfilled by the plan (not the zoning)? For instance, the SE section near Bothell Way is heavily impacted. There are sections where High Density is right next to Low Density. Also, along the West side 15th NE, there is a section of High Density and Mixed use right next to Low Density. How can these transitions be eased?
- At 15th NE, there is quite a concentration of density, which may make some sense at the intersection of the major traffic corridors. However, how is the traffic impact to be mitigated? Especially, with the lack of attention to 145th and the connections with Seattle, what mitigations and measures will be taken to ameliorate the impacts of both traffic and drainage there?
- How will the new High Density sections along 145th (SR523) provide safe access to 145th for cars, bikes and pedestrians?

Recommendation –

Zoning recommendations should be left to later processes to be dealt with by staff, Planning Commission and Council till such time as Zoning Controls are in place or on track.

These Density questions need to be fully addressed in the plan as to HOW they will be implemented and analyzed as such in the SEPA.

• Issues not fully addressed by Plan:

Several important areas are inadequately dealt with in this proposed Plan. These include, but are not limited to the following:

- **State Route 523 (145th Street)** - largely ignored by the Plan even though it is a major thoroughfare and State Route serving the region. There is a recommendation to have the City undertake a study of the issue, which we appreciate. SR523 has been placed on the “unfunded list”, by the PSRC and SCA, which mean it is flagged as needing attention. Though it is not identified for priority funding, it is an “Emergency Alternative Route” to SR520 and therefore should be a major priority for our City and our neighbors. This route has experienced many traffic and pedestrian casualties and even deaths over the years. Also, even the noise levels are unacceptable and likely to increase with the proposed Densities.

Transportation Policy Recommendations: T4 states -

“Improve automobile traffic flow on major arterial corridors to accommodate increased density.”

We feel that the problems created by and added to by 145th and impacts from this plan must be better addressed in the SEPA analysis, otherwise the environmental impacts analyzed by the SEPA process have no real meaning.

Since the Committee repeatedly identified “pedestrian” use, and “walkability and bikability” and “pedestrian and bike safety” as important goals, it stands to reason that it should be a high priority to work with our partners to address improvements on SR 523 to provide needed capacity to absorb the proposed density in this plan. SR 523 is a very dangerous road to walk, ride a bike or drive on.

Another element of this discussion, which needs to be addressed and is not in the SEPA Analysis OR in the plan, is the future Light Rail Station being planned for 145th and 5th NE. This is a huge issue which is being ignored. If this is a plan to impact our lives for 20 years, the Light Rail Station issue MUST be considered.

- **Surface Water or Drainage Infrastructure including specifying discussion of LID** (Low Impact Development) techniques are not correctly addressed or emphasized. To adequately address the existing and new problems associated with the proposal, there should be a separate section which addresses this infrastructure not now included in the Plan.

Water Runoff:

The SEPA Checklist has a specific subsection c. Water Runoff, however in the below answer to:

Q- #1. Describe the source of runoff(including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so describe. A – Unknown.
It is clearly inadequate.

We believe that the SEPA analysis is clearly lacking here. The problem of stormwater runoff is now identified by State, King County and City scientists as the most damaging Water Quality problem facing our communities, and addressing it is crucial to the health of Puget Sound and Lake Washington. It therefore must be addressed in this plan.

But there is little if any mention of **Watersheds** in this plan. This is a glaring error that I can only attribute to the fact that as the Plan was formulated this crucial concept was not considered. However, I would hope that staff and Planning Commission would correct this error. Watersheds and Basin Planning as a concept are a major planning tool for Surface Water Management, Habitat, and Public Works. This Subarea is contained within two watersheds – Thornton Creek and West Lake Washington Basins.

We do wish to applaud the Plan however, for suggesting that creeks sections should be “Daylighted” in NE 6. This is an admirable goal to work towards. There are sections of Littles and Hamlin Creek that might be considered for “daylighting.”

Also, in conjunction to discussion of improvements to SR 523, the connection of the culvert containing Littles Creek which runs under that road, is important. Currently that pipe is out of compliance with WDFW requirements. The culvert is “perched” well above the stream bed at Jackson Park and is a “fish passage barrier”. This must be corrected, and there is a ruling and settlement recently with WSDOT that provides direction to correct this situation. An article in a recent “The Olympian” provides the report on this legal settlement.

< <http://www.theolympian.com/environment/story/1116689.html> >

We believe that the City must confront this inadequate infrastructure directly and honestly and accept responsibility for fixing these systems. The Plan should identify possible funding and financing opportunities.

Environmental Health –

We believe that the Environmental Health section of the SEPA Analysis is also completely inadequate. Section 7 a., 1 and 2 are not addressed.

7 a. Q Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so describe. A - Unknown

We feel this analysis is sadly lacking. Just to mention a few concerns that should have been addressed; the stormwater runoff problem contaminating Littles Creek is well known. This runoff contains many chemicals and sediments which pose a great threat to people and wildlife, here and downstream. Many large parking lots also contain the same problems. There are also gasoline tanks at old service stations which should be addressed. And, the State Health Lab and Asbestos contamination at the Fircrest Campus has not

ever been fully dealt with.

Recommendation:

Include a “Watershed Characterization” section in the Natural Environment section. This could also be included in a new section on “Drainage”.

Address the drainage/runoff issues directly instead of putting it all off till some hypothetical development takes place. Address directly the sub-quality drainage system that we are saddled with from the old unincorporated King County, including the fish passage barriers.

• **Open Space and Parks –**

The Parks and Open Space section seems short of providing more Open Space for the additional residents and the quality of such and connections to them.

There is documentation of the overall low percentage of parks and openspace available to the City’s population. While we do have some good and improving parks in town, the majority of them still need attention to truly provide adequate “useable” open space and improve wildlife habitat corridors within them.

One specific **addition** that is needed is on **pg 12. PR1** states:

“Support development of a trail/designated pathway connecting the Interurban Trail with Paramount Park (upper and lower) Hamlin Park, South Woods and to the Burke Gilman Tail.” Add – Jackson Park as a connection.

Also, Correction – Under **Natural Environment –NE 14** states:

*“Designate the area between Seattle’s Jackson Park and **Hamlin** Park as a potential “green corridor” to provide a contiguous ecosystem for wildlife”.*

Change “Hamlin” to “Paramount”. We do agree with this goal, and suggest that outside grant funding should be sought for acquisition of the property next to Paramount to protect this habitat area and complete the connections to Jackson Park. This property includes steep slopes, valuable “Madrona” uplands, and other forested eco-systems which protect the valuable wetlands and stream corridor below.

Recommendations:

Add – Create connections to our Parks/Trail system with Jackson Park “Bands of Green” trail proposal being developed and recreational opportunities. Make intergovernmental connections through our Public Works and Parks Department to develop functional connections to Shoreline Parks with Seattle, such as Paramount, South Woods and Jackson Park. Also, NE 147th St. from 8th and 10th NE should be a natural and safe bike and pedestrian trail improvement developed, both through Paramount Park and on the roads.

Make recommendation to seek funding complete the connection with Paramount

Park through the Jackson Park.

• **Economic Development and Jobs** – Precious little in the Plan is clearly identified as to how to save or create family wage jobs in this Subarea. There is discussion of supporting “Home based business” and Mixed Use Zoning and “Third Places”, but not too much about actual job creation.

Recommendation:

Create opportunities through fostering “Innovative Technologies” and “Green Jobs”.

• **Housing** –

We object to Goal H11 in the plan. We feel there are very few restrictions now to development of Group Homes. They have been proliferating quite successfully in Shoreline, such that Emergency Service and Police already have great difficulty providing services they require.

H11: Remove Obstacles to adult family homes in residential zoning districts.

The SEPA Checklist and analysis seems to have been done as merely a *proforma* exercise, with little if any substance. This SEPA process and analysis is unfortunately so inadequate that the only conclusion we can reach is that the Determination of Non-significance should be withdrawn at a minimum and an EIS should be undertaken.

Respectfully Submitted,

Janet Way

President, Paramount Park Neighborhood Group

Documents:

- SEPA Checklist for Subarea SEPA Process – City of Shoreline 1/2009
- City of Shoreline, Thornton Creek and West Lake Washington Characterization Report – 2004 Tetra-Tech
- City of Shoreline, Surface Water Master Plan – 2005
- Puget Sound Action Team – Low Impact Development Techniques

- Stormwater Report – Sightline Institute “Curbing Stormwater Pollution – Cleaning Up Washington’s Toxic Runoff”, January 2010

< http://www.sightline.org/research/pollution/res_pubs/curbing-stormwater-pollution/>

- 8/8/08 NEWS RELEASE: Landmark ruling requires cities and counties to take aggressive action to protect Puget Sound from stormwater
People for Puget Sound, Earth Justice, Puget Soundkeeper Alliance

- “14 Scientists Letter - *SUBJECT: PARTNERSHIP RECOMMENDATIONS TO:*

*IMPROVE WATER QUALITY AND HABITAT BY MANAGING
STORMWATER RUNOFF*

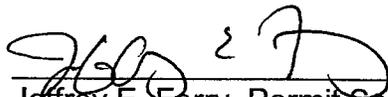
*PROTECT ECOSYSTEM BIODIVERSITY AND RECOVER
IMPERILED SPECIES*

*PROVIDE WATER FOR PEOPLE, FISH AND WILDLIFE, AND
THE ENVIRONMENT”* October 26, 2006

http://faculty.washington.edu/dbooth/Partnership_Science_from_14_scientists.pdf

- Article – The Olympian, January 27, 2010 “State to reduce stormwater pollution from highways” <<http://www.theolympian.com/environment/story/1116689.html>>

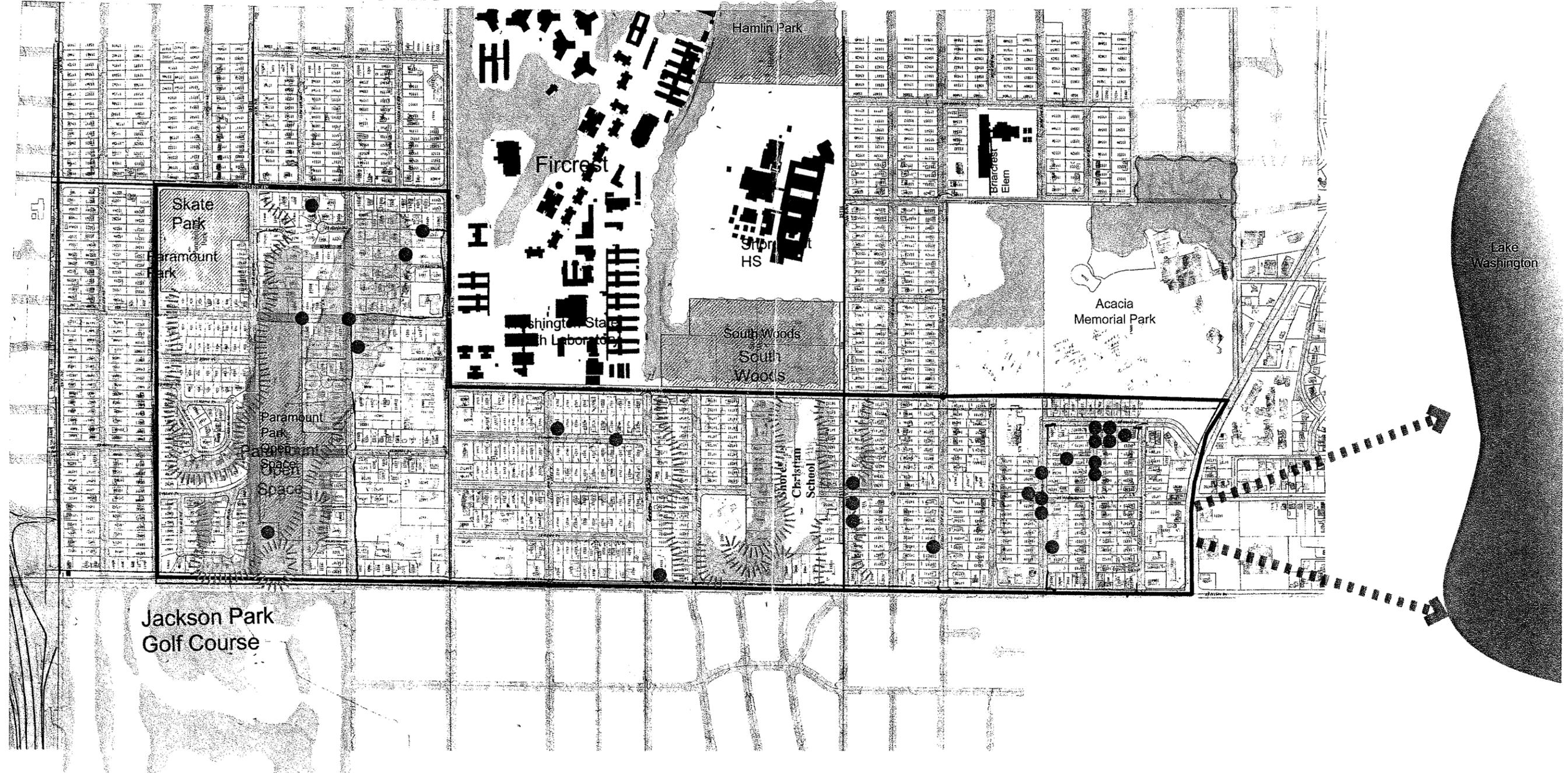
Received from Janet Way on February 11, 2010, comments and exhibits relative to the Southeast Shoreline Subarea Plan.


Jeffrey E. Forry, Permit Service Manager

2/10/10
Date

- * Natural Features Inventory Map from CAC Report
- * SE Subarea Plan Comment letter packet
- Thornhill Creek - West Lake WA Basins Characterization Report
- City of Shoreline Surface Water Master Plan
- LID Technical Guide Manual for Puget Sound
- * 7 photos of natural drainage systems
- CAC proposed Land Use ^{zoning} Maps
- ~~CAC~~ Current Comp. Plan - Existing Zoning
- CAC full record of agendas, meeting summaries, attendance - exhibit

* physically submitted



LEGEND

-  STUDY AREA BOUNDARY
-  STEEP SLOPES
-  GREEN BELT
-  POTENTIAL VIEW
-  DRAINAGE/STORM WATER ISSUE (PER COMMUNITY INPUT)

Pervious Driveway in Shoreline
Parkwood Neighborhood



2

Pervious Driveway - Shoreline
Parkwood Neighborhood

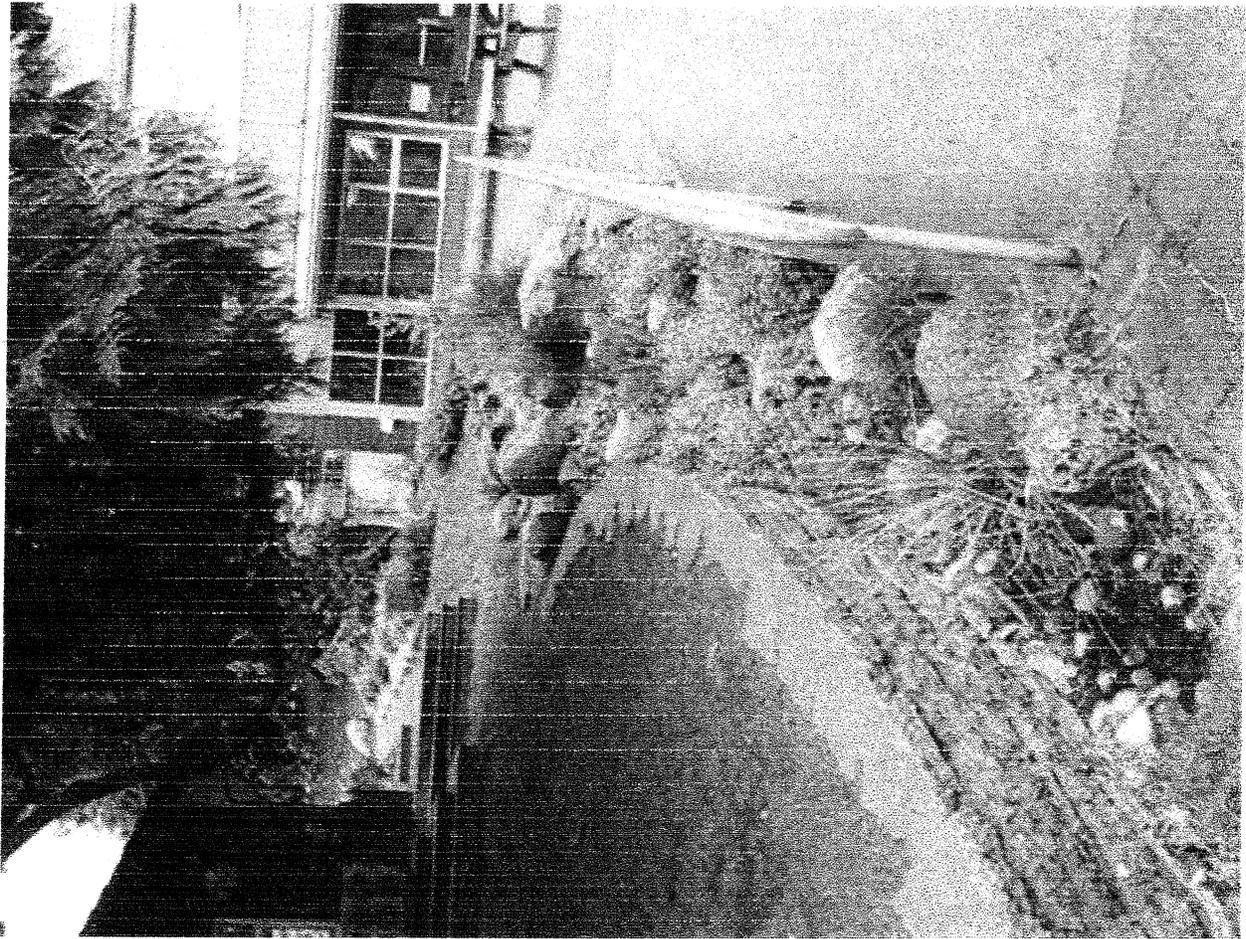


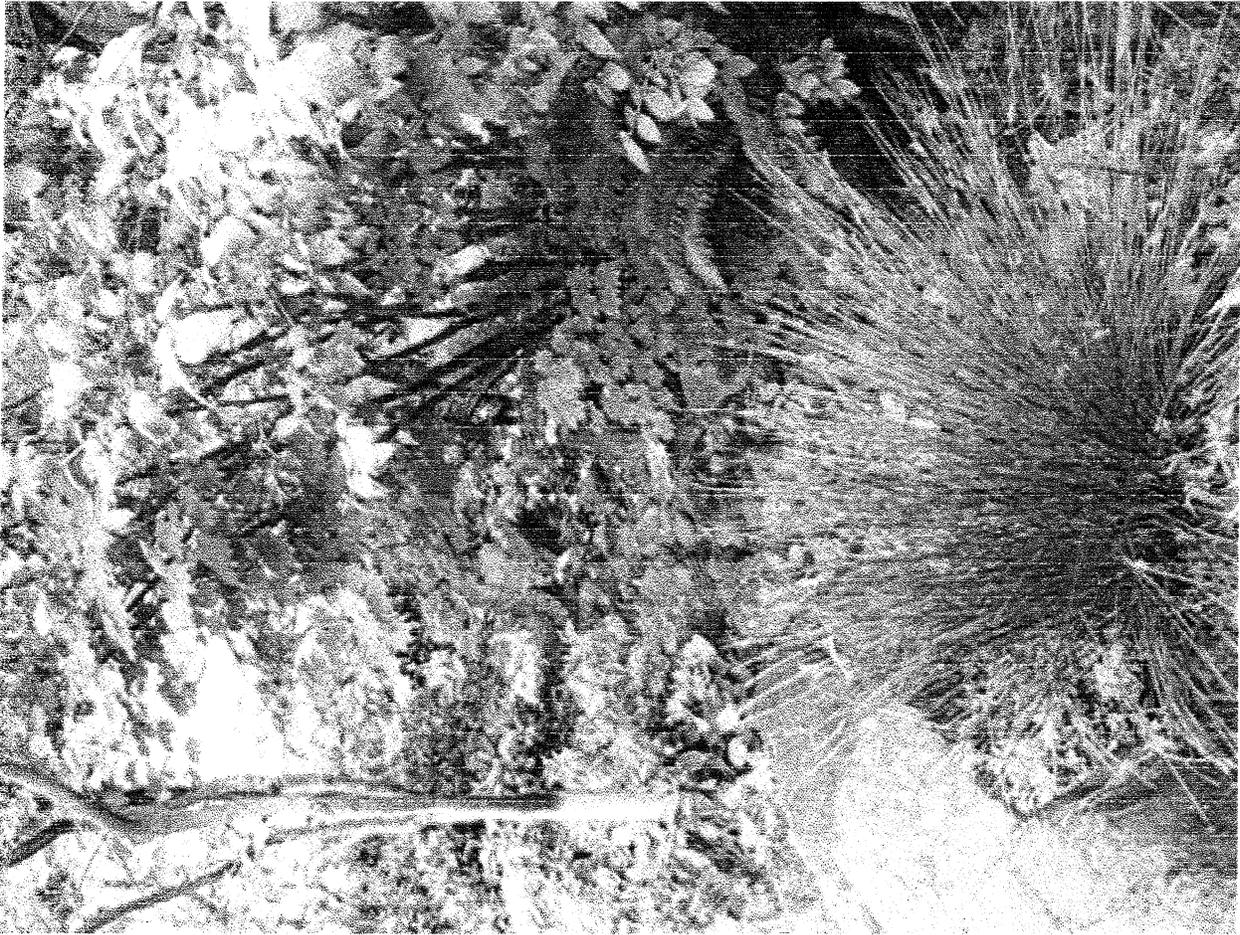
Natural Drainage

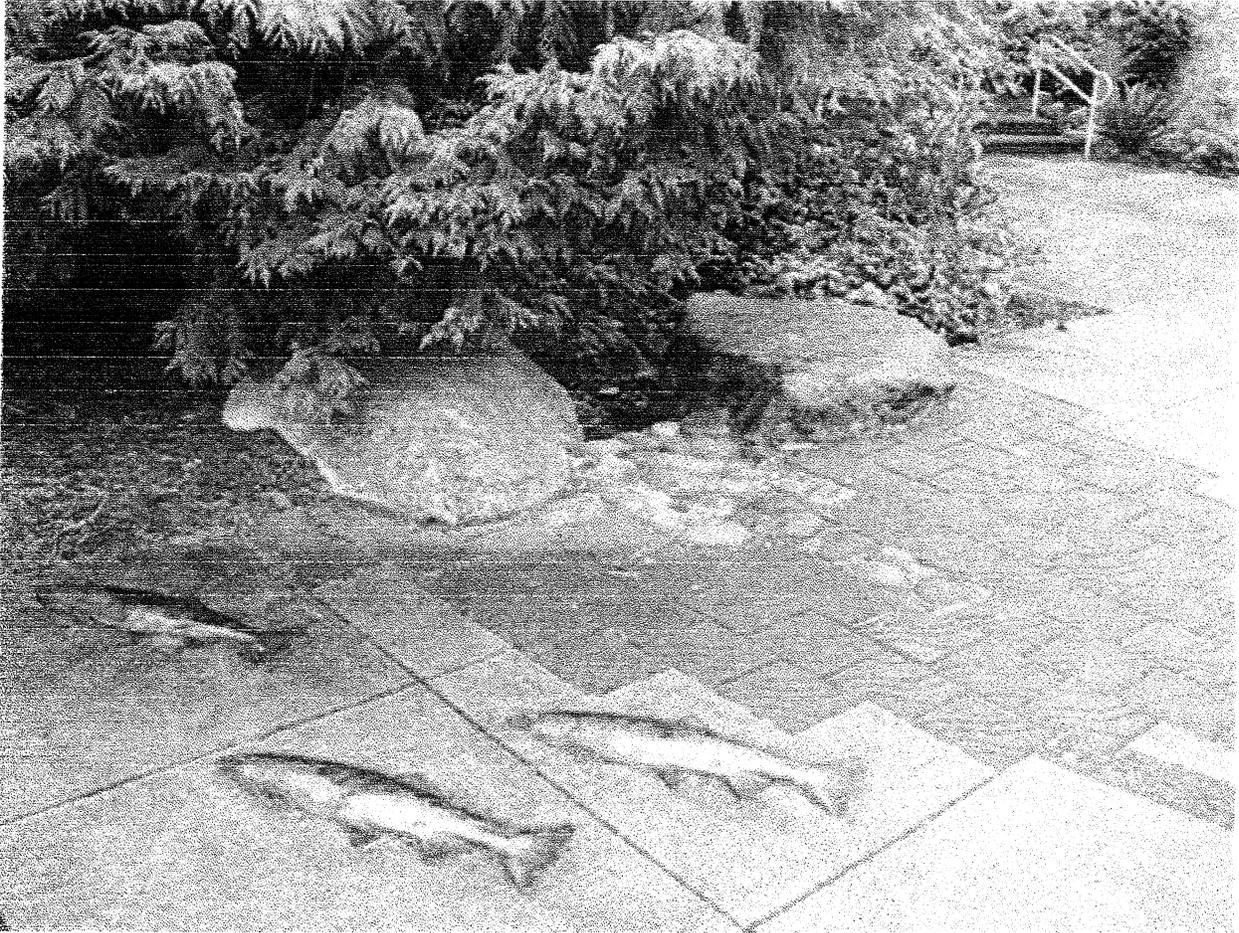
Systems -

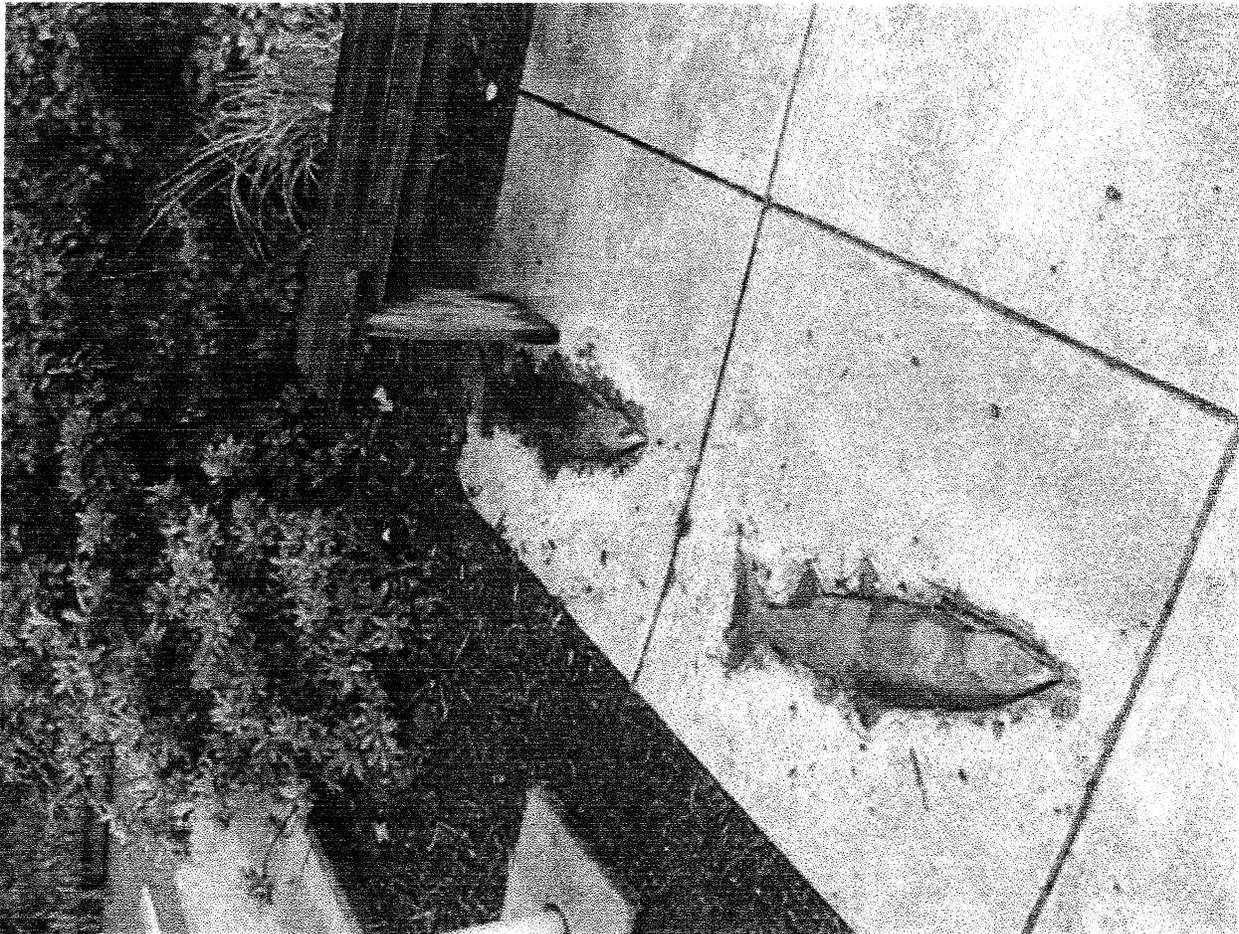
- Evergreen
School Site

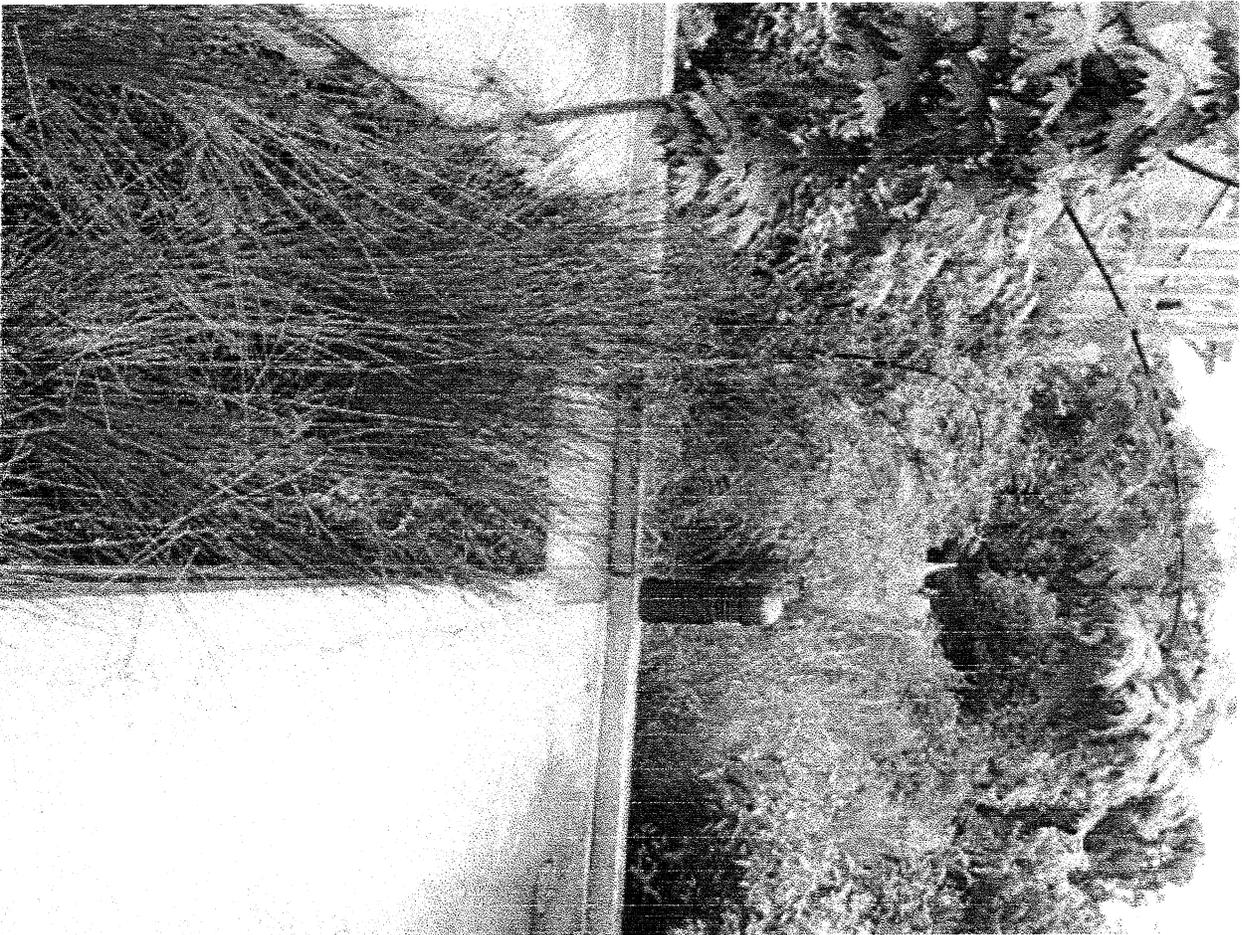
- Parkwood
Neighborhood

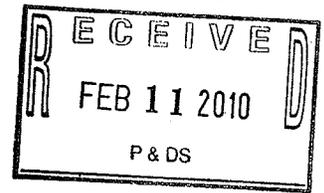












October 26, 2006

Puget Sound Partnership
c/o Puget Sound Action Team,
P.O. Box 40900
Olympia, WA 98504-0900

Dear Puget Sound Partners

SUBJECT: PARTNERSHIP RECOMMENDATIONS TO:

**IMPROVE WATER QUALITY AND HABITAT BY MANAGING
STORMWATER RUNOFF**

**PROTECT ECOSYSTEM BIODIVERSITY AND RECOVER
IMPERILED SPECIES**

**PROVIDE WATER FOR PEOPLE, FISH AND WILDLIFE, AND
THE ENVIRONMENT**

We, the undersigned members of Washington State's scientific community, have been studying impacts of urbanization on habitat and aquatic life for decades. There is a large body of literature regarding the relationship of urban runoff and the health of waterbodies. We have had the privilege of contributing papers describing the status and trends in Northwest rivers, wetlands, and coastal environments, the impacts of urban runoff (and other effects of human activities on Puget Sound waters), the effectiveness of mitigation measures, and original and effective methods for monitoring waterbody health. All undersigned have credentials to comment on effective approaches for urban runoff management.

These comments are in response to preliminary recommendations by the Puget Sound Partnership, dated October 2006, for action to preserve and recover Puget Sound.

IMPORTANCE OF STORMWATER RUNOFF MANAGEMENT IN THE PUGET SOUND BASIN

Urban runoff scours streams, destroys aquatic life characteristic of a healthy ecosystem, and carries enormous loads of contaminants to Puget Sound. Stormwater is most likely a primary source of destructive flows and contaminants leading to the precipitous decline in the health of the Puget Sound ecosystem.

Because of urbanization, peak stormwater flows can increase stream discharge by factors of up to 10-fold over predevelopment peaks. Annual flow volumes can double.

Contaminants in and volumes of urban runoff discharged to streams change the types and numbers of aquatic species, changes that are key signals of declining ecological health.

The decline in stream health begins with the clearing of the forest and modification of river channels in a watershed. Stream flow usually increases dramatically after clearing and often streams are devastated even before any development takes place. Every square foot of effective impervious surface then added to a watershed counts further toward the stream's decline. ("Effective" impervious area is that connected by a conveyance system to surface water.) With the first increments of effective impervious area in a watershed, the numbers of the most sensitive species decline dramatically. Contrary to popular dogma, there is no threshold of development below which there will be no biological degradation.

Although all groups of aquatic organisms are affected by the actions of humans, anadromous fish in our region are the most widely understood and appreciated species that suffer enormously in streams draining urbanized watersheds. Salmon and sea-run cutthroat trout spawned and nurtured in Puget Sound's streams are important for several reasons: regional icons, contributors to regional economies, and key players in the food webs that range from mountain forests to the health of Puget Sound orcas. In short, a healthy Puget Sound depends on a healthy regional biota, especially anadromous fish populations.

END-OF-PIPE TREATMENT AND DETENTION DISCREDITED

"End-of-Pipe" management of stormwater refers to the practice of treating and detaining runoff from urban land uses before discharging it to surface water. Underlying the employment of end-of-pipe management is the assumption that forested watersheds can be converted to any type of land use (including 100% impervious) and that the impacts of these changes on receiving waters can be negated through the use of engineered stormwater-management hardware.

The prescriptions and methods for design of such hardware are found in drainage design manuals in use by every jurisdiction in the basin. An example of such a manual is the DOE's "Stormwater Management Manual for Western Washington". Newly written NPDES permits require that jurisdictions use this manual (or its equivalent) in mitigating for urban runoff. However, the DOE manual itself disavows claims to protect aquatic life. From Volume 1, Section 1.7.5: *...land development as practiced today is incompatible with the achievement of sustainable ecosystems.* And also from Volume 1, Section 1.7.5: *The engineered stormwater ... systems advocated by this and other stormwater manuals ... cannot replicate ... hydrologic functions of the natural watershed that existed before development, nor can they remove sufficient pollutants to replicate the water quality of predevelopment conditions.*

End-of-pipe stormwater management has been and continues to be a failure at adequately protecting streams, wetlands, and Puget Sound. The literature in the past 30 years documents the negative effects of stormwater discharges on receiving waters.

In the past 5 years several papers have been published describing the marginal differences in stream damage between those watersheds where treatment and detention is installed and those where discharges are unmitigated. Hydrological studies are available that show that no amount of end-of-pipe mitigation can protect streams from urban runoff. In short, conversion of forests to traditional urban land uses cannot be mitigated by end-of-pipe prescriptions.

Since 1996, the correlation between urbanization (and concomitant decline in forest cover, loss of stream buffers, new impervious area) and stream health has been documented in detail. It is now possible to predict, with considerable confidence, the ill-effect of continuing urbanization on the last vestiges of healthy streams in the basin if such development follows the same formula employed in the past.

THE PARTNERSHIP LEANS ON FAILED PRACTICES FOR PROTECTION

The following is the stormwater recommendation from the latest draft of Puget Sound Partners recommendations (dated October 2006):

1. Issue NPDES Phase I and Phase II permits that brings 80% of the Puget Sound's population (and some 80 cities) into active stormwater management.

Also:

- a. Implement a coordinated water quality monitoring program.*
- b. Expand programs to maximize stormwater infiltration.*
- c. Promote a basin approach to stormwater by sponsoring pilot projects.*
- d. Increase funding for Low Impact Development (LID) demonstration projects and develop incentives to encourage the use of LID.*

The Partnership recommendation to issue NPDES permits is unnecessary in that this will be done regardless of Partnership stance.

Furthermore it is widely known that NPDES offers little hope of protecting streams and Puget Sound. NPDES permits issued by Washington State require only that permittees adhere to the state's "Stormwater Management Manual for Western Washington", a set of prescriptions for end-of-pipe engineering hardware. The manual recognizes that end-of-pipe engineering will not protect streams and source control is necessary (Volume 1). But, in the subsequent volumes containing its prescriptions, the manual is silent about the advisability of conversion of forests to intense forms of land use. The manual allows development projects that convert up to 100% of a forested site to impervious area. The manual's prescriptions are concerned only with sizing of hardware. The scientific literature demonstrates that it is not possible to fully mitigate for any such conversions regardless of hardware size.

The Partnership should not expect that NPDES or continued end-of-pipe management of runoff will lead to the protection or recovery of Puget Sound.

Encouraging infiltration (in the absence of LID standards) is meaningless (“*b.*” above). For traditional high-impact development, jurisdictions disallow infiltration on till soils. Encouragement to “maximize” infiltration will not make soils more porous. And the Partnership should not be “encouraging” anything. The Partnership should be describing practices and standards that are vital to Sound recovery and recommending that they be implemented and enforced.

More low impact development pilot and demonstration projects, at best, will delay essential action (“*c*” and “*d.*” above). We have sufficient experience with traditional end-of-pipe stormwater management to know that it is not an alternative and we must turn from it as quickly as possible. Sufficient projects have been constructed to show that LID projects can be successful at retaining runoff on project site. To recommend more such projects (in the absence of action to introduce changes into development code to require them) reflects unjustifiable timidity in the face of great danger to the Sound. Moreover, the Partnership recommendation for incentives (“*d*” above) to abide by LID standards, in the absence of regulations to force such changes, is destined to fall far short of the goal to protect and restore Puget Sound.

We regrettably conclude that, if the above is the extent of the Partnership recommendations regarding stormwater, little hope should be held for restoration of Puget Sound. Indeed it is far more likely, with the arrival of millions more newcomers and concomitant high-impact development, that the health of Puget Sound will continue in its precipitous decline.

PRACTICES THAT MUST BE IMPLEMENTED IF PUGET SOUND IS TO BE SAVED

Science supports the following actions and practices related to land use as necessary to halt the decline of Puget Sound ecosystem, provide for recovery of anadromous fish, halt the increase in and reduce the load of pollutants carried by stormwater to Puget Sound, and begin the steep climb toward restoration. This list is not all-inclusive. It is left to others to urge the many other action items needed to restore Puget Sound and other regional water bodies to healthy condition.

1. **Preserve Existing Least-Disturbed Watersheds and Subwatersheds.** The scientific literature is clear that the healthiest and most biologically productive streams are found in undisturbed watersheds. Very small levels of disturbance in the healthiest watersheds immediately start their inevitable biological or ecological decline, beginning with the loss of their most sensitive species, to decline in predators and to the increase in the most tolerant species.

2. **No Net Loss of Forest Cover in the Puget Sound Basin.** Forest loss must be limited in the process of conversion to urban purposes, and such loss must be balanced by increasing/restoring forest cover in disturbed areas within the basin.

Forest loss owing to new development should be limited through development code. An example of such code can be found in DOE's "Stormwater Management Manual for Western Washington", Volume V, BMP T5.30. The Partnership should recommend that this code be used to guide all new development.

To mitigate for the fraction of forest cleared in each new development (i.e. the fraction not preserved by code), the Partnership should recommend a program of clearing trading rights. Such a program would ensure that for each portion of a site cleared for development an equivalent forest area is restored elsewhere in the basin. (Forest restoration in disturbed areas can be affected by a variety of programs. Restoration of buffers along urban streams is an example.)

3. **Halt Runoff From New Impervious Area in the Puget Sound Basin.** Methods for eliminating runoff from impervious surfaces include (but are not limited to) using pervious paving materials, associating impervious area with bioretention facilities, reducing such areas to functional minimums, and so on.

The Partnership should recommend code changes requiring that most new paving and roofing be constructed using materials and practices to prevent them from generating runoff to surface water.

These methods are some of the tools in the practice of "low impact development".

4. **Preserve Existing and Restore Destroyed Buffer Areas Adjacent to Streams.** Destroyed buffers are often found in private ownership. The Partnership should recommend that these be purchased, or otherwise protected, and that soil and riparian vegetation be restored. The protection of Puget Sound as a public good requires creative approaches to these activities. The Partnership should recommend that jurisdictions adopt a system of prioritization of stream buffers to be restored and a time table for restoration. Obviously, restoration of existing problem-buffers may take decades; even so, the Partnership should set reasonable targets for buffer restoration for year 2020 and other milestone dates.

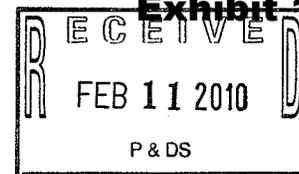
5. **Reduce the Amount of Runoff From Existing Impervious Area.** Much existing impervious area is unnecessary and should be removed. (For example, two-way streets could be converted to one-way and a lane eliminated.) Existing impervious area could be disconnected from surface water by repaving using pervious materials or bordering with bioretention facilities or both.

The Partnership should recommend a program of prescriptions and incentives to reduce existing total and effective impervious area.

The Puget Sound Partnership has a daunting task and carries the burden of responsibility for the fate of the basin's ecosystem. We the undersigned applaud the effort, and offer our services in making the best possible recommendations to the Governor.

Sincerely,

Douglas Beyerlein, Professional Hydrologist and Professional Engineer
Susan Bolton, PhD, Professional Engineer
Derek B. Booth, PhD, Professional Engineer and Professional Geologist
Thomas W. Holz, Professional Engineer
Thom Hooper, Fisheries Biologist
Richard R. Horner, PhD, Environmental Engineering Research
James R. Karr, PhD, Ecologist
DeeAnn Kirkpatrick, Fisheries Biologist
John Lombard, Planner and Environmental Policy Analyst
Christopher W. May, PhD
Gary Minton, PhD, Professional Engineer
David R. Montgomery, PhD, Professor of Geomorphology
David Somers, Fisheries Biologist
Cleve Steward, Fisheries Biologist

**For Immediate Release:**

Aug. 8, 2008

Contact:

Jan Hasselman, Earthjustice, 206-343-7340 ext. 25
Sue Joerger, Puget Soundkeeper Alliance 206-293-0574
Bruce Wishart, People For Puget Sound, 360-223-2033

Landmark ruling requires cities and counties to take aggressive action to protect Puget Sound from stormwater**Hearings Board Rejects State's Requirements for Municipal Stormwater Regulation**

SEATTLE—In a landmark decision, the Washington Pollution Control Hearings Board today issued a ruling requiring that cities and counties around Puget Sound take significantly more aggressive steps to reduce stormwater runoff. The Board struck down provisions in two regionwide permits as inadequate, and concluded that greater use of ³low impact development² techniques is required to meet the governing legal standards. The permits are issued by the state Department of Ecology, which must now reissue them.

³*This is a great day for Puget Sound,*² said Kathy Fletcher, Executive Director of People for Puget Sound. ³This ruling gets us one big step closer to the Puget Sound Partnership's goal of recovering Puget Sound by 2020.²

Puget Soundkeeper Alliance and People for Puget Sound appealed two permits last year regulating municipal stormwater discharges from scores of cities and counties around Puget Sound. The groups believed that the requirements of the permits were inadequate to protect Puget Sound and its declining populations of salmon, orcas and other marine species.

Stormwater runoff from roads and rooftops that is discharged to the rivers, streams and lakes that feed Puget Sound has been cited as the number one threat to the health of Puget Sound. Stormwater contains toxic metals, oil and grease, pesticides and herbicides, and bacteria and nutrients. Recent research of stormwater runoff from industrial areas and highways indicate that when it rains, toxic metals, particularly copper and zinc, are being discharged in amounts that seriously degrade water quality and kill

marine life. Stormwater volumes also erode stream banks, deposit sediment, and widen channels enough to damage fish and wildlife habitat. Some studies show urban creeks to be so degraded that adult salmon are killed within minutes of entering the stream.

The Board concluded that the permit's focus on traditional engineered stormwater management facilities like detention ponds was inadequate to protect Puget Sound and meet the law's requirements. The decision reads,

³The Board concludes that the Phase I Permit fails to require that the municipalities control stormwater discharges to the maximum extent practicable and does not require application of all known, available and reasonable methods to prevent and control pollution, because it fails to require more extensive use of low impact development techniques.²

³The question we asked was, "Do we want salmon swimming through the Ballard Locks in years to come, or not?"¹² said Sue Joerger of Puget Soundkeeper Alliance. ³To our relief, the Pollution Controls Hearing Board said, yes, and here is what we will do.²

The Board also struck down provisions of the permit governing cleanup plans for existing developed areas, finding that they lacked a prioritization scheme that would focus attention on the most serious problems. Additionally, the Board modified the permit's adaptive management process for water quality violations to make it more rigorous and accountable.

³With the future of the Sound at stake, we need to do everything we can to stop undermining water quality and begin restoring degraded areas,² said Jan Hasselman the lead attorney for Earthjustice, which represented the environmental appellants. ³There are inexpensive and proven ways to stop pollution now, through techniques like low impact development, instead of relying on the old ways of installing expensive treatment systems at the end of the pipe. We are pleased that the Board agreed that with us that greater use of these techniques should become the rule, not the exception.²

**STATE ENVIRONMENTAL POLICY ACT
(SEPA)
ENVIRONMENTAL CHECKLIST****Planning and Development Services*****Purpose of Checklist:***

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply”. Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Public notice is required for all projects reviewed under SEPA. Please submit current Assessor's Maps/Mailing Labels showing:

- Subject property outlined in red.
- Adjoining properties under the same ownership outlined in yellow.
- All properties within 500 feet of the subject property, with mailing labels for each owner.

NOTE: King County no longer provides mailing label services. Planning and Development Services can provide this for a fee or provide you instructions on how to obtain this information and create a mail merge document to produce two sets of mailing labels for your application.

Use of Checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply”. IN ADDITION complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “propose,” and “affected geographic area,” respectively.

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**EVALUATION FOR
AGENCY USE ONLY**

A. BACKGROUND

1. Name of proposed project, if applicable:
Southeast Neighborhoods Subarea Plan

2. Name of applicant:
City of Shoreline

3. Address and phone number of applicant and contact person:
Miranda Redinger, PDS, 17500 Midvale Ave N, Shoreline WA
98133, 206-801-2513

4. Date checklist prepared:
January 20, 2010

5. Agency requesting checklist:
City of Shoreline

6. Proposed timing or schedule (including phasing, if applicable):
Planning Commission review: Feb-March 2010
Council action: March-April 2010

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Plan implementation (rezones, development code amendments for pilot projects) is likely to occur later in 2010

8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal.
Environmental review at the project level may be required

***Staff annotated
checklist on 2/26/10.**

(subject to SEPA minimum
thresholds adopted by City
of Shoreline)

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AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None
10. List any government approvals or permits that will be needed for your proposal, if known.
The Subarea Plan is a Comprehensive Plan amendment and will require City Council approval.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).
Non-project action to establish a subarea of approximately 274 acres. The Subarea Plan will establish certain Comprehensive Plan policies and land use criteria for future development . This area is part of a Special Study Area identified at the adoption of the City's original Comprehensive Plan in 1998.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
The subearea is located in the SE corner of Shoreline, bounded approximately by 145th on the south, 150th on the north, Bothell Way on the east and 8th Ave NE on the west.

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B. ENVIRONMENTAL ELEMENTS

1. Earth:

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: NA- non-project action
- b. What is the steepest slope on the site (approximate percent of slope).
NA
- c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
NA
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.
NA
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
NA
- f. Could erosion occur as a result of clearing construction or use? If so generally describe.
NA
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example asphalt or buildings)?
NA
- h. Proposed measures to reduce or control erosion , or other impacts to the earth, if any:
NA

Generally flat, some areas qualify as steep slopes.

<40%

Generally stable, any potential critical areas would be subject to SEPA/critical area review.

Development permitted under the subarea plan could result in erosion, but would be subject to local, state & federal regulations.

City of Shoreline Best Management Practices

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2. Air:

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NA

Development would not result in emissions beyond those permitted under current Comp Plan/zoning codes subject to Puget Sound Clean Air Agency

- b. Are there any off site sources of emissions or odor that may affect your proposal? If so, generally describe.

NA

- c. Proposed measures to reduce or control emissions or other impacts to air if any:

City's development regulations will apply when development occurs.

Puget Sound Clean Air Agency and City Best Management Practices

3. Water:

a. Surface:

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Unknown

Hamlin and Littles Creeks, which are tributaries of Thornton Creek, wetland in Paramount Park

- 2. Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Unknown

Individual projects subject to SEPA will be reviewed

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Unknown

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- | | |
|---|--|
| <p>4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
<u>Unknown</u></p> | <p>Potentially, will be reviewed on project basis.</p> |
| <p>5. Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.
<u>Unknown</u></p> | <p>No</p> |
| <p>6. Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.
<u>Unknown</u></p> | <p>Potentially, will be reviewed on project basis.</p> |
| <p>b. Ground:</p> | |
| <p>1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.
<u>Unknown</u></p> | <p>Development will be subject to Stormwater Codes that mandate Low Impact Development. Groundwater table is concern to residents.</p> |
| <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
<u>Unknown</u></p> | <p>Will be reviewed on project basis. Sites with existing gas station or dry cleaning uses are a concern to residents.</p> |

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c. Water Runoff (including storm water):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Unknown

- 2. Could waste materials enter ground or surface waters? If so, generally describe.

Unknown

- 3. Proposed measures to reduce or control surface ground and runoff water impacts, if any:

City development regulations will apply when development occurs

4. Plants:

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

Unknown

- c. List threatened or endangered species known to be on or near the site.

Unknown

City's Surface Water Master Plan describes condition and scheduled updates for stormwater system. Existing problems are a concern to residents.

Possibly, will be evaluated on project basis or through Master Planning effort.

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d. Proposed landscaping use of native plants or other measures to preserve or enhance vegetation on the site if any:
City development regulations will apply when development occurs

5. Animals:

a. Mark all boxes of any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:_____

Eagle, songbirds, salmon

b. List any threatened or endangered species known to be on or near the site.
Unknown

c. Is the site part of a migration route? If so explain.
Unknown

Potentially on migration route to Union Bay Natural Area. Maximum heights allowed should not interfere.

d. Proposed measures to preserve or enhance wildlife if any:
City development regulations will apply when development occurs

6. Energy and Natural Resources:

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc
Unknown

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
NA

Will be analyzed at the project level.

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c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts if any:
City development regulations will apply when development occurs.

7. Environmental Health:

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur a result of this proposal? If so describe.
Unknown

1. Describe special emergency services that might be required.
Unknown

2. Proposed measures to reduce or control environmental health hazards, if any:
City development regulations will apply when development occurs.

b. Noise:

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
NA

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
NA

3. Proposed measures to reduce or control noise impacts, if any:
City development regulations

Permitted uses for zone limited to commercial and residential uses.

Soil analysis and appropriate remediation would be required at the project level.

Construction noise would be subject to limited hours.

Noise Ordinance

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8. Land and Shoreline Use:

- a. What is the current use of the site and adjacent properties?
Many uses ranging from retail and industrial to single- and multifamily residential
- b. Has the site been used for agriculture? If so, describe
Unknown
- c. Describe any structures on the site.
There are multiple structures (see 8a above)
- d. Will any structures be demolished? If so, what?
As redevelopment occurs, some structures will likely be demolished, although some may be expanded
- e. What is the current zoning classification of the site?
Area has various zoning classifications ranging from low density residential to mixed-use
- f. What is the current comprehensive plan designation of the site?
Area has a number of Comprehensive Plan designations
- g. If applicable, what is the current shoreline master program designation of the site?
NA
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, please specify.
Unknown, but if there are locations within the area that are environmentally sensitive, the City’s regulations would be applied to development on those portions of the site(s).
- i. Approximately how many people would reside or work in the completed project?
Unknown. If new zoning is implemented to conform with the Subarea Plan, it would permit more homes and businesses than would the existing Comprehensive Plan.
- j. Approximately how many people would the completed project displace?
Unknown.

Mixed Use, High and Low Density Residential, Special Study Area

The Critical Areas layer of the GIS map for the subarea shows streams, buffers and steep slopes in the Paramount Park area.

|

17500 Midvale Avenue North, Shoreline, Washington 98133-4921

Telephone (206) 801-2500 Fax (206) 546-8761 pds@shorelinewa.gov

The Development Code (Title 20) is located at mrsc.org

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k. Proposed measures to avoid or reduce displacement impacts, if any:
NA

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The Subarea Plan would define policy for future development of the area.

9. Housing:

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
Unknown, although the Subarea Plan could allow more units than the current plan. Many of the allowed units would be multifamily which are likely to be more affordable than single family units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
Unknown.

c. Proposed measures to reduce or control housing impacts if any:
Implementation of proposed zoning includes incentives for developing affordable housing.

10. Aesthetics:

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
NA

b. What views in the immediate vicinity would be altered or obstructed?
Unknown

Subarea Plan recommends transition zoning and design standards to ensure compatibility.

Unknown until potential Development Code regulations have been adopted.

Heights are unlikely to exceed those currently allowed.

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- c. Proposed measures to reduce or control aesthetic impacts, if any:
Proposed mitigations include administrative design review for buildings in commercial areas

11. Light and Glare:

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Unknown

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Unknown

- c. What existing off site sources of light or glare may affect your proposal?
Unknown

- d. Proposed measures to reduce or control light and glare impacts if any:
Proposed mitigations include administrative design review for buildings in commercial areas

Will be evaluated on project basis.

Regulations mandate downward-facing lights.

12. Recreation:

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Hamlin, South Woods, and Paramount Park and Open Space are in the vicinity of the subarea.

- b. Would the proposed project displace any existing recreational uses? If so, please describe.
No

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- c. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant if any:
Proposed Land Use Regulations may require recreation areas for larger multifamily complexes.

13. Historic and Cultural Preservation:

- a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.
None have been identified

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
None have been identified

- c. Proposed measures to reduce or control impacts, if any:
Existing regulations

None listed in local register.

14. Transportation:

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:
The area is served by local streets, as well as principal and collector arterials.

- b. Is site currently served by public transit? If not what is the approximate distance to the nearest transit stop?
Parts of the area are served by public transit.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
NA

Major arterials include NE 145th St. (SR523), 15th Ave. NE, and Bothell Way

The entire subarea has access to transit stops within a quarter mile radius of households.

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- d. Will the proposal require any new roads, streets or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).
City regulations will define the extent of new improvements
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
Unknown
- g. Proposed measures to reduce or control transportation impacts if any:
City regulations will assess appropriate mitigations as new development occurs

Individual projects of certain size will be subject to traffic analysis and concurrency requirements.

Subject to concurrency requirements.

15. Public Services:

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
Unknown. New development may require additional services depending on demographics and number of new residents or workers.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
New development will result in additional revenue to general and special purpose districts to pay for impacts.

16. Utilities:

- a. Mark all boxes of utilities currently available at the site:
electricity, natural gas, water, refuse service,
telephone, sanitary sewer, septic system, other:_____

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- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.
As development occurs, the extent of utility upgrade will be assessed and analyzed by utility providers.

c. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Printed Name: _____

Address _____

Telephone Number: () _____ Date Submitted _____

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water/emissions to air/production, storage, or release of toxic or hazardous substances; or production of noise?
Because the area is mostly built-out, substantial increases in discharges and/or emissions are not anticipated. All development must comply with adopted rules and regulations to mitigate these impacts.

Proposed measures to avoid or reduce such increases are:
Current regulations address these concerns. In addition, recently adopted stormwater regulations, and proposed tree retention regulations provide better protection against run-off pollution and loss of tree canopy.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Most of the habitat in the subarea is located in 3 City parks adjacent to the subarea, which would not be detrimentally affected by additional development.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None

The Subarea Plan contains a number of recommendations regarding creation of green corridors and backyard habitats.

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3. How would the proposal be likely to deplete energy or natural resources?
Additional housing and cars may mean increased electricity, water, resource and fuel needs.

Proposed measures to protect or conserve energy and natural resources are:

The Subarea Plan calls for sustainable development on a number of different levels. The intention is to create a walkable/bikable community with access to transit, more compact forms of housing, green building, and economic development to provide goods and services in closer proximity to residences.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?
No sensitive areas or those designated for governmental protection are contained within the boundaries of the subarea. There are several adjacent parks, but the potential increased density would not stress their capacity for service.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Aforementioned stormwater, lot coverage and tree regulations, as well as Critical Areas Ordinance, Parks Master Plan, and sustainable development techniques would protect resources and mitigate impacts.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
The subarea is not adjacent to any shorelines and no new land uses are proposed. The Subarea Plan promotes augmentation of existing housing stock and business development.

Existing problems with stormwater drainage and resultant pollution of water bodies have been documented and are a source of concern for the neighborhoods.

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Proposed measures to avoid or reduce shoreline and land use impacts are:

Land use techniques to mitigate impacts of increased density include traffic calming measures, setbacks, stepbacks and other design standards and buffering techniques.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Greater density could increase demand on transportation, public services and utilities.

Proposed measures to reduce or respond to such demands(s) are:

The Subarea Plan calls for sustainable development on a number of different levels. The intention is to create a walkable/bikable community with access to transit, more compact forms of housing, green building, and economic development to provide goods and services in closer proximity to residences.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts have been identified.

Transportation Master Plan will include traffic modeling for growth scenarios and delineate appropriate mitigation. Subarea Plan calls for interjurisdictional corridor study for SR523 and proposed light rail with mitigation and funding.



Planning and Development Services

17500 Midvale Avenue N., Shoreline, WA 98133-4921
 (206) 801-2500 ♦ Fax (206) 546-8761

**SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)
 Southeast Neighborhoods Subarea Plan**

PROJECT INFORMATION

DATE OF ISSUANCE:	January 28, 2010
PROJECT NAME/DESCRIPTION:	Comprehensive Plan Amendment to adopt the Southeast Neighborhoods Subarea Plan, which contains policy and zoning recommendations from a Citizen’s Advisory Committee.
APPLICANT:	City of Shoreline Planning Department
PROPERTY OWNER:	NA
APPLICATION FILE NUMBER:	301619
PROJECT LOCATION:	Portions of the Ridgecrest and Briarcrest neighborhoods
PARCEL NUMBER:	NA
COMPREHENSIVE PLAN DESIGNATION:	NA
CURRENT ZONING:	NA
ENVIRONMENTAL DOCUMENTS:	Environmental Checklist

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340. The City of Shoreline has determined that the proposal will not have a probable significant adverse impact on the environment and that an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the submitted SEPA Environmental Checklist and other information on file at the City of Shoreline. This information is available for public review upon request at no charge.

PUBLIC COMMENT AND APPEAL INFORMATION

There is no administrative appeal available for this decision. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of this decision on the underlying decision in accordance with State law.

 Miranda Redinger, Associate Planner
 City of Shoreline, Planning & Development Services

 Date

February 25, 2010

Paramount Park Neighborhood Group
940 NE 147th St
Shoreline, WA 98155

Shoreline Planning Department and Planning Commission
c/o Ms Jessica Simulscik-Smith
17500 Midvale Ave N
Shoreline WA 98133

Subject: SE Subarea Plan Policy Proposals

Dear Ms Simulscik-Smith and Ms Redinger:

Thank you for the opportunity to submit clarifications and suggest policy additions and edits on the Shoreline SE Subarea Plan and SEPA process. Please accept these comments as a part of the record and keep us apprised of any and all notices and meetings which may be forthcoming. so, please forward to Shoreline Planning Commission.

We are including suggested edits for the SEPA Checklist along with proposed language for SE Subarea planning policies. The proposed SE Subarea policy suggestions are in *PINK* (**italics*).

We had definite concerns about the completeness of the SEPA Checklist and therefore the overall potential adverse significant impact of this Subarea Plan. We trust that staff will fill in gaps and “Unknowns” and make corrections in the Checklist to more accurately reflect the current picture. I will color code the sections of Policy Proposals and commentary relating to SEPA in *BLUE* (**underlined*). However, we feel that we have already explicitly laid out our concerns in a previous comment letter on SEPA, so we will seek to just clarify here by example.

For instance, in SEPA checklist:

• Environmental Elements - Question 3. Water a. Surface: 1. Is there any surface water body on or in the immediate vicinity of the site...? Answer. “Unknown.”

We believe this is obviously vague and incorrect when the City’s own maps in the “Thornton Creek Stream Characterization Report” and “Surface Water Master Plan” show two clearly mapped watercourses, Hamlin Creek and Littles Creek. Pg 15 of the Surface Water Plan describe these two tributaries within the Subarea. There are also several detailed maps show the approximate locations of the watercourses and wetlands. There is also the largest wetland in Shoreline (with the exception of Echo Lake) within Paramount Park. This matters because the stormwater infrastructure is already very

inadequate. Runoff from the area roads and development runs directly into these water bodies currently with little if any detention or filtration. This fact is confirmed in the Surface Water Masterplan. The current situation leaves the creeks unprotected and homeowners and neighborhoods continually susceptible to flooding.

The fact that the stormwater infrastructure is so inadequate and yet, by the SEPA process is designated as something to be dealt with ONLY WHEN development occurs IS A SIGNIFICANT IMPACT, illustrates the disconnect between the SEPA analysis and the on the ground situation. The documents we submitted which describe the legal settlements, Pollution Control Hearings Board rulings all describe the situation as needing urgent attention. Waiting for 10-20 years is unacceptable.

The document we submitted, created for the CAC Committee process entitled “Inventory- Natural Features” (map) illustrates anecdotal flooding concerns of area residents. It is clear that much more information needs to be gathered by the City on streams, wetlands, groundwater, geology before it can say there is “no significant impact” from this plan.

There area also potential for significant adverse impact from traffic, affecting safety of drivers bikers and pedestrians. There have been fatalities to both drivers and pedestrians in the recent past at intersections which will have levels of service unacceptable with the increased density proposed. SR 523 must be dealt with in a comprehensive way to seriously address impacts of the Subarea plan.

Vision –

Make overall “Framework Vision” more cohesive in relation to surrounding neighborhoods and municipalities.

Ensure that policies make these connections functional and that infrastructure has a path to concurrency and capital funding BEFORE substantial new development occurs. Failure to fix existing problems constitute a “significant negative impact” and that situation is unacceptable.

Ensure that density/zoning targets and planning vs zoning, is not the “tail wagging the dog”? We are concerned that the “vision” and comprehensive planning effort should precede the implementation strategy through zoning tools such as mapping. While we understand that many of the CAC members were interested in getting a concrete picture of how the proposed changes would translate on the ground, the Zoning process should clearly be SEPARATE from this planning process. The difference needs to be clarified in the plan.

See our suggested edits and additions for SE Subarea Plan below in *Pink Italics*.

Land Use –

LU 2: Create Incentives to use vegetated buffers between types of land use, in addition to transition zoning or open space, *including LID (Low Impact Development Techniques) to promote natural drainage functions.*

LU 11: (New, either in this section and/or with complimentary section in Housing) *Consider Planned Area Development process when appropriate to utilize and maximize Zero Impact design standards, including Energy and LID infrastructure, integrated to surrounding neighborhoods.*

Community Design –

CD 14: (New) *Work with community groups, neighborhoods and outside experts to promote “community gardens” for production of food and recreation.*

Transportation –

T 10: As part of the update of the Transportation Master Plan, also consider smaller innovative solutions for reducing auto dependence, such as circulator buses, carsharing and bike rentals *AND “bike library or FREE bike programs.”*

T 12: (New) *Consider improving connections to cross-park corridor at Paramount Park Natural Area for Pedestrian and bike transportation options. Develop improvements to area streets to complete the connections for utility and safety.*

T 13: (New) *Plan parking infrastructure, which includes electric plug-in capability, according to State legislated guidelines.*

T 11: (New) *Strongly encourage Shoreline to convene a work group comprised of partners including, Seattle, King County, WSDOT and Sound Transit to undertake a study on 145th St. (SR 523) that would result in a plan for the corridor to improve safety, efficiency and modality for all users. This plan would include adjacent neighborhoods in the process, to among other things reduce cut-through traffic, and should provide proposed funding strategies for implementation.*

T 12: (New) *Consider Light Rail Station planning as a part of studies to plan for 145th corridor and potential impacts to neighborhoods, traffic, parking policies, pedestrian/bike use and other aspects.*

Natural Environment –

NE 1: Create incentives to encourage the use of innovative methods of protecting natural resources (solar power for lighting outside space, *LID (Low Impact Development techniques such as vegetated bioswales, pervious pavement, raingardens, water catchment, etc., and new recycling options.*

NE 2: contiguous green zones through neighborhoods, *LID (Low Impact Development conveyance systems.)*

NE 3: When redeveloping a site, encourage incorporation of measures that improve or complement the community's natural assets such as its tree canopy, surface water elements, wildlife habitat, and open space, *topography, geology, hydrology, and relationship within a watershed.*

NE 6: Protect and renew (“daylight”) *watercourses in area including piped watercourses such as Littles and Hamlin Creek.*

NE 9: (New) *Using up to date technologies and Best Available Science, accurately map the groundwater system and locations of piped watercourses in Ridgecrest and Briarcrest to allow a better understanding of hydrology of the area and its wetland characteristics and locations and the relationships within the larger watersheds.*

NE 11: As part of the process of revising the City's tree code, create incentives to plan all remodel and new development around *significant trees and groves of trees to preserve* *And increase the tree canopy.*

NE 15: (New) *As part of “corridor study” for 145th St (SR 523) with partners (WSDOT, WDFW, Seattle, King County and Shoreline), plan a new fish passable culvert for Littles Creek to connect habitat and improve WQ in compliance with recent State legal requirements.*

NE 16: *Look for methods to acquire the area* between Seattle's Jackson Park and Paramount Park *as a portion of a larger “green wildlife corridor” to provide contiguous ecosystems as a community concept, linking parks and backyards in wider ecosystem areas.*

Housing –

H 9: Consider adding language to the Development Code to restrict development of “Megahouses” *by utilizing FAR (Floor Area Ratio) concepts.*

H 12: (New, either in this section and/or with complimentary section in Land Use) *Consider Planned Area Development process when appropriate to utilize and maximize Zero Impact design standards, including Energy and LID infrastructure, integrated to surrounding neighborhoods.*

Parks and Open Space –

PR 1: (or T section) Support development of trail/designated pathway connecting Interurban trail with Paramount Park(s), Hamlin and Southwoods Park to the Burke Gilman trail *AND Jackson Park trail project in Seattle.*

PR 7: Upgrade the path over Littles Creek in Paramount Park Open Space *with “box culvert”* to provide a more permanent solution to the extremely muddy condition during wet weather *and to improve stream corridor and wildlife habitat.*

PR 8: (New) *Plan improvements in parks that integrate designs for natural drainage techniques (LID) to improve water quality and infiltration, which enhance wildlife habitat with native landscaping.*

PR 9: (New) *Identify areas where existing wetlands can be unearth or daylighted to increase wetland function and drainage infiltration utilizing Best Available Science techniques.*

PR 10: (New) *Encourage partnerships with neighborhoods, volunteers, and grant applications to improve and restore wildlife habitat and remove invasive vegetation.*

Economic Development Policy Recommendations-

ED 13: (New) *Support development of opportunities through innovative and creative technologies by permitting business uses for research and development, design and environmental concepts to provide potential sites for family wage “green jobs”.*

Again, Thank you for the opportunity to submit these policy suggestions. We hope that the Planning Commission and Council will consider them carefully as positive policy suggestions that are aligned with the City’s vision and Comprehensive Plan. We believe they reflect the Council Goals and direction of the residents and CAC Committee, and will contribute to an improvement in the implementation process for our residents.

Respectfully Submitted,

Janet Way
Paramount Park Neighborhood Group

(*Staff edited format for clarity when printing in black & white)