

PLANNING COMMISSION AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Public Hearing on Comprehensive Plan Minor Amendments DEPARTMENT: Planning and Development Services PRESENTED BY: Joseph W. Tovar, FAICP, Director PADS Steven Szafran, AICP, Associate Planner <i>AS</i> Steven Cohn, Senior Planner</p>

BACKGROUND

The State Growth Management Act limits Council action on proposed Comprehensive Plan Amendments (CPAs) to no more than once a year, with a few exceptions such as initial adoption of subarea plans. This year the Council's review package will include the Public Health Lab Master Plan amendments and the minor amendments included in this package.

Following the public hearing, the Commission will be asked to craft a recommendation on this group of minor amendments to be forwarded to the Council.

PROPOSAL & ANALYSIS

This proposal is file number 301690. A threshold Determination of Non-Significance was issued on October 14, 2010. The City has received no comments on the threshold determination.

There are five amendments in this package.

1. Add language about the Ballinger neighborhood in appropriate sections of the Comprehensive Plan where other neighborhoods are discussed.

In the Community Profile section of Introduction to the Comprehensive Plan and in other sections, add narrative dealing with the Ballinger neighborhood. (The page numbers cited refer to the location of text in the Comprehensive Plan).

Staff rationale: The existing Plan doesn't address the Ballinger commercial/mixed use area. These additions rectify the situation.

p. 21 – Neighborhoods

Ballinger. The Ballinger neighborhood, in the Northeast portion of the city, is bordered by Mountlake Terrace, Lake Forest Park, and the North City neighborhood. It is an area of single family homes, apartments and condominiums. It is served by the commercial area bordering both sides of Ballinger Way and home to a variety of retail stores, banks and other service uses, and a variety of commercial uses.

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

p. 23 – Mixed Use and Commercial Areas

Other mixed use and commercial areas include North City, Ridgecrest, Richmond Beach and Ballinger. The *North City business district* is located on 15th Avenue NE between N 170th and N 185th Streets. This district serves the local community and neighboring communities. The *Hillwood/Richmond Beach commercial area* is located on NW 185th Street and 8th Avenue NW. It serves the City's northwest neighborhoods including Hillwood, Richmond Beach, Richmond Highlands, and Innis Arden. The *Ridgecrest Business District* is located at north of NE 145th Street Avenue NE between along 15th Avenue and Lake City Way NE. It serves the City's southeast neighborhoods including Ridgecrest and Briarcrest. The Ballinger commercial area is located along Ballinger Way and extends from 15th Avenue NE to approximately 25th Avenue NE. The diverse mix of businesses in the district serves not only the local neighborhood in Shoreline but also the residents of neighboring Mountlake Terrace and Lake Forest Park.

p. 148

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

p. 149

Ballinger Road Way NE and 19th Avenue NE

2. *Modify the Land Use Map to reflect recent public ownership of parks and open space parcels and re-designate them as "Public Open Space".*

See *Attachment 1* for new map delineations.

Staff rationale: This change updates the Comprehensive Plan map to reflect park and open space acquisition since the most recent Comprehensive Plan update.

3. Remove all references to “Regional Business (RB) zone” and replace with “Mixed Use Zone (MUZ)”.

Staff rationale: This brings the zoning references up to date.

- **Page 99: Footnote to Table LU-4, Capacity in Multi Family Zones.**

Modify footnote to read: “It’s estimated that the remaining 344 additional units of the City’s housing target could be accommodated in the City’s ~~Regional Business~~ MUZ zoning district (City of Shoreline Planning and Development Services, 2003).”

4. Proposal: Modify Land Use Goal and Policy 17, 18, and 19.

Mixed Use and Commercial Land Use

LU17: The Mixed Use designation applies to a number of stable or developing areas ~~and to the potential annexation area at Point Wells.~~ This designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential uses. This designation should be reflected in zoning standards that achieve transition between the more intense uses on a mixed use site and less intense uses that adjoin the site. Transition can be accomplished through appropriate design solutions or, alternatively, through decreased density or intensity.

Appropriate zoning designations for the area may include, Neighborhood Business, Community Business, Office, Regional Business, Industrial, R-8, R-12, R-18, R-24 and/or R-48.

Commercial Land Use

LU18: The Community Business designation applies to areas within the Aurora Corridor, North City and along Ballinger Way NE Road. This designation provides for taller buildings with retail, office and service uses and high-density greater residential uses of densities than are allowed in purely residential zones. Significant pedestrian connection and amenities are anticipated. ~~Some Limited industrial uses might be allowed~~ are permitted under certain circumstances. Appropriate zoning designations for this area might include the Neighborhood Business, Community Business, Regional Business, Office, R-12, R-18, R-24, or R-48.

LU19: The Regional Business designation applies to an area within the Aurora Corridor north of N 185th St. and south of N 192nd St. provides for retail, office, service, high-density residential and some industrial uses,

and greater residential densities than are allowed in purely residential zones. Significant pedestrian connections and amenities are anticipated as the area redevelops. Appropriate zoning designations for this area may include Community Business, Office, Regional Business, Industrial, R-12, R-18, R-24 or R-48.

Staff rationale:

- Merge the titles of the areas together to create a “Mixed Use and Commercial Land Use” section that clarifies that commercial designations permit residential uses as well.
- Add narrative language that provides additional context for vision in Mixed Use and Community Business designated areas.
- Based on Commission discussion, staff is no longer proposing to eliminate LU19. However because the narrative does not provide a distinction between Community Business and Regional Business land use districts, staff will raise the question of need for two distinct districts in the scoping discussion for the Comp Plan Update.
- Staff also expects to raise the question about whether “appropriate zoning” should be in these and other Land Use district definitions when the Comp Plan Update is discussed next year.

5. *Modify Land Use Policy to reflect Public Health Lab recommendation that transferred 5 acres from the Fircrest Campus to the Public Health Lab Campus.*

LU43: The Campus land use designation applies to four institutions within the community that serve a regional clientele on a large campus....

These areas include...

2. Fircrest Campus: The Fircrest Campus is an approximately ~~83~~78 acre site.....

Staff rationale: This amendment is a follow up to the Public Health Lab Master Plan and associated Comprehensive Plan amendment that was heard by the Commission earlier in the year.

Amendment of the Comprehensive Plan Criteria

1. *The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies*

The amendments are consistent with the Growth Management Act in that they help define where appropriate growth and economic development should be encouraged.

2. *The amendment addresses changing circumstances, changing community values, incorporates a subarea plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan*

These amendments address changing circumstances. They update references to the Ballinger neighborhood which was not addressed adequately in the existing plan. In terms of changing values, they clarify that most commercial areas in Shoreline are also appropriate for residential uses.

3. *The amendment will benefit the community as a whole; will not adversely affect community facilities, the public health, safety or general welfare*

The amendments benefit the community by making more explicit that vision for Ballinger and other commercial/mixed use districts in the City.

TIMING AND SCHEDULE

Notice to Washington State Dept. of Commerce	September 27, 2010
Planning Commission Study Session	October 7, 2010
SEPA determination issued	October 14, 2010
Public Hearing Notice	October 13, 2010
Public Hearing	November 4, 2010

Next Steps

The Commission will hold a public hearing on November 4 and forward the recommendation to the City Council for action.

If you have questions about items that are subjects of the hearing, contact Steven Szafran, sszafran@shorelinewa.gov or 801-2512.

RECOMMENDATION

Because the proposal meets the criteria in SMC 20.30.340 (Comprehensive Plan Amendment), the Planning Commission recommends that the City Council approve the text and map amendments that are included in this package.

ATTACHMENTS

1. Revised Map showing new areas designated as Public Open Space

Comprehensive Plan

Public Open Space Amendments

Representation of Official Comprehensive Land Use Map Adopted By City Ordinance No. 292.
Shows amendments through May 24 2010.

Comprehensive Plan Land Use Designations

 Public Open Space

Other Map Features

-  Open Water
-  City Boundary
-  Unclassified Right of Way

DRAFT

1 inch = 2,000 feet



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

