

AGENDA PLANNING COMMISSION REGULAR MEETING



Thursday, January 6, 2011
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. November 18 Regular Meeting b. December 2 Regular Meeting	
6. GENERAL PUBLIC COMMENT	7:10 p.m.
<i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, the General Public Comment period will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly state their first and last name, and city of residence.</i>	
7. STAFF REPORTS	
a. Study Session: Point Wells Subarea Plan Amendment	7:15 p.m.
b. Comprehensive Plan Update	8:15 p.m.
c. Countywide Planning Policies Update	8:45 p.m.
8. PUBLIC COMMENT	9:15 p.m.
9. DIRECTOR'S REPORT	9:25 p.m.
10. UNFINISHED BUSINESS	9:30 p.m.
11. NEW BUSINESS	9:35 p.m.
12. REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS	9:40 p.m.
13. AGENDA FOR January 20	9:43 p.m.
14. ADJOURNMENT	9:45 p.m.

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

WHO WE ARE

The Shoreline Planning Commission is a 7-member volunteer advisory body to the City Council. The purpose of the Planning Commission is to provide guidance and direction for Shoreline's future growth through continued review and improvement to the City's Comprehensive Plan, Development Code, shoreline management, environmental protection and related land use documents. The Planning Commission members are appointed by the City Council and serve a four year term.

WHAT IS HAPPENING TONIGHT

Planning Commission meetings may have several items on the agenda. The items may be study sessions or public hearings.

Study Sessions

Study sessions provide an opportunity for the Commissioners to learn about particular items and to have informal discussion with staff prior to holding a public hearing. The Commission schedules time on its agenda to hear from the public; however, the Chair has discretion to limit or extend time limitations and the number of people permitted to speak. The public is encouraged to provide written comment to the Commission; however, since Commissioners are volunteers and may not have time to check email every day, if written comments are not included in the agenda packet and are offered during a study session, they may not have time to read them until after the meeting.

Public Hearing

The main purpose of a public hearing is for the Commission to obtain public testimony. There are two types of public hearings, legislative and quasi-judicial. Legislative hearings are on matters of policy that affect a wide range of citizens or perhaps the entire jurisdiction and quasi-judicial hearings are on matters affecting the legal rights of specific, private parties in a contested setting. The hearing procedures are listed on the agenda. Public testimony will happen after the staff presentation. Individuals will be required to sign up if they wish to testify and will be called upon to speak generally in the order in which they have signed. Each person will be allowed 2 minutes to speak. In addition, attendees may want to provide written testimony to the Commission. Speakers may hand the Clerk their written materials prior to speaking and they will be distributed. For those not speaking, written materials should be handed to the Clerk prior to the meeting. The Clerk will stamp written materials with an exhibit number so it can be referred to during the meeting. Spoken comments and written materials presented at public hearings become part of the record.

CONTACTING THE PLANNING COMMISSION

Written comments can be emailed to plancom@shorelinewa.gov or mailed to Shoreline Planning Commission, 17500 Midvale Avenue N, Shoreline WA 98133.

www.shorelinewa.gov/plancom

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

November 18, 2010
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Vice Chair Perkowski
Commissioner Behrens
Commissioner Esselman
Commissioner Moss

Staff Present

Steve Cohn, Senior Planner, Planning & Development Services
Miranda Redinger, Associate Planner
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Chair Wagner
Commissioner Broili
Commissioner Kaje

CALL TO ORDER

Vice Chair Perkowski called the regular meeting of the Shoreline Planning Commission to order at 7:03 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Vice Chair Perkowski and Commissioners Behrens, Esselman and Moss. Chair Wagner and Commissioners Broili and Kaje were absent.

APPROVAL OF AGENDA

The agenda was approved as presented.

DIRECTOR'S COMMENTS

Mr. Cohn announced that the City of Shoreline has joined with the Town of Woodway and Save Richmond Beach to ask the State Growth Board to rule on the appeal of Snohomish County's Urban

Center zoning for Point Wells. A pre-hearing conference will be held in December. He provided a copy of the news release for the Commission's information.

Commissioner Behrens asked if it is still possible to reach a settlement without a hearing. Mr. Cohn answered that a settlement could take place up to the time of the hearing. Staff is scheduled to meet with the Point Wells property owner on November 19th to discuss the transportation study. They have requested a meeting with the Snohomish County Planning Director to talk about an interlocal agreement, as well. It is their expectation that dialogue would continue.

APPROVAL OF MINUTES

The minutes of October 21, 2010 were approved as corrected.

GENERAL PUBLIC COMMENT

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

STUDY SESSION: SOUTHEAST NEIGHBORHOOD SUBAREA PLAN IMPLEMENTATION

Mr. Cohn said staff is recommending that the area on the east and west sides of 15th Avenue Northeast be designated as a Neighborhood Mixed Use Zone (NMUZ) that would include the following characteristics:

- The maximum height would be 50 feet, and would only be attainable if the property is developed with a mixed-use structure. This is the same as the existing Neighborhood Business (NB) zoning.
- The base height would be 35 feet, which is the same as the existing NB zoning.
- Base allowable density would be 48 dwelling units per acre, and the existing NB zone allows 24 dwelling units per acre.
- The maximum density for a mixed-use building would be 65 dwelling units per acre. This is significantly less than the density allowed along Aurora Avenue of up to 150 dwelling units per acre.
- Transition standards and/or design review would be required for the portions of any development that are within 100 feet of any R-6 zone.

Mr. Cohn noted that rather than a series of zones that each encompass only one property as suggested by the Citizen's Advisory Committee, staff is recommending R-24 zoning as a transition between the commercial district on 15th Avenue Northeast and the residential area (R-6) to the east. He advised that R-24 is a townhouse zone, which is a reasonable transition used elsewhere in the City. Vice Chair Perkowski asked if the current NB zoning allows a maximum height of 50 feet for mixed-use structures. Mr. Cohn said the maximum height of 50 feet could only be attained for mixed-use development. He summarized that the proposed MUZ zone would be similar to the existing NB zone, with the exception of allowing more housing density. The Community Business (CB) zone is another option, but it would allow a maximum height of 65 feet regardless of whether the structure is mixed-use or not and limits the density to 48 units per acre.

Commissioner Moss requested more information about why the proposed NMUZ zoning would be better than the existing NB zoning. Mr. Cohn said staff felt the NMUZ zone would provide a good transition, but he acknowledged there are other options. For example, the NMUZ zone could be expanded, or the NB zoning could be retained and transition standards could be required for any mixed-use development that occurs within 100 feet of an R-6 zone.

Commissioner Moss questioned why staff is not proposing to extend the NMUZ zone to include the parcels identified on the map as NB (properties identified as having 0.13, 0.26, 0.39, 0.29, 0.62, and 0.19 acres). Mr. Cohn explained that the zoning for the properties with 0.62 and 0.29 acres is intended to be lighter intensity to serve as a transition to Fircrest. Staff also believes it may be appropriate to slightly reduce the density potential for the property with 0.19 acres on Northeast 146th Street. Commissioner Moss summarized that staff's proposal appears to have less to do with density and more to do with height.

Ms. Redinger added that the Citizen's Advisory Committee recommended CB zoning for many properties, which allows a higher intensity. Staff opted to recommend retaining the existing NB zoning, instead. Commissioner Moss asked if the adopted Comprehensive Plan land use designations would preclude NMUZ zoning for the NB parcels. Mr. Cohn answered that one group of properties is called out in the Comprehensive Plan as Mixed Use, and another is designated as CB. It could be argued that a CB designation would allow enough similar height and density that NMUZ would be appropriate.

Commissioner Behrens requested clarification about the maximum heights that would be allowed in R-48, NB and MUZ. Mr. Cohn explained that the height limit in an R-48 zone is 45 feet, and the existing NB and proposed MUZ would have a base height of 35 feet and a maximum height of 50 feet for mixed-use structures. Commissioner Behrens observed that the proposed zoning for the properties with 0.29, 0.62 and 0.19 acres could result in a smaller building being sandwiched in between two taller buildings. Mr. Cohn agreed this could be a concern if transition is based solely on height. He suggested other options would be to extend the NMUZ zone or create another CB type zone that only allows 45 feet in height. Commissioner Behrens said they could also identify the properties with 0.62 and 0.29 acres as R-48 zoning, which would result in a block of five parcels that are all zoned the same and would also be consistent with the zoning across the street. Mr. Cohn agreed but noted that this change would eliminate some potential for commercial or office space.

Commissioner Moss noted that a zoning designation of NMUZ for the properties with 0.62 and 0.29 acres would allow more flexibility than R-48. Mr. Cohn explained for small sites, parking, landscaping, and other requirements dictate what can be built on the site. Therefore, it is very difficult to maximize the density on small sites. Commissioner Moss expressed concern about breaking up the zoning, which could make it more difficult for someone to do a development that creates harmony. Mr. Cohn expressed his belief that increasing development potential also increases development options.

Again, Commissioner Moss questioned why staff did not consider extending the NMUZ zoning to the five parcels located on 15th Avenue Northeast (the properties with 0.13, 0.26, 0.39, 0.29, and 0.62 acres) that are identified on the map as NB, which does not allow residential uses. Mr. Cohn clarified that both NB and NMUZ allow residential uses. The base height for both zones would be 35 feet, with a

maximum height of 50 feet for mixed-use structures. The NB zone allows up to 24 dwelling units per acre and the proposed NMUZ would allow a base density of up to 48 dwelling units per acre and 65 dwelling units per acre for mixed-use structures.

Commissioner Moss said it would be helpful to have a table to describe the height and density allowed in each zone. This type of document could be used as a quick reference guide when reviewing this proposal, as well as future proposals. Commissioner Behrens said it would also be helpful for staff to provide pictures of various types of developments that could occur in NMUZ and NB zones. Mr. Cohn explained that a 50-foot mixed-use development would likely be three stories of residential development above one story of retail. Ms. Redinger suggested that rather than pictures, staff could provide drawings to illustrate the scale and intensity of the types of development that could occur in the NMUZ, R-48 and NB zones based on current and proposed height and density.

Commissioner Esselman asked if staff is proposing NB zoning for the two properties with 0.19 acres because of their size. Commissioner Behrens pointed out that access to these two parcels would have to come from Northeast 146th Street, which is narrow. The other properties identified for NB zoning would have access from 15th Avenue Northeast, which is an arterial. Developing parcels on side streets to a higher density would result in increased traffic flow into neighborhoods. Ms. Redinger noted that these two properties are already zoned NB.

Mr. Cohn referred to the questions raised by the Commission at their previous discussion. The Commission and staff reviewed staff's response to each question as follows:

- ***What is the minimum lot size for R-12 zones?*** Mr. Cohn reviewed that the minimum lot size is 2,500 square feet, but density requirements are the controlling factor in this case. For example, an 8,300 square foot lot would be limited to two dwelling units. 9,100 square feet would be required to obtain three dwelling units. Staff had suggested a potential density increase for cottage housing. Their initial analysis shows that it would be unlikely that 18 units per acre could be realized given lot size and the proposed requirements for parking and open space. However, density could slightly exceed 12 dwelling units per acre, so it is possible that some density bonus could be crafted to encourage cottage housing development.

Commissioner Behrens asked if staff would be willing to consider a floor area ratio (FAR) concept for cottage housing. It may be possible to utilize a site in a more effective way by reducing the size of the structures, increasing the amount of open space, and creating more space for on-site parking. Instead of talking about cottage housing, they may want to figure out a way to encourage small housing. For example, you could build three 500 square foot units on a couple of lots instead of two 2,000 square foot buildings. This would result in an extra unit without significantly increasing the density. There may be a demand for smaller houses that are clustered.

Ms. Redinger advised that the Citizen's Advisory Committee talked about the concept of floor area ratio, but it appeared that people did not want to trade height for more open space. She noted that cottage housing units are limited to 1,000 square feet of floor area. The goal is to keep the units smaller and clustered in order to preserve open space. However, she observed that the density bonus is

not really an incentive because it is not attainable based on landscaping, parking and other requirements. She suggested they consider other incentives that would have more value. Commissioner Behrens asked staff to prepare a presentation about how floor area ratios could be used, their advantages and disadvantages, and how they might be used to incentivize different styles of housing.

- ***Does the Commission want to revisit the creation of a zone in between R-24 and R-48, which may be a more realistic development target?*** Mr. Cohn reported that preliminary analysis shows that because of parking requirements and the prohibitive cost of underground parking for small developments, it is difficult to achieve densities greater than 35 units per acre on small lots. If an area is developed as town homes, 24 to 26 units per acre would be the more likely scenario. An alternative option is to encourage aggregation of lots or limiting densities on smaller lot sizes.

Commissioner Moss said she did not quite understand what staff means by “limiting densities on smaller lot sizes.” Mr. Cohn responded that one option would be to simply not allow development to occur to the density allowed by the zone if the lot is too small based on parking, stormwater, and landscaping requirements. Another option would be to limit smaller lots to a lower density than what would be allowed for larger lots in the same zone. This would put people on notice that they should not assume they will be allowed to develop small lots to the density allowed by the zone.

Commissioner Behrens noted that zoning designation is one factor that creates the value of the property for tax purposes. He cautioned against placing property owners in a position of being taxed on a piece of property that cannot be developed to its full potential based on zoning. Businesses cannot afford to pay taxes for properties that can never be developed to the maximum density allowed by the zone.

- ***What is the reasonable estimate of development over the next 10 to 15 years?*** Mr. Cohn said the two large properties that could potentially be developed on 15th Avenue Northeast are the Goodwill and nursing home sites. The nursing home site could potentially be redeveloped into approximately 200 units, and the Goodwill site could be redeveloped into approximately 100 to 115 units. If neither is redeveloped, perhaps an additional 100 to 150 units could be developed elsewhere along 15th Avenue Northeast. However, if one or the other redevelops, there will probably not be any other major redevelopment of residential anywhere else. There is not a lot of demand for residential space in this area.

Mr. Cohn expressed his belief that there could be approximately 75-80 new units if the McDonalds site is not redeveloped but some of the other sites are. In the interior of the southeast corner, it is likely that not all of the sites would be redeveloped. Because most of the properties are under separate ownership, consolidation of parcels will be difficult. Staff estimates that the west side of 32nd Avenue Northeast could redevelop with approximately 26 new units compared to 20 that could be developed under current zoning. Approximately 26 units could be redeveloped on 31st Avenue Northeast compared with 20 under today’s zoning. The east side of 30th Avenue Northeast could be redeveloped with 5-6 units compared with 4-5 under existing zoning. The most significant redevelopment would

be along Bothell Way in the area north of McDonalds since most of this property is under single ownership.

Commissioner Behrens said he has heard there is discussion between the Cities of Seattle and Lake Forest Park about redeveloping the property directly across the street from McDonalds into some type of transit-oriented development. Mr. Cohn said transit-oriented development is possible in this location, but Lake Forest Park does not currently have zoning for this type of use. Commissioner Behrens pointed out that whatever occurs on this property could impact what happens on the property north of McDonalds. Mr. Cohn agreed to research this issue and report back to the Commission.

Ms. Redinger said the Citizen's Advisory Committee discussed that the planned area could be a potential transit-oriented development, anticipating a more efficient bus transit system at North 145th Street. Commissioner Moss said she likes the term "transit-oriented communities" because it is not just about having taller buildings, more density, and everyone using mass transit. It is about having a cluster of services around more density of housing that has a good transportation infrastructure outside of private vehicles. She felt that the property north of McDonalds is a prime location for a transit-oriented community if east/west transit service could be improved in King County to connect with the north/south service.

- ***What threshold would require an existing single-family home to meet current standards for low-impact development with regard to stormwater?*** Ms. Redinger explained that in preparation for code changes that went into effect with the adoption of the Department of Ecology Stormwater Manual, staff prepared two technical guidance pamphlets, one for small impact projects and another for medium impact projects. A small impact project (less than 35% impervious surface coverage, less than 2,000 square feet of new and/or replaced impervious surface and disturbing less than 7,000 square feet of land) would be required to construct stormwater pollution prevention. In addition to this requirement, a medium impact project would also be required to prepare a stormwater site plan that controls pollutant sources, preserves natural drainage systems and outfalls and manages stormwater on site. The guidance pamphlet provides diagrams and information about best management practices. She provided copies of the guidance pamphlets for the Commission's information.

Commissioner Behrens said it appears that the typical single-family home would be considered a small impact project. Ms. Redinger agreed and said the intent was to not be too onerous but to require some onsite stormwater control. Mr. Cohn pointed out that projects that exceed the threshold would likely involve more than one unit.

- ***How does the document "The Thornton Creek Watershed: A Historical Analysis, An Overview of Land Use Changes Through the Years" compare to other documents that reference the Thornton Creek Watershed?*** Mr. Cohn advised that Jill Mosqueda, the City's Development Engineer, reviewed several different studies that discuss the Thornton Creek Watershed in relation to the Southeast Neighborhoods Subarea. She concluded that the Thornton Creek Historical Analysis did not address this area but other studies did. However, these studies do not indicate any historic or existing streams, wetlands or bogs in the southeast portion of the subarea. He acknowledged that maps from

approximately 1859 showed a historic stream near 30th Avenue Northeast, and there are streams or wetlands south of North 145th Street, which is not part of Shoreline.

- ***How could a cottage housing ordinance and design standards be adapted for use in the Southeast Neighborhoods Subarea?*** Ms. Redinger referred to Attachment 2, which is the most recent version of the cottage housing code that could be adopted. She recalled that people did not like what was being developed based on the original code, so about five years ago, staff proposed revisions to the regulations. Ultimately the Council decided to rescind the cottage housing regulations, rather than revise them.

She noted that the proposed language would limit height to 18 feet. It also limits the number of cottage housing developments that can be developed each year and how close they can be located to each other. She expressed her belief that if the City wants to encourage cottage style development, they could let the market determine how many units are developed rather than setting an arbitrary cap. She summarized that much of the code language has to do with regulating private space versus communal space. The idea is to have a contiguous, open feel without a lot separation, private decks, tall fences, etc. The language also states that no more than five parking stalls can be clustered together. The Commission should discuss whether small groups of cars is appropriate or if it would be better to have all the cars in one location.

Commissioner Esselman referred to Item H on Attachment 2 and asked if the 60 square foot covered porch would be calculated as part of the structure's square footage. Ms. Redinger said she assumes this number references interior space, and the 60 square foot covered porch would be an additional outside requirement. Commissioner Esselman questioned the 18-foot height limitation given the trend in architecture for smaller structures to have higher ceilings. Ms. Redinger noted that the height limit would be 25 feet with a pitched roof. She explained that cottage houses often have larger ground floors, with lofts above. Mr. Cohn said some jurisdictions allow a greater height for cottage houses, but the greater height makes them look less like cottages.

Commissioner Moss referred to Item D on Attachment 2 and asked why staff is proposing to limit cottage housing development to a maximum of eight units. She recalled that the proposal suggests that Planned Area (PA) 1C is a potential area for cottage housing and could accommodate more than eight units. Ms. Redinger reminded the Commission that this code was written at a time when people had concerns that cottage housing would proliferate everywhere. The Commission could eliminate or change the minimum and maximum requirements. Commissioner Moss asked her fellow Commissioners to share their insight about the value of the minimum or maximum requirements. She suggested that while minimum and maximum requirements can provide safeguards for the community, they may also discourage redevelopment. She suggested that rather than creating pre-imposed regulations, the code could be more flexible as to the number of units allowed.

Commissioner Behrens expressed his belief that four cottage housing units may not be enough to create the desired type of community. He said he would like to see the minimum number increased rather than decreased. If the number is too low, it could result in small cottage style housing developments being constructed within established neighborhoods without consistency, and this could

have a big impact on the way a neighborhood functions. Larger cottage housing developments would likely have less overall impact on the street because traffic issues could be mitigated as part of the review process. He suggested staff research how other jurisdictions address this issue. Ms. Redinger pointed out that it may be difficult for a developer to assemble enough lots to create a large cottage housing development in the subarea.

Commissioner Moss requested more information about Item G on Attachment 2, which states that “private open space that is less than 10 feet wide shall not be included in the area calculation.” Ms. Redinger said this provision is intended to ensure that open space is large enough to be useable. Commissioner Moss asked if there are setback requirements for how close the houses can be to each other. Mr. Cohn noted that Item I on Attachment 2 requires at least a 10-foot separation between units. Commissioner Moss suggested the code should allow enough flexibility for the units to be configured in such a way to provide the maximum privacy possible. Ms. Redinger recalled that the original code provided a good deal of flexibility. When neighbors didn’t like the development that occurred, the code was changed to provide more specific standards.

Commissioner Behrens pointed out that setbacks must also address the fire code requirements. For example, one cottage housing development in Snohomish County was required to provide specialized treatment in the eaves and walls of the houses for fire mitigation because the units were built so close together. He referred to the cottage housing development at 35th Avenue Southeast north of 190th. A main street runs down the middle of the development and the houses face each other across the street. A playground and park was provided in the center of the project, and there is probably as much common space in this community as there would be in a traditional single-family neighborhood.

Ms. Redinger referred to the draft Southeast Neighborhoods Subarea Plan Design Standards, which were adapted from the draft design standards for the Town Center Subarea. The intent is to give people some idea of what design standards for the area may look like. The Town Center Subarea Plan Design Standards are detailed and specific, but geared to higher densities and greater development potential. These more intensive and stringent standards will not work as well in a neighborhood setting with smaller lots and less development potential. Staff’s goal was to create draft design standards that provide controls to give assurance that redevelopment will be compatible with neighborhood character. It is important that the standards not be so onerous that they preclude redevelopment. She briefly reviewed the elements contained in the design standards.

Commissioner Esselman asked if it would be appropriate for the design standards to specifically call out how to treat corners. Ms. Redinger agreed it might be appropriate to include language regarding corner treatments for each corner of 15th Avenue Northeast and the corner of Bothell Way to ensure the area is specifically identified as a gateway to the City. The Commission agreed that would be appropriate.

Vice Chair Perkowski referred to Page 2 of Attachment 3 and asked if the sections related to subarea uses and subarea dimensional standards might be redundant since the two issues would both be addressed in the subarea plan. He specifically asked if the design standards are the appropriate location for the use table. Mr. Cohn agreed that the use table could be integrated into the zoning code and referred to in the design standards.

PUBLIC COMMENTS

Bettelinn Brown, Shoreline, observed that the area that is the subject of the discussion has a reputation for being rather low income. The people are beginning to feel like they have a voice, which she appreciates. She submitted a letter she received in August from people who have lived in the area slated for increased zoning for a long time. She recalled that Roger Iwata and Matt Shelden from Sound Transit spoke at the September Council of Neighborhoods meeting about the future of mass transit and transportation from Northgate to Lynnwood.

Ms. Brown reported that she recently attended a meeting of the Mobility Coalition from North King County at the Kenmore Senior Center. This group focuses their efforts on people who have less mobility. She submitted information regarding the group and encouraged staff to visit their website to learn more about their plans. She also asked how the Commission and public can have assurance that the Comprehensive Plan land use designation map and the zoning map are consistent.

Ms. Brown pointed out that the boundaries of the Lake Washington Drainage Basin extend from the boundaries of Thornton Creek all the way to the center of Lake Washington, and the Southeast Neighborhood Subarea falls within this basin area. She reminded the Commission that Briarcrest Elementary had to redo their entire playfield so it was no longer a bog, and the cemetery has ponds and streams to channel the water. The subarea is located below these two properties and is subject to the gravity that water follows. She urged the Commission to give serious attention to the hydrology of the area.

Jeff Mann, Shoreline, provided a written summary of the highlights of his comments. He observed that the character of the southeast corner of the Briarcrest Neighborhood is poor and many of the properties are considered part of a “slum” section. The area has high crime and neglect and is already a deterrent to new residents. In an effort to rent his property, he posted beautiful pictures on the internet and people were very interested. However, when they visit the neighborhood and see the surrounding properties, they most often decline to rent his home.

Mr. Mann said that while he respects all the Commission has done and knows they are working hard, the issue has dragged on since he purchased his property based on due diligence in 2005. He said he was on the Citizen’s Advisory Committee that was supposed to meet for six months, and they are now nearing three years. He summarized that the delay is costing people a lot of time and money, and it is costing the City and the community in intangible ways, as well.

Mr. Mann advised that local builders and developers are already deterred from doing projects in the City of Shoreline, and reducing opportunities further by limiting density and creating more stringent codes will only exacerbate the problem. Shoreline does not have a builder-friendly reputation. He referred to numbers that indicated that R-48 zoning is necessary for the properties close to North 145th Street and Bothell Way to make potential redevelopment pencil out. He suggested the Commission also seek feedback regarding this issue from a neutral third party expert.

Mr. Mann concluded by stating that density should be based on community needs and benefits and should not be driven by arbitrary parking and hardscape requirements adopted from another jurisdiction's code. He specifically acknowledged the Commission's earlier discussion about cottage housing and trying to meet the needs of both the community and the developers. If a developer cannot make projects pencil out, no redevelopment will occur and the area will continue to decline.

Commissioner Behrens asked if Mr. Mann views the process going forward and the anticipated changes negatively or positively in terms of how it will impact his ability to use his property. Mr. Mann answered that he believes the Commission is moving in the right direction. However, he expressed concern that, by the City's own admission, there was a flaw in notifying people who own property in the neighborhood but don't live there. These property owners did their due diligence when they purchased their properties because the long-term Comprehensive Plan identified the properties as higher density. These people have not had an opportunity for their voices to be heard.

Commissioner Behrens said that while he understands Mr. Mann's concerns about the notification process, he is particularly interested in hearing whether the proposed changes would be beneficial to the people who own property in his neighborhood. Mr. Mann responded that he thinks the City is on the right track, but as things have changed and additional restrictions are being added, he is not so convinced. Commissioner Behrens encouraged Mr. Mann to continue to provide input, particularly if he has concerns that the Commission is heading in a wrong direction. He said he does not want to alienate the people they are trying to help.

John Davis, Lynnwood, said he owns two properties on 31st Avenue Northeast and believes the process has been positive in nature. However, he warned that the Citizen's Advisory Committee used a process called "revisiting an issue." That means the group at large would more or less negotiate an issue and then revisit it again a few meetings later. He suggested that this gave a small number of people another shot at nibbling around the edges of an issue to get the committee to change their minds. He has publicly commented that he thought the process was an interesting exercise in democracy, even though it proceeded at a snail's pace. He explained that he is in the process of a Chapter 11 bankruptcy, partially because the process is moving so slowly. He warned the Commission that if a few highly-active individuals who have a lot of time have the opportunity to revisit issues long enough, it could translate into a majority rule by a minority that is very vocal. He concluded that it would be a shame to see all the hard work of the committee go to waste.

Mr. Davis referred to the map prepared by the Citizen's Advisory Committee to illustrate the suggested land uses and noted that it did not reflect the widely-accepted concept of smooth zoning transitions. He pointed out that his properties ended up as R-12 right against R-48 zoning to the side, R-18 to the back, R-18 across the street, and R-48 diagonally. If nothing else, he asked the Commission to at least consider trying to rectify the nasty mess the City inherited from King County where R-18 and R-24 zoning is scattered throughout the area. He commented that while many people believe the difference between R-12 and R-48 zoning is huge, it is not so great for small properties. He recalled that Mr. Cohn projected five to six units per property, which from his perspective, would not have a significant impact on a neighborhood. This is particularly true given that property owners have publicly declared their desire to build quality units that are an asset to the community.

Andrew Krawczyk, Shoreline, said he was present to offer some of the feedback he has received from his neighbors to give them the voice they do not feel they have been given to date. He said he would not revisit the issues discussed in the letter he submitted to the Commission other than to say there should be some examination of the water conditions in the area. Even though the historical records and the data studies do not provide support, they also do not contradict that there could be significant other water bodies or former historic bogs in the area. He encouraged the Commission to give thought to this issue before they consider increasing the densities in the area that could potentially cause some catastrophic issues. He asked that they respect that some property owners are very concerned about this issue, and providing them with more information would be a good way to move forward.

Mr. Krawczyk said it is encouraging to see the direction the Commission is heading. He really likes the idea of increasing the densities along Lake City Way, but he would pay close attention to the City of Seattle's future transit plans. As a transit user and frequent walker through the neighborhoods, he is discouraged by the amount of traffic he encounters trying to safely reach his bus stops. He encouraged them to develop commuter-friendly (pedestrian and vehicular) high-density residential and mixed-use commercial areas near the transit centers. It is important to identify where the future transit centers and appropriate areas for transit-oriented development would be located ahead of time. He said he is from Washington, D.C. and really enjoyed the convenience of walking from his apartment above some shops directly to the transit center. The City should look for opportunities to duplicate this type of experience for citizens who live along Lake City Way. This would elevate the personal wealth of the entire community and also respect the needs of people who want to have different transportation options.

Diana Herbst, Shoreline, said she lives in an R-6 zone on 30th Avenue Northeast. However, she acknowledged the surrounding properties are currently identified in the Comprehensive Plan as a variety of high-density residential uses. She would like the exact densities to be nailed down better. She also expressed concern that most of the residents have standing water in their yard, even before the rainy season begins. There is water in the area, and the Commission should address the issue. She referred to pictures she submitted earlier in the day to illustrate the existing water problems.

Ms. Herbst said it is also important to make sure that if density is increased, the streets are improved to support the additional traffic that would result. At this time, all the traffic from the subarea comes down 30th Avenue Northeast, which has a light at North 145th Street and no sidewalks. Numerous people walk along the street at night, and it is frightening. There was a fatality last winter when a pedestrian tried to cross North 145th Street at 31st Avenue Northeast. There is also a nursing home in the area, and several people sit along the street in their wheelchairs to smoke because it is not allowed on nursing home property. There is also low-income housing on the other side of North 145th Street that should be considered as part of the equation.

Commissioner Behrens asked if the people in Ms. Herbst's neighborhood have been reassured by the Engineering Department's comments regarding hydrology in the area. Ms. Herbst answered that it appears staff has dismissed their concerns. Commissioner Behrens said it is not reasonable to expect the City to solve every drainage issue that exists in the neighborhood, and he is not sure why the neighborhood is convinced that redevelopment would make the standing water problems worse. He noted that a developer would be required to maintain all the drainage on site, using very modern

techniques that are far better than those used when the neighborhood was built. Ms. Herbst pointed out that a single-family lot on 32nd Avenue Northeast was redeveloped with five town houses. The property was covered with hardscape and absolutely no green space, and she has received complaints about water problems associated with this development. Two apartment buildings developed on 31st Avenue Northeast have discharged water onto the street, as well. Her logic tells her that when large trees are removed and replaced with hardscape, the drainage problems will increase. She said she does not expect the City to solve all the drainage problems, but they should be cognizant of the impacts on the surrounding area and the problems that exist already with current development.

Ms. Brown suggested that although Ms. Mosqueda stated that the Thornton Creek Watershed studies do not indicate any historic or existing streams, wetlands or bogs in the southeast portion of the subarea, staff should continue this conversation until there is enough anecdotal evidence and then proceed to explore the scientific evidence that would indicate that there is a problem with hydrology.

Mr. Krawczyk said he is encouraged by the City's design standards for addressing stormwater and the capability of charging impact fees if significant infrastructure improvements are needed to the surrounding area to protect people's properties.

Arthur Peach, Shoreline, said he is confident the draft proposal is going in the right direction. Acknowledging the development on 15th Avenue Northeast and proposing a different MUZ zone for that neighborhood is also a step in the right direction. They need to also acknowledge the water issues that exist on certain properties. Newer technology might be able to address the issues, but it might also be possible to partner with non-profit organizations for the resources to do a study of the hydrology. He said the way Ms. Mosqueda responded to Question 5 makes it appear as though the concerns have been discarded, but he knows that is not the case. He asked if current businesses in the planned area would become non-conforming if they did not apply for the new zoning designations or if they would be grandfathered in until changes occur.

Ms. Redinger and Mr. Cohn referred the Commission to the five questions on Pages 20 and 21 of the Staff Report and invited them to share their thoughts.

Ms. Redinger pointed out that the MUZ that was adopted for Aurora Avenue North has a tiered structure that allows additional density to developments that include community amenities, affordability, green building, open space, public art, etc. She asked the Commission if they support a similar tiered system for the Southeast Neighborhoods Subarea, or if they want to set a specific height limit. Mr. Cohn recalled that Deputy Mayor Hall indicated he would rather the development code have fewer choices. Whatever recommendation the Commission makes, he suggested they provide clear rationale to the City Council to support their decision. The Commission discussed that their recommendation is not limited to either one option or the other. For example, they could establish a maximum height limit for a mixed-use development, and an additional height limit for mixed-use with green building and affordability.

Commissioner Behrens voiced concern that if they designate several different zoning options for a group of properties, it is likely the property owners would end up being taxed for the highest use possible. Ms. Redinger advised that staff has sought input regarding this issue from the City's Economic Development

Director and the King County Assessor's Office. They both indicated that the issue is more complex and involves a longer period of time. Commissioner Behrens summarized that this is a large concern amongst people who do business in Shoreline. They are having their property values reassessed quite dramatically, and their taxes are increasing substantially. They believe this is occurring because of the zoning changes. Staff agreed to seek further clarification on this issue from the City's Economic Development Director. Commissioner Behrens agreed to provide anecdotal evidence, as well.

Commissioner Esselman questioned if green building should be used as an incentive for greater height or density if it is going to be a requirement in the future. Ms. Redinger answered that the low-impact development code mandates some green building features related to stormwater management, such as rain gardens or green roofs, and the new energy code that is effective January 1st will require additional green building features for energy efficiency. She agreed to seek more information from the Building Inspector, who was involved in the energy code process. She noted that staff is proposing that incentives be tied to a pre-existing certification system that considers all aspects of building design, construction and maintenance. Verification would be a separate process with a separate cost. She acknowledged that future development would be greener based on evolving code language, but only to a certain degree.

Mr. Cohn advised that there are numerous ways to address housing options, and the Citizen's Advisory Committee discussed several. He asked the Commission for feedback regarding the possibility of changing the zoning code to allow certain types of housing options to occur. For example, would it make sense to change the hardscape requirements to encourage access ramps to meet the needs of changing demographics? He said the City already gives affordability bonuses for units that are below 60% of median, but tracking these situations is difficult. Another option would be to set a maximum size for affordable housing, with the assumption that smaller units are more affordable than larger units. Units that fall below the maximum size requirement would either not count or count less towards the allowed density.

Mr. Cohn said staff originally thought a density of 18 units per acre could be achieved with cottage housing. However, because of open space, parking and other requirements, it is not possible to reach this density. The actual number of units possible is more like 12 to 14 units per acre. Staff is recommending that perhaps accelerated permit review could be offered as an incentive to encourage cottage housing. He acknowledged that, given the current economy, there is no waiting time for the permitting process, but this will most likely change in the future.

Vice Chair Perkowski asked if it would be possible to simply exempt mobility ramps from the hardscape calculation. He suggested this concept could be applied citywide. Mr. Cohn agreed the concept could be applied citywide, but he suggested they first implement the concept in the Southeast Neighborhoods subarea as a trial. Commissioner Esselman pointed out that the Americans with Disabilities Act (ADA) provides specific standards for mobility ramps.

Commissioner Moss said she has spent a fair amount of professional focus on aesthetic universal design so that developed units look nice but do not give people the feeling they are moving into the units because they are disabled. America is aging, and the trend will continue as people continue to live

longer. The expectations of leading a full life will continue because the baby boomers have become used to this type of lifestyle. She expressed her opinion that it would be appropriate for the City to look at how they can make housing more accessible to people via standards so they do not have to secondarily install ramps when they purchase a home. Another option is to provide a flat entryway so that no ramp is needed. She expressed her belief that as the population ages, more and more people will seek smaller units such as cottage houses. She suggested that certain standards be required for all future development to provide easy access and mobility so that the homes and buildings do not have to be retrofitted in the future. PLA1C may be a good study area for this type of concept. She pointed out that the ADA guidelines allow ramps with up to an 8% grade, which is significant, and they are considering potential changes.

Commissioner Moss commented that affordability is particularly important in the subarea, but the code changes should not make it so popular that the entire area is developed as low-income housing. There should be a mixture of income levels. She cautioned against creating a secondary problem without thinking about the long-term implications. She suggested that it may not be appropriate to require a minimum main floor area of 700 square feet for cottage houses. She noted that some high-end condominiums that are approximately 600 square feet have sold well throughout the Puget Sound region. There are people who don't want to have yards to care for, yet they still want individual units instead of being part of an apartment complex. Encouraging the best use of the land that looks at the changing demographics will require some thought.

Commissioner Moss stressed that they must consider future traffic issues since the subarea is already heavily congested. It is important to plan for infrastructure to serve the needs of the residents of Shoreline. Not only is it important to consider what is happening in neighboring Lake Forest Park and Seattle, but further out to the areas where their residents will be going. She said she supports the concept of transit-oriented communities where people can live, work and play, particularly as more people are able to telecommute and work from home. There is less of an office environment now than there was 10 years ago, and this will continue to change as technology improves. She said she supports the idea of incentives, but they must be careful not to offer so many that it creates utter confusion. They must find a balance of incentives that are easy to understand and that coalesce with one another. They should not create even larger barriers for people who want to develop in Shoreline. She agreed with Commissioner Esselman that they should not create incentives that will essentially be required at some point in the future anyway.

Commissioner Esselman said she supports staff's proposal because it focuses on what they want to do in the area. Staff did a great job of paring down the Town Center Subarea language to be more applicable to the Southeast Neighborhoods Subarea. They clearly focused on the major elements that are important for the subarea.

Vice Chair Perkowski invited the Commissioners to comment on whether the housing options should be available throughout the subarea or implemented as a pilot project in a smaller area. The majority of the Commission felt it would be appropriate to apply the concept throughout the entire subarea rather than the smaller area of PLA1C.

Commissioner Behrens said he is not opposed to allowing some type of exemption to the hardscape requirement for mobility ramps. However, rather than a citywide exemption, a better approach would be to allow for administrative waivers. While a ramp may be the easiest way to provide access to a home, it is not necessarily the best way. An administrative process would allow staff to review a proposal to determine if a ramp is the best approach. He said he would be against a blanket exemption to the hardscape requirements for anyone who wants to build a ramp.

Commissioner Behrens agreed with staff that smaller units are less expensive to build and could be rented for a lower rate. However, numerous smaller units do not necessarily meet the City's need for affordable and/or low-income housing. He advised that in order to meet requirements for the affordability bonus, the City of Seattle requires developers to provide a certain percentage of two and three-bedroom units because their goal is to create affordable family living spaces. He suggested the Commission carefully consider the type of affordable dwelling units they want to encourage, and he agreed to provide additional information regarding the City of Seattle's program. He expressed his belief that the housing options language should apply to the entire subarea and not just a small portion. He did not believe the City would get an appreciable idea of what they are trying to accomplish by just looking at a three-block area.

Commissioner Moss advised that there are national organizations that focus on how to improve accessibility and independence for people with mobility impairments, and she agreed to research the issue further and provide additional information to staff. Ms. Redinger reported that the Citizen's Advisory Committee talked about the concept of "aging in place," and perhaps additional standards could be added to require wider doorways, etc.

Commissioner Moss observed that her concern is not just about "aging in place" but technology has allowed more people who are born with congenital and developmental disabilities to survive to adulthood, and these people have significant disabilities. This is often an underserved and ignored population. The City's livability factor could be improved by demonstrating that the demographics are present to warrant better circulator service for the disabled from Sound Transit and Metro. This could replace the current door-to-door service that is incredibly expensive. She summarized that there is a way to accomplish multiple goals that benefit not only the subarea, but the entire City and region. She agreed to contact national organizations and provide additional information to staff.

Vice Chair Perkowski agreed with Deputy Mayor Hall that the subarea proposal should be simple and not have too many incentive-based standards. He suggested they allow a density bonus for mixed-use development. However, incentives such as green building, public art, open space, etc. should be requirements in the design standards or development code rather than incentives. If the City wants to encourage green building, it should be a mandate and not offered as an incentive for a density bonus.

Ms. Redinger pointed out that the LEED certification process is onerous and expensive. While the City wants to mandate some green building, she cautioned against sacrificing entire projects by making the requirements too stringent and costly. Developers will need some type of incentive to include green elements that are significantly more than those required by the code. The current proposal identifies a base density for residential development, a base density for mixed-use development and a maximum

density bonus for mixed-use projects that incorporate other elements such as affordability, green building, etc.

Commissioner Behrens agreed with Vice Chair Perkowski that it may be reasonable to exclude the concept of green building as an incentive given the fact that new development will be required to incorporate green elements. What was considered green and very progressive five years ago is now the current standard. Ms. Redinger agreed that they have made significant progress in terms of energy efficiency and stormwater, but they have a lot more work to do in other areas of green building. Vice Chair Perkowski pointed out that there is also market incentive for developers to do green building. Ms. Redinger agreed there is some market incentive for green building. Commissioner Perkowski summarized that he is in favor of affordability and green building, but he does not like the idea of using these as incentives for additional density. Perhaps they should be standard mandated requirements of new development.

Commissioner Esselman expressed her belief that developers expect some type of incentive in order to spend additional money to provide amenities such as affordable housing, green building, open space, etc. She expressed concern that mandating these requirements for all new development could scare potential developers away. Vice Chair Perkowski clarified that he has not made up his mind about whether these should be used as incentives or mandated requirements. He is just concerned that the incentives make sense in the long term and that the City actually gains something in return. Again, he said he does not see green building as an appropriate incentive for extra density when it could be better handled as a market incentive.

Ms. Redinger summarized that Vice Chair Perkowski is proposing there be only two tiers of density and height: A base height and density for strictly residential development, and some additional density and height as an incentive for mixed-use development. There are no other incentives that warrant additional density and height. Vice Chair Perkowski suggested that perhaps affordability is a better argument for additional density. Commissioner Behrens said developers can also receive a tax credit for providing affordable housing.

Commissioner Esselman explained that by offering incentives for green development, affordability, open space, etc. the City would be sending a clear message about what is important to their community. However, she agreed that the incentives must provide a clear benefit to the community. Again, Vice Chair Perkowski recommended the Commission consider adding language to the Development Code and/or design standards to require green building in order to receive the maximize density bonus.

Ms. Redinger reviewed that she received the following direction from the Commission:

- Incorporate transit oriented development into PLA1A.
- Expand cottage housing opportunities by increasing minimum/maximum number of units.
- Check and see if the City can allow an administrative variance to exempt hardscape for accessible units.
- Change the Neighborhood Business (NB) parcels to Neighborhood Mixed Use (NMUZ).
- All of the changes discussed should apply to the entire subarea and not a specific smaller area.

- Add language related to corner treatments back into the design standards.

Ms. Redinger also reviewed that the Commission requested the following additional information:

- A table to describe the height and densities allowed in each of the proposed zones.
- Drawings to illustrate the types of development that could occur in the MUZ, R-48 and NB zones based on current and proposed height and density standards.
- Information about how a floor area ratio concept might be used to incentivize different styles of housing.
- Research on Lake Forest Parks' future plans for the property across the street from the McDonalds property.
- Research on how other jurisdictions address the issue of minimum and maximum number of cottage housing units.
- Information from the Economic Development Director about the impacts a zoning change would have on property taxes.

Vice Chair Perkowski expressed his belief that the Commission has received sufficient information to move the proposal forward to a public hearing. The Commission discussed that it would be appropriate to obtain feedback from the absent Commissioners before making a final decision to move forward with the public hearing. Staff agreed to solicit feedback from Commissioners Wagner, Kaje and Broili, and the Commission agreed to discuss a potential public hearing date at their December 2nd meeting. They agreed that December 16th would not be a good date for the public hearing given the holiday season.

Commissioner Moss observed that the Commission did spend a lot of time addressing issues related to hydrology, which is a significant neighborhood concern. Vice Chair Perkowski explained that tonight's meeting was intended to focus primarily on the 15th Avenue Northeast area. The Commission will have an opportunity to address the issue as part of their public hearing. However, he does not anticipate that additional study information would be provided prior the hearing to resolve the issues.

Commissioner Behrens observed that the City has developed in a very sporadic, haphazard way. Numerous drains were installed by private developers and were never connected to the City's stormwater system. In some cases, the City does not even know where the water in the drains ends up. While he does not want to dismiss or minimize the hydrology problems in this area, he does not believe the subarea plan process is the way to fix the situation. He noted that the Southeast Neighborhood Subarea is not unique in this problem; problems like this exist throughout the City. It is not realistic to think the City has sufficient funding to fix all the problems. He expressed his belief that when redevelopment occurs in the subarea, the City will have the tools to address the existing problems and require developers to exercise more care in the way they develop and handle their water.

DIRECTOR'S REPORT

Mr. Cohn did not have any additional items to report.

UNFINISHED BUSINESS

No unfinished business was scheduled on the agenda.

NEW BUSINESS

No new business was scheduled on the agenda.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

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

AGENDA FOR NEXT MEETING

Mr. Cohn reported that a study session regarding the Shoreline Master Program is scheduled for December 2nd. He noted that a copy of the draft proposal was emailed to each Commissioner, and he invited them to review the document and forward their comments to staff.

Commissioner Moss asked about the previously discussed joint meeting with the Planning Commission and City Council. Mr. Cohn reported that the City Council would discuss their intent for the Comprehensive Plan update at a meeting in January, but this would not be a joint meeting with the Planning Commission. He announced that an open house on the Town Center Subarea Plan is scheduled for January 12th.

ADJOURNMENT

The meeting was adjourned at 10:28 P.M.

Ben Perkowski
Vice Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

December 2, 2010
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Vice Chair Perkowski
Commissioner Broili
Commissioner Esselman
Commissioner Kaje

Staff Present

Joe Tovar, Director, Planning & Development Services (left at 7:35 p.m.)
Steve Cohn, Senior Planner, Planning & Development Services
Miranda Redinger, Associated Planner (arrived at 7:30 p.m.)
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Chair Wagner
Commissioner Behrens
Commissioner Moss

CALL TO ORDER

Vice Chair Perkowski called the regular meeting of the Shoreline Planning Commission to order at 7:03 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Vice Chair Perkowski and Commissioners Broili, Esselman and Kaje. Chair Wagner and Commissioners Behrens and Moss were absent.

APPROVAL OF AGENDA

The agenda was approved as submitted.

DIRECTOR'S COMMENTS

Mr. Tovar announced that the lawsuit against the City related to the CRISTA Master Plan has been dismissed. However, he cautioned the Commissioners not to discuss the matter until the appeal period has expired.

Mr. Tovar reported that the Aldercrest Task Force is approaching closure on a zoning code proposal, and a public hearing would likely be scheduled before the Commission in early 2011. Commissioner Broili asked if this would result in a master plan process at some point. Mr. Tovar answered that the Commission's only review would be the Comprehensive Plan and zoning code amendments. There would be no additional hearing process.

Mr. Tovar announced that he attended a meeting of planning directors and staff from cities within King County regarding the Countywide Planning Policies, which have been in place since the early 1990's as required by the Growth Management Act to provide framework and direction to the comprehensive plans of cities and counties. The group is working to update the policies to make them clearer and more relevant to current issues and to reconcile them with the Puget Sound Regional Council's (PSRC's) four-county (Pierce, Snohomish, King and Kitsap) planning policies contained in the Vision 2040 Regional Plan. He advised that some of the policies will have bearing on the update to the citywide Comprehensive Plan, and staff may bring some interesting ideas from the document to the Commission for discussion as part of the Town Center Subarea Plan. Commissioner Broili asked if there is a close relationship between the countywide and multi-county policy development. Mr. Tovar answered affirmatively. He agreed to provide an overview of the draft countywide policy document at a Commission meeting in January in preparation for their continued work on the Town Center Subarea Plan. He also agreed to forward information about how Commissioners can access the draft document via the internet.

APPROVAL OF MINUTES

The minutes of November 4, 2009 were approved as amended.

GENERAL PUBLIC COMMENT

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

STAFF REPORTS

Updated Town Center Subarea Plan

Mr. Tovar referred to the most recent draft of the Town Center Subarea Plan, dated November 23, 2010. He reminded them that the document is still a draft, and the Commission can raise questions and provide comments for possible changes. He reviewed the document, specifically highlighting how it is different from the initial draft that was presented to the Commission in July. He also referred the Commission to the draft code language to implement the Town Center Subarea Plan, which has been condensed since the last time it was presented to the Commission. The goal is to create code language that addresses all of the necessary issues, but is brief enough to easily read and understand. He noted that both documents rely heavily on graphics and diagrams to simplify the language and clearly express concepts such as sustainability.

Mr. Tovar provided a brief history of the Town Center Subarea Plan process thus far and announced that the next Town Center Open House is scheduled for January 12th, at which staff will convey the information found in the two documents and invite the public to provide questions, comments and suggestions. Staff will update the two documents based on the feedback from the open house. In the meantime, staff will continue its work on the Environmental Impact Statement (EIS), for which a scoping notice was published last week to invite the public to comment on what should be in the EIS. Staff is working on traffic information and a Sketch Up model that illustrates the aesthetic impacts of the proposed urban center zoning, and they anticipate the draft EIS will be issued in February or March. Public hearings would quickly follow. Mr. Tovar reviewed the draft documents and offered the following points:

- The history related to “public place” was put in a narrative format to tell the story of how Town Center has evolved over time.
- New language was added to make reference to the role the Citywide Visioning process played in integrating the economic development, housing, and environmental sustainability strategies into the draft Town Center Subarea Plan. It also discusses how the subarea plan will be influenced by economic market factors, individual investment decisions, state and regional growth management policies, and future bus rapid transit service.
- The Map on Page 3 is an abstraction of the four-county region, identifying in white the areas that are designated as urban. According to the regional plan, this will not change in the next 30 years, even though an additional 1.4 million jobs and 1.7 million people are anticipated. That means the urban areas will become denser and cities will be asked to accommodate growth. Both the countywide and multi-county plans anticipate that a major portion of this growth will occur in places that have transit access.
- Some changes were made to the Vision Statement which starts at the bottom of Page 3. *Commissioner Kaje noted that the third sentence of the first paragraph on Page 3 should be changed to read, “City Hall serves as.”*
- When the draft was first written, it was thought the museum would be located in the Ronald Building, which is no longer the case. The Ronald Building will remain as a historic asset, but the future of the museum is still an open question and is not mentioned in the current draft.
- A new Goal TC-2 was inserted to read, “Create a Town Center that is complete, compact and connected to its neighborhoods and the region. This recognizes that the City is a Cascade Agenda City, and the goal describes much of what the City is already doing.
- Goal TC-3 talks about creating a “sense of place” in Town Center that provides a focal point for Shoreline’s civic life and community-wide identity. *Commissioner Broili said that as he has traveled throughout the world, he has noted that “sense of place” is not something that is intentionally created; it is something that happens. The Commission agreed to replace the word “create” with “promote”*
- Goal TC-4 talks about partnerships with other agencies and organizations to create an economically and culturally thriving place.
- The current draft includes images to illustrate the policies contained in the document. *Commissioner Kaje referred to the photographs related to Policy TC-2 and suggested it is hard to see what is actually happening in the middle image. Commissioner Broili suggested this image be replaced with a finished rain garden project.*

- Policy TC-8 speaks to a hierarchy of boulevard, storefront, and Greenlink streets to serve different mobility and access roles within the subarea.
- Policy TC-9 provides examples of what the wayfinding signs would look like.
- Policy TC-17 provides an image of a redesigned Midvale Avenue North. The goal is to connect the site with the future park and Interurban Trail.
- Policy TC-18 mentions the environmental and aesthetic value of vegetation, and Policy TC-19 talks about the Town Center Park for which the planning process will begin in early 2011.
- Policy TC-20 talks about enhancing the sustainability of the adjacent neighborhoods.
- Policy TC-25 talks about crafting a form-based development code, and the draft proposal represents staff's version of a hybrid form-based code.
- Policy TC-27 talks about adopting design standards and a design review process to encourage new projects to respect existing architectural patterns.

Commissioner Broili asked if staff developed the proposed development code language from scratch or if it was modeled after similar examples. Mr. Tovar answered that a large part of the proposed language has the benefit of all the work the consultant, MAKERS, has done elsewhere. He summarized that rather than creating an entirely new code, they borrowed bits and pieces from other places that seemed to work well. However, the City's process is different because design review would be administrative as opposed to relying on a design review board.

Mr. Tovar reminded the Commission that the City Council has indicated their desire for a streamlined and predictable process. They want it to be timely and provide clarity about what they want to occur in this area, and staff believes the proposal is consistent with the City Council's direction. They have previously discussed the need for the City to have a clear and concise plan and process in place for redevelopment to occur in this area when the economy recovers. This would provide certainty to developers and make the process quicker. At the request of Vice Chair Perkowski, Mr. Tovar noted that a timely, fair and predictable permit process is also a Growth Management Act goal and staff would add this language as an additional policy.

Vice Chair Perkowski suggested the language provide a definition of the term "Greenlinks Street." Mr. Tovar agreed that the draft document should reference the Development Code where the term is talked about in more detail. Vice Chair Perkowski pointed out that the museum is identified on one of the graphics provided in the draft document and staff agreed to correct the graphic. He expressed concern that there is not a clear distinction between the goals and policies. Mr. Tovar responded that a goal is an aspirational value the City is trying to reach and can use action verbs they may not be able to deliver on. The policies are intended to provide a strategy for accomplishing the goals. He agreed to review the goals and policies again to address Vice Chair Perkowski's concern.

Commissioner Broili suggested the word "create" be replaced with "promote and support" in all of the goal and policy statements. Commissioner Esselman pointed out that the goals are not intended to identify what has to be done, but what the City aspires to do. Mr. Tovar agreed to review the verb choices in the policy statements to make sure they do not overpromise. Commissioner Kaje suggested staff also review the verbs used in the policy statements to be more specific about what steps the City should take.

Commissioner Kaje observed that Figure 2 showing Shoreline's place within the Vision 2040 Urban Growth Area is an inaccurate representative of the current outline of Shoreline. Vice Chair Perkowski also pointed out that Figure 2 does not adequately makes the point that Shoreline is within the Urban Growth Area. The Commission agreed it would be more appropriate to identify the location of Shoreline as a hollow star on the map.

Mr. Tovar invited the Commissioners to review the draft development code language and forward their questions and comments to staff. Staff would likely walk them through the code language at a meeting in January. He pointed out that the Shoreline Management Act uses the terms "policy" and "use regulations" differently than in other City documents. The Commission should not get hung up trying to reconcile the way the terms are used. Mr. Cohn invited the Commissioners to share their thoughts via email about what language could be deleted and what language should be added. The consultant and staff tried to make the language simple and easy to read, but it might still include language that is no longer necessary. Conversely, something important may have been deleted.

Study Session: Shoreline Master Program

Ms. Redinger provided a brief history of the Shoreline Management Act (SMA). She explained that there are no streams, lakes or rivers in Shoreline that fall under the jurisdiction of the SMA. The only shoreline jurisdiction in Shoreline is the nearly four miles of Puget Sound coastline, which is defined as the area 200 feet landward of the ordinary high-water mark. However, the City's jurisdiction actually goes out to the middle of Puget Sound. She explained that a number of documents have been prepared to date by the consultants as part of the process as mandated by the State as part of the 2007 grant agreement. They include:

- A Public participation Plan, which was developed in March 2008.
- A Shoreline Inventory and Characterization Report, which was prepared by the consultant to provide scientific information about the existing and historic conditions of the shoreline.
- A Land Use and Public Access Analysis, which identifies current opportunities for public access.
- A Recommendations Report, which makes more general recommendations related to habitat and species, altered ecosystems, opportunities for restoration, etc. It also begins to enumerate what environmental designations will be recommended.
- An Environmental Designations Memorandum, which explains why the consultant recommends one category over another.
- A Restoration Plan, which is more detailed and provides specific recommendations for Water Inventory Resource Area (WIRA) 8 Reports. It includes recommendations from numerous organizations, as well as possible goals, policies and restoration projects and opportunities. It also lists partnership opportunities.

Ms. Redinger advised that staff and interested citizens reviewed the background documents, and alterations were made to address concerns. She explained that because the State stopped funding the City's grant last year, an interdepartmental team of staff members was formed to create the proposed language for policies and regulations. One regulation is Section 20.220 (Nonconforming Use

Development), which was of specific concern to property owners on 27th Avenue Northwest. Most of the other residences fall outside of the 200-foot range. She explained that the proposed language is very similar to the language in the current Development Code that applies to all other nonconforming properties in the City. It is very liberal comparatively, and they anticipate the Department of Ecology (DOE) will accept it as written. Put simply, if a use is legally established, it can be continued or replaced.

Ms. Redinger explained that Section 20.230.020 (General Environment Policies) address the adverse impacts of shoreline developments and activities on the natural environment, including critical areas. She noted that the DOE's primary goal is to achieve no net loss of ecological functions necessary to sustain shoreline natural resources. Using the Inventory and Characterization Study, the City must determine whether or not their development regulations do enough to mitigate loss of environmental habitat and promote restoration to ensure that habitat and environment do not further degrade. They do not have to restore to aboriginal conditions, but they need to protect what currently exists. She referred to the Cumulative Impacts Analysis, which talks about whether or not the City has met this goal. Commissioner Kaje observed that while State law requires the City to "tread water," it also allows and encourages them to try to improve and provide incentives to create better conditions through restoration plans and other actions.

Commissioner Broili questioned why staff is not recommending the City adopt a more aggressive policy for restoration. Ms. Redinger explained that there is only so much the City can do about the coastline because a majority of it is owned by Burlington Northern Santa Fe (BNSF). There are groups forming in King and Snohomish County to lobby BNSF and encourage them to be better stewards of the near shore environment. There are also opportunities to implement proactive restoration in Salt Water Park and the Innis Arden Reserve via the Parks Master Plan that is currently being updated. Also, based on the Restoration Plan, restoration opportunities were identified in the zoning code and subarea plan for Point Wells.

Commissioner Broili asked the width of the BNSF right-of-way. Ms. Redinger agreed to find an answer to this question. Mr. Cohn also agreed to provide feedback about which areas of the shoreline are under the jurisdiction of the City, and which ones are under the jurisdiction of the DOE. Commissioner Broili summarized that the BNSF's rights end at the edge of their right-of-way. Whoever has control seaward from that point can direct what goes on from that point. Ms. Redinger reminded the Commission that federal regulations supersede local regulations.

Commissioner Broili asked if it would be possible to put a stop to the environmental degradation of public lands that occurs due to people harvesting clams and seaweed. Ms. Redinger said she has discussed this issue with the Parks Manager. While Parks staff do not have a lot of enforcement power to resolve this issue, they could try to address the situation via signage to let people know they are not allowed to harvest the seaweed, eel grass, clams, etc. Commissioner Kaje suggested that this enforcement would fall under the jurisdiction of the Department of Natural Resources (DNR). Commissioner Broili suggested the City make a concerted effort to ensure whoever has enforcement power is apprised of the situation and encouraged to take action. Ms. Redinger agreed to research the responsible party for enforcement and the most effective way to get information out to the public. Vice

Chair Perkowski suggested the Department of Fish and Wildlife may also have some enforcement authority in this area.

Ms. Redinger referred to the section related to environmentally sensitive areas within the Shoreline (Section 20.230.030) and explained that most sensitive area issues would be addressed by adopting the existing Critical Areas Ordinance as an appendix to the final Shoreline Master Program (SMP). She presented a table that showed what is to be included in the adopted SMP. She noted that that some variation of the background information identified with an asterisk will become part of the body of the adopted SMP. Those items that do not have markings will be background materials available for reference, but they won't have the weight of being part of the SMP.

Ms. Redinger referred to the Section 20.230.070, which includes a map to illustrate the environmental designations. She noted that the consultant originally divided the shoreline into segments A through E as part of the inventory, and these evolved into environment designations that set the specific standards, uses, bulk requirements, setbacks, etc. While earlier background documents refer to Segments A through E, the latter documents refer to the following specific environment designations:

- **Aquatic Environment (A):** The purpose of this environment is to protect, restore and manage the unique characteristics and resources of the areas water ward of the ordinary high-water mark. This section was revised slightly based on comments from residents on Apple Tree Lane.
- **Urban Conservancy Environment (UC):** The purpose of this environment is to protect and restore relatively undeveloped or unaltered shorelines while allowing a variety of compatible uses. The designation applies to shorelines that retain important ecological functions, even if partially altered. These shorelines are suitable for a combination of low-intensity water-related or water-enjoyment uses or uses that allow substantial numbers of people access to the shoreline. *Commissioner Esselman asked why some sections of Innis Arden and the Highlands were not identified as Shoreline Residential Environment. Ms. Redinger said the difference is in the current level of development. The Urban Conservancy environment is for areas that still retain some important ecological function, and these two areas have a higher-intensity development without as much ecological function.*
- **Shoreline Residential Environment (SR):** The purpose of this environment is to accommodate residential development and accessory structures that are consistent with the SMP. The designation would only apply to shorelines that do not meet the criteria for Urban Conservancy and that are characterized by single-family or multi-family residential development or are planned and platted for residential development.
- **Waterfront Residential Environment (WR):** The purpose of this environment is to distinguish between the residential portions of the coastline where natural and manmade features preclude building within the shoreline jurisdiction and the section along 27th Avenue Northwest where residential properties directly abut the Puget Sound. Unique circumstances and consideration will warrant different regulations for each area.
- **Point Wells Urban Environment (PW):** The purpose of this environment is to accommodate higher density uses while protecting existing ecological functions and restoring ecological functions that have been degraded.

•**Point Wells Urban Conservancy Environment (PWC):** The purpose of this environment is to provide a specific designation unique to an industrial use or mix of uses. Existing and planned uses require a different set of policies and regulations than the general UC Environment.

Next, Ms. Redinger referred to Table 20.230.081, which identifies what is permitted and what is conditionally permitted in all of the different shoreline environments, and Table 20.230.082, which identifies setback requirements and native vegetation conservation areas. Sections 20.230.090 through 20.230.160 are the use regulations. The goal is to balance the DOE's desire to minimize shoreline armory and development of new private uses with residents' desire to protect current quality of life, established uses, and property values. The Washington Administrative Code (WAC) specifically requires the City's SMP to address boating facilities, non-residential development, parking, recreational facilities and residential development.

Ms. Redinger referred to Section 20.230.170 and explained that shoreline modification involves developments that provide bank stabilization or flood control to reduce adverse impacts caused by natural processes. Shoreline modifications include all structural and nonstructural means to reduce flooding and/or erosion of banks. The bulkhead regulations (Section 20.230.180) are of particular concern to the residents on 27th Avenue Northwest because they have private bulkheads that are needed to maintain and protect their homes.

Ms. Redinger referred to the Cumulative Impacts Analysis, which would be used by the DOE to determine whether or not the City's proposed SMP meets the standard of no net loss. The analysis is still in draft form. Staff will conduct an internal review and make the appropriate adjustments before it is posted on the City's website.

Mr. Cohn explained that once the Commission has accepted the document as a working draft, it would move through the public hearing process. However, it would not be adopted as a final document until it has received final approval from the DOE. He anticipates it will take approximately one year to complete the process. Ms. Redinger noted that the DOE has reviewed all of the documents the City has forwarded them to date. Most of them have not come back with substantial changes, which speaks to the quality of work done by the consultant.

Commissioner Kaje asked the best way and time for the Commission to raise specific comments regarding the proposed language. Mr. Cohn suggested that it would be helpful for staff to receive specific comments in writing. Staff would review each of the comments and provide a response. The purpose of this meeting is to introduce the document and get a general idea of the Commission's interests. Ms. Redinger added that staff anticipates at least one more study session with the Commission before the packet for the public hearing is assembled.

Commissioner Kaje observed that, in general, the draft document is well organized. However, he noted there are still some inconsistencies between the use table and the text. He specifically referred to boating facilities in the different shoreline environments and whether they can be private or if they must be community with public access. He also questioned if individual boat docks would be permitted. Ms. Redinger explained that the DOE has indicated they do not want hard armoring, but the tidal action

justifies the need for hard armoring to protect residential areas. The DOE is also discouraging more private boat docks, piers, etc. It is a balancing act, and they are waiting to hear back from the DOE regarding these issues. Commissioner Broilli questioned why the City wants to leave the door open for property owners to build new private boat facilities. Ms. Redinger clarified that the City does not necessarily want to leave the door open for new boat facilities, but there are existing docks and piers at Point Wells and on 27th Avenue Northwest that are protected as existing nonconforming uses. It appears the DOE is saying that new boating facilities must be aggregated for the community rather than for individual use. Mr. Cohn agreed that the table should be consistent with the narrative.

Commissioner Kaje referred to Table 20.230.181 and questioned what type of recreational facilities would be allowed in environments where no nonresidential uses are allowed. Mr. Cohn explained that recreational facilities are permitted everywhere to some degree or another. He suggested they need to better define nonresidential development, which likely means uses such as office buildings and commercial structures. Ms. Redinger referred to Section 20.230.150 which states that recreational development is intended to provide for low-impact activities such as hiking, photography, viewing, fishing; as well as more intensive uses such as parks, campgrounds and golf courses. Commissioner Kaje suggested they narrow the boilerplate definition for “recreational facilities.” Ms. Redinger invited the Commissioners to meet with staff prior to the next meeting to review their edits and comments.

Commissioner Kaje requested clarification of the last sentence in Regulation 1 of Section 20.230.020.E. He expressed concern that if any off-site work is required for mitigation, it would have to be publicly sponsored. As written, the sentence appears to obligate the City to have a program for a private party to tap into. Ms. Redinger agreed to research the issue further and provide a response.

Commissioner Kaje noted there are quite a few places where language remains that really only applies to streams and rivers. He suggested staff review the document again to eliminate references to “streams and rivers,” while maintaining those related to “stream mouths.” Ms. Redinger explained that the language is an adaption of an example provided by the DOE. She invited Commissioner Kaje to forward his edits to staff so the appropriate changes could be made.

Commissioner Kaje referenced Section 20.230.040 and asked if any of the City’s street ends afford public access to the shoreline. Ms. Redinger said there is no direct access from street ends, but the definition of “public access” also includes the view of the water or shoreline from upland locations. They do have street end rights-of-way from which the coastline is visible, particularly in the Innis Arden Reserve where the Parks Department is working to increase public access. If Point Wells is developed in the future, as per the City’s approved master plan, a park would be provided on the waterfront.

Vice Chair Perkowski referred to Table 20.230.081, which states that boat launching ramps open to the public are allowed in the UC, SR and WR Environments. Because he did not believe that marinas would be an appropriate use in these environments, he suggested the table separate the boat launching ramp and marina classifications. He also questioned if allowing marinas in the PWU Environment would consistent with the Commission’s previous discussions related to the Point Wells Subarea Plan that no new overwater structures would be allowed. Commissioner Broilli questioned if redevelopment of the Point Wells site would allow replacement of the existing docks. He observed that the purpose of

the existing docks is completely different than the purpose of any future docks. Mr. Cohn agreed this is an important issue for the Commission to discuss. He reminded them that the property could very well develop under the Snohomish County regulations, and staff would seek clarification regarding this issue and report back to the Commission.

Vice Chair Perkowski questioned how the City could adopt language in their SMP pertaining to the Point Wells property when it is not currently part of Shoreline. Mr. Cohn explained that the DOE requires the City to address Point Wells because it is identified as part of the City's annexation area. It must also be included in Snohomish County's SMP. Ms. Redinger said staff will ask the DOE if the City's local adoption process must include everything for Point Wells. It's one thing to identify the rules that would apply if the property is annexed into the City, but is it realistic to require the City to adopt the language as part of their development code. Vice Chair Perkowski asked if the rules would be automatically implemented if the property is annexed into the City, and Ms. Redinger answered affirmatively. However, if the property is redeveloped as part of Snohomish County, the City would have no administrative authority. The State would have some level of authority because they approved the City's SMP, and staff is seeking feedback from the DOE regarding this specific issue.

Vice Chair Perkowski referred to Table 20.230.082 and asked if the actual document would show the development standards rather than reference the underlying zone classifications. Ms. Redinger answered that the actual development standards would be incorporated after further review and discussion. She noted that some of the environment designations fall across multiple zoning categories.

Richard Kink, Shoreline, said he is a resident of 27th Avenue Northwest, and he thanked staff for their cooperation in addressing the neighborhood's concerns over the last several months. They have been pleased with the results, thus far. He clarified that BNSF has a 100-foot right-of-way, but the tracks are not necessarily in the center. The right-of-way goes from the property water ward, and it would take a good survey to determine whether the riprap at the edge of the water is within the right-of-way or not. With the exception of Apple Tree Lane, Point Wells and Salt Water Park, BNSF also owns the adjacent tide lands to extreme low water. Mr. Kink announced that the City of Seattle adopted "no harvest legislation" about six years ago for their waterfront parks. He invited the Commissioners to visit Google Earth to get a good view of the shoreline. The picture is current and provides an excellent view of the 200-foot shoreline, as well as the intertidal zone.

Commissioner Kaje asked him to explain again the measurement of the 100-foot BNSF right-of-way. Mr. Kink said it starts from the property edge on the landward side. He noted that just south of Apple Tree Lane, BNSF took back part of their 100-foot right-of-way and replaced the stairs and the natural bluff with a wall. This location provides a good view of the 100-foot right-of-way.

Randy Stime, Shoreline, said he also lives on 27th Avenue Northwest. He thanked the staff and Commission for taking on this assignment. He reported that the property owners on 27th Avenue Northwest have been working with staff for the past year, and they have also submitted a letter stating their concerns. They are interested in maintaining their present existence. They spent time reviewing the draft regulations and inserted the word "new" before "development" in several places to distinguish new development from what is there now. He said they want to make sure the language that is

forwarded to the City Council is very clear to those who will be administering the permits five or ten years in the future. He announced that buckets of clams are removed from the shoreline during extremely low tides, and the neighborhood would like to work with the City to prevent harvesting. He suggested that if they had a letter of support from the City, the property owners could let people know that harvesting is not permitted. He said they love the shoreline and they appreciate the City's interest in wanting to preserve it.

Vice Chair Perkowski asked how the non-conforming regulations found in Section 20.220.150 would be applied to the replacement of a house that is water ward of the 20-foot proposed setback. He suggested the language should be clearer as to how the nonconformance rules would be applied. Ms. Redinger responded that, as written, a property owner would be allowed to rebuilt a structure that is currently located within the setback based on the existing footprint but would not be allowed to increase the footprint of the nonconforming area. At this time, the City takes a more liberal approach for nonconforming structures. Staff agreed to research the nonconformance issue further and provide additional information for the Commission's consideration.

Vice Chair Perkowski noted that the map identifies Point Wells as a potential annexation area, but it does not identify the Point Wells Urban and Point Wells Urban Conservancy Environments. Staff agreed to make this distinction.

Commissioner Kaje recalled that when the Commission discussed the Point Wells Subarea Plan, they talked about massing development towards the landward side to avoid view blockage. He asked if the language in the SMP related to view is consistent with the subarea plan language. Ms. Redinger answered that the subarea plan language was intended to address the preservation issue as it is framed in the SMP.

UNFINISHED BUSINESS

There was no unfinished business scheduled on the agenda.

NEW BUSINESS

No new business was scheduled on the agenda.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Kaje commented that the neighborhood is excited about the Aldercrest zoning code proposal. The neighborhood, City and school district is working out the details for rolling out the plan for public review. It is a really good thing for the local neighborhood, the City as a whole, and for the school district. He indicated he would not participate in the Commission's discussion regarding this item.

Ms. Simulcik Smith announced that she placed Commissioner business cards in their mail envelopes.

AGENDA FOR NEXT MEETING

Mr. Cohn announced that the regular meeting of December 16th was cancelled. Instead, a holiday party has been scheduled for that same night at Commissioner Esselman's home. Details will be forthcoming.

Mr. Cohn also announced that the Point Wells Subarea Plan has been placed on the January 6th agenda as a placeholder. Staff will meet with the Snohomish County Public Works staff next week to discuss their reaction to the City's suggestion of doing a joint traffic study. Depending on the outcome of this meeting, there may be some suggested amendments to the subarea plan. He advised that a Town Center Open House is scheduled for January 12th in the Council Chambers. The Commission's January 20th agenda will likely include a public hearing on the Aldercrest zoning code proposal. The Southeast Shoreline Neighborhood Plan has tentatively been scheduled for a public hearing on February 3rd. Because Commissioners Wagner, Kaje and Broili were not at the last work session, he invited them to provide feedback about whether they are comfortable enough with the draft language to move forward with the public hearing.

ADJOURNMENT

The meeting was adjourned at 9:18 p.m.

Ben Perkowski
Vice Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission



Memorandum

DATE: December 27, 2010

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Planning and Development Services Director
S.M.C. Steven M. Cohn, Senior Planner

RE: January 6, 2011 Study Session on Point Wells

Introduction & Background

The purpose of the study session is to present a proposed modification to the Point Wells Subarea Plan. The modification would change the designation of the portion of Richmond Beach Drive north of NW 199th to 'neighborhood street' and clarify the road might be designated as a collector arterial appropriate for more traffic if certain conditions are met.

Proposed amendment to the text of the Point Wells Subarea Plan

(NOTE: The actual proposed amendments are the map revision and new Policy PW-13, which is shown with underlining. The immediately preceding paragraphs and Policies PW-11 and PW-12 are existing Subarea Plan language that is included for context.)

Richmond Beach Road and Richmond Beach Drive provide the only vehicular access to Point Wells. Therefore, it is critical that identified impacts be effectively mitigated as a condition of approval. It is also vital that the scale of traffic generated from Point Wells be limited.

Historically, mobility and accessibility in Richmond Beach and adjacent communities has been dominated by the single occupancy vehicle. Provision of bicycle and pedestrian facilities has been limited because retrofitting an existing road network with these facilities is an expensive undertaking. The Richmond Beach Road corridor is served by a single Metro route and, though rail service to a station in Richmond Beach was evaluated by Sound Transit, no service is envisioned in the transit agency's adopted 20 year plan. Though improved transit, bicycle, and pedestrian mobility is a long-term policy objective, the majority of trips in the area will likely continue to be by automobiles utilizing the road network. The City's traffic study completed in 2009 shows that if more than

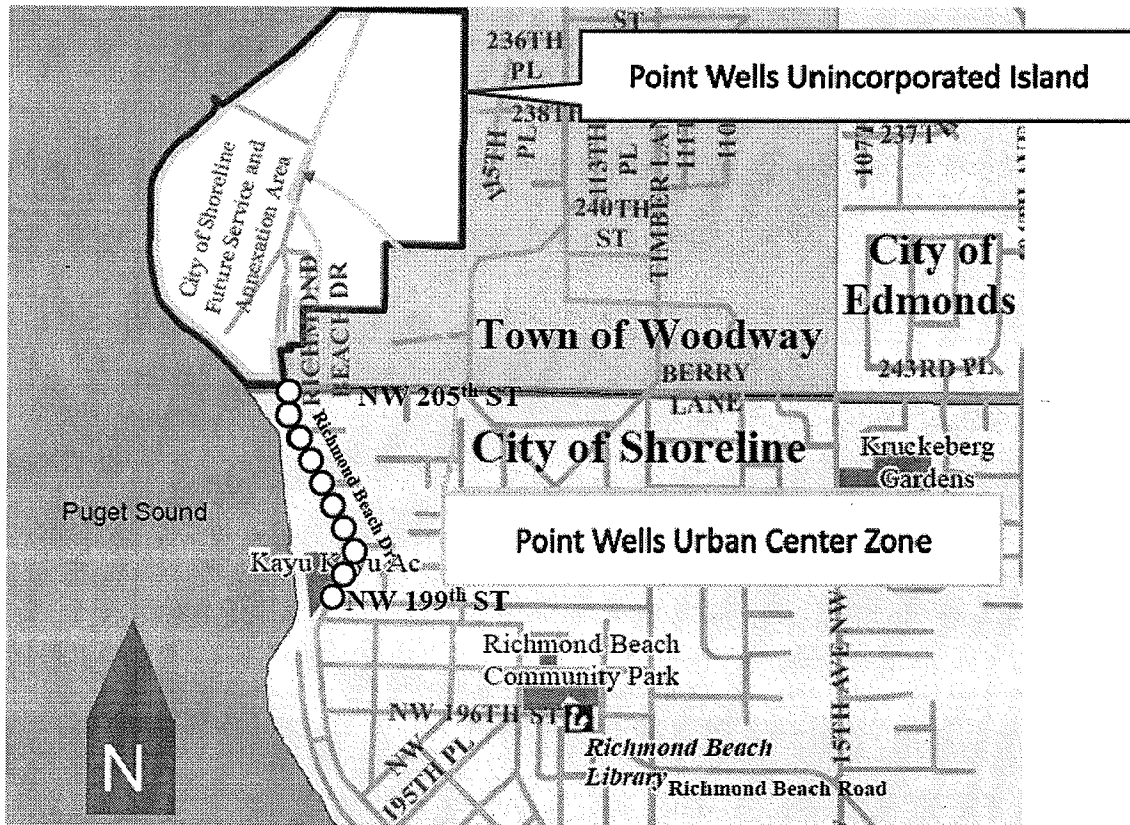
8,250 vehicle trips per day enter the City's road network from Point Wells, it would result in level of service "F" or worse at a number of City intersections. This would be an unacceptable impact.

Policy PW-11 The City should address opportunities to improve mobility, accessibility, and multimodal east-west movement in the Richmond Beach Road Corridor between Puget Sound and I-5 as part of the update of the city-wide Transportation Management Plan. These opportunities should be pursued in a manner that reduces existing single occupancy vehicle trips in the corridor.

Policy PW-12 The maximum daily traffic that the City should permit emanating from or entering into Point Wells may not exceed 8,250 vehicle trips per day, nor reduce the City's adopted level of service standard for the Corridor at the time of application for development permits at Point Wells.

Policy PW-13 In view of the fact that Richmond Beach Drive between NW 199th St. and NW 205th St. is a dead-end local access road with no opportunities for alternative access to dozens of homes in Shoreline and Woodway, the City designates this as a local access street with a maximum capacity of 4,000 vehicle trips per day. Unless and until either Snohomish County or the owner of the Point Wells Urban Center can provide to the City the Transportation Corridor Study and Mitigation Plan called for in Policy PW-9, as well as financial and legal guarantees that the necessary mitigations will be provided, the City should not consider classifying this road segment as an arterial with a capacity of 8,250 vehicle trips per day.

Proposed Map showing Richmond Beach Dr. segment reclassified as a local street



○○○ Road Segment of Richmond Beach Dr. to be classified as local street

Next Steps

This amendment will be scheduled for a public hearing before the Commission at its next meeting on January 20. If you have questions, please contact Joe Tovar at 801-2501 or jtovar@shorelinewa.gov or Steve Cohn at 801-2511 or scohn@shorelinewa.gov.

Attachment

1. SEPA Threshold Determination issued December 29, 2010

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17500 Midvale Avenue N.
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 546-8761

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: **December 29, 2010**
PROPONENT: **City of Shoreline**
LOCATION OF PROPOSAL: **Not Applicable - Non Project Action**
DESCRIPTION OF PROPOSAL: **The City of Shoreline proposes to change the street classification of Richmond Beach Road between approximately NW 199th Street and the county line from Collector Arterial to Local Street.**

PUBLIC HEARING **January 20, 2011**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 14 days from the date below.

RESPONSIBLE OFFICIAL: **Joseph W. Tovar, FAICP**

ADDRESS: **17500 Midvale Avenue North
Shoreline, WA 98133-4905**

PHONE: **206-801-2501**

DATE: **December 29, 2011** SIGNATURE: _____

PUBLIC COMMENT AND APPEAL INFORMATION

The public comment period will end on January 12, 2011. There is no administrative appeal of this determination. 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 the underlying decision in accordance with State law.

The file is available for review at the City Hall, 17500 Midvale Ave N., 1st floor – Planning and Development Services

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Memorandum

DATE: December 28, 2010

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Planning and Development Services Director
JW Steven Cohn, Senior Planner

RE: January 6 Study Session on Comprehensive Plan Update

Background

On January 18, the City Council will hold a study session to discuss the scope of the upcoming Comprehensive Plan update. At your upcoming meeting, staff will provide some of its current thinking about the scope, and provide the Commissioners an opportunity to respond and offer your ideas about other concepts that could be included in the update.

If you have questions, please contact Steve Cohn at scohn@shorelinewa.gov or 801-2511.

Attachments

1. January 3 City Council Agenda memo re: Agenda and Scope of January 18 Council meeting

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Council Meeting Date: January 3, 2011

Agenda Item: 6(d)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Discussion of agenda and scope for January 18 Council Meeting for Council direction on Goals, Scope and format of Comprehensive Plan Update
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP, Director
Steven Cohn, Senior Planner

PROBLEM/ISSUE STATEMENT:

The Long Range Planning Work Program shows work beginning on the Comprehensive Plan Update Process in 2011. The Council's discussions on January 3 and 18 are important first steps in that process.

At the January 18 meeting, the City Council has set aside an entire evening to deliberate on what direction it wishes to provide regarding objectives, schedule, public involvement and plan format. This will also provide an opportunity for the staff to brief Council on the legal framework of state law and regional policies, a variety of economic and social trends, and the resource constraints that affect this multi-year process.

The purpose of the January 3 meeting is for Council to hear a brief discussion of the enclosed preliminary summary of these issues and to provide staff with direction and clarification for the scope and content of the January 18 Council discussion.

FINANCIAL IMPACT:

The Comprehensive Plan Update is a major component of the City's adopted Long Range Planning Work Program. Currently, it is expected that the scope of work for the Comprehensive Plan Update will be undertaken primarily by existing PDS staff, with contributions from other city staff. There are no funds in the 2011 budget for consultant services in support of this effort. Depending upon the emerging scope of the work and schedule, staff may raise a funding request for consultant services for environmental services during preparation of the 2012 or 2013 budget discussions.

RECOMMENDATION

Staff recommends that the Council review this memo and attachments and be prepared at its January 3, 2011 meeting to affirm and/or add to the scope of the discussion for the meeting of January 18, 2011.

Approved By: City Manager  City Attorney _____

INTRODUCTION

The State Growth Management Act requires periodic updates of the Comprehensive Plans of cities and counties. In King County, the next update is required to occur before 2014. Council discussed the update process last year and directed staff to begin, and theoretically complete, the update in 2011. Because of the large work program items still on the Planning Commission's agendas for the first quarter of 2011, it will not be possible to begin major work until the second quarter, and certainly not possible to complete the update by the end of 2011.

Staff suggests that after the Council articulates a draft scope, objectives and schedule for the Plan Update at its January 18 meeting, we provide an opportunity for public comment to the Planning Commission and a feedback loop from the Commission to the Council prior to your spring Retreat.

DISCUSSION

Staff would like to prime the pump of the Council's discussion with some observations about the nature of the task and a series of questions that the Council may wish to include in the scope of its January 18 discussion.

What a Comprehensive Plan can and must be

The Council's discussion of the Comp Plan Update should begin with a summary of what the law requires and allows our Plan to be. The City plans under the requirements of the Growth Management Act GMA, which defines a comprehensive plan at RCW 36.70A.030(4) as follows:

"Comprehensive land use plan," "comprehensive plan," or "plan" means a generalized coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to this chapter.

Other provisions of the GMA place our comprehensive plan within the context of state goals and requirements and a framework of regional and county policies. It also creates a number of specific requirements about what must be in our comprehensive plan, how we must and may amend it (for example, with subarea plans) and ways in which to implement it (development regulations, capital budgets, local tax policies, programs, etc.). Several of these requirements and relationships are summarized graphically in Attachment A.

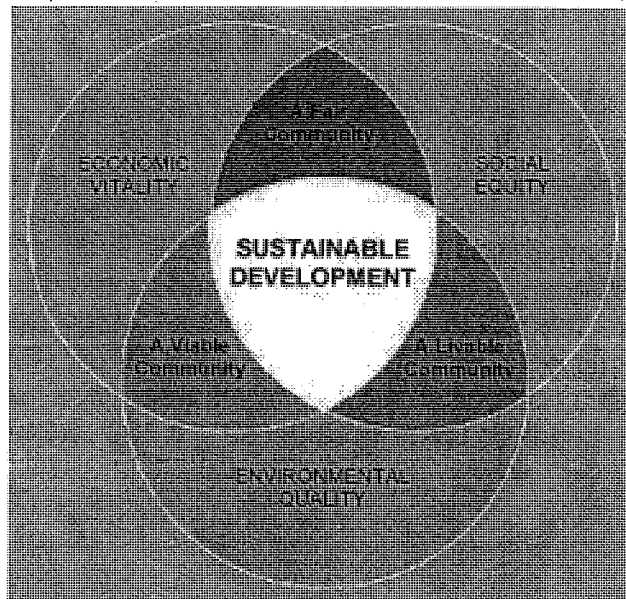
While the City's plan must meet the minimum requirements of the GMA, a plan may have a broader scope than simply how land is used. For example, the City's Vision Statement adopted in 2008 describes a preferred future that includes not just a desired pattern of land uses and buildings, but a range and quality of services, and a variety of demographic, housing, environmental and economic characteristics. Such a broader focus would require coordination with other City departments, programs and initiatives. For example, the City Council's adopted Goals (Attachment B) identify other city

priorities that possibly could be incorporated into policy statements in the Comprehensive Plan. A recent article on this subject is Attachment C.

Are we limited to the 20 year horizon?

While most city comprehensive plans focus on the 20 year horizon to correspond to the job and population allocations from the county, the GMA does not prohibit a city comprehensive plan from looking beyond that horizon. The Vision 2040 multi-county planning policies look out 30 years into the future and many of the City's major capital investments, such as the Interurban Trail, City Hall and Aurora Boulevard improvements, have a life cycle of more than fifty years. The Cascade Agenda looks out 100 years. Moreover, the City's Sustainability Strategy acknowledges the need for a multi-generational outlook when speaking of ecological systems and environmental health. This longer-term time frame, with a broadening of the sustainability concept to the economic and social realms, is acknowledged in the draft Shoreline Town Center Plan.

The City of Shoreline has long been committed to the realization of the three E's of sustainability – environmental quality, economic vitality and social equity. Town Center is a place people want to be in Shoreline in 2030 and is positioned to grow gracefully and sustainably for decades.



Limitations on Staff Resources and Planning Commission Agenda Time

This Comprehensive Plan update will differ significantly from the previous update completed in 2005. At that time, the State funded a large portion of the costs of the update. There are no state funds to speak of for 2011, nor are there funds in the PADS

budget for consulting services, therefore costs of this effort will be borne entirely by the city. Depending on the project scope, there likely will be a need for an environmental impact statement, or EIS supplement, to be prepared in 2012. For that reason, we may raise a funding request as part of the 2012 budget process.

A related limitation for Council to bear in mind is the amount of agenda time that the Planning Commission will need to dedicate to this multi-year effort. We hope and expect several high-profile and agenda-intensive Planning Commission tasks to wrap up in the first quarter of 2011 (i.e., the Town Center Plan and zoning, zoning for the Southeast Neighborhoods Subarea, tree regulations, and plan and zoning amendments for the Aldercrest site.) When the Council reviews proposed comp plan docket requests, or generates its own requests for staff and Planning Commission tasks, it will be important to keep the Comp Plan priority and schedule in mind.

Major Format Questions to discuss

A major consideration in the Plan Update is the fact that we now have a City-wide Vision Statement and Framework Goals adopted by Council in 2009 (Attachment D). Since virtually all of the existing 300+ page Comprehensive Plan was adopted years before the adoption of the Vision Statement/Framework Goal (and years before the Sustainability Strategy, Comprehensive Housing Strategy, and Economic Development Strategy), it raises a fundamental question. Can the Vision be achieved by updating the Comprehensive Plan chapter by chapter, tracking proposed edits through a "revision-format ~~striketrough~~ and underlined" document? Or will it be more effective and efficient to simply start over, using the Vision/Framework Goals as our broad outline?

A related concern has to do with the existing length and detail of the plan. At a recent meeting, the length of the existing Plan (over 300 pages) was identified as a limitation on its accessibility and usefulness. Does the Council wish to "build down" the number of policies or overall amount of text? Should the update place a greater reliance on detailed maps, diagrams and photographs, as opposed to numbered policies and narrative text? As noted above, the GMA describes a Comprehensive Plan as a "generalized" policy document. Should we make city-wide policies very broad and general and focus detailed text/policy only in our subarea plans like Town Center/Aldercrest/potential future light rail stations? If 300 pages is too long, how long is not too long?

Major Council Policy Objectives

Apart from the Council Goals in Attachment B, can the Council identify other major long-term city objectives at this point for inclusion in the Comprehensive Plan? For example, should the City identify diversification and strengthening of its tax base as a major policy objective? Should Shoreline try to encourage growth at a higher rate than the current 2030 targets suggest? Rather than choose between the SR 99/I-5 corridors for regional high capacity transit (see Attachment E), should the City promote the development of both corridors for such regional improvements? Should Shoreline identify station area planning as a high priority? What kind of public involvement and

engagement strategies should the City incorporate in updating the Comprehensive Plan and implementing it?

This not an exhaustive list. These questions are offered simply to get the Council thinking about the kinds of directions/objectives they may wish to set forth at the outset of the Comprehensive Plan Update process. We hope to have such a dialogue with and among the Council members on January 18.

Discussion at the January 3 meeting

To recap, staff requests that the January 18 discussion include, at a minimum, the following items, keeping in mind the limitations of staff time:

1. In addition to Land Use, what other city policy objectives should be addressed in the Plan?
2. What should the Plan's time horizon be?
3. How lengthy should the Plan be?
4. Is the Council expecting that staff will rewrite the entire plan or, alternatively, focus on rewriting specific Plan elements?

At the January 3 meeting, the Council may want to add other items to the ideas suggested above for further discussion at the January 18 meeting.

What happens after the meeting of January 18?

The staff proposes that the output of the Council's discussions be summarized and made available for the public's review and comment. The Planning Commission could then conduct its own review in late February, hear public comment, and forward any comments it wished to offer for Council's consideration. Depending on the timing and items on the Council's annual retreat agenda, it may be possible at that time for the Council to hear a summary of the Commission/Public comment on the draft scope and objectives for the Comprehensive Plan update. The April joint meeting of the City Council and the Planning Commission would be a time for the Council to convey the final iteration of its' preliminary input to the Comprehensive Plan update.

RECOMMENDATION

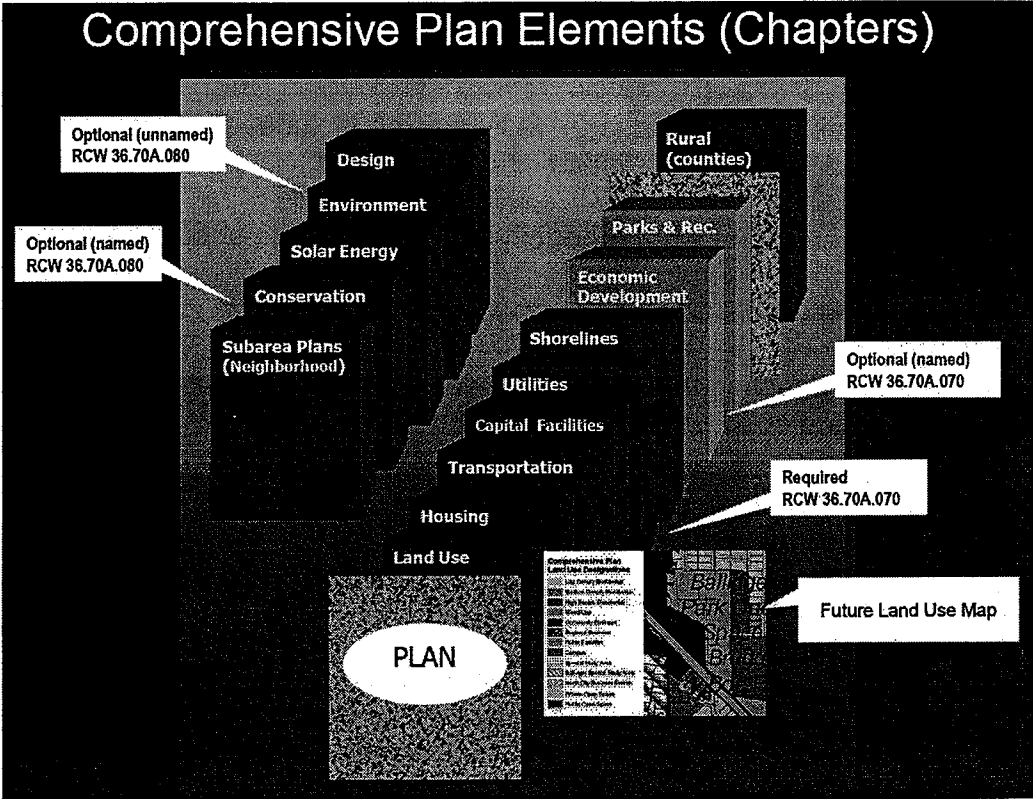
Staff recommends that the Council review this memo and attachments and be prepared at its January 3, 2011 meeting to affirm and/or add to the scope of the discussion for the meeting of January 18, 2011.

ATTACHMENTS

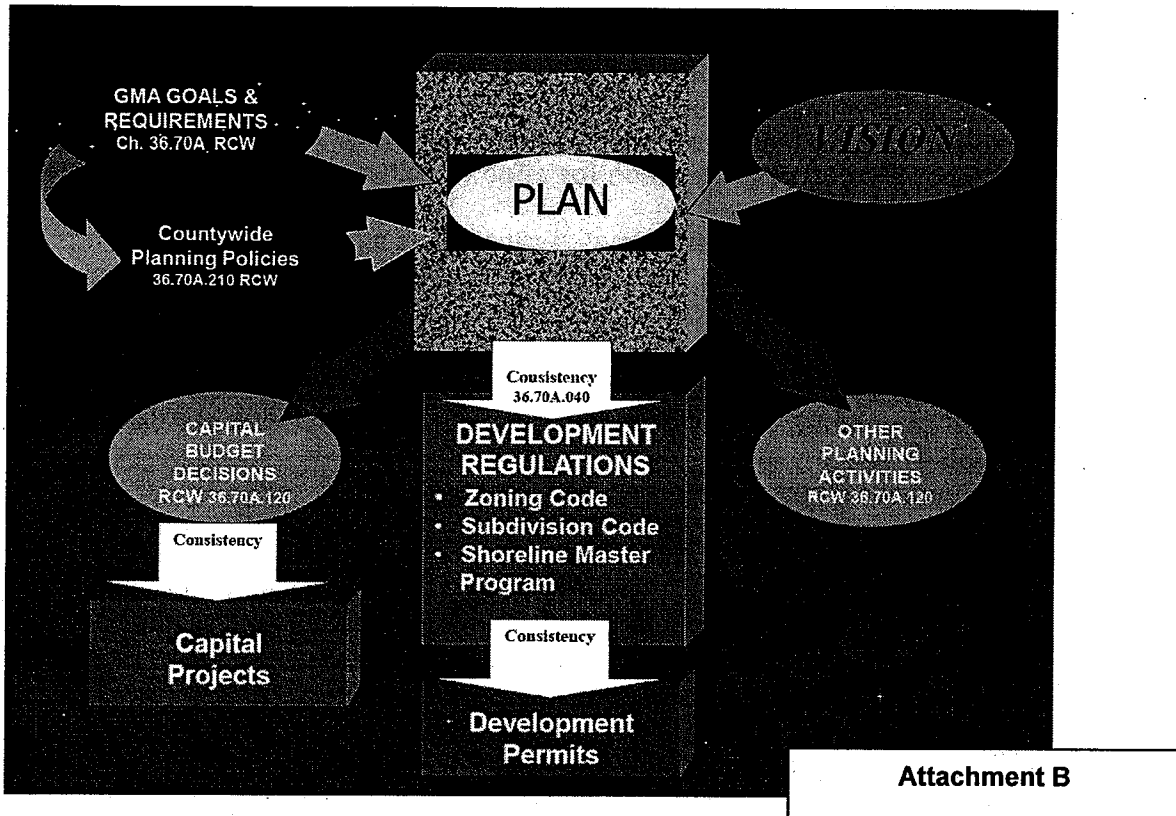
- A. Diagrams of Required Comp Plan Elements (Chapters) and Framework of State Law and Regional Plans
- B. City Council Goals for 2010-2011
- C. *Planning* Magazine article regarding Comprehensive Plans
- D. City of Shoreline Vision Statement and Framework Goals
- E. Sound Transit North Corridor High Capacity Transit (HCT) Project

Attachment A

Required and Optional Comprehensive Plan Elements (Chapters)



Framework of State Law, Regional Plans, Comp Plans, and Regulations



Shoreline City Council - 2010-2011 Goals and Workplan

Goal 1: Implement the adopted Community Vision by updating the Comprehensive Plan and key development regulations in partnership with residents, neighborhoods and businesses

- Adopt the Southeast Area Neighborhoods Subarea Plan
- Adopt updated tree regulations, including citywide goals for urban forest canopy
- Complete draft Urban Design, Capital Facilities and Transportation elements of the Comprehensive Plan
- Adopt the Town Center Subarea Plan
- Make the permit process clear, timely and predictable through Subarea Plans, Planned Actions and other appropriate planning tools

Goal 2: Provide safe, efficient and effective infrastructure to support our land use, transportation and surface water plans

- Update the Transportation Master Plan, including citywide trail, bicycle, and transit elements
- Update the Surface Water Master Plan and priority basin plans
- Work with Sound Transit, neighboring cities, regional agencies and Shoreline neighborhoods to implement the Sound Transit plan to bring light rail through Shoreline

Goal 3: Expand Economic Development opportunities in Shoreline

- Develop a "Transit-oriented Development" plan for the Aurora Park and Ride Lot at N. 192nd Street
- Work with the Shoreline Community College to establish a continuing small business development and assistance program
- Explore economic development opportunities for any surplus property at the Fircrest campus with the State of Washington
- Actively recruit both large and small businesses to Shoreline

Goal 4: Construct the Aurora Improvements from 165th to 205th Streets

- Complete construction of Aurora from N. 165th to N. 185th Streets
- Complete design, acquisition and bid for Aurora from N. 185th to N. 192nd Streets
- Secure funding for the last section of Aurora

Goal 5: Provide enhanced opportunities for effective citizen communication and community engagement

- Implement and evaluate new communication tools such as Council meeting “e-comment,” and social media such as Facebook and Youtube
- Host community forums on key topics of interest
- Enhance communication and partnerships with the Shoreline Community College, School District, utilities and other local public agencies
- Support community, civic and volunteer organizations in efforts to expand capacity.

Goal 6: Develop a “healthy city” strategy

- Adopt updated Parks, Recreation, and Cultural Services Plan
- Work with a citizen advisory committee of community stakeholders to develop a Healthy City Plan
- Develop a scope of work, including identifying stakeholders, cost and timeline, for a Youth Services Master Plan

Goal 7: Acquire Seattle Public Utilities water system in Shoreline

- Develop feasibility analysis and financial plan
- Negotiate acquisition
- Develop transition and implementation plan and schedule

Attachment C

Planning — December 2010

There's Hope for the General Plan *by Robert Paternoster, FAICP*

General plans have gotten a bad name as a failed planning tool — and often for good reason. Let's face it: We have been preparing general plans (or comprehensive plans) for well over a century with little to show for our labors, particularly when we're talking about the plans that languish on the shelves of older cities. I believe, however, that there's a way to make the general plan work, and that is by making it a tool for management as well as for planning.

My first experience with the general plan was in the 1960s as a young planner on the staff of Ed Bacon's Philadelphia Planning Commission. The city had just released its new comprehensive plan, a document that had taken a decade to prepare. But it wasn't long before it became clear that the plan had major shortcomings. For one thing, it was a long-range, 20-year, end-state plan, based upon the premise that its recommendations would stand up as a blueprint for city development. It did not anticipate the constant revision and updating that would be needed — but was never done. The second problem — typical of all master plans of that era — was that the document focused almost exclusively on the physical city, while ignoring Philadelphia's massive social and economic problems.

Moving to the West Coast in 1978, I found myself working in cities with a city manager form of government — a dramatic shift from the strong mayors I knew in the East. I was pleasantly surprised to find that city managers actually welcomed the advice of planners, and some viewed the general plan as a tool for better management. That was true both in Sunnyvale (part of Silicon Valley), where I served as community development director and helped to refine a sophisticated planning and management system (PAMS), and in Ontario (in Southern

California), where planning director Jerry Blum teamed up with his city manager to produce a dynamic, online general plan and business strategy.

What both of these cities have in common is that they began with a long-range vision based on an extensive public outreach effort. The vision was translated into long-range goals and plans (including the traditional land-use plan), which were prepared by or in cooperation with the senior staff of the operating departments and adopted by the city council as the community's long-range general plan.

The success of these cities is part of the reason that I believe that there is hope for the general plan — so long as it is used as a central management tool as well as a primary planning tool. But success requires collaboration between the city manager (or mayor) and the planning director, and must involve the senior staff of all the operating departments. Success also requires reaching out to residents and businesses.

Most important, the focus of this effort must be on a continuous planning process, one that allows for change through the middle-range strategic planning and programming process. That's how we can transform the general plan into a powerful new tool for planning and management.



2029 Vision Statement

Imagine for a moment that it is the year 2029 and you are in the City of Shoreline. This vision statement describes what you will see.

Shoreline in 2029 is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, play and, most of all, call home. Whether you are a first-time visitor or long-term resident, you enjoy spending time here.

There always seems to be plenty to do in Shoreline -- going to a concert in a park, exploring a Puget Sound beach or dense forest, walking or biking miles of trails and sidewalks throughout the city, shopping at local businesses or the farmer's market, meeting friends for a movie and meal, attending a street festival, or simply enjoying time with your family in one of the city's many unique neighborhoods.

People are first drawn here by the city's beautiful natural setting and abundant trees; affordable, diverse and attractive housing; award-winning schools; safe, walkable neighborhoods; plentiful parks and recreation opportunities; the value placed on arts, culture, and history; convenient shopping, as well as proximity to Seattle and all that the Puget Sound region has to offer.

The city's real strengths lie in the diversity, talents and character of its people. Shoreline is culturally and economically diverse, and draws on that variety as a source of social and economic strength. The city works hard to ensure that there are opportunities to live, work and play in Shoreline for people from all backgrounds.

Shoreline is a regional and national leader for living sustainably. Everywhere you look there are examples of sustainable, low impact, climate-friendly practices come to life – cutting edge energy-efficient homes and businesses, vegetated roofs, rain gardens, bioswales along neighborhood streets, green buildings, solar-powered utilities, rainwater harvesting systems, and local food production to name only a few. Shoreline is also deeply committed to caring for its seashore, protecting and restoring its streams to bring back the salmon, and to making sure its children can enjoy the wonder of nature in their own neighborhoods.

A City of Neighborhoods

Shoreline is a city of neighborhoods, each with its own character and sense of place. Residents take pride in their neighborhoods, working together to retain and improve their distinct identities while embracing connections to the city as a whole. Shoreline's neighborhoods are attractive, friendly, safe places to live where residents of all ages, cultural backgrounds and incomes can enjoy a high quality of life and sense of community. The city offers a wide diversity of housing types and choices, meeting the needs of everyone from newcomers to long-term residents.

Newer development has accommodated changing times and both blends well with established neighborhood character and sets new standards for sustainable building, energy efficiency and environmental sensitivity. Residents can leave their car at home and walk or

ride a bicycle safely and easily around their neighborhood or around the whole city on an extensive network of sidewalks and trails.

No matter where you live in Shoreline there's no shortage of convenient destinations and cultural activities. Schools, parks, libraries, restaurants, local shops and services, transit stops, and indoor and outdoor community gathering places are all easily accessible, attractive and well maintained. Getting around Shoreline and living in one of the city's many unique, thriving neighborhoods is easy, interesting and satisfying on all levels.

Neighborhood Centers

The city has several vibrant neighborhood "main streets" that feature a diverse array of shops, restaurants and services. Many of the neighborhood businesses have their roots in Shoreline, established with the help of a local business incubator, a long-term collaboration between the Shoreline Community College, the Shoreline Chamber of Commerce and the city.

Many different housing choices are seamlessly integrated within and around these commercial districts, providing a strong local customer base. Gathering places – like parks, plazas, cafes and wine bars - provide opportunities for neighbors to meet, mingle and swap the latest news of the day.

Neighborhood main streets also serve as transportation hubs, whether you are a cyclist, pedestrian or bus rider. Since many residents still work outside Shoreline, public transportation provides a quick connection to downtown, the University of Washington, light rail and other regional destinations. You'll also find safe, well-maintained bicycle routes that connect all of the main streets to each other and to the Aurora core area, as well as convenient and reliable local bus service throughout the day and throughout the city. If you live nearby, sidewalks connect these hubs of activity to the surrounding neighborhood, bringing a car-free lifestyle within reach for many.

The Signature Boulevard

Aurora Avenue is Shoreline's grand boulevard. It is a thriving corridor, with a variety of shops, businesses, eateries and entertainment, and includes clusters of some mid-rise buildings, well-designed and planned to transition to adjacent residential neighborhoods gracefully. Shoreline is recognized as a business-friendly city. Most services are available within the city, and there are many small businesses along Aurora, as well as larger employers that attract workers from throughout the region. Here and elsewhere, many Shoreline residents are able to find family-wage jobs within the City.

Housing in many of the mixed-use buildings along the boulevard is occupied by singles, couples, families, and seniors. Structures have been designed in ways that transition both visually and physically to reinforce the character of adjacent residential neighborhoods. The improvements put in place in the early decades of the 21st century have made Aurora an attractive and energetic district that serves both local residents and people from nearby Seattle, as well as other communities in King and Snohomish counties. As a major transportation corridor, there is frequent regional rapid transit throughout the day and evening. Sidewalks provide easy access for walking to transit stops, businesses, and connections to adjacent neighborhoods.

Aurora has become a green boulevard, with mature trees and landscaping, public plazas, and green spaces. These spaces serve as gathering places for neighborhood and citywide events throughout the year. It has state-of-the-art stormwater treatment and other sustainable features along its entire length.

As you walk down Aurora you experience a colorful mix of bustling hubs – with well designed buildings, shops and offices – big and small – inviting restaurants, and people enjoying their balconies and patios. The boulevard is anchored by the vibrant Town Center, which is focused between 175th and 185th Street. This district is characterized by compact, mixed-use, pedestrian-friendly development highlighted by the Shoreline City Hall, the Shoreline Historical Museum, Shorewood High School, and other civic facilities. The interurban park provides open space, recreational opportunities, and serves as the city's living room for major festivals and celebrations.

A Healthy Community

Shoreline residents, city government and leaders care deeply about a healthy community. The city's commitment to community health and welfare is reflected in the rich network of programs and organizations that provide human services throughout the city to address the needs of all its residents.

Shoreline is a safe and progressive place to live. It is known region wide for the effectiveness of its police force and for programs that encourage troubled people to pursue positive activities and provide alternative treatment for non-violent and nonhabitual offenders.

In Shoreline it is believed that the best decisions are informed by the perspectives and talents of its residents. Community involvement in planning and opportunities for input are vital to shaping the future, particularly at the neighborhood scale, and its decision making processes reflect that belief. At the same time, elected leaders and city staff strive for efficiency, transparency and consistency to ensure an effective and responsive city government.

Shoreline continues to be known for its outstanding schools, parks and youth services. While children are the bridge to the future, the city also values the many seniors who are a bridge to its shared history, and redevelopment has been designed to preserve our historic sites and character. As the population ages and changes over time, the City continues to expand and improve senior services, housing choices, community gardens, and other amenities that make Shoreline such a desirable place to live.

Whether for a 5-year-old learning from volunteer naturalists about tides and sea stars at Richmond Beach or a 75-year-old learning yoga at the popular Senior Center, Shoreline is a place where people of all ages feel the city is somehow made for them. And, maybe most importantly, the people of Shoreline are committed to making the city even better for the next generation.

Framework Goals

The original framework goals for the city were developed through a series of more than 300 activities held in 1996-1998. They were updated through another series of community visioning meetings and open houses in 2008-2009. These Framework Goals provide the overall policy foundation for the Comprehensive Plan and support the City Council's vision. When implemented, the Framework Goals are intended to preserve the best qualities of Shoreline's neighborhoods today and protect the City's future. To achieve balance in the City's development the Framework Goals must be viewed as a whole and not one pursued to the exclusion of others.

Shoreline is committed to being a sustainable city in all respects.

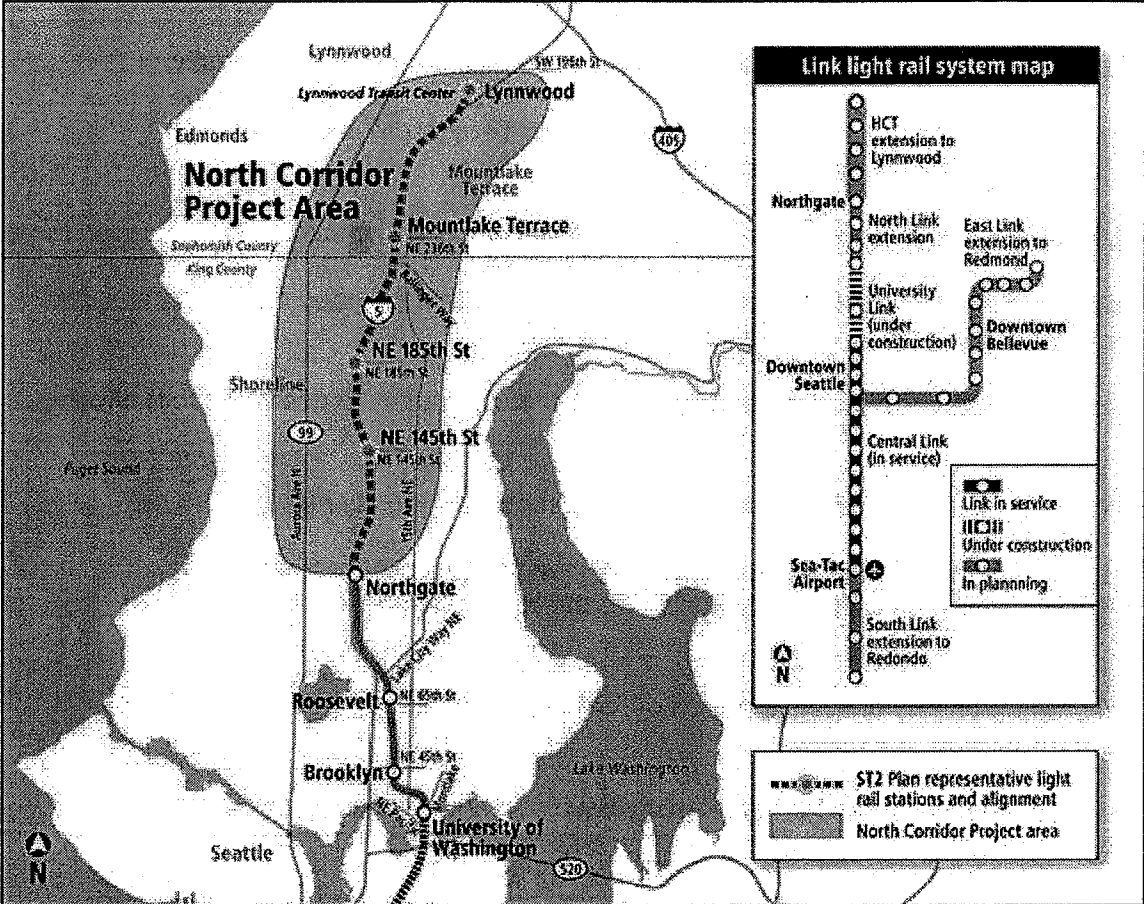
- FG 1:** Continue to support exceptional schools and opportunities for lifelong learning.
- FG 2:** Provide high quality public services, utilities, and infrastructure that accommodate anticipated levels of growth, protect public health and safety, and enhance the quality of life.
- FG 3:** Support the provision of human services to meet community needs.
- FG 4:** Provide a variety of gathering places, parks, and recreational opportunities for all ages and expand them to be consistent with population changes.
- FG 5:** Encourage an emphasis on arts, culture and history throughout the community.
- FG 6:** Make decisions that value Shoreline's social, economic, and cultural diversity.
- FG 7:** Conserve and protect our environment and natural resources, and encourage restoration, environmental education and stewardship.
- FG 8:** Apply innovative and environmentally sensitive development practices.
- FG 9:** Promote quality building, functionality, and walkability through good design and development that is compatible with the surrounding area.
- FG 10:** Respect neighborhood character and engage the community in decisions that affect them.
- FG 11:** Make timely and transparent decisions that respect community input.
- FG 12:** Support diverse and affordable housing choices that provide for Shoreline's population growth, including options accessible for the aging and/or developmentally disabled.
- FG 13:** Encourage a variety of transportation options that provide better connectivity within Shoreline and throughout the region.
- FG 14:** Designate specific areas for high density development, especially along major transportation corridors.
- FG 15:** Create a business friendly environment that supports small and local businesses, attracts large businesses to serve the community and expand our jobs and tax base, and encourages innovation and creative partnerships.
- FG 16:** Encourage local neighborhood retail and services distributed throughout the city.
- FG 17:** Strengthen partnerships with schools, non-governmental organizations, volunteers, public agencies and the business community.
- FG 18:** Encourage Master Planning at Fircrest School that protects residents and encourages energy and design innovation for sustainable future development.

Attachment E

Sound Transit plans, builds and operates regional transit systems and services to improve mobility for Central Puget Sound.



North Corridor Transit Project



Extending mass transit from Northgate to Lynnwood

Sound Transit is preparing to extend mass transit from Northgate to Lynnwood, which voters approved as part of the Sound Transit 2 Plan in 2008, along with funding to continue planning future service all the way to Everett. The North Corridor Transit Project will connect to and build on the Link light rail line that opened for service between downtown Seattle and Sea-Tac Airport in 2009. Construction is currently underway on a light rail extension to the University of Washington scheduled to open in 2016, followed by service to Northgate targeted in 2021. Voter-approved additions over the next few years will bring 36 new miles of service to the north, south and east, creating a 55-mile light rail system serving the region.

The North Corridor Transit Project relies on receiving federal assistance to complete the project. In order to qualify for federal grants, Sound Transit must complete an Alternatives Analysis (AA). This requires examination of reasonable alternatives to meet the needs of the corridor and will help Sound Transit identify a preferred transit mode and route. The Sound

Transit 2 Plan assumed a fully elevated light rail line from Northgate Station to the Lynnwood Transit Center with four new stations north of Northgate as shown on the map but Sound Transit is now examining a broader range of alternatives in conformance with federal requirements.

Federal funding is key to keeping this project affordable, and is especially important as Sound Transit responds to impacts of the current economic recession that have reduced projected revenues by about 25 percent through 2023 and have created schedule risks for this project.

Project benefits

- 8-9 miles of new mass transit service
- Northgate to Lynnwood with several new transit stations
- Frequent, reliable service between south Snohomish County and the University of Washington, downtown Seattle and other regional destinations
- Increased mobility, access and transportation capacity for residents and workers
- Targeted to open for service to public in 2023

Preliminary Schedule

Alternatives Analysis, Conceptual Engineering & EIS Scoping: mid 2010 to 2011

Draft EIS & Advanced Conceptual Engineering: late 2011 to 2012

Preliminary Engineering & Final EIS: mid 2012 to 2014

Final Design: 2015 to 2017

Construction & Testing: 2018 to mid 2022

Target Start of Service: 2023

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Memorandum

DATE: December 28, 2010

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Planning and Development Services Director
JWT Steven Cohn, Senior Planner

RE: January 6 Study Session on Countywide Planning Policies

Background

As part of the Comprehensive Plan Major update, cities need to ensure that the revised plan is consistent with the planning policies of the County. King County's policies are established in the Countywide Planning Policies (CPPs), which have been in place for more than a decade. The CPPs are currently undergoing revision to bring them up-to-date with the PSRC's VISION 2040 and other policies that have been adopted over the last several years.

To provide the Commission with a more complete understanding of the context for the City's update, staff will provide background on the County's update and discuss some of the ideas that are presented in the proposed Housing section of the CPPs.

If you have questions prior to the meeting, please contact Steve Cohn at 801-2511 or scohn@shorelinewa.gov.

Attachments

1. Report on Policy Issues Related to the Update of the CPPs
2. Agenda item related to Update of the Countywide Planning Policies, December 8, 2010

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GMPC Executive Committee Staff Report
KING COUNTY, WASHINGTON

RE: Policy Issues Related to the Update of the Countywide Planning Policies

PRESENTED BY: Interjurisdictional Staff Team

SUMMARY

The GMPC and staff have been engaged in the revision of the Countywide Planning Policies for nearly two years, establishing first the housing and employment targets for King County's jurisdictions. Since then, staff has dedicated its effort to scoping the revision of policy language, content and structure of the CPPs with direction from GMPC.

At the June, 2010 GMPC meeting, staff presented members with a discussion of policy areas in which the existing CPPs: a) are silent on particular tenets of the MPPs, b) do not adequately address specific issues, or c) that use outdated terminology. Staff received appropriate direction to continue work on policy revisions for most of these issues. However, GMPC directed staff to prepare a more robust presentation on several issues before providing further direction to staff.

In order to facilitate this work, Chair Constantine proposed that the Executive Committee convene over the summer months to follow staff progress prior to the September 2010 GMPC meeting. This staff report responds to that charge, and lists the seven policy issues for which staff requests guidance from the Executive Committee. The discussion of each issue is organized into three parts:

- VISION 2040 Direction: highlights specific direction that is provided by VISION 2040/ MPPs on each policy area or question.
- Existing Countywide Planning Policies: identifies how each policy area is currently handled in the CPPs.
- Options for Consideration: where possible, staff included several approaches for Executive Committee consideration in moving forward. In other cases, staff is not prepared to present the committee with specific options for consideration but is presenting an update of staff progress.

In addition, Attachment A to this report includes a detailed table of contents for the revised CPP document. Staff recognizes that this draft structure will need to be revised as necessary to reflect the policy vision and strategy approved by the GMPC.

KEY POLICY ISSUES

This staff report presents updates, options and recommendations on the following policy areas: climate change; Transfer of Development Rights; housing; the Regional Economic Strategy; economic activities in the Rural Cities and resource lands; healthy communities; and regional coordination and finance. Staff requests direction from the Executive Committee on the various options. With that direction, staff will continue drafting policy language for GMPC presentation in September, 2010. Discussion of each of these policy areas is below.

Issue 1. Climate Change

VISION 2040 Direction. VISION 2040 promotes a sustainable environment and calls on countywide planning policies to provide direction for programs and strategies to address reduction of greenhouse gas emissions, adaptation to the effects from climate change, and recognition of interjurisdictional issues related to greenhouse gas emissions. (*MPP-En-20 through 25*)

Existing Countywide Planning Policies. The CPPs do not address climate change at all.

Options for Consideration. Staff presents three possible alternatives for addressing climate change in the CPPs:

- **Option 1:** Provide overall goal statements regarding the importance of addressing climate change as well as specific, interrelated policies in each of the relevant chapters. New policies in the CPPs would address each of the following points by indicating responsibility (e.g. county, city or other) and a *quality* of outcome while providing the greatest latitude to each jurisdiction to determine specific standards and approaches for implementing the policies:
 - Commit to comply with state greenhouse gas emission targets (as per RCW 80.80.020) as a minimum;
 - Require an analysis of climate change impacts as part of the environmental (SEPA) review of proposed actions;
 - Reduce the rate of energy use per capita;
 - Pursue development of energy management technology;
 - Reduce greenhouse gas (GHG) emissions through conservation, alternative energy sources, and reduction of vehicle miles travelled (VMT);
 - Take positive actions to reduce carbons (e.g. increase urban tree canopy); and
 - Anticipate and address impacts of climate change on public health, safety and habitat (e.g. health effects of higher temperatures, flooding, habitat distribution and stream flows).

- Option 2: Incorporate the same goal statements as Option 1 above with more guidance on implementation, *without* mandating specific standards or approaches. For example:
 - Countywide policies should provide guidelines for incorporating climate change analysis in SEPA review (e.g. project thresholds, standards for measures or benchmarks, levels of analysis); and
 - Countywide policies should provide guidelines for setting community targets to reduce energy use, carbons and GHG.
- Option 3: Incorporate the same goal statements and policies as Option 1 above *with* specific standards and quantifiable targets. For example:
 - Countywide policies should establish minimum thresholds for projects and analysis related to climate change to be incorporated into SEPA review requirements by each jurisdiction; and
 - Countywide policies should establish targets (consistent with state goals above) for King County and/or individual communities to reduce energy use, carbons and GHG emissions. As an alternative the CPPs could establish a process for setting the targets and require each community to comply by a specified date.

Issue 2. Transfer of Development Rights

VISION 2040 Direction. In VISION 2040, *MPP DP-48* encourages the use of Transfer of Development Rights (TDRs), Purchase of Development Rights (PDRs), and conservation incentives. The use of these tools is intended to preserve rural and resource lands while focusing additional growth within Urban Growth Areas (UGAs) and especially cities.

VISION 2040 *DP-Action-12* also calls for collaboration in the development of a regional strategy for TDRs, PDRs, and other techniques for protecting rural and resource lands from overdevelopment. The Puget Sound Regional Council (PSRC) has partnered with the Department of Commerce and the Cascade Land Conservancy to develop a regional approach to TDR and to foster its wider use in the region.

Existing Countywide Planning Policies. Current *CPP LU-14* directs TDRs, stating the following: “King County may allow transfer of density from Rural Area properties to other Rural or Urban Area properties in order to 1) secure a substantial dedication of significant land to the King County Open Space System; 2) provide permanent protection which is greater than that available through existing regulation to a significant natural resource; or 3) encourage retention of resource-based uses in the Rural Area. The County shall develop a mechanism to accomplish these objectives and provide that:

- a. Lands dedicated are first determined to be suitable for inclusion in the King County Open Space System;

- b. The protected natural resource is first determined to be of significance to King County citizens and the protection afforded is materially superior to that provided by existing regulations;
- c. The resulting development is located in proximity to the lands to be dedicated to public ownership or where it can be otherwise shown that the residents of this development will share in an overriding public benefit to be derived from the preservation of the dedicated lands or the protection of the natural resource;
- d. The resulting development in the Rural Area maintains rural character; and
- e. There shall be no net increase in density within the Rural Area as a result of this density transfer.”

Options for Consideration. Staff presents the following alternatives regarding TDRs to more fully implement guidance set forth in VISION 2040 (further staff work and interagency collaboration will be necessary to address each of these points in a final proposed policy or policies for consideration by the GMPC):

- Revise current policy *LU-14* and consider moving to different subsection of Development Pattern chapter.
- Amend CPPs to prioritize TDRs from resource and rural lands to urban lands, explicitly within cities.
- Provide encouragement and guidance to cities on 1) identifying receiving areas within their borders, 2) interlocal agreements such as with the county, and 3) tie-ins with other planning objectives and incentives for participation in TDR from county to city lands. Consider the following two general approaches:
 - Encourage cities to partner with King County to use TDR, including identifying receiving areas within cities, to implement TDR through interlocal agreements, and to coordinate with other agencies to identify and secure opportunities to fund infrastructure within city receiving areas.
 - Provide incentives for cities to partner with King County or other agencies to participate in a countywide or regional TDR program.
- Delete reference to rural to rural transfers in the CPPs entirely and specifically add a prohibition on resource to rural transfers. Or, at a minimum, significantly qualify the option of the Rural Area as a receiving site with strict limitations, as currently practiced under King County’s TDR program.
- Address use of TDR where appropriate in the CPPs on the UGA expansion process and criteria.
- Clarify criteria for identifying sending areas and reference cities as participants in identifying areas of importance to them.
- Address and encourage use of PDRs (Purchase of Development Rights) and/ or other conservation techniques in separate policy.

Issue 3. Housing

VISION 2040 Direction. In VISION 2040, *MPP-H-2* calls for counties and cities to “achieve and sustain—through preservation, rehabilitation, and new development—a sufficient supply of

housing to meet the needs of low income, moderate income, and special needs individuals and households that is equitably and rationally distributed throughout the region.”

In order to implement the housing policies, *H-Action-1* and *H-Action-2* call for a regionally coordinated housing strategy and program of technical assistance, including guidance for developing affordable housing targets.

Existing Countywide Planning Policies. Current *CPP AH-2* states: “All jurisdictions shall share the responsibility for achieving a rational and equitable distribution of affordable housing...Each jurisdiction shall plan for a number of housing units affordable to households with incomes between 50 and 80 percent of the median County household income that is equal to 17 percent of its projected net household growth. In addition, each jurisdiction shall plan for a number of housing units affordable to households with incomes below 50 percent of the median County household income that is either 20 or 24 percent of its projected net household growth.” Additional policy language elaborates on the expectations for the county and cities in working toward achievement of the affordable housing targets.

Options for Consideration. Staff is not prepared at this time to present the Executive Committee with policy options for consideration. However, the following discussion provides an update on the work to date regarding housing CPPs.

A technical committee, comprised of housing staff from multiple jurisdictions and organizations, is meeting to discuss a range of housing issues, starting with the affordable housing targets. The subcommittee’s goal is to provide recommendations to the GMPC at the September meeting.

Issues likely to be addressed by the technical committee include:

- Do the current policies result in opportunities for affordable housing throughout the county? If not, what alternative approaches should be considered?
- Affordable housing targets as currently defined have presented difficulties in our ability to monitor progress over time. What changes to the monitoring process could rectify this problem?
- Are there any changes to the affordable housing targets themselves which are recommended to address the issues above?
- Should the CPPs be revised to clarify expectations for local government implementation of the affordable housing targets and policies, including the comprehensive plan and other measures?

Issue 4. Regional Economic Strategy

VISION 2040 Direction. VISION supports the Prosperity Partnership’s Regional Economic Strategy, which takes a two-pronged approach:

- Support fundamental economic foundations, such as education, technology, infrastructure and quality of life.

- Promote specific economic clusters: aerospace, clean technology, information technology, life sciences, logistics and international trade, military, and tourism.

Existing Countywide Planning Policies. The CPPs call for working with Snohomish and Pierce counties to develop a joint regional economic strategy and for the local adoption of economic development policies. Since the inception of the CPPs, regional efforts have led to the Prosperity Partnership.

Existing CPPs do encourage the creation and sustenance of economic vitality in the region. *CPP ED-7* calls for jurisdictions to establish economic diversification and development goals for the multi-County region. *CPP ED-9* states that jurisdictions shall “recognize businesses, facilities, and institutions within their boundaries that provide opportunities to maintain economic stability and realize economic growth for the entire region. These include major educational facilities, research institutions, health care facilities, high value added manufacturing facilities and port facilities among others.” However, the CPPs do not speak specifically to the Regional Economic Strategy adopted by VISION 2040.

Options for Consideration. Staff presents two options for revising the Economic chapter of the CPPs regarding the Regional Economic Strategy:

- Option 1: Reference and reinforce the Regional Economic Strategy, supporting the region’s identified economic clusters as identified in the regional strategy. New policies should reflect VISION’s organizational emphasis of business, people and places as the means to frame the county’s economic policies. The CPPs that called for development of local and regional plans have now been satisfied and should be removed.
- Option 2: Reinforce and apply a finer grain to the Regional Economic Strategy. This should provide the county with the opportunity to put greater emphasis on economic elements specific to King County and provide policy direction at a greater level of detail. For example, the CPPs could identify specific geographic areas in the county as target areas for specific economic clusters or additional “micro-clusters” unique to King County.

Issue 5. Economic Activities in Rural Cities and Resource Lands

VISION 2040 Direction. *MPPs EC-21 and EC-22* call for focus of appropriate employment growth into local centers, and ensuring that employment in and adjacent to resource lands is compatible with resource functions and character and do not conflict with rural character and resource-based land uses.

Existing Countywide Planning Policies. Existing CPPs are largely silent on these issues.

Options for Consideration. Staff recommends the following policy direction:

- Acknowledge that Rural Cities are recognized as the economic and cultural centers of the Rural Area and also the Natural Resource Lands, while stating that development in rural cities

must be of a size and scale that will ensure compatibility with the surrounding rural and resource lands and does not lead to a need to extend urban services outside city boundaries.

Issue 6. Healthy Communities

VISION 2040 Direction. VISION 2040 addresses the connection between health and land use within the Development Patterns chapter by acknowledging that health and well-being are linked with how we live and how we get around. VISION 2040 presents innovative approaches to maintaining a wide variety of healthy, accessible, and well-designed communities.

Specifically, VISION 2040 specifically calls on countywide planning policies to:

- Incorporate health considerations into countywide decision-making (*MPP-DP-44*).
- Provide guidance for planning that addresses the three major themes of (1) healthy environment, (2) physical activity and well-being, and (3) safety. (*MPP-DP-43 through 47*).
- Promote local food production within the region. (*MPP-DP-47*).

Further, VISION calls for:

- The maintenance of a healthy natural environment for all residents of the region, regardless of social or economic status (*MPP-En-3, 4*).
- The development of a transportation system that minimizes negative impacts to human health (*MPP-T-7*).
- The protection of the environment and public health and safety when providing services and facilities (*MPP-PS-1*).
- The encouragement of health and human services facilities near centers and transit (*MPP-PS-16*).

Existing Countywide Planning Policies. The existing Countywide Planning Policies do not address the linkage between health and land use.

Options for Consideration. GMPC directed staff to address public health in the CPPs. IJT is working with Seattle & King County Public Health staff to analyze the scope of the health policies to be included in the CPPs. Further, the Board of Health is developing standards that are intended to assist land use and transportation planners working at regional, county and city levels with identifying actions and strategies that will improve the health of residents and communities throughout King County. This information will be useful when drafting policies that link land use and transportation and health.

Presently, staff presents two approaches to incorporate public health in the CPPs:

- Option 1. Fully integrate Healthy Community policies throughout the proposed chapter structure (Attachment A) to strengthen the concept that health is not only a product of the health care system, but also a product of our agricultural, transportation, land use, housing, environmental, educational, energy, and economic policies. In addition, call out the health policy focus by providing an overall health framework and community healthy standards in

the Executive Summary and in the introduction to each chapter. This would emphasize the health connections to that policy area.

- Option 2. Create a new chapter of the Countywide Planning Policies entitled “Healthy Communities” to highlight the importance of health in overall land use planning. A stand-alone chapter discussing the linkages between health and various planning elements can bring special prominence and visibility to community health-related goals. In addition, a separate chapter could fit the various health elements more naturally together in the same section. Careful attention would be needed to ensure that policies in other chapters are not in conflict with health chapter policies so that the overall healthy communities’ goal is achieved.

Issue 7. Regional Coordination and Finance

VISION 2040 Direction. VISION 2040 implies that there must be regional coordination for many actions inclusive of financing, but it includes little explicit policy to that effect, except that *MPP-G-1* calls for the coordination of planning efforts among jurisdictions where there are common borders or related regional issues to facilitate a common vision. In addition, *MPP-D-7* states that priority for regional transportation funding should be given to projects in regional growth centers [referred to as Urban Centers in the CPPs].

Existing Countywide Planning Policies. The basis for the CPPs was coordination among jurisdictions to make the CPPs function. While clearly not alone, Chapter X focuses on Regional Finance and Governance (RF&G), calling for explicit regional plans for governance and finance. Such efforts were undertaken in the late 1990’s and were not successful. Since then many of the RF&G objectives have been or are nearly accomplished such as defining and identifying providers of urban services. Likewise, much of the unincorporated urban area has been annexed.

In the past 20 years, many needs for the funding for regional infrastructure have been centered at PSRC, Prosperity Partnership, Sound Transit and the Cascade Water Alliance, of which only PSRC existed at the adoption of the CPPs. Additionally, since the adoption of the CPPs major changes have occurred within King County government through charter amendments and financial constraints.

Many of the CPP policies were intended to provide direction to local jurisdictions in the preparation of their first comprehensive plan under GMA; with those plans completed, many of those policies can be deleted as the agreements are memorialized elsewhere or are no longer needed.

Options for Consideration. Staff presents two approaches to incorporate regional coordination and finance into the CPPs:

- Option 1. Integrate policies about regional coordination and finance throughout the CPPs in the appropriate topical chapters (Attachment A). For example, policies addressing regional coordination of transportation services and financing would be placed in the Transportation chapter. This option also places key regional coordination and finance policies in the Vision

and Framework chapter as a means to ground these concepts and strategies throughout the CPPs.

- Option 2. Create a chapter in the Countywide Planning Policies entitled “Regional Coordination and Finance.” This chapter would include policies that address:
 - Prioritization of regional investments to achieve implementation of the regional growth strategy;
 - Identification of potential regional investment strategies; and
 - Coordination and communication between jurisdictions on levels of service standards.

This option should pull policies (amended as necessary) from other chapters of the existing CPPs, including Land Use, Transportation and Community Character among others:

- *LU-47* and *LU-60 [Incentives for Centers]* which call for regional financial strategies and funding sources for urban infrastructure and services and consider appropriate amendments;
- *FW-21 & 22, T-15, 18 & 19*, regarding regional funding of transportation improvements;
- *CC-7, 9 & 13* regarding Countywide funding of parks and open space and coordinated park level of service standards;
- *FW-29* regarding funding and prioritization of Countywide facilities;
- *S-1* regarding a Countywide process for siting facilities of a Countywide or statewide nature; and
- *ED-18* regarding regional funding of infrastructure in support of economic development in light of the work of the Prosperity Partnership.

In both Options 1 and 2, *FW-1* will be deleted and replaced by:

- Moving all but *steps 8a and 9* to an introduction detailing the history and accomplishments of the CPPs to date;
- Developing a new policy from *step 8a* describing the current process and criteria for GMPC evaluation of changes to the Urban Growth Boundary; and
- From *step 9* prepare a new policy to describe the current process for amending the CPPs. Revise *FW-1* for currency and applicability.

NEXT STEPS

With direction provided by the Executive Committee on the policy issues presented here, staff will continue work on drafting CPP policy language and policy options for consideration by the full council in September, 2010. Staff will also present GMPC with draft language and progress on affordable housing target methodology.

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Council Meeting Date: December 8, 2010

Agenda Item: II

GROWTH MANAGEMENT PLANNING COUNCIL AGENDA ITEM
KING COUNTY, WASHINGTON

AGENDA TITLE: Update of the Countywide Planning Policies

PRESENTED BY: Interjurisdictional Staff Team

SUMMARY

The focus of the December GMPC meeting is to present staff progress on Countywide Planning Policies (CPP) updates. This report provides a short narrative for the Development Patterns, Housing, and Economy chapters as well as draft policies in the following attachments:

- **Attachment A:** draft policy language for the Development Patterns chapter
- **Attachment B:** draft policy language for the Housing chapter
- **Attachment C:** draft policy language for the Economy chapter

This staff report also includes a response to questions from GMPC members regarding the King County Transfer of Development Rights Program. Attachment D shows historical transfers through the TDR program. Further, this staff report recognizes the King County Board of Health “Planning for Healthy Communities Guidelines.” The guidelines, as in Attachment E, will inform revisions to the CPPs.

The proposed policies presented to GMPC today represent a first draft for policy maker and public review. Based on input from the GMPC, stakeholders, the public, and staff representing jurisdictions from throughout the county and the PSRC, the Interjurisdictional Team (IJT) will revise this draft for GMPC review and consideration for adoption in 2011. In the coming months, the staff teams will work on supporting text, appendices, and continued work on proposed policies.

BACKGROUND

At the September GMPC meeting, staff presented draft policy language for the Environment chapter and an update of progress of the remaining chapters of the CPPs as well as a public outreach strategy for the CPP update process. Following GMPC direction, staff is presenting draft language for Development Patterns, Housing, and Economy chapters. Staff will present policy language for the Transportation, Public Services, and Vision & Framework chapters in early 2011.

DEVELOPMENT PATTERNS

Attachment A contains draft updates for policies in a new Development Patterns chapter of the CPPs. The Development Patterns chapter consolidates elements of several chapters in the current CPPs, including Land Use Pattern, Community Character and Open Space, and Contiguous and Orderly Development, as well as provisions of several Framework Policies. This new chapter responds to the policy direction in VISION 2040 and updates the policies to reflect current conditions. Subsections of the new chapter include Urban Growth Area, Centers, Urban Design and Historic Preservation, and Rural and Resource Lands.

Specifically, the proposed policies address the following:

- Characteristics of Urban lands, such as compact development and coordination with provision of infrastructure, amenities, and open space
- Methods and criteria for allocating housing and employment growth targets, summarized in text that has been abbreviated from the CPP amendments adopted in 2009
- Clarification of the process and criteria for amending the UGA that shifts emphasis from initial designation to ongoing maintenance of the UGA and recognizes current statute and the approach used by the GMPC in evaluating past UGA boundary change proposals
- Joint Planning and Annexation policies that support the ongoing transition of governance over Urban lands from the county to cities
- Policies for Urban and Manufacturing/Industrial Centers that provide more focused guidance on actions that support the success of centers locally and regionally as a strategy for focusing growth and as a framework for providing regional transit systems
- Expanded guidance on use of Transfer of Development Rights as a growth management tool
- Land uses and infrastructure that foster healthy communities by providing opportunities for daily exercise, healthy eating, protection from toxins and hazards, and increased social connectivity
- Climate change, both in terms of land use patterns that reduce greenhouse gas emissions and in terms of development approaches that adapt to the changing climate and its effects

In the coming months, staff will work on supporting text, appendices, and continued work on proposed policies that, in particular, may include refinements to the guidance related to new policy themes of healthy communities and climate change.

Transfer of Development Rights. At the September GMPC meeting members raised questions about the King County Transfer of Development Rights (TDR) Program to better understand how the program has been operating. Staff has prepared a response to these questions as well as an illustration of historical TDR transactions as shown in Attachment D.

Since the program's inception 1998, 141,500 acres of Rural, Resource, and Urban Separator lands have been permanently preserved using TDR. Of this amount, 89,000 acres are attributed to the preservation of the Snoqualmie Tree Farm. Capacity for a total of 2,284 potential dwelling units has been removed from the preserved lands including 374 dwelling units from the Rural Area. The vast majority of TDR transfers have relocated development rights to the Urban Growth Area. There have only been two rural-to-rural transfers. The capacity increase in the Urban Growth Area from TDR has been 367 dwelling units. Of this, one-third went into cities

(Seattle and Issaquah) while roughly two-thirds of the capacity was transferred to urban unincorporated King County. The total amount of money exchanged between private landowners and developers is \$6.75 million.

Healthy Communities. At the September GMPC meeting members brought adopted guidelines of the King County Board of Health to the attention of staff. “Planning for Healthy Communities Guidelines” (Attachment E) provides guidance to planners, local governments, and other organizations on key elements of the built environment and community design that hold the potential to improve and promote public health. The guidelines cover nine areas including: physical activity, nutrition, harmful environmental exposures, injury (transportation-related as well as land use- and design-related), tobacco use, alcohol use, mental health and well-being, and access to health care.

Staff is utilizing the guidelines to develop healthy community CPPs for all chapters. While the guidelines are most directly related to the Development Patterns chapter, they will be used to enhance other CPPs that affect aspects of the physical, social, and mental health of all King County populations.

HOUSING

Attachment B contains draft updates for policies in a new Housing chapter of the CPPs. The Housing chapter proposal makes policy and technical amendments to the current Affordable Housing chapter of the CPPs. The chapter responds to the policy direction in VISION 2040 and updates the policies to reflect current conditions.

Specifically, the proposed policies address the following:

- Policy direction for local comprehensive plan housing needs assessments, with detailed guidance on scope, data, and methods to be covered in a technical appendix to the CPPs
- Affordable housing targets that are calculated similarly to the current affordable housing targets, with technical updates to reflect current data and a refined approach to jobs-housing balance
- Strategies to meet housing needs that include provision of adequate land capacity and local and regional adoption of a range of tools to further housing production, diversity, and affordability, with detailed guidance on housing tools and resources to be covered in a technical appendix to the CPPs
- New policy language covering housing and affordable housing in mixed-use centers
- Policy direction on monitoring housing activity and markets as a basis for improving outcomes for all economic and demographic segments of the county’s population, with further detail on monitoring and evaluation provided in a technical appendix

The policies were prepared by the IJT in partnership with multijurisdictional workgroup of housing staff. In the coming months, the staff teams will work on supporting text, appendices, and continued work on proposed policies that, in particular, will address further refinement of the affordable housing targets and guidance on the relationship between the targets, the housing needs assessment, and local plans and regulations.

ECONOMY

At the September GMPC meeting staff presented members with a proposed outline of the CPPs. This outline organizes the Economy policies consistent with the VISION 2040 framework. The staff also reviewed with the GMPC Executive Committee the concept of relying heavily on the adopted Regional Economic Strategy (RES) so as to avoid creating separate independent economic guidance.

The RES is the region's federally required comprehensive economic development strategy as well as VISION 2040's economic functional plan. VISION 2040 integrates the RES with growth management, transportation, and environmental objectives to:

- support fundamental economic foundations, such as education, technology, infrastructure, and quality of life; and
- promote the region's specific economic clusters: aerospace, clean technology, information technology, life sciences, logistics and international trade, military, and tourism.

Attachment C contains draft updates for policies in a new Economy chapter of the CPPs. As with other chapters of the CPPs, the update of the Economy section seeks to remove or update outdated language, address specific issue areas not currently covered, and better align the policy framework with that of the VISION 2040. The style of the policies is updated similar to the updated Environment policies that were previously presented, seeking to make the policies more clear and direct.

Economy Chapter Structure

Overarching Economy policies call for aligning local economic policies and strategies with VISION 2040 and the Regional Economic Strategy, supporting the adopted 20-year employment targets, and identifying and supporting the region's industry clusters within King County.

Businesses. The Businesses section continues to support business retention and development, including local government actions, such as predictability of local regulations, and public-private partnerships. A new policy, ED-10, recommended to be added to the CPPs is one that would integrate the healthy communities concept into the Economy section. It calls for support of the regional food economy, including production, processing, wholesaling and distribution of the region's agricultural food and food products.

People. The People section supports education and workforce training, celebrating the economic advantage of cultural diversity, and addressing disparity in income and employment for those that are economically disadvantaged.

Places. The Places section reinforces the centers-oriented approach of the region's growth strategy and supports infrastructure investments that are aligned with the region's economic strategy. A new policy concept, ED-16, encourages economic development that supports neighborhood and community vibrancy. The Places policies also address industrial lands and

Manufacturing/Industrial Centers, and cleanup of contaminated sites to encourage redevelopment.

A new policy, ED-22, addresses economic activity in Rural Cities. Within VISION 2040, *MPPs EC-21 and EC-22*, call for focus of appropriate employment growth outside the Urban Area into local centers. VISION further calls for employment in and adjacent to resource lands to be compatible with resource functions and character and to not conflict with rural character and resource-based land uses. The draft policy addresses this by acknowledging Rural Cities in the CPPs as the economic and cultural centers of the Rural Area and of Natural Resource Lands.

Several policies related to utilities that are currently included in the Economy section of the CPPs are proposed to be relocated to a Public Services section and are not included in the attached draft. They will be presented to the GMPC at an upcoming meeting.

In addition to using VISION and the RES for guidance, IJT staff developed the updated Economy policies by working collaboratively with a number of Economic Development managers from various jurisdictions. The draft Economy policies were also reviewed with the King County Economic Development Managers group. As with the Development Patterns and Housing sections, the policies will be reviewed at an upcoming stakeholders meeting and staff will continue to seek comments.

NEXT STEPS

Staff will continue drafting CPP policy language for GMPC consideration in February, 2011. Staff will also continue public outreach as recommended by GMPC.

STAFF RECOMMENDATION

While no formal action by GMPC is requested at this time, staff seeks feedback from GMPC regarding the direction expressed by the draft policies included herein.

Attachment A

King County Countywide Planning Policies

Draft Policies:

Development Patterns Chapter

Goal for Development Patterns Chapter: (To be inserted.)

Urban, Rural, and Resource Lands

DP-1: Designate all land within King County as either:

- a) Urban land contained within the Urban Growth Area (UGA), within which growth is focused and accommodated through an urban pattern and density of development that is or easily can be provided with urban services;
- b) Rural land, located outside the UGA, which protects farming, forestry, and other resource uses, along with long-term very low-density residential uses, and small-scale non-residential uses; or
- c) Resource land, characterized as permanent regionally significant agricultural, forestry, and mining lands.

Map DP-1 shows the UGA boundary and Urban, Rural, and Resource lands within King County.

Urban Growth Area

Goal Statement: (To be inserted.)

Urban Lands

DP-2: Promote a pattern of compact development within the UGA that includes housing at a range of urban densities, commercial and industrial development, and other urban facilities, including medical, governmental, institutional, and educational uses and parks and open space. The UGA will include a mix of uses that are convenient to public transportation in order to reduce reliance on single occupancy vehicles for most daily activities.

DP-3: Develop land in the UGA efficiently to create healthy vibrant urban communities, reduce urban sprawl, use available urban services, and accommodate growth within existing urban areas thereby preserving the long-term viability of Rural and Resource lands. Promote the efficient use of Urban land by using methods such as:

- a) Directing concentrations of housing and employment growth to designated centers;

- b) Encouraging compact development with a mix of compatible residential, commercial, and community activities on the same site or in close proximity to each other;
- c) Using tools to maximize utilization of the existing capacity for housing and employment;
- d) Coordinating the growth expectations of land use, transportation, capital facility and utility plans.

DP-4: Concentrate housing and employment growth within the designated Urban Growth Area. Focus housing growth within designated Urban and Subregional Centers. Focus employment growth within designated Urban, Subregional, and Manufacturing/Industrial Centers.

DP-5: Provide all residents with opportunities for safe and convenient daily physical activity, access to healthy food, social connectivity, and protection from exposure to harmful substances and environments through land use patterns, transportation systems, open space and other amenities that promote health.

DP-6: Designate Urban Separators as permanent low-density incorporated and unincorporated areas within the UGA. Urban Separators are intended to protect resource lands, Rural Areas, and environmentally sensitive areas, and create open space and wildlife corridors within and between communities while also providing public health, environmental, visual, and recreational benefits. The maintenance of the Urban Separators is a local as well as a regional concern. Changes to Urban Separators are made by amendment to the Countywide Planning Policies Designated Urban Separators within cities and unincorporated areas are shown in Map DP-2.

Growth Targets

DP-7: Allocate residential and employment growth to each city and unincorporated urban area in the county to meet the following objectives:

- a) To accommodate the most recent 20-year population projection from the state Office of Financial Management and the most recent 20-year regional employment forecast from the PSRC;
- b) To plan for a pattern of growth that is guided by the Regional Growth Strategy contained in VISION 2040 including concentrating growth in cities with designated Centers and other larger cities, limiting development in the Rural areas, and protecting designated Resource lands;
- c) To efficiently utilize existing and planned development capacity as well as the capacity of existing and planned infrastructure, including sewer and water systems;
- d) To promote a land use pattern that can be served by a connected network of public transportation services and facilities and pedestrian and bicycle infrastructure and amenities;
- e) To focus growth in locations with access to existing and planned transportation infrastructure and services, especially high-capacity and other frequent transit service;
- f) To improve the jobs/housing balance within the region and the county;
- g) To distribute growth equitably in order to promote sufficient opportunities for housing and employment development within all jurisdictions;
- h) To allocate growth to individual Potential Annexation Areas within the Urban unincorporated area as guided by the capacity for housing and employment growth within each PAA.

Adopt housing and employment growth targets in the CPPs subject to ratification by the county and cities. Targets may be adjusted administratively upon annexation of unincorporated PAAs by cities. Growth targets for the 2006-2031 planning period are shown in table DP-1.¹

DP-8: Plan for and accommodate housing and employment targets in each jurisdiction. This includes:

- a) Providing adequate capacity for residential, commercial, and industrial uses through the jurisdiction's comprehensive plan and zoning regulations;
- b) Planning for and providing water, sewer, transportation and other infrastructure, in concert with investments by other agencies, including special purpose districts; and
- c) Accommodating increases in housing and employment targets as annexations occur.

The targets do not obligate a jurisdiction to guarantee that a given number of housing units will be built or jobs added during the planning period.

Amendments to the Urban Growth Area

DP-9: Allow expansion of the UGA only when the following steps have been satisfied:

- a) The proposed expansion of the UGA is brought to the GMPC by King County and it is under review by King County as part of the four-year cycle amendment process of the King County Comprehensive Plan;
- b) The GMPC recommends to the King County Council approval of the proposed amendment to the UGA;
- c) The King County Council approves the proposed amendment to the UGA; and
- d) The proposed amendment to the UGA is ratified by the county and cities following the procedures set forth in Policy FW-1.²

DP-10: Approve proposed expansions of the UGA only if at least one of the following criteria is met:

- a) The current UGA is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, as demonstrated in the most recent UGA review, or institutional and other non-residential uses as provided in RCW 37.70A.110(2), and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the UGA; or
- b) The proposed expansion of the UGA is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space is at least four times the acreage of the land added to the UGA; or
- c) The area is currently a King County park being transferred to a city for purpose as a park in perpetuity or is park land that has been owned by a city since 1994 and is less than thirty acres.

¹ Table DP-1 refers to existing table LU-1 without amendment

² As proposed in the 9/22/10 GMPC staff report, FW-1 outlines the CPP ratification process and formula.

DP-11: If expansion of the UGA is warranted based on the criteria in DP-10, add land to the UGA only if it meets all of the following criteria:

- a) Is adjacent to the existing UGA;
- b) Can be efficiently provided with urban services and does not require supportive facilities located in the Rural Area;
- c) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;
- d) Is not currently designated as Resource land;
- e) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an urban separator by interlocal agreement between King County and the annexing city; and
- f) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's potential annexation area [PAA]. Upon ratification of the amendment, the CPPs will reflect both the UGA change and PAA change.

DP-12: Allow redesignation of land within the Urban Growth Area to Rural Area if it meets all of the following criteria:

- a) Is not needed to accommodate projected urban growth;
- b) Is not served or cannot be served easily by public sewers;
- c) Is currently developed at a low density lot pattern that cannot be realistically redeveloped at an urban density; and
- d) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

DP-13: Review the UGA at least every ten years. The review shall consider monitoring reports, including the most recent Buildable Lands Report, and other available data. As a result of this review, and based on the criteria established in DP-10 and DP-11, the GMPC may recommend amendments to the King County Comprehensive Plan that make changes to the UGA boundary.

Review and Evaluation Program

DP-14: Conduct a Buildable Lands Program, in compliance with the review and evaluation requirements of the Growth Management Act in RCW 36.70A.215. The purposes of the Buildable Lands program are:

- a) To collect and analyze data on development activity and land supply and capacity for residential, commercial, and industrial land uses; and
- b) To evaluate 1) the consistency of actual development densities with current comprehensive plans and 2) the sufficiency of land capacity to accommodate growth for the remainder of the planning period.

Further detail on the Buildable Lands Program is described in Appendix DP-1.

DP-15: Adopt reasonable measures, where necessary based on the findings of the Buildable Lands report, to increase the efficiency of the use of urban land consistent with current plans and targets in order to provide for sufficient land capacity for housing and employment growth. Expansion of the UGA may not be employed as a reasonable measure.

Joint Planning and Annexation

DP-16: Coordinate the preparation of comprehensive plans with adjacent and other affected jurisdictions, consistent with the Countywide Planning Policies.

DP-17: Transfer the responsibility to provide urban services within the Urban Area to cities as conditions warrant.

DP-18: Designate potential annexation areas (PAAs), where applicable, in city comprehensive plans. PAAs shall be approved by the Growth Management Planning Council and mapped in the Countywide Planning Policies. PAAs should not overlap. Cities may agree to modify PAA boundaries. PAA designation shall ensure that unincorporated urban islands of King County are not created between cities and strive to eliminate existing islands between cities.

DP-19: Allow cities to annex territory only within their designated PAA as shown in Map DP-2. Phase annexations to coincide with the ability of the city to coordinate the provision of a full range of urban services to areas to be annexed.

DP-20: Apply the following policy only within the North Highline unincorporated area. Where PAAs overlapped prior to January 1, 2009, the cities with the PAA overlap and the county should attempt to establish alternative non-overlapping PAA boundaries through a process of negotiation. Absent a negotiated resolution, a city may file a Notice of Intent to Annex with the Boundary Review Board for King County for territory within its designated portion of a PAA overlap as shown on the Interim Potential Annexation Area Map and detailed in the city's comprehensive plan after the following steps have been taken:

- a) The city proposing annexation has, at least 30 days prior to filing a Notice of Intent to annex with the Boundary Review Board, contacted in writing the cities with the PAA overlap and the county to provide notification of the city's intent to annex and to request a meeting or formal mediation to discuss boundary alternatives, and;
- b) The cities with the PAA overlap and the county have either:
 - i. Agreed to meet but failed to develop a negotiated settlement to the overlap within 60 days of receipt of the notice, or;
 - ii. Declined to meet or failed to respond in writing within 30 days of receipt of the notice.

DP-21: Develop agreements between King County and cities with PAAs to apply city-compatible development standards that will guide land development prior to annexation. Affected cities, with support from King County, should reach out to affected unincorporated residents to explain the service delivery benefits of annexation and the reasons for the use of city standards.

DP-22: Facilitate the annexation of unincorporated Urban Areas that are already urbanized and are within a city’s PAA in order to receive urban services. Annexation is preferred over incorporation.

DP-23: Evaluate proposals to annex or incorporate unincorporated land based on the following criteria:

- a) Conformance with Countywide Planning Policies including the UGA boundary;
- b) The ability of the annexing or incorporating jurisdiction to provide urban services at standards equal to or better than the current service providers; and
- c) Annexation or incorporation in a manner that will avoid creating unincorporated islands of development.

Centers

Goal Statement: (To be inserted.)

Urban Centers

DP-24: Concentrate housing and employment growth within designated Urban Centers.

DP-25: Designate Urban Centers in the CPPs where city-nominated locations meet the criteria in DP-26 and DP-27 and where the city’s commitments will help ensure the success of the center. Each center’s proposed location will promote a countywide system of Urban Centers, and the total number of centers should represent a realistic growth strategy for the county. Map DP-3 displays the designated Urban Centers.

DP-26: Evaluate and approve each Urban Center proposal based on the following criteria:

- a) Meets the criteria for designation by the PSRC as a Regional Growth Center;
- b) May be up to one and a half square miles in area; and
- c) Zoning and infrastructure are adequate to accommodate:
 - i. A minimum of 15,000 jobs within one-half mile of a high-capacity transit station;
 - ii. At a minimum, an average of 50 employees per gross acre; and
 - iii. At a minimum, an average of 15 housing units per gross acre.

DP-27: Develop plans for each Urban Center that include goals, policies, and actions to promote and maintain quality of life in the Center through:

- a) Pedestrian and bicycle mobility, transit use, and linkages between these modes;
- b) Parking management strategies that minimize single-occupancy vehicle usage, especially during peak commute periods;
- c) A broad array and mix of land uses that foster both daytime and nighttime activities and opportunities for social interaction and community cohesion;
- d) A range of affordable and healthy housing choices;
- e) Historic preservation and adaptive reuse of historic places;

- f) Parks and public open spaces that are accessible and beneficial to all residents in the Urban Center;
- g) Facilities to meet human service needs; and
- h) Superior urban design which reflects the local community.

DP-28: Contribute to improving health for all residents and decrease greenhouse gas emissions through land use strategies that reduce vehicle miles traveled and provide alternatives to auto travel in Urban and Subregional Centers.

DP-29: Adopt in the comprehensive plan for each city containing an Urban Center a map of the Center showing its geographic boundaries, and targets for both housing and employment growth within the center for the comprehensive planning period.

DP-30: Form the land use foundation for a regional high-capacity transit system through the designation of a system of Urban Centers. Urban Centers should receive high priority for the location of transit stations, transit centers, as well as infrastructure providing pedestrians and bicyclists with safe and convenient access to transit.

DP-31: Direct concentrations of office activity to Urban Centers. Office building development outside of Urban Centers should occur within locally designated Subregional Centers.

Manufacturing/Industrial Centers

DP-32: Support concentrations of manufacturing and industrial employment within designated Manufacturing/Industrial Centers. Map DP-4 displays the designated Manufacturing/Industrial Centers.

DP-33: Adopt plans and regulations for each Manufacturing/Industrial Center to:

- a) Provide zoning and infrastructure adequate to accommodate a minimum of 10,000 jobs;
- b) Preserve and enhance sites that are appropriate for manufacturing or industrial uses;
- c) Prohibit residential uses and discourage land uses that are not compatible with manufacturing and industrial uses, such as by imposing limits on the size of offices and retail uses that are not accessory to an industrial use;
- d) Facilitate the mobility of employees by transit and the movement of goods by truck, rail, or waterway, as appropriate;
- e) Provide for capital facility improvement projects which support the movement of goods and manufacturing/industrial operations;
- f) Ensure that utilities are available to serve the center;
- g) Provide buffers around the center to reduce conflicts with adjacent land uses; and
- h) Attract the type of businesses that will ensure economic growth and stability.

DP-34: Adopt in the comprehensive plan of each city containing a Manufacturing/Industrial Center a map showing the geographic boundaries of the center and targets for employment growth within the center for the comprehensive planning period.

DP-35: Minimize or mitigate potential health impacts of the activities in Manufacturing/Industrial Centers on nearby residential communities, schools, open space, and other public facilities located in or adjacent to Centers as needed.

DP-36: Designate additional Manufacturing/Industrial Centers through the GMPC based on nominations from cities after determining that the nominated locations meet the criteria set forth in DP-33 and the criteria established by the PSRC for Regional Manufacturing/Industrial Centers, and that the proposed center's location will promote a countywide system of Manufacturing/Industrial Centers with the total number of centers representing a realistic growth strategy for the county; and that the city's commitments will help ensure the success of the center.

Subregional Centers

DP-37: Allow and encourage, where appropriate, concentrations of housing and employment growth within locally designated Subregional Centers.

DP-38: Encourage local designation in city comprehensive plans of one or more Subregional Centers, such as city or town centers, neighborhood centers, transit station areas, or other activity nodes, that are characterized by the following:

- a) A diversity of land uses, including commercial, residential, public facilities, and open spaces;
- b) Housing and employment densities that, while lower than most Urban Centers, are sufficient to support frequent transit service;
- c) Pedestrian and bicycle facilities that connect residential areas to commercial districts, recreation, and transit facilities;
- d) Superior urban design which reflects the local community; and
- e) Disincentives for single-occupancy vehicle usage for commute purposes during peak hours.

Urban Design and Historic Preservation

Goal statement: (To be inserted)

DP-39: Develop neighborhood planning and design processes that encourage infill development, redevelopment, and reuse of existing buildings and that enhance the existing community character and mix of uses.

DP-40: Promote a high quality of design and site planning in publicly-funded construction and in private development throughout the UGA.

DP-41: Preserve significant historic, archeological, cultural, architectural, artistic, and environmental features, especially in the UGA where the goal to accommodate most new growth could place these resources at risk. Where appropriate, designate individual features or areas for

protection or restoration. Encourage land use patterns and implement regulations that protect and enhance historic resources and sustain historic community character.

DP-42: Ensure that schools and public facilities are accessible by walking, biking or transit. Promote the joint use of facilities, where appropriate.

DP-43: Design urban buildings, development sites, and landscapes to create, protect, and manage systems of green infrastructure (i.e., urban forests, parks, green roofs, and natural drainage systems) as a means to both reduce climate altering pollution and increase resilience of communities to climate change impacts.

DP-44: Design communities, neighborhoods and individual development projects using techniques that reduce heat absorption.

DP-45: Increase access to healthy food in communities throughout the UGA by encouraging the location of healthy food purveyors, such as grocery stores and farmers markets, and community food gardens in proximity to residential uses and transit facilities.

DP-46: Adopt design standards or guidelines that make infill development more compatible with the existing or desired urban context.

Rural and Resource Lands

Goal Statement: (To be inserted.)

Rural Lands

DP-47: Limit growth in the Rural Area as guided by the VISION 2040 Regional Growth Strategy to prevent sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character, and protect the environment.

DP-48: Limit residential development in the Rural Area to housing at low densities that are compatible with rural character and comply with the following density guidelines:

- a) One home per 20 acres where a pattern of large lots exists and to protect forest lands;
- b) One home per ten acres to protect lands for small-scale farming and forestry or on lands within a quarter mile of the Forest Production District or Agricultural Production District;
or
- c) One home per five acres when the land does not meet the criteria for lower density designations and where the predominant lot size is less than ten acres.

DP-49: Extend utilities, roads, and other infrastructure improvements through Rural Areas only when necessary to serve Urban Areas and when there are no other feasible alignments. Such limited extensions may be considered only if land use controls are in place to restrict uses appropriate for the Rural Area and only if access management controls are in place to prohibit tie-ins to the extended facilities.

DP-50: Establish rural development standards to protect the natural environment by using seasonal and maximum clearing limits for vegetation, limits on the amount of impervious surface, surface water management standards that preserve natural drainage systems, water quality and groundwater recharge, and best management practices for resource-based activities.

DP-51: Use a range of tools, including land use designations, development regulations, level-of-service standards, purchase or transfer of development rights, and other incentives for preserving rural lands and focusing urban development within the UGA.

DP-52: Prevent or, if necessary, mitigate negative impacts of urban development on adjacent Rural Areas.

DP-53: Maintain rural roads at rural standards. Do not upgrade rural roads to accommodate urban traffic levels.

DP-54: Do not locate regional public facilities in the Rural Area if those facilities are likely to attract a large number of people from the Urban Area.

DP-55: Allow cities that own property in the rural area to enter into Interlocal Agreements with King County that would allow the cities to provide services to the property. The cities shall not be allowed to annex the property or serve it with sewers. The use of the property must be consistent with the rural land use policies of this document and the King County Comprehensive Plan.

Resource Lands

DP-56: Promote and support forestry, agriculture, mining and other resource-based industries outside of the UGA as part of a diverse, regional and sustainable economy.

DP-57: Protect commercial agricultural and forestry resource lands primarily for their long-term productive resource value and for the open space, scenic views, wildlife habitat, and critical area protection benefits they provide.

DP-58: Encourage best practices in agriculture and forestry operations for long-term protection of the natural resources.

DP-59: Prohibit annexation of lands within designated Agricultural Production Districts or within Forest Production Districts by cities.

DP-60: Retain the Lower Green River Agricultural Production District as a regionally designated resource that is to remain in unincorporated King County.

DP-61: Discourage incompatible land uses adjacent to designated Resource lands to minimize conflicts with resource uses.

DP-62: Preserve opportunities for mining in the Rural Area, in the Forest Production District, and on Mineral Resource Lands and ensure that extractive industries maintain environmental quality and minimize negative impacts on adjacent land uses.

DP-63: Support local production and processing of food within King County to reduce the need for long distance transport and to increase the reliability and security of local food.

DP-64: Coordinate among all King County jurisdictions to support local-area farmers and to ensure a continued supply of fresh produce and local food products, including at farmers markets throughout the county.

DP-65: Support institutional procurement policies that encourage purchases of locally grown food products.

DP-66: Use Transfer of Development Rights (TDR) as a growth management tool that protects Rural and Resource lands by shifting potential development from those lands into existing Urban areas, especially cities. Implement TDR within King County through a partnership between the county and cities that is designed to:

- a) Identify Rural and Resource sending sites that satisfy countywide conservation goals and are consistent with regionally coordinated TDR efforts;
- b) Preserve rural and resource lands of compelling interest to participating cities;
- c) Identify appropriate TDR receiving areas within cities;
- d) Identify incentives for city participation in regional TDR (i.e. county-to-city TDR);
- e) Develop interlocal agreements that allow rural and resource TDRs to be used in city receiving areas;
- f) Identify and secure opportunities to fund or finance infrastructure within city TDR receiving areas; and
- g) Recognize that cities may have their own citywide TDR programs.

Attachment B

King County Countywide Planning Policies

Draft Policies:

Housing Chapter

Overarching Goal: The housing needs of all economic and demographic groups of the population are met by all jurisdictions.

Housing Supply and Needs Assessment

H-1: Include in each jurisdiction's comprehensive plan an inventory and analysis of housing needs of all economic and demographic segments of the population, both existing and projected for the community over the planning period. The analysis should include, at a minimum, relevant characteristics of housing supply and housing need, especially the needs of very-low, low- and moderate-income households, and special needs populations in the county. The housing needs assessment shall reflect each jurisdiction's existing needs as well as its responsibility to accommodate a fair share of the projected future demand for affordable housing countywide. Further guidance on the elements of the housing needs assessment is provided in Appendix H-1.

Affordable Housing Targets

H-2: Adopt in each jurisdiction's comprehensive plan policies and strategies that accommodate at least the following affordable housing targets:

- a) Housing affordable to moderate income households, with incomes between 50 and 80 percent of the area median household income, which is equal to 16 percent of the jurisdiction's overall housing target.
- b) Housing affordable to low-income and very-low income households, with incomes below 50 percent of area median household income, which is equal to either 20 percent or 24 percent of the jurisdiction's overall housing target, as determined in the Jobs/Housing Index table in Appendix H-2.

Progress toward affordable housing targets may be accomplished through the addition of new affordable units or existing units newly preserved or acquired and rehabilitated with a regulatory agreement for long-term affordability.

Strategies to Meet Housing Needs

H-3: Provide residential capacity, including a range of housing types and densities, within each jurisdiction in the Urban Growth Area, that is sufficient to accommodate both its overall housing target and its affordable housing targets.

H-4: Adopt strategies, at the local and countywide levels, that promote housing supply, affordability and diversity. At a minimum, these strategies should address the following areas:

- a) New housing that increases the overall supply of housing and diversity of housing types;
- b) New housing that is affordable to very-low, low, and moderate income households;
- c) Provision of housing that is suitable and affordable for households with special needs;
- d) Preservation of existing housing units, especially affordable housing units;
- e) Acquisition and rehabilitation of housing units for long-term affordability;
- f) Universal design and sustainable residential development; and
- g) Housing supply, affordable housing, and special needs housing within Urban and Subregional Centers and in other areas planned for concentrations of mixed land uses.
- h) More detailed guidance on strategies for promoting housing supply and affordability are contained in Appendix H-1.

H-5: Plan for jobs and appropriately priced housing located within close proximity to each other so people of all incomes can live near their places of work. Encourage housing production at a level that improves the balance of housing to employment throughout the county.

H-6: Promote housing development, preservation, and affordability in coordination with transit, bicycle, and pedestrian plans and investments and in proximity to transit hubs and corridors, such as through transit oriented development and planning for mixed uses in transit station areas.

H-7: Incorporate healthy housing concepts into housing affordability strategies, policies, and programs.

H-8: Adopt comprehensive plan policies that promote fair housing and plan for communities that are diverse and inclusive of the abilities, ages, races, incomes, and other diverse characteristics of the population of the county.

Regional Cooperation

H-9: Collaborate in developing new countywide housing resources and programs, including funding, with a focus on meeting the affordable housing needs of very-low, low, and moderate income households. Jurisdictions are encouraged to support countywide affordable housing programs and contribute resources and other in-kind assistance to local affordable housing projects.

H-10: Work cooperatively among jurisdictions to meet housing and affordable housing targets.

H-11: Work cooperatively with the Puget Sound Regional Council and other agencies, to identify ways to expand technical assistance to local jurisdictions in developing, implementing and monitoring the success of affordable housing strategies. These efforts shall include collaboration in developing and implementing a housing strategy for the 4-county Puget Sound region.

Measuring Results

H-12: Monitor housing supply and affordability, including progress toward achieving affordable housing targets, both countywide and within each jurisdiction. Such monitoring should encompass:

- a) Number and type of new housing units, including accessory dwelling units;
- b) Number of units lost to demolition, redevelopment, or conversion to non-residential use;
- c) Number of new units that are affordable to very-low, low, and moderate income households;
- d) Number of affordable units newly preserved and units acquired and rehabilitated with a regulatory agreement for long-term affordability;
- e) Housing market trends including affordability of overall housing stock;
- f) Changes in zoned capacity for housing;
- g) The number and nature of fair housing complaints; and
- h) Housing development and market trends in Urban Centers.
- i) Report regularly on the results of the housing monitoring program. Further detail on the procedures and content of the housing monitoring are contained in Appendix H-1.

H-13: Consider the results of local and countywide monitoring in developing and updating county and city housing policies and strategies.

H-14: The Growth Management Planning Council shall on a regular basis, evaluate achievement of countywide goals for housing for all economic and demographic segments of the population. If the Growth Management Planning Council determines that housing planned for any segment falls short of the need for affordable housing, it may recommend additional policies or actions.

King County Countywide Planning Policies

Draft Policies:

Economy Chapter

Overarching Goal: The people of King County prosper through economic growth and job creation.

Regional Economic Strategy

ED-1: Align local economic policies and strategies with VISION 2040 and the Regional Economic Strategy.

Connections to Targets

ED-2: Support economic growth that accommodates adopted twenty-year employment targets through local land use plans, infrastructure development, and implementation of economic development strategies.

Clusters

ED-3: Identify and support existing and emerging industry clusters and subclusters within King County that are components of the Regional Economic Strategy.

Performance and Metrics

ED-4: Evaluate the performance of economic development policies and strategies in business development and job creation. King County and its cities should identify and track key economic metrics to help jurisdictions evaluate the effectiveness of their individual and the region's economic strategies.

Businesses

Local Regulations and Relationships

ED-5: Help businesses to thrive and support business retention by:

- a) Assuring transparency, efficiency, and predictability of local regulations and policies;
- b) Encouraging communication and partnerships between businesses, government, schools, and research institutions; and
- c) Encouraging government contracts with local businesses.

Business Retention and Development

ED-6: Foster the retention and development of those businesses and industries that export their goods and services outside the region.

ED-7: Promote an economic climate that is supportive of business formation, expansion, and retention and emphasizes the importance of small businesses in creating jobs.

Public-Private Partnerships

ED-8: Foster a broad range of public-private partnerships to implement economic development policies, programs and projects.

Local Assets

ED-9: Identify and support the retention of key regional and local assets to the economy, such as major educational facilities, research institutions, health care facilities, manufacturing facilities, and port facilities.

Healthy Communities

ED-10: Support the regional food economy including the production, processing, wholesaling, and distribution of the region's agricultural food and food products to all King County communities. Emphasize increasing access to those communities with limited presence of healthy food options.

People

Education

ED-11: Work with schools and other institutions to sustain a highly educated and skilled workforce, including aligning job training and education offerings with the region's industry clusters. Identify partnership and funding opportunities where appropriate.

Diversity

ED-12: Celebrate the cultural diversity of local communities as a means to enhance our global relationships.

Disadvantaged Populations

ED-13: Address the historic disparity in income and employment opportunities for minorities, women, and economically disadvantaged populations by committing resources in human services, community development, housing, economic development, and public infrastructure to address these inequalities.

Places

Centers

ED-14: Foster economic and employment growth in designated Urban Centers and Manufacturing/Industrial Centers through local investments, planning, and financial policies. Retain sufficient land for basic industries to remain and locate in the UGA, especially in the Manufacturing/Industrial Centers, even as the UGA becomes denser and demand to site other activities increases.

Infrastructure

ED-15: Make local investments in infrastructure, transportation, and public services that support local and regional economic development strategies. Focus investments where it encourages growth in designated centers and helps achieved employment targets.

Community supportive development

ED-16: Encourage economic development that adds to the vibrancy and sustainability of our communities and the health and well-being of all people through providing safe and convenient access to local services, neighborhood-oriented retail, purveyors of healthy food (e.g. grocery stores and farmers markets), and transportation choices.

Environment

ED-17: Promote the natural environment as a key economic asset. Work cooperatively with local businesses to help protect and restore the natural environment in a manner that is efficient and predictable, and minimizes impacts on businesses.

Land Supply

ED-18: Maintain an adequate supply of land to support economic development. Inventory, plan for, and monitor the land supply and development capacity for commercial, manufacturing, and other employment uses that can accommodate the amount and types of economic activity anticipated during the planning period.

Industrial Siting

ED-19: Foster a climate supportive of Manufacturing/Industrial Centers by adopting industrial siting policies, consistent with the Regional Economic Strategy. Prohibit or strictly limit non-supporting or incompatible activities that can interfere with the retention or operation of industrial businesses, especially in M/ICs.

Industrial Lands

ED-20: Limit the loss of industrial lands, particularly in M/ICs, in order to maintain the region's economic diversity and the family-wage jobs that business in these areas provide.

Brownfields

ED-21: Facilitate redevelopment of contaminated sites through local, county and state financing and other strategies that assist with funding environmental clean-up.

Rural Cities

ED-22: Encourage limited economic activity within Rural Cities and their associated Potential Annexation Areas that does not create adverse impacts to surrounding Rural Area and Resource Lands and will not create the need to provide urban services and facilities to those areas.