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**Commission Meeting Date: November 1, 2007**

**Agenda Item: 7.1**

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

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| <p><b>AGENDA TITLE:</b> Public Hearing on Planned Area 2 (Ridgecrest Commercial Area)<br/><b>DEPARTMENT:</b> Planning and Development Services<br/><b>PREPARED BY:</b> Steven Szafran, AICP, Associate Planner<br/><b>PRESENTED BY:</b> Joe Tovar, Director, Planning and Development Services</p> |
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**Background**

In early 2007, the City retained a University of Washington Urban Design class to create and illustrate development concepts on two sites in the Ridgecrest Commercial Area. The class visited the sites, presented preliminary findings to the community, refined ideas, and then presented the concepts in a community forum.

The students' work with the community is the basis for the staff proposal for a new zone (Attachment 1) on the four corners of the Ridgecrest Commercial Area (Attachment 2).

The students concluded that commercial area is viewed as an important part of the Ridgecrest community. There is a strong desire to encourage development on these sites that benefit the community.

The impetus behind the creation of the new zoning category was the community desire to accomplish the following:

- Redevelopment of a large site with a vacant building
- Development of a "third place" that encourages the community to gather and have interactions with others
- The development should include neighborhood sustainability features. These include features such as: encouraging walkable neighborhoods and environmental sustainability features, such as use of solar energy
- The development offers an opportunity to provide housing choice options for people who wanted to move from their nearby single family home but stay in the neighborhood.

The proposal not only supports the outcomes of the UW student work; it also supports the core ideas of Council Goal 6 (Environmental Sustainability Strategy) and the concepts about walkability, mixed use, and community connectivity discussed at the speakers series by Mr. Hinshaw, Mr. Sher, and Mr. Burden.

The City of Shoreline Planning staff met with the public in early September and held study sessions on this topic on September 19 and October 24, 2007.

### **Proposal summary**

The purpose of the public hearing is to discuss the proposal to develop the new zoning category, Planned Area 2 (See Attachment 1). Planned Area 2 includes the four corners of the Ridgecrest Commercial Area. Three of the corners (2b, 2c, and 2d) will have zoning and development standards based on the current Neighborhood Business standard. Staff believes that some of the other corners should be encouraged to redevelop when the market forces are ready and opportunity is right. The corners deserve special study; what is appropriate on a large site may not be appropriate on other sites, given their size and adjacent uses.

However, we believe that the concepts of sustainable neighborhoods should be applied to these sites as well. We propose to use NB development standards on areas 2b, 2c, and 2d together with a sustainability requirement that street frontage improvements should be according to a “green street” standard, if the city develops such standards for this area. In addition, the revised regulations propose increased setbacks from adjacent single-family sites if properties over 2 acres are redeveloped.

For the southwest corner (Planned Area 2a), the regulations focus on two items that have been raised by the community and the Planning Commission in study sessions:

- Detail regarding site and building design (Section 20.98.040). This section proposes to use design standards to reduce the visual impact of a building that is both larger and taller than existing nearby development by requiring façade articulation and building setbacks
- Focus on parking and parking management (Section 20.98.070). This section proposes to use parking management techniques to minimize the potential for parking spillover in nearby residential neighborhoods.

In addition, the proposal responds to the previous work of the UW students and the community by:

- Encouraging development of a mixed use building
- Creating publicly accessible spaces that will provide a place for community interaction
- Promoting the use of sustainability features in the building operation such as the use of car-sharing (such as Flexcar) or solar panels.

### **Next Steps**

The Planning Commission will hold the public hearing for the proposed code and map change, then discuss and make a recommendation on the proposed draft. The City Council is scheduled to review the Planning Commission recommendation at a study session on November 19, 2007 and its regular session on November 26.

If you have questions about the proposal, please contact Steve Szafran, 546-0786, or email him at [sszafran@ci.shoreline.wa.us](mailto:sszafran@ci.shoreline.wa.us) prior to the meeting

**ATTACHMENTS**

1. Development Code Section 20.98-Planned Area 2
2. Proposed Zoning Map with New Zoning Designations
3. Written Public Comment (as of October 29, 2007)
4. Commissioner Kuboi's Comments (based on October 24 draft)

# Chapter 20.98      Item 7.1 - Attachment 1

## Planned Area 2

(Underlined phrases highlight changes from October 24 draft)

Sections:

- 20.98.010** Purpose and Scope
- 20.98.015** Planned Area 2b, 2c, and 2d Development Standards
- 20.98.020** Planned Area 2a Zones and Permitted/Prohibited Uses
- 20.98.030** Planned Area 2a Density and Dimensional Standards
- 20.98.040** Planned Area 2a Administrative Design Review
- 20.98.050** Planned Area 2a Design Standards
- 20.98.060** Planned Area 2a Height Incentives
- 20.98.070** Planned Area 2a Parking
- 20.98.080** Planned Area 2a Signs
- 20.98.090** Planned Area 2a Outside Lighting

### **20.98.010 Purpose and Scope**

- A. The purpose of this chapter is to establish development standards for Planned Area 2. These standards are intended to implement a new vision for this area by replacing or modifying the regulations of SMC Chapter 20.50 – General Development Standards. The Planned Area 2a standards are designed to:
  - 1. Be a form based code which provides flexibility, yet ensures the character of a project’s building and site design is supportive of the adjacent public spaces and uses.
  - 2. Create lively mixed use and retail frontage in a safe, walkable, transit-oriented neighborhood environment.
  - 3. Provide for human scale building design.
  - 4. Contribute to the development of a sustainable neighborhood
  
- B. All development located within Planned Area 2 is:
  - 1. Subject to the regulations of:
    - a. This chapter;
    - b. SMC 20.10
    - c. SMC 20.20 – Definitions
    - d. SMC 20.30 – Procedures and Administration, including procedures for nonconformance and variances
    - e. SMC 20.40 – Zoning and Use Provisions
    - f. SMC 20.50 Subchapter 5 - Tree Conservation, Land Clearing and Site Grading Standards
    - g. SMC 20.50 Subchapter 7 – Landscaping Standards
    - h. SMC 20.60
    - i. SMC 20.70
    - j. SMC 20.80
  - 2. Subject to the regulations of the following subchapters of SMC 20.50 except as modified by this chapter:
    - a. Subchapter 6 – Parking, Access and Circulation
  - 3. Exempt from the regulations of the following subchapters of SMC 20.50:

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**D R A F T**

City of Shoreline  
October 26, 2007 draft

## Item 7.1 - Attachment 1

- a. Subchapter 2 – Single-family Detached Residential Design Standards (SMC 20.50.060-.115);
  - b. Subchapter 3 – Multi-family and Single-family Attached Residential Design Standards (SMC 20.50.120-.210); and
  - c. Subchapter 4 – Mixed Use, Commercial and Other Nonresidential Development Design Standards (SMC 20.50.220-.280).
4. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

### **20.98.015 Planned Area 2b, 2c, and 2d Development Standards**

A. Development within Planned Area 2b, 2c, and 2d is subject to the existing Neighborhood Business (NB) regulations, with the following exceptions:

1. If development meets threshold of 20.70.030, the subject party will be responsible for “green street” improvements when a “green streets” plan is adopted for the Ridgecrest Commercial Area.
2. If site development is on a 2-acre site or larger, the standards in Table 20.50.020(2) and 20.50.230 apply except that there is an added requirement that the 4th story be stepped back from the third story wall at least 20 feet on the sides adjacent to R-6 zoning.

### **20.98.020 Planned Area 2a Permitted/Prohibited Uses**

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, Planned Area 2a is shown on Map 1 and on the official zoning map.
- B. All uses provided for under SMC 20.40.120-.140, including unlisted uses under SMC 20.40.570, are permitted outright in Planned Area 2a except the following, which are prohibited:
1. Adult use facilities;
  2. Gambling uses;
  3. Vehicle repair, service and/or sales unless entirely within an enclosed building;
  4. Wastewater treatment facilities;
  5. Wrecking yards;
  6. Warehousing, self-storage warehouses and wholesale trade;
  7. Outdoor material storage, including vehicles. Material storage shall be allowed only within a fully-enclosed structure.
  8. Shipping containers;
  9. Other uses the Director determines to not comport with the intent of the district as expressed in SMC 20.95.010, Purpose.

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**20.98.030 Planned Area 2a Density and Dimensional Standards**

**A. Setback, Height, and FAR Standards**

Table 20.98.030B –Dimensional Standards

| Standards  | Planned Area 2a  |
|--|--|
| Setback from property line for building base   | 0 on north, east, and south sides, <u>5'</u> for the west side                   |
| Step back above the first three stories above base level (above the 4 <sup>th</sup> story) | <u>20'</u> on the south side, 10' on all other sides                             |
| Building Height, Min   | 2 Stories  |
| Building Height, Max   | Up to 6 Stories <sup>1</sup> or <u>65'</u> if public bonus features are provided |
| Floor Area Ratio (FAR)   | 4.75   |
| Density  | Unit total limited by height, FAR and parking requirements                       |

<sup>1</sup> See 20.98.060 for building height incentives.

**B. Impervious Area.** Impervious area for Planned Area 2a is 100%.

**C. Additional Height Provisions**

1. Mechanical penthouses, stair/elevator overruns and antennae (not including WTF's) may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck.
2. Wireless Transmission Facilities (WTF's) may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck and are entirely shrouded.
3. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.
4. Environmentally sustainable features such as solar panels, wind turbines, and associated equipment are excluded from height standards, provided they are no more than 10 feet above the roof deck.

**20.98.040 Planned Area 2a Administrative Design Review**

- A. **Threshold** An Administrative Design Review shall be required in addition to any other land use application for all construction within Planned Area 2a if the proposal is a completely new development or meets the threshold as described in 20.50.125.
- B. **Neighborhood Meeting** The purpose of the neighborhood meeting is to provide an opportunity for the applicant to inform the neighborhood about the project early in its planning stages and ensure that the applicant pursues early citizen participation.
- C. **Standards for Approval** The applicant for any design review shall demonstrate that plans satisfy the criteria in SMC 20.98.050 unless approved as a design departure by the Department Director (see SMC 20.98.055).
- D. **Design Departures** A permit applicant wishing to modify any of the standards of 20.98 may apply for a design departure if the proposal modification meets the design objectives as stated in the standard equally well or better than would compliance with the standard.
- E. **Review and Approval** Development applications are subject to the Director's approval of administrative design review. A Director decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

**20.98.050 Design Standards**

**A. Planned Area 2a Site Design**

- 1. **This section shall include design standards for:**
  - a. Site Design
  - b. Building Design
  - c. Public Features Design
- 2. A permit applicant may apply for a design departure approved by the Director to modify the standards in this section.

**B. Site Design**

**1. Accommodation of Street Level Commercial**

- a. Intent: To provide commercial services to the residents of the Ridgecrest Neighborhood by requiring first floors adjacent to the street be constructed to accommodate commercial services.
- b. Buildings fronting 5th Avenue NE are required to build to the specifications necessary to house ground level commercial. Ground level commercial may include live/work units. See 20.98.050(F)(9).
- c. If ground level commercial is not planned for building fronting 5th Avenue NE, the building will be available for commercial uses at a future date.

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**2. Facades - 5th Avenue NE, NE 165th Street**

- a. Intent: To create frontage which encourages pedestrian use, promotes a sense of security by providing “eyes on the street” and creates visual connections between activities inside and outside of buildings.
- b. Facades fronting on the 5th Avenue NE and NE 165th shall include a minimum of 50% of the façade area 2’-12’ above grade, comprised of windows with clear nonreflective glass allowing visual penetration of at least 2 feet into the building if used for commercial uses.

**3. Buffering - NE 163<sup>rd</sup> and West Property Line**

- a. Intent: To soften the visual impact of multi-use buildings adjacent to single-family homes by:
- b. Decorative features such as plantings and/or trellises are to cover 50% of the building base on the west side at the time of construction;
- c. Stamped and painted concrete (decorative treatments to the building base) shall be used on building fascia not covered by plantings to provide a visual relief to the properties to the west and south.
- d. Mature trees and shrubs shall be used on the south property line and/ or in the right-of-way to soften the appearance of the building from single-family uses to the south.



**4. Driveway Access**

- a. Intent: To ensure development reduces potential automobile conflicts on adjacent residential properties. Design ingress and egress points in a manner to reduce automobile impacts to adjacent residential uses.
- b. Limit access to ingress only from NE 163<sup>rd</sup> Street.

**5. Transit stops**

- a. Intent: To ensure development of sites adjacent to transit stops is designed to support, complement and accommodate the stop and promote use of the stop.
- b. Development on parcels that front locations on 5th Avenue NE designated for a public transportation stop shall be designed and furnished to accommodate the intent in a manner approved by the Director. Weather protection shall be included in the design.

**6. Entry Courtyard**

- a. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.
- b. Entry courtyards shall:
  - i. Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:
    - recess
    - overhang
    - potico/porch
    - stone, masonry or patterned tile paving in entry
    - ornamental building name or address
    - landscape pots or boxes
    - fixed seating
- c. Be at least 100 square feet in area with dimensions no less than 10 feet.
- d. Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.

**C. Streetscape Improvements**

- 1. Threshold All new construction and remodeling or additions that increase floor area by 20 percent or greater, or any alterations or repairs which exceed 50 percent of the value of the previous structure.
- 2. See SMC 20.70.030 and the City of Shoreline Engineering Development Guide for right-of-way improvements, including sidewalk width and street landscaping.

**D. Building Design** All of the following elements of building design will be approved through an administrative design review process. See SMC 20.98.040

**1. Pedestrian enhancements, transparency and blank wall treatment**

- a. Intent: To provide pedestrians with:
  - i. protection from the elements;
  - ii. visual connections between activities inside and outside of buildings; and
  - iii. visual interest
- b. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building projection or other permanent structural element, over approximately 80% of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street



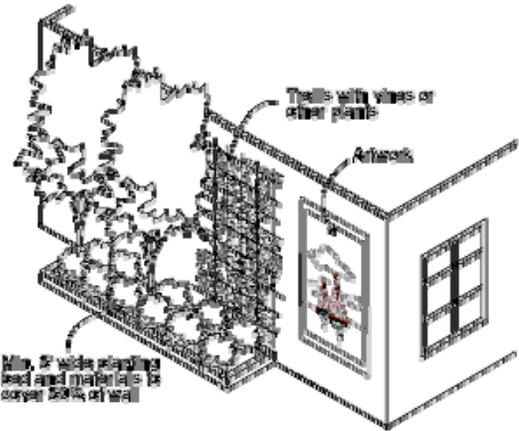
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- trees, streetlights, etc.
- c. Ground floor facades of all structures facing a public sidewalk shall be transparent nonreflective glass windows.
- d. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural details and other techniques to create variety and interest.

**2. Blank walls**

- a. Intent: to reduce the negative visual impact of walls without openings or windows by ensuring there are features that add visual interest and variety to the streetscape.
- b. Blank walls more than 30 feet in length shall be treated to provide visual interest. Treatment includes installing trellises for vine and plant materials, providing landscaped planting beds that screen at least 50% of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.



**3. Facade Articulation**

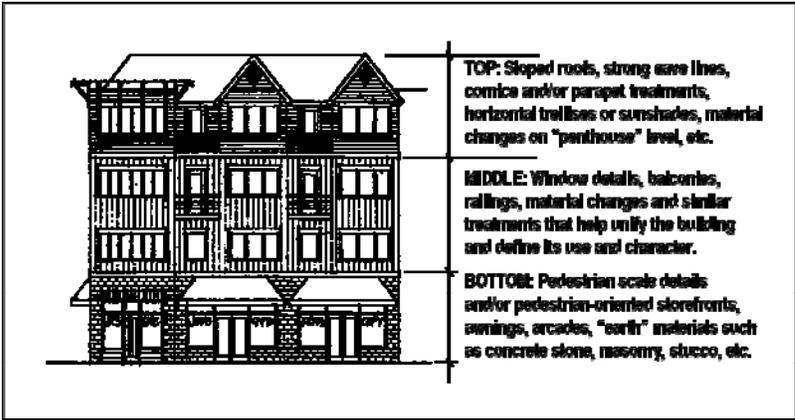
- a. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- b. All facades shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or similar features to divide them into human scale proportions.
- c. All facades longer than 30 feet shall be broken down into smaller units through the use of a combination of projections, offsets, recesses, covered doorways, balconies, covered box or bay windows, staggered walls, stepped walls and overhangs. Changing materials and colors may be used to embellish the articulation but alone are not enough to provide the required amount of articulation.
- d. Projections and recesses shall be 3-5 feet in depth, 10 feet long and occupy at least 20% of the length of the façade.



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**4. Vertical Differentiation**

- a. Buildings within Planned Area 2a shall distinguish a:
  - i. “base” through the use of:
    - pedestrian scale details
    - articulation
    - overhangs
    - masonry strips and cornice lines
    - “earth” materials such as stone, masonry, or decorative concrete; and a
  - ii. “top” by emphasizing a distinct profile or outline with a:
    - parapet
    - cornice, upper level set-back
    - pitched roofline
    - strong eave lines
    - horizontal trellises
    - Different facade material then that used predominantly in the “middle.”
- b. Buildings with more than 2 stories above elevation of the nearest public sidewalk shall also distinguish a “middle” through:
  - Material and/or color changes that differ from the base and top.
  - windows details, treatments and patterns
  - balconies or alcoves
  - decks and/or railings
- c. The “base” shall be the first story above grade. The “middle” shall be stories between the base and top and the “top” is the highest story.
- d. All applications for new construction in Planned Area 2a are required to submit detailed building elevations.



**5. Street Frontage Standards**

- a. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.

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- b. Buildings shall occupy approximately 80% of the street front.
- c. Buildings shall have their principal entrance on the street frontage line.

### 6. Service areas and mechanical equipment

- a. Intent: To screen rooftop mechanical and communications equipment from the ground level and from other structures. On-site service areas, loading zones, garbage collection, recycling areas, and similar activities shall be located in an area that minimizes unpleasant views from adjacent residential and commercial uses.
- b. Utility vaults, ground mounted mechanical units, satellite dishes, and other similar structures shall be screened on all sides from adjacent streets and public view. This does not include pedestrian-oriented trash receptacles along walkways.
- c. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- d. Fences for screening and security purposes that are adjacent to the public right-of-way may be used only in combination with a trellis, landscaping, or other design alternatives to separate such fences from the pedestrian environment.
- e. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:
  - i. Incorporated into the roof design, and
  - ii. Thoroughly screened, including from above when not in conflict with International Building Code or equipment specifications, by an extended parapet wall or other roof forms that are integrated with the architecture of the building.
  - iii. Environmental features do not have to be screened.

### 7. Parking Structures

- a. Intent: To reduce the visual impact of above-ground parking structures.
- b. Parking structures at ground-level shall be fully enclosed except for vehicle entrances.
- c. Parking levels above ground level shall have openings totaling no more than 65% of the façade area. All openings shall be screened with garden walls (structures designed to support vegetation growing across the opening), vegetation designed to grow on the façade and over the openings, louvers, expanded metal panels, decorative metal grills, opaque glass, or other, or other devices as approved by the Director.

### 8. Live/Work Units

- a. Intent: To accommodate retail/office space and living units fronting on public right-of-way. Live/work units provide flexibility to business owners who want to live where they work.

- b. Ground floor units facing a public sidewalk are required to be plumbed and built to be adapted for commercial use.

**20.98.060 Height Incentives**

- A. Intent: To require installation of features that benefit the public to create a more inviting and livable community.
- B. Building height may be modified based on the following criteria:
  - 1. The building may increase to 4 stories if approximately 80% of the building base fronting 5th Avenue NE is developed with nonresidential uses and/or live/work units.
  - 2. The building may increase to 5 stories if all of the items on the list below are provided as well as #1 above.
  - 3. The building height may increase to 6 stories if 20% of the total numbers of units are affordable units as well as #1 and #2 above. Affordable units are defined in ESS House Bill 1910 (2007 session) for the purposes of the section as: Affordable to households earning 100% of King County median income for rental units and households earning up to 150% of King County median income for ownership units.

**C. Height Incentive Requirements:**

**1. Active recreation area**

- a. Intent: To provide recreational opportunities for residents of the new development.
- b. Shall not be used for parking or storage.
- c. May be located out of doors, on top of, or within a structure.
- d. Shall include an area of at least 600 contiguous square feet with a minimum dimension of 20 feet.

**2. Art, Public**

- a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
- b. Must be displayed near the main pedestrian entrance to a building and be visible and accessible from a public sidewalk or within a public plaza.
- c. The scale of the artwork shall be appropriate for the space occupied and large enough to be appreciated in full from at least 10 feet away.

**3. Fountain or other water element**

- a. Intent: To add stimulating and aesthetically pleasing elements to the built environment.
- b. Shall be located outside of the building.
- c. The sum of the dimensions of the smallest possible cube surrounding the water when in motion shall be at least 30 feet.
- d. Shall be publicly visible and accessible from the main pedestrian entrance to a building or along a perimeter sidewalk or pedestrian connection.

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## Item 7.1 - Attachment 1

- e. Water shall be maintained in a clean and noncontaminated condition.
- f. Water shall be in motion during daylight hours.

#### 4. **Plaza, public**

- a. Intent: To provide for public gathering places supportive of a pedestrian-friendly environment.
- b. Shall be accessible to the public.
- c. Shall be readily accessible from a public sidewalk.
- d. Shall provide protection from adverse wind.
- e. Shall be signed to identify the enclosed plaza is available for public use.
- f. Shall include permanent and substantial sitting areas for at least 5 people.
- g. Shall be coordinated with or connected to the site's primary pedestrian entrance.
- h. Shall be at least 2,000 square feet in area (1600 sq. ft in contiguous area with a minimum dimension of 20 feet).
- i. Shall be enclosed on at least two sides by a structure or by landscaping which creates a wall effect.
- j. Shall provide opportunities for penetration of sunlight.
- k. Shall be lighted at night.

#### 5. **Sustainability Features**

- a. Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems. Techniques include such concepts as:
- b. Green streets (low-impact stormwater measures in the right-of-way).
- c. Vegetated roof
- d. Wind and solar energy
- e. Water reclamation systems
- f. Recycled building materials
- g. Efficient mechanical and lighting systems

### **20.98.070 Parking**

A parking management plan shall be submitted with any development proposal. The parking management plan shall address parking impacts; ways to reduce parking demand and incentives for alternative transportation such as bike racks, bike lockers, and a minimum number of transit passes available for residents, etc.

A. Parking spaces may be shared:

- 1. When different uses share a common parking facility;
- 2. The uses have peak parking demand periods that do not overlap more than 2 hours;  
and

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## Item 7.1 - Attachment 1

3. Shared parking areas shall be appropriately designated and signed.
- B. Minimum parking spaces required for residential uses are 1 space for studio and 1-bedroom units and 1.5 spaces for 2-bedroom units. Reductions to parking requirements may be applied for in Planned Area 2a and approved by the Director.
- C. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include car-sharing only parking spaces.
- D. Parking areas in Planned Area 2a shall conform to the all of the parking design standards under SMC 20.50.410-.420
- E. On-site surface parking lot shall be screened from public right-of-way and adjacent residential land uses. Screening can consist of locating parking behind buildings or by opaque landscaping.
- F. Parking areas shall be located on-site or within 1000 feet of the site on private property.
- G. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

### 20.98.080 Signs

- A. Signs in the Planned Area 2a are subject to the following regulations:
  1. A master sign plan shall be submitted and approved through the administrative design review and associated building permit.

### 20.98.090 Outside lighting

- A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.
- B. All lighting shall:
  1. Accent structures or provide security and visibility;
  2. Be shielded to confine emitted light to within the site ; and
  3. Be located so it does not have a negative effect on adjacent properties or rights-of-way.
- C. All building entrances shall be well lit to provide inviting access and safety. Building-mounted lights and display window lights shall contribute to lighting of pedestrian walkways and gathering areas.
- D. Parking area light post height shall not exceed 25 feet.

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## **Item 7.1 - Attachment 1**

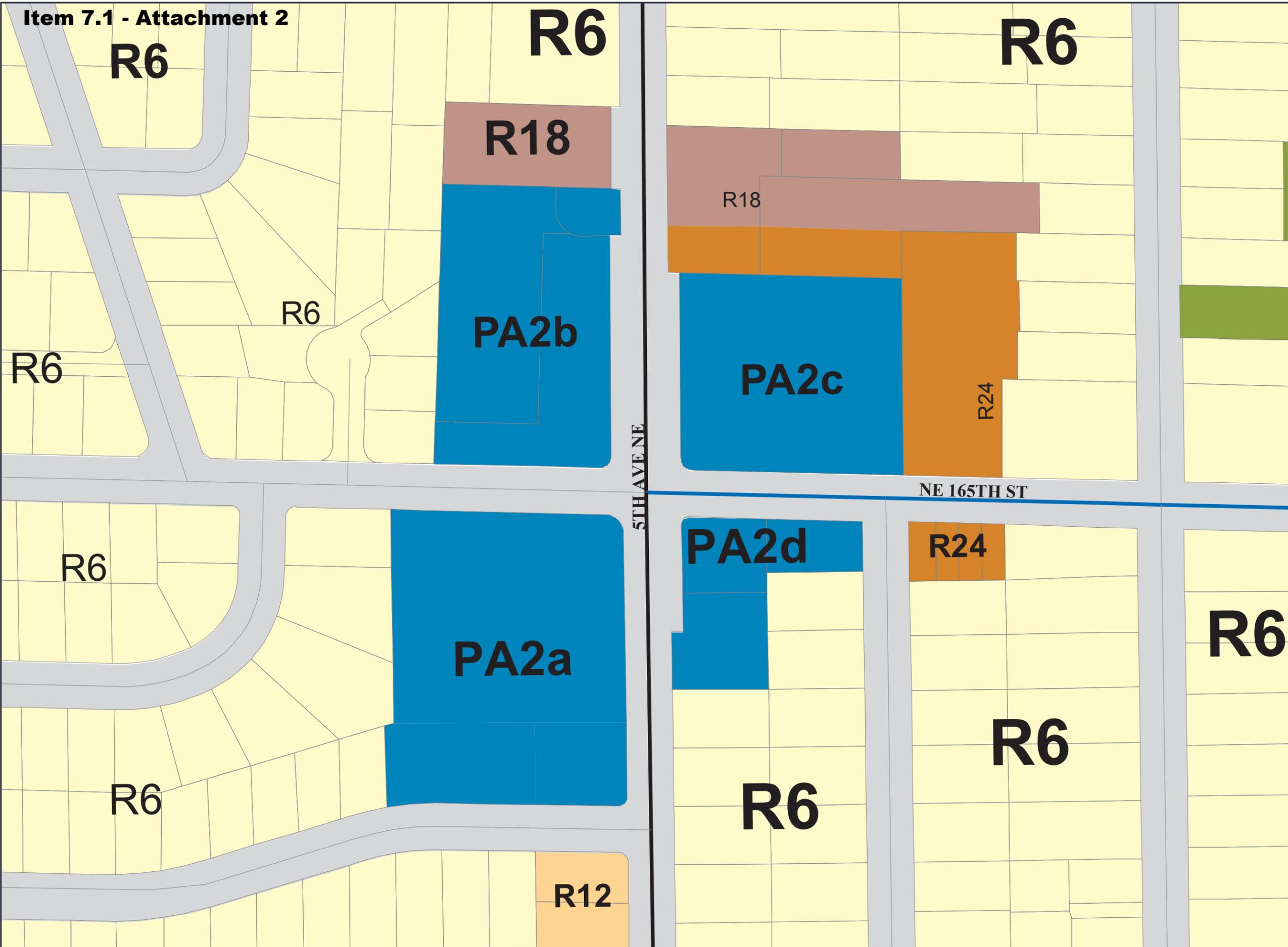
- E. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit “natural” light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.

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October 10, 2007  
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**Item 7.1 - Attachment 2**



**SHORELINE**

**Geographic Information System  
Proposed Zoning  
Planned Area 2**

Representation of Official  
Zoning Map Adopted By  
City Ordinance No. 292.

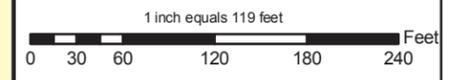
Shows amendments through  
April 3, 2007.

**Zoning Designation**

- PA2; Planned Area 2
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- O; Office
- NB; Neighborhood Business
- CB; Community Business
- NCBD; North City Business District
- RB; Regional Business
- I; Industrial
- CZ; Contract Zone
- Regional Business-Contract Zone

**Other Map Features**

- City Boundary
- Open Water
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector
- Local Street
- Park
- Tax Parcel Boundary
- Unclassified Right of Way



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



Oct. 1, 2007

Dear Mr. Szafran,

I am writing to express my concerns and questions relative to the proposed Planned Area 4 zoning for selected parcels at the intersection of 5th Ave. NE and NE 165th St. in the Ridgecrest neighborhood.

I know the Planning Department director and staff do not have an easy job trying to craft regulations which encourage large development while attempting to soften the blow to area neighbors. They deserve points for trying, but the proposed changes open the door to a potential nightmare for the neighborhood.

I appreciate that the city has targeted the site for "economic development," but the scale and scope of what would be allowed is way beyond that of the low-rise commercial and single-family homes that surround it. A larger mixed-use or commercial facility or even the 57 three-story townhouses on the site reportedly allowed under current zoning are no pleasant prospect, but I feel almost certain they would be preferable to the largest-scale development allowed under the proposed Planned Area 4 zoning. While a developer might opt to build less than the maximum possible density to avoid some of the requirements, it seems unlikely.

City officials note they are trying to encourage development of things residents said they would like to see on the site: public open space, community gathering places, covered parking, etc. I imagine most of us would like to see those things, but I doubt that many residents would willingly take them with the trade-offs they seemingly require. Obviously an empty expanse of parking and storefront is not preferable, but surely there is some middle ground, something less onerous to the neighbors?

If, however, something in the nature of what has been proposed is to be, my specific questions and concerns are as follows:

- 1) What is the potential maximum density of the site given the FAR, parking requirements, etc.? The draft document references 200 units in one instance. That seems to be a rather large-scale development out of balance with the surrounding neighborhood.
- 2) Has any consideration been given to the traffic impact of such a development?
- 3) The parking regulations call for a minimum of one space per studio/one-bedroom unit and 1.5 per two-bedroom unit. Even encouraging car-free residents, that is unlikely to be sufficient as most homes with more than one adult have more than one car. Further, the draft notes that reductions may be granted at the discretion of the director. Based on what? And, how would that encourage development of parking sufficient to accommodate some of the theater parking that currently uses the lot? Would a reduction not, in fact, send some of the new residents out to use up some of the current on-street parking?

4) The zoning calls for NO setbacks OR middle step-backs for the portion of building to fall along NE 163rd St. There are single-family homes directly across the street. The street also quickly slopes away, making the impact even worse. Further, the regulations don't call for any plantings along this side of the property, but merely some kind of visual decoration of the surface to break it up. Obviously, even three stories would overlook the adjacent homes, but perhaps some strategic fencing and plantings could help mitigate that. I would look to the city to strengthen impact mitigation, not weaken it.

5) As currently written, it seems a developer could get to 6 stories for potentially not very significant public amenity. I would like to see that part strengthened. As well, the draft notes, "roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations." That is additional height impact.

6) Allowing a maximum impervious area of 100 percent seems excessive and not very encouraging of green space.

7) Is there anything in the draft zoning which effectively requires parking entry or exit from/to NE 163rd St. This is a small dead-end street from which it can already be difficult to turn onto 5th Avenue. While I understand we all have to share the burden of development, residents on this street do not have the option of going to/coming from another direction.

8) Does adoption of the Planned Area 4 zoning eliminate the possibility of "only" 57 townhouses?

9) Under "street frontage standards," the draft says, "Surface parking lots, loading docks, and service areas shall not be located along any street frontage." Does this mean loading docks would then be located behind the building adjacent to the neighbors? If so, is there some kind of ordinance regulating the hours during which trash pick-up or deliveries could be made? (Or is this the part designed to encourage underground parking/loading?)

10) Are the tax breaks mentioned for this development written into the zoning or are they codified in some other way? How extensive are they? How long do they last? What does the city estimate the additional services required for the development might cost (additional school children, etc.)?

I have to think that rather than allowing such development by right, it might be better to develop a system which allows departure from existing regulation by variance, approved by the board with public hearing and determination that it does not represent an undue negative impact, or at least with impact mitigation. Public "bonus" features, while nice and potentially genuine public amenities, do not necessarily address the affects of the increased development.

Again, while I applaud the goal and understand that we all need to share the burden of development, plans for this site seem excessive and not anywhere near in keeping with

### **Item 7.1 - Attachment 3**

the scale of the neighborhood. It seems to be that only massive developments are "affordable" for developers to undertake. This seems unreasonable, but, if true, in need of change. I would prefer the city seek ways to encourage more modest development that meets the needs of both builders and residents.

I don't need a reply to my questions and concerns, but would hope they are taken into consideration as you craft your proposal and the Planning Board conducts its review. I will not be able to attend the Oct. 18 public hearing and ask that you forward my letter to the members of the Planning Board. If you are unable to do so, please let me know so I may instead.

Thank you for your time and attention.

Sincerely,  
Pamela Mieth  
327 NE 163rd St.  
Shoreline

*Hello Steve Szafran!*

*I live at 16261 12th Avenue N.E., and in the Ridgecrest neighborhood.*

*I will attend the October 18 meeting and perhaps will share my input, if it needed.*

*As for the new development at 5th and 165th N.E., I completely and wholeheartedly welcome a Puget Sound Co~op Natural Market.*

*~ <http://www.pccnaturalmarkets.com/> ~*

*What will it take to make this happen?*

*Thank you, Deborah Marchant'*

October 29, 2007

Dear Steve,

As a Ridgecrest neighborhood resident, I wanted to write to express my support for the multiuse redevelopment of the Cascade Bingo site. I'm sure the Commissioners have been hearing from residents who are opposed to the project for various reasons, so I wanted to let the members of the Planning Commission know that there are residents who favor it.

Our back yard looks directly at the site, although we do not border it. As long as the redevelopment includes some vegetation to soften the view of the first few stories and a setback from the property line, it will be an aesthetic improvement over the current cinder block wall. I expect that the redevelopment will attract neighborhood-scale retail and service businesses within walking distance (I believe there is pent-up demand for this), and I hope that it will include a public gathering space, preferably with a play area for small children. A building of this type would be far more preferable than a block of townhouses or condos.

I have one concern: that the current four-way stop at 5<sup>th</sup> Avenue and 165<sup>th</sup> Street may be overwhelmed by increased traffic. I would expect the City to monitor and study this issue thoroughly as the redevelopment proceeds. As the parent of two young boys who are beginning to explore the neighborhood on foot and on bikes, it is of paramount importance to me to maintain safety and keep this project pedestrian-friendly.

I wish to submit this for the record.

Sincerely,

Bill Pierron  
16400 4<sup>th</sup> Avenue NE  
Shoreline, WA 98155

## Item 7.1 - Attachment 4

Commissioner Kuboi's questions and staff responses 10-24-07

20.98.020

Why are mobile home parks specifically prohibited? I realize there is near zero chance that a developer would do this, but in listing this with other "undesirable" development, what message are we (Unintentionally?) sending to the community at large?

Staff agrees that the use should not be prohibited in this area. Realistically, however, mobile homes would effectively be precluded in locating in Planned Area 2a because of the proposed language that requires two story structures.

20.98.030

Is there a penalty to build "only" 2 stories (i.e. under the "base" density)

We use the term "base" in two ways ("base" development and "base" middle and top) Don't we need a definition to base, middle and top? In a 6 story building, what are floors 2 and 5 classified? Note: I see this is defined in the Building Design section...can we cross reference for clarity with the Table?

There is no penalty for building 2 stories. The term "base" is confusing inasmuch as it is used to mean two different things. In the setback table, staff proposes to remove the reference to "base" building height to cause less confusion.

I am uncomfortable with this section, as it is a big for the neighborhood? A roofline or a collection of wind turbines may add a significant amount of visual mass or clutter. This should not be an open ended allowance. How can the neighborhood be assured nothing egregious gets put up? Note: I see that this is covered more in "Service areas and mechanical equipment"...can we cross reference for clarity, or in this section 20.98.030 say that the intent is for all rooftop equipment to be screened from public view?

The intent behind excluding sustainable features from height standards was to provide an opportunity to showcase new technology. Mechanical equipment needs to be screened but environmental features need not be, as long as they are not too intrusive. Particularly in the Ridgecrest area, sustainability an important concept for the community. Staff is not opposed to adding some sort of height limit as long as it doesn't restrict the use of these sustainable features.

20.98.050

Please describe the scenario of what happens if there are ground floor retail spaces that are unsold (unleased?). If it is OK to have a live/work unit, then how much work needs to be done there? If you had an architect or accountant, the place could, for all intents and purposes walk and talks like a residence (i.e. virtually no customer traffic coming and going). If ground floor units are for sale, vice lease, then is there any mechanism to prevent the buyer from deviating from our "intent."

## Item 7.1 - Attachment 4

The proposed code requires the first floor to be built to commercial standards. If the market won't support retail business at this time, the space may be used for residential or live/work or any other combination. Because of the market uncertainty, staff is reluctant to require that ground floor space be used for a specific purpose. Rather, staff suggests the requirement that the space shall be constructed to accommodate commercial business.

20.98.060

Do the affordable units need to be in the same proportion (at least by number of bedrooms) as is the market-rate inventory? Otherwise, all the affordable units will be 350SF studios.

B.3. - Like in the current Development Code, the City does not regulate the size of units. This is true of market rate units and affordable units. The city's focus is on the provision of new affordable units rather than the size of the units.

If the recreation area is on top of or inside of the building, the required square footage should be substantially larger (at least 2X). Ground floor space effectively is worth up to 6 times the space inside or on top, so it is 6 times more valuable (i.e. outside and inside square footage are NOT equal worth).

C.1. – The recreation requirement is a new requirement not used before in the City. The intent is to provide recreation opportunities for the residents of the building. That being the case, it does not matter whether the space is indoor space or outdoor space.

Shall the value of the art be 2% of the project? How do we avoid some token effort just to check the box?

C.2. – Staff believes current proposed language will guard against a “token” art effort.

Who is advocating for this? Is there some body of knowledge that says a water feature is important enough to assume the ongoing maintenance cost? Personally, I'd drop this one and put the money toward the public plaza.

C.3. – The water feature is something the community supported in the initial UW study. A water feature is also pleasing to look at, calming and can act as a sound buffer from passing traffic.

I assume that area of the public plaza can't be double counted as part of the active recreation area? Is a sitting area a built in feature or will 5 chairs around a picnic table suffice? Night lighting requirement? How public is the public plaza? For example, could an anti-war group or the Girl Scouts have a small table there? I guess the question is who gets to decide this?

C.4. – The public plaza might be counted as part of a recreation area, assuming that it meets the requirements of a recreation area. However, unlike the recreation area, the intent is to create a place for the community; Staff does not believe that “5 lawn chairs

## Item 7.1 - Attachment 4

and a folding table” meets the intent of the provision. Night lighting is an idea worth considering.

I'd prefer if we could use a LEED type point system and let the developer work with the market's desires. If we did specify, then I'd prefer more in the area of storm water management, less emphasis on roofs and alt energy. If we want to "showcase" technology, we ought to do it on the City Hall.

C.5. – There are some stormwater requirements built into the incentives section. Staff believes development should allow all of the listed items, including green roofs, solar, wind power, and innovative stormwater management techniques. However the decision about which technique is appropriate on site should be left to the developer’s discretion. It is likely that one of the outcomes of Council Goal 6 will be to suggest that innovative building techniques and alternative energy systems should be showcased throughout the City, not just at City Hall.

What is the intent of the "Intent" description in each implementing paragraph? Is this the basis for how the Director may approve or disapprove an element of a developer's proposal?

Yes, the intent section offers direction to the Director as to the appropriateness of a specific element of a project. Some of the intent sections will be revised to be more concise and others moved to their own section.

From telecom with Commissioner Kuboi on Wednesday afternoon (Oct. 24)

Do the regulations require residential and commercial mixed use development on the property?

The regulations as currently drafted are a modified form-based code, focusing on building height and bulk but not on use. One of the incentives requires ground floor retail if the developer chooses to construct a building greater than 3 stories. It does not, however, require that the uses above the first floor be residential uses (with the exception of the affordable housing incentive to attain 6 stories). Realistically it is unlikely that the uses on the upper floors will be retail or office, given existing market trend; residential uses are more likely.