

AGENDA

CITY OF SHORELINE PLANNING COMMISSION REGULAR MEETING



**Thursday, November 1, 2007
7:00 p.m.**

**Shoreline Conference Center
18560 1st Ave. NE | Mt. Rainier Room**

	<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 REPORT	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. September 19, 2007	
b. October 24, 2007	
6. GENERAL PUBLIC COMMENT	7:10 p.m.

The Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 6 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and city of residence.

7. PUBLIC HEARING <i>Legislative Public Hearing</i>	7:15 p.m.
1. Ridgecrest Commercial Area Zoning	
a. Staff Overview and Presentation of Preliminary Staff Recommendation	
c. Questions by the Commission to Staff	
d. Public Testimony or Comment	
e. Presentation of Final Staff Recommendation	
f. Final Questions by the Commission and Commission Deliberation	
g. Closure of the Public Hearing	
h. Vote by Commission to Recommend Approval or Denial or Modification	
8. REPORTS OF COMMITTEES AND COMMISSIONERS	8:45 p.m.
9. UNFINISHED BUSINESS	8:50 p.m.
10. NEW BUSINESS	8:55 p.m.
11. ANNOUNCEMENTS	9:00 p.m.
12. AGENDA FOR November 15, 2007	9:05 p.m.
Public Hearing Cont: Plateau at Jackson Preliminary Formal Subdivision, 14521 11th Ave. NE	
Public Hearing: Cascade Real Estate Investments Rezone Request, 32 nd Avenue NE	
13. ADJOURNMENT	9:10 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.

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CITY OF SHORELINE

**SHORELINE PLANNING COMMISSION
SUMMARY MINUTES OF SPECIAL MEETING**

September 19, 2007
7:00 P.M.

Shoreline Conference Center
Spartan Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Wagner
Commissioner Phisuthikul
Commissioner Harris
Commissioner Hall

STAFF PRESENT

Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Paul Cohen, Senior Planner, Planning & Development Services
Kirk McKinley, Aurora And Interurban Project Manager
Alicia Sherman, Senior Planner
Steve Szafran, Associate Planner
Jessica Simulcik Smith, Planning Commission Clerk

COMMISSIONERS ABSENT

Commissioner Pyle
Commissioner Broili
Commissioner McClelland

CALL TO ORDER

Chair Piro called the special 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: Chair Piro, Vice Chair Kuboi, Commissioners Wagner, Phisuthikul, Harris, and Hall. Commissioners Pyle, McClelland and Broili were excused.

APPROVAL OF AGENDA

The Commission accepted the agenda as proposed.

DIRECTOR'S REPORT

Mr. Tovar reported that the Hearing Examiner rejected an appeal by residents in the Richmond Beach Neighborhood regarding a short plat the City approved in their area. The appellants expressed their concern that the short plat would allow buildings that were too large for the neighborhood. Much information was submitted by the appellants to support their contention that the floor ratio of the new

homes would be greater than the homes that have historically been built in the neighborhood. Because the Hearing Examiner rejected the appeal, the short plat can now move forward. Mr. Tovar suggested that rather than asking staff to use their non-existent authority to limit the size of buildings in residential zones as part of the short plat process, the issue could be more appropriately addressed by requesting the City to conduct an exclusive review of the regulations that apply in residential zones.

Mr. Tovar further reported that neighbors of a proposal for a development of seven homes in the Highland Terrace Neighborhood recently attended a City Council meeting to voice their concerns. He noted that the applicant conducted a pre-application neighborhood meeting to describe the proposed project. During the meeting, he used the term “air condo,” which created some concern among the neighbors. Staff has been asked to research the concept further in an effort to address some of the concerns that have been raised.

Mr. Tovar noted that in contrast to the items he just reported on, both topics on the agenda relate to properties that are zoned either commercial or mixed-use (not single-family). However, they are adjacent to lands that are zoned single-family. The relationship between commercial, multi-family and mixed use areas and the single-family neighborhoods that lie adjacent to them is an issue that must be considered. Mr. Tovar suggested that when looking for opportunities for accommodating growth and housing in the future, the City might want to focus on properties other than those zoned single-family residential.

APPROVAL OF MINUTES

The minutes of September 6, 2007 were approved as corrected.

GENERAL PUBLIC COMMENT

Virginia Paulsen, Shoreline, noted that numerous multi-family residential units are being constructed in the City, particularly on 15th Avenue Northeast - between Northeast 170th and 205th. She urged the Commission to carefully review the Transportation Master Plan, which includes plans to extend Northeast 165th from 15th Avenue Northeast to 25th Avenue Northeast. It was originally hoped that this proposed new extension would be a means of getting people from the Sheridan Heights and Lake Forest Park areas into the proposed commercial development on 5th Avenue North and Northeast 165th Street. She said her house is four houses from 165th, and she would be opposed to an arterial in this location. She referred to the Ridgecrest Neighborhood Plan, which would be considered later on the agenda, and suggested that Shoreline residents are concerned that zoning changes that are designed to increase density would spoil the single-family neighborhoods.

PUBLIC HEARING ON PHASE 1 – TOWN CENTER COMPREHENSIVE PLAN

Chair Piro reviewed the rules for the legislative public hearing and briefly explained the process that would be utilized. He opened the public hearing and invited the staff to provide their report.

Staff Overview and Presentation of Preliminary Staff Recommendation

Mr. Tovar recalled that several years ago, the Commission reviewed and recommended approval of a proposal to create a Central Shoreline Subarea Plan. However, the City Council specifically chose not to adopt the plan as part of the City's Comprehensive Plan. Instead, it was included in the plan as an unadopted appendix report, but no development regulations were adopted to implement the plan. He referred to recent developments that have occurred along Aurora Avenue North and noted that a number of people correctly expressed concern that these development proposals were not consistent with the concepts discussed in the Central Shoreline Subarea Plan. However, the proposals were consistent with the existing Regional Business zoning, which has been in place since the City incorporated. He advised that if the City wishes to have development occur in a different form, different use mix, or different design standards, etc., the City must adopt new regulations to control future development.

Mr. Tovar said the subject of the Town Center Plan would proceed in two phases. Tonight's Phase 1 hearing would be related to the four framework policies for the study area. Phase 2, which would not occur until the end of 2007 or beginning of 2008, would include a more detailed discussion of land use, zoning, design standards, etc. He explained that a number of things have happened since the original Central Shoreline Subarea Plan was first discussed. Two commercial projects have been constructed and the final section of the Interurban Trail has been completed, including identification of a potential location and preliminary ideas for a heritage park. In addition, the City Council has adopted Phase 1 of the next two miles of the Aurora Corridor Project and given direction to move forward with the flexible alternative for Phases 2 and 3. The City Hall Project is moving along, as well, with a public meeting scheduled for October 2nd; and the City Council adopted 13 Strategic Points to guide future projects in the Town Center area. There is also a greater interest in applying a mixed-use concept in certain areas of the City.

Chair Piro explained that Phase 1 of the Town Center Subarea Planning Process would include a review of the framework policies, the proposed boundaries, and the right-of-way plan. Mr. Tovar pointed out that while the map provided in the Staff Report identifies all properties within the study area, staff is not proposing to change land use in all areas. Staff's intent was to capture a large enough area to include all land that is currently zoned commercial and might be appropriate for change in use and zoning, as well as the residential neighborhoods that are close enough to be impacted by the change. It is important for the City to provide adequate notice to all residential property owners who might be impacted by the proposed changes.

Mr. Tovar advised that Appendix 5 is a Right-of-Way Map for the Aurora Avenue North Project. He explained that the City Council adopted a preferred alternative for Aurora Avenue North, which is inconsistent with Appendix 5. Staff recommends the map be repealed and that a new map be adopted.

Mr. Cohen introduced himself as the project manager for the Town Center Subarea Plan. He explained that the intent of Phase 1 is to establish the Central Shoreline Subarea Plan in the Comprehensive Plan by developing skeletal framework policies. Specific details will be addressed as part of Phase 2. Mr. Cohen described the study area as a large rectangle, bounded by Fremont Avenue on the west, Ashworth Avenue on the east, North 188th Street on the north, and North 170th Street on the south. He cautioned that the boundaries are very general at this point, and staff is interested in hearing from the community about their ideas for the area. They are particularly concerned about the single-family residential

neighborhoods and are interested in hearing ideas for how they could interface appropriately with the town center concept.

Mr. Cohen referred to the Framework Policies, which were extracted from the strategic points identified by the City Council. They tie in with actions the City has already taken for properties near Aurora Avenue and the Interurban Trail. He reviewed each of the policies as follows:

1. *Establish a study area boundary to provide context for evaluating the opportunities and potential impacts from future development of commercial and mixed uses along Aurora Avenue North and Midvale Avenue North.*
2. *Engage Shoreline residents and businesses in detailed design processes for two facilities between North 175th Street and North 185th Street: the “heritage park” site on both sides to the Interurban Trail and Midvale Avenue North.*
3. *Design roadway, transit and pedestrian facilities consistent with the City’s preferred “flexible alternative” for Aurora Avenue between North 165th Street and North 205th Street.*
4. *Prepare a program of civic directional or “wayfinding” signage and evaluate refinements to city sign regulations to reflect the emerging functions and visual character of Aurora Avenue.*

Questions by the Commission to Staff

Commissioner Hall asked staff to share their rationale for cutting off the study area at North 188th Street when there are commercial properties that appear close to redevelopment between North 188th and North 192nd Street. Mr. Cohen explained that the north boundary of the study area was established to include commercial areas that front on the north side of North 185th Street and have some influence with the intersection at North 185th Street and Aurora Avenue North. While the boundary may be greater than it needs to be, staff’s intent was to include all possible areas. However, the Commission should keep in mind that the boundary may be refined and changed. He also noted that at the bottom of North 188th Street, the town center area drops off topographically.

Commissioner Phisuthikul referred to Framework Policy 2, which calls for engaging Shoreline residents in detailed design processes. Mr. Cohen clarified that this policy refers to the heritage park site on both sides of the Interurban Trail and Midvale Avenue North. Chair Piro suggested it would be helpful to change the language to make it clear the policy refers only to those two projects. Commissioner Phisuthikul added that the term “facilities” should be changed to “projects.”

Public Testimony or Comment

LaNita Wacker, Shoreline, said she didn’t realize the discussion would be limited to Phase 1 of the project. She indicated her support of the subarea planning concept for the Town Center area. She suggested it would be appropriate for the plan to identify Fremont and Ashworth Avenues one-way southbound and Stone and Linden Avenues one-way northbound. Each of these streets could provide rear angle diagonal parking on one side. She pointed out that underdevelopment has recently occurred on Aurora Avenue North, and she suggested it would be appropriate to require a minimum of two or

three stories for all development on Aurora Avenue North. In addition, she said she would like to see some type of taller building on the vacant lot near Spiro's, which could become an anchor retail and commercial tenant. Another tall building could be constructed south of the Aurora Rents property to also serve as another anchor for the subarea plan.

John Behrens, Shoreline, inquired if the City has completed a traffic impact study to determine the impact the proposal would have to the surrounding neighborhoods. He particularly expressed an interest in learning more about the amount of traffic that would be generated on Midvale Avenue and Aurora Avenue North. He recalled that at the first meeting, the City discussed the need to come up with a plan that would allow Midvale Avenue to run through the City Center. He asked if any progress has been made to implement this concept. He also asked if the City has studied the impact Midvale Avenue has had on the Gateway Project. Are people using the street to access the businesses, or just to bypass Aurora Avenue? He also asked if the City has studied the impact the City Hall Project would have on traffic at the intersections of North 175th and Midvale Avenue and North 175th Avenue and Aurora Avenue North.

Mr. Cohen answered that the Environmental Impact Statement that was adopted as part of the Comprehensive Plan for this area included a traffic study. However, the study would have to be updated at some point. Chair Piro advised that he served on the Aurora Corridor team. He reported that traffic studies are currently taking place, and the reports should be issued sometime in the fall.

Mr. Behrens asked who would be responsible for paying for the new traffic lights that would be required as additional development occurs in the area. He noted that three new traffic lights have recently been or will be installed in the study area. Mr. McKinley answered that the three traffic signals have been funded by three different sources. The light at Midvale Avenue and North 175th Avenue was paid for by the developer of the TOP Foods Project. The new light that is currently being installed at the intersection of North 185th Street and Midvale Avenue is being funded by the Interurban Trail Project in order to provide safe pedestrian and bicycle access. The light that is proposed at North 182nd Street and Aurora Avenue North would be funded as part of the Aurora Project, which gains funding from the State, Federal, County, and City governments.

Kevin Grossman, Shoreline, said the framework policies sound very solid and reasonable. However, he suggested an additional policy be added related to developing a vision for the study area. The established framework policies grew out of the vision of the community for the subarea, but there are other pieces. He suggested the study area be extended to North 192nd Street. He expressed concern that there are tremendous opportunities for redevelopment on properties currently occupied by the park-and-ride, the mattress store, and other large parcels in this area. Chair Piro summarized that Mr. Grossman would like to see the City articulate their vision for the study area as a framework policy.

Mr. Tovar suggested that rather than stating the City's vision for the study area as a framework policy, it might be better to add a framework policy related to developing a vision early in the process. Mr. Grossman agreed that would be helpful so the public could have a clear understanding of what the end product would be.

Boni Biery, Shoreline, said she lives on the northern border of the subarea plan, and she would like it to be extended to North 195th Street. As development has occurred over the past 42 years she has lived in

her home, the City has promised traffic changes to address problems. However, nothing has been done to date to limit or reduce the traffic impacts on Firlands Way. She requested information about who the City would notify regarding the proposed changes. Mr. Tovar noted that all of the amendments being considered to date are legislative in nature, which would not require the City to mail out notices. Instead, notices would be published in the local newspaper, CURRENTS, etc. In addition, they would consider the option of using notice board signs and posters throughout the geographic area of the subarea plan. Mr. Cohen encouraged interested citizens to sign up on the City's mailing list. Ms. Biery recommended that notice be provided to all properties within a half mile of the proposed study area.

Bobby Lee Williams, Shoreline, asked if real estate professionals and contractors know that the zoning in the study area might change. He also requested more information about the impacts the proposed changes would have to traffic on Stone Avenue, which is already a busy street. In addition, he inquired regarding the proposed timeline for the project. Mr. Tovar answered that staff would like to study Stone and Linden Avenues and their side streets as part of their effort; not because they want to change the land uses on these streets, but because the impacts must be considered if more intense development is allowed on Aurora and Midvale Avenues. Staff intends to discuss these concerns with property owners along the two streets in order to come up with traffic mitigation or changes that could soften the impacts. Chair Piro noted that real estate professionals and developers would be invited to participate in the next phase of the project.

Loren Lango, Shoreline, said he has complained to the City for the past several years regarding the traffic problems on Stone Avenue. Over the past few months, there has been a more than three-fold increase in traffic on the street, including the dump trucks from Sky Nursery and the construction site. The problem is especially bad between 6 and 9 a.m. and 4 and 6 p.m. when everyone is going to or coming home from work. He noted that placing the boundary of the study area at North 183rd Street would cut the Sky Nursery property in half. The building area would be inside the study area, and the parking lot and traffic would be on the outside. He agreed with the previous recommendation that the boundary be extended to North 192nd Street. This would allow the City to consider connecting Midvale Avenue to North 192nd Street, which would allow traffic from Sky Nursery to access onto Aurora Avenue North. Including these additional properties could help resolve traffic problems that already exist on Stone and Ashworth Avenues.

Presentation of Final Staff Recommendation

Mr. Tovar said staff would support an extension of the study area boundary to North 192nd Street as recommended by several members of the public. He also reiterated his suggestion that a new framework policy be added calling for the creation of a vision as the logical first step in Phase 2 of the project.

Final Questions by the Commission and Commission Deliberation

Vice Chair Kuboi asked if extending the boundary to North 192nd Street would include the parcels immediately north of that street. While he would not be inclined to support a boundary extension all the way to North 195th Street, he is concerned that the properties on the north side of North 192nd Street also be included in the study area. Mr. Tovar said staff would be agreeable to including the north side of the street in the study area, as well. However, he cautioned that this would not necessarily result in a zoning change for the properties on the street.

Commissioner Wagner agreed that the boundary could be extended to the north to include critical properties on Aurora Avenue North if there is no other vehicle for addressing concerns. However, she cautioned that the intent of the study is to consider the Town Center area and the impact of very specific projects to the surrounding neighborhoods. She suggested that perhaps the properties that are currently outside of the boundary could be better addressed as part of another study so the City Center Subarea Plan boundaries could remain small and focused.

Commissioner Hall agreed that keeping the study area small would allow the City to focus more clearly on their mission for the Town Center area. If the area were expanded, the vision could become somewhat diffused and it could take the City substantially longer to complete the project. However, he would support an extension to North 192nd Street to include properties that are prime candidates for redevelopment in the near future. Chair Piro said he, too, would support an expansion of the boundary to North 192nd Street. He said he would also be willing to support Mr. Lango's recommendation that the boundary be extended to North 195th Street to allow the City to consider the concept of connecting Midvale Avenue to North 195th Street.

Chair Piro referenced the suggestion that another framework policy be added related to creating a vision for the Town Center Subarea Plan. Commissioner Phisuthikul said he would support an additional policy since it would provide an opportunity for the citizens to express their ideas for the area. Mr. Tovar recommended a new framework policy be added to read: "Articulate a community vision for the town center as an early step in the development of detailed provisions for the subarea." The Commission indicated their support for the proposed new policy language.

Commissioner Harris cautioned that the Town Center area should be defined as a special place and not extend all the way up and down Aurora Avenue. The Commission agreed it would be appropriate to extend the boundary to North 192nd Street only.

The Commission discussed possible changes to Framework Policy 2 to make it clearer as to what projects are being referenced. They agreed to change the policy to read: "Engage Shoreline residents and businesses in detailed design processes for a.) the "heritage park" site on both sides of the Interurban Trail and b.) Midvale Avenue North."

If the boundary were adjusted to include North 192nd Street, Vice Chair Kuboi inquired if the traffic generated by the Echo Lake Project would be addressed as part of the traffic study that is done for the project. Mr. Tovar said traffic from all land uses along Aurora Avenue were studied in a general way as part of the SEPA review that was required for the Aurora Project. It might be possible to refine or provide more detailed information about the Echo Lake Project as part of the study, but the analysis of this traffic would still be fairly general in nature.

Closure of Public Hearing

COMMISSIONER HALL MOVED TO CLOSE THE PUBLIC HEARING. COMMISSIONER HARRIS SECONDED THE MOTION. THE MOTION WAS APPROVED UNANIMOUSLY.

Vote by Commission to Recommend Approval or Denial or Modification

COMMISSIONER HALL MOVED THAT THE COMMISSION APPROVE THE STAFF'S PROPOSAL WITH COMMISSION AMENDMENTS. SPECIFICALLY:

- **ADD A NEW FRAMEWORK POLICY 1 TO READ: "ARTICULATE A COMMUNITY VISION FOR THE TOWN CENTER AS AN EARLY STEP IN THE DEVELOPMENT OF DETAILED PROVISIONS FOR THE SUBAREA."**
- **CORRECT FRAMEWORK POLICY 2 TO READ: "ENGAGE SHORELINE RESIDENTS AND BUSINESSES IN DETAILED DESIGN PROCESSES FOR A.) THE "HERITAGE PARK" SITE ON BOTH SIDES TO THE INTERURBAN TRAIL AND B.) MIDVALE AVENUE NORTH."**
- **EXTEND TOWN CENTER STUDY AREA TO NORTH 192ND STREET.**
- **REPEAL APPENDIX 5 (CENTRAL SHORELINE RIGHT-OF-WAY MAPS).**

COMMISSIONER PHISUTHIKUL SECONDED THE MOTION. THE MOTION CARRIED UNANIMOUSLY.

REPORTS OF COMMITTEES AND COMMISSIONERS

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

NEW BUSINESS

Study Session: Ridgecrest Commercial Area Zoning

Chair Piro explained that tonight's discussion would be a study session, but the public would be invited to provide comments to the Commission. He emphasized that a more formal public hearing on the Ridgecrest Commercial Area Zoning would be conducted at a later date.

Dennis Lee, Shoreline, said people are not so concerned about possible land use changes as they are about the traffic impacts associated with the changes. As part of the City's discussion related to the Ridgecrest Commercial Area, they must address how they will protect the neighborhoods from cut through traffic. This might require the businesses to be open from the back so that people living in the neighborhood could walk.

Mr. Lee noted that there has been a significant escalation in the demand for housing, and the Aurora Corridor and North City have accommodated more density than was anticipated in the original Comprehensive Plan. He agreed the plan needs to be updated. He urged the City to involve the public early in the process; and right now, they don't really understand the process. He also suggested the project be renamed the Ridgecrest Neighborhood zone. They should avoid quick rezones, with the developers promising to be good the neighbors. If the commercial properties are zoned as Neighborhood Business, the commercial uses should be for the neighborhood residents. The goal should not be to attract customers from other areas. Chair Piro noted that a public hearing for the Ridgecrest Commercial Area Zoning Proposal has been scheduled for October 18, 2007.

Pam Mieth, Shoreline, said she understands that the Commission is at the beginning stages of their review, so she would submit her questions and concerns in writing. She said she is primarily concerned about the traffic impacts, as well as the significant density that would be allowed on North 163rd Street. Allowing five or six floors of development so close to the single-family residential neighborhoods seems out of scale.

Cathie Schleh, Shoreline, suggested that notice of the upcoming public hearing date be posted on the reader board at the Ridgecrest Elementary School.

Mr. Tovar reviewed that a public workshop on the proposed zoning for the Ridgecrest Commercial Area was conducted on September 12th, and approximately 70 people attended. Many of them also participated in the process that occurred last winter with the University of Washington students. He explained that the staff's proposal is intended to establish regulations that would enable the uses, building form, and other amenities the neighborhood indicated as desirable for the Cascade Bingo Property that is currently zoned commercial. The proposed new regulations would allow property owners to develop properties as the market demands, but protect the neighborhoods from projects that are too large or have too many impacts. He cautioned that if the regulations that are ultimately adopted by the City Council are not more attractive than the existing zoning, property owners would develop under what the existing zoning would permit, which is three stories of town houses on the entire property.

Mr. Tovar distributed copies of a zoning map from the City of Kirkland, which has utilized the planned area concept effectively since 1976. He explained that much of the City of Kirkland is zoned single-family residential, but they also have 22 planned areas. In each planned area zone, the zoning code identifies a maximum building height, the floor ratio, design standards, access conditions, and other details that control what projects can occur in the individual planned zones. The intent behind the planned area concept is to recognize that not all of the properties in a community fit well into the five or six zoning designations available. A better method is to write a zone to suit the needs of a particular area.

Mr. Tovar provided copies of the City's Comprehensive Plan Map, upon which staff identified where potential planned area zones might be designated in the City. He specifically noted that the Ridgecrest Commercial Area is designated on the map as Planned Area 4 (PA4). The intent of the concept is to better regulate land use to implement the Comprehensive Plan in more detail for a particular zone. He noted that the Shoreline Community College Property, the Christa Property, the South Aurora Triangle Property and the Fircrest Property are also identified on the map as being potential locations for planned area zones. He cautioned that just because an area is zoned as a planned area doesn't mean that the uses allowed in one planned area would be the same as those allowed in another planned area or any other zone in the City. He said the form-based code concept is another method of achieving the objectives of City and neighborhoods with more precision. He concluded by emphasizing that the proposal is simply a zoning text and zoning map change and not a Comprehensive Plan amendment. All of the proposed changes would be consistent with the current Comprehensive Plan.

Mr. Szafran referred to the proposed text for Planned Area 4. He reviewed the proposed purpose and scope language (Section 20.98.010), which states that the new standards are designed to:

- Be a form-based code that provides flexibility, yet ensure that the character of a project's building and site design is supportive of the adjacent public spaces and uses.
- Create a lively mixed use and retail frontage in a safe, walkable and transit-oriented neighborhood environment.
- Provide for a human scale building design.
- Ensure that building and site design is presented to the neighborhood for comment.

Next, Mr. Szafran referred to the permitted and prohibited uses section (20.90.020), which specifically lists the uses that would not be allowed in the PA4 zone. He reviewed the density and dimensional standards section (20.98.030), explaining that for the purpose of building setbacks, the mass of the building was divided into three sections: the building base (ground floor), the middle (2nd and 3rd stories), and the top (anything above the 3rd story). He noted that maximum building height would be 3 stories, with an additional 3 stories if certain conditions are met. The proposed basic density for the PA4 zone would be 24 dwelling units per acre, which is allowed by the existing zoning. The maximum density would be limited by the height of the building, floor area ratio, and parking requirements.

Mr. Szafran noted Section 20.98.040 explains the administrative design review concept, which is a new element of the Shoreline Development Code. Administrative design review would ensure that any building plan for the site meets the goals and intent of the PA4 zone. Chair Piro noted that the proposed administrative design review would be carried out by staff. Mr. Tovar said the concept would require an administrative permit, but there would still be a neighborhood meeting requirement.

Mr. Szafran referenced Section 20.98.050, which identifies the proposed design standards. He said one key point of site design is the requirement that new development accommodate street level retail, particularly on 5th Avenue Northeast. If ground level retail is not planned for buildings fronting on 5th Avenue Northeast, the buildings must still be available for retail uses at a future date. This section also requires that building design soften the visual impact of multi-use buildings face Northeast 163rd Street and the west property line so they are more compatible with the single-family homes. This could be done by providing decorative features or planting trees or shrubs in the setback area along the western property line.

Mr. Szafran reviewed that the language proposed in Section 20.90.050, which states that driveway access should be limited to minimize automobile conflict and light glare on adjacent properties. In addition, development on parcels that front on 5th Avenue Northeast would have to be designed and furnished to support, complement, accommodate and promote transit stops.

Mr. Szafran explained that building design review would consider things such as pedestrian enhancements, blank wall treatments, façade articulation, weather protection for buildings along the street fronts, vertical differentiation, street frontage standards, roofline design, service areas and mechanical equipment, parking structures, and the accommodation of live/work units.

Mr. Szafran referenced Section 20.98.060, which describes the public bonus feature program. The zone would outright allow a 3-story building. Any development above 3 stories would be required to accommodate a certain number of the public bonus features listed in the section. The parking section (20.98.070) proposes that the minimum residential parking requirement be one space for studio and 1-

bedroom units and 1.5 spaces for 2-bedroom units. However, provisions would allow for car sharing programs.

Mr. Szafran said that Section 20.90.080 outlines the proposed sign standards for the PA4 zone. It would basically allow for the same type of signs allowed in the existing zones. It requires that a master sign plan be submitted and approved by the City in conjunction with the building permit. He said the last section (20.98.090) is related to outside lighting, and the intent is to make sure the outside lighting does not impact the residential properties that surround the site.

Commissioner Hall expressed his belief that proposing zoning changes for just one very small area of the City appears to make the code extremely complicated. He understands the advantage of creating planned area zones, but writing a 20-page development code for every individual parcel would be too complex. Mr. Tovar agreed it would not be appropriate to apply this concept to every parcel in the City, but they are only talking about a finite number of parcels. The PA4a parcel is very unique for many reasons, and the proposed language is staff's best attempt to write a regulation that achieves what the community seems to want and provides as much certainty to the applicant as possible. He agreed that implementing a planned area concept would result in more zoning code text, but the question that must be asked is whether it's worth it. Staff believes it is for certain parts of the City that are ripe for redevelopment.

Commissioner Phisuthikul suggested that providing a percentage of affordable housing should be included on the list of public bonus feature options, since this would provide a direct benefit to the public. Mr. Cohn noted that Section 20.98.030.B states that based on a specific formula, the number of permitted units could be increased if affordable housing was provided on the site. Commissioner Phisuthikul pointed out that this section only applies to density increases in buildings up to 3 stories. Providing affordable housing would not be one of the options for obtaining additional height. Mr. Szafran agreed. In order to obtain the additional height, the developer could be asked to give something back to the neighborhood. The public bonus feature options are intended to have a direct impact on the adjacent property owners, and that is why affordable housing was not listed as one of the options.

Mr. Szafran referred to Section 20.98.050.D.1, which would require that the first floor adjacent to the street be constructed to accommodate retail. He noted that the language would not require a retail use. This would be determined by the market, but staff believes there is some market for retail space in this particular corner. Mr. Tovar expressed his belief that this would be particularly true if there were four or five stories of residential development above the retail space.

Vice Chair Kuboi pointed out that the proposal would introduce the concepts of planned areas, form-based codes and administrative design review all at the same time to a potentially skeptical public. He asked if staff has anticipated how the proposal could be changed if the public expresses objection. Mr. Tovar advised that there are several design review processes that could be utilized such as an administrative review, a hearing examiner hearing with a recommendation to the City Council, or a hearing examiner hearing and decision. Another option would be for the Planning Commission to serve as a design review board that would make recommendations to the City Council. While it could be argued that a public hearing process would allow more opportunity for the public to participate, staff also believes it is important to make the process more predictable by having a more prescriptive and detailed set of zoning standards and regulations.

Chair Piro said he supports the idea of addressing design issues as part of the zoning regulations. He recalled that with the more complicated projects, the Commission has found that whether or not a proposal would be viable and contribute to the quality of life in the City comes down to design. Having a design review function would ensure that design gets the attention it needs when projects are proposed.

Vice Chair Kuboi questioned the process the City used to identify a balance between the impacts to the neighborhood and the needs of the developers. Mr. Tovar said staff reviewed what design review processes have and have not worked in other jurisdictions. He advised that some jurisdictions have had design review boards for years, and they usually consist of three to five board members with a background in architecture or engineering. Typically, the policies that design review boards consider are broader than just design issues. If the City were to create a design review board, they would still have to provide very clear design standards for them to use when reviewing projects. Design review boards cannot base their decisions on subjective and/or arbitrary standards.

Vice Chair Kuboi expressed his concern that allowing a development to go from three stories to six stories would significantly change the profit potential from a developer's standpoint. However, the list of public bonus feature options appear to be rather token in nature. Mr. Szafran explained that any proposal for additional stories would be reviewed by staff to make sure it meets the intent of the code. Vice Chair Kuboi suggested that before this concept is implemented, staff should provide more information from other jurisdictions to illustrate how public benefits could be traded for additional developer privileges. He felt this would be particularly important for this subject property since additional height could impact some property owners' view of the Olympic Mountains. It is important that the neighborhoods receive a reasonable return on the additional height allowance.

Mr. Tovar reminded the Commission that the proposed language is draft only. Staff intends to incorporate feedback they have received to date from the public and the Commission into the draft that is presented at the public hearing. He noted that the public bonus feature options identify things the City would like developers to incorporate into the design of buildings, but more detailed discussion needs to take place to determine the quantity of each option that a developer would have to provide in order to gain the extra height. In addition, the Commission could have a discussion about how to tie increases in building mass and height to provisions for moderate-income housing. While they can't quantify the developer's cost of providing this housing, it is important to keep in mind that moderate-income housing would provide a public benefit. He agreed the City should be able to obtain more tradeoff from developers than what has been described in the draft language. He agreed to update the document to address this concern.

Commissioner Wagner asked if the proposed zone would identify a minimum height limit. She cautioned that the language should prohibit single-story strip development. Staff agreed to make that change. Secondly, Commissioner Wagner suggested the language should also carefully address the issue of impervious surfaces. She recalled the City Council's goal to create a green, sustainable Shoreline and noted that requiring green building standards could have some potential public benefit, as well. Mr. Szafran agreed the draft language does not explain any kind of green building requirements. Mr. Tovar advised that the citizens also made this comment. Staff would consider ways to articulate this concern, either as a bonus option or possibly as a requirement. However, because green roofs are

very costly, the City must consider how to keep the public benefit options proportionate or commensurate with the return to developers.

Commissioner Harris said it must be understood that if a 6-story structure is built on the subject property, all of the surrounding property owners would lose the privacy of their backyard. Secondly, Commissioner Harris asked if terms such as façade articulation, vertical differentiation, etc. are common terms in the development community. Mr. Szafran answered that these terms came right out of the City's current code. Commissioner Harris expressed his belief that these types of design techniques are becoming so common place, that the new buildings are almost becoming boring. Lastly, Commissioner Harris asked if the façade details would be similar to the apartment building that was recently constructed on 15th Avenue and Northeast 183rd Street. Mr. Szafran said the intent of the proposed language was to require better architecture. Commissioner Harris suggested that the types of building materials used are just as important as the design elements. Mr. Szafran noted that Section 20.98.050.F.4.a briefly states that different materials and/or colors should be used. Commissioner Harris expressed his belief that quality and appearance would play a significant role in neighborhood acceptance of the proposed changes.

Commissioner Phisuthikul noted that while the proposed language would require building articulation, it does not make it clear exactly how much articulation would be required. Mr. Tovar agreed the proposed language should spell out these types of dimensions.

Commissioner Hall asked staff to give further consideration to options for encouraging affordable housing. He asked staff to at least consider changing the requirement to low-income housing instead of moderate income housing. Secondly, Commissioner Hall encouraged staff to keep in mind the good information that was shared by presenters at the recent speaker series events, such as what makes a plaza a public gathering place, becoming a Cascade City and utilizing the transfer of development rights concept, etc. Thirdly, Commissioner Hall suggested it would be appropriate for the City Attorney to be present at the October 18th public hearing to provide legal advice to the Commission as the hearing proceeds. Mr. Tovar agreed it would be appropriate for staff to review the speaker series presentations and determine which concepts might have application in the proposed amendments the Commission would consider over the next several months.

Mr. Tovar advised that, as part of their work on the South Aurora Triangle, staff has developed some language regarding the concept of transferring development rights from the rural area into the urban area. This project is currently on hold while the staff, Commission and City Council deal with more pressing matters. While there is no program in place in King County right now, they could create a place keeper in the proposed language that would allow a developer to avail themselves to this type of program if and when it is established by King County and accepted by the City of Shoreline.

Chair Piro pointed out that much of the public concern with both of the items on the Commission's agenda was related to traffic impacts. He suggested the parking requirements be more clearly delineated in the proposed language to address not only on-street and off-street parking requirements, but also require a parking management plan to address the impacts to adjacent neighborhoods.

Commissioner Phisuthikul referred to the proposed setback requirements in Section 20.90.030. He suggested the language be changed to make it clear that the setback for the upper stories would be greater than the setback for the middle stories.

Mr. Tovar advised that staff would create an updated draft of the proposed changes, utilizing the comments received thus far from the public and the Commission. Once it is ready, the draft would be posted to the City's website for the Commission and public to review. Staff would accept additional recommendations related to the draft, but they must distribute the final draft to the Commission by October 10th in preparation for the October 18th hearing. He noted that the public would also be invited to provide additional written comments regarding the draft language. Mr. Szafran added that citizens on the email list would receive a reminder notice about the upcoming hearing.

UNFINISHED BUSINESS

Transit Resolution

Chair Piro reviewed the typographical corrections that were discussed and agreed to at the Commission's dinner meeting earlier in the evening.

COMMISSIONER HALL MOVED THAT THE COMMISSION TRANSMIT THE TRANSIT RESOLUTION TO THE CITY COUNCIL. COMMISSIONER WAGNER SECONDED THE MOTION.

Chair Piro recalled that, at the earlier dinner meeting, staff offered a thought that the Commission may want to consider options for developing policy language to implement the concept when they review the Comprehensive Plan amendments again in 2008. The Commission agreed this would be appropriate if the document is adopted by the City Council.

Mr. Tovar reported that staff would prepare an updated version of the Commission's work program for the upcoming joint City Council/Planning Commission meeting. The new document would provide more details about their 2008 agenda.

Based on the Commission's final action related to the resolution, Chair Piro said staff recommends the City provide a courtesy copy of the document to the various transit agencies to start the communication process. The Commission agreed that would be appropriate. Commissioner Hall suggested that a courtesy copy of the document could also be forwarded to the planning commissions of the other jurisdictions identified in the resolution.

THE MOTION WAS APPROVED UNANIMOUSLY.

ANNOUNCEMENTS

No additional announcements were provided during this portion of the meeting.

AGENDA FOR NEXT MEETING

Chair Piro reminded the Commission of their joint meeting with the Hearing Examiner on September 20th.

ADJOURNMENT

The meeting was adjourned at 9:52 P.M.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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CITY OF SHORELINE

**SHORELINE PLANNING COMMISSION
SUMMARY MINUTES OF SPECIAL MEETING**

October 24, 2007
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Commissioner Hall (arrived at 7:35 p.m.)
Commissioner Harris
Commissioner McClelland
Commissioner Phisuthikul (arrived at 7:15 p.m.)
Commissioner Pyle

STAFF PRESENT

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

COMMISSIONERS ABSENT

Chair Piro
Vice Chair Kuboi
Commissioner Broili
Commissioner Wagner

START OF MEETING

Commissioner Harris started the meeting and announced that because there was not at least five Commissioners present, there was not a quorum. Therefore, the meeting would not be an “official” Planning Commission Meeting and the members present would not take any action.

GENERAL PUBLIC COMMENT

There was no one in the audience who expressed a desire to address the Commission during this portion of the meeting.

WORKSHOP DISCUSSION ON RIDGECREST COMMERCIAL AREA ZONING

Mr. Tovar explained that the purpose of the meeting would be for staff to introduce the latest changes to the proposed amendments to the zoning code that deal with the Ridgecrest Commercial Area (Chapter

20.98). He suggested that members of the audience be given an opportunity at some point in the meeting to ask questions, voice their concerns and make suggestions. He emphasized that a public hearing on the proposed amendment is scheduled for November 1, 2007 before the Planning Commission. He added that interested individuals could also submit written comments to Steve Szafran, project manager, (sszafran@ci.shoreline.wa.us) prior to the next meeting, and they would be considered by the Commission as part of the public hearing.

Michele Cable, Shoreline, said she owns property on Ballinger Way East. At the last Planning Commission meeting she was under the impression that they would be discussing the CB zoning. She asked if this issue has been tabled. Commissioner McClelland advised that this item has not yet been scheduled on the Commission's agenda.

Mr. Szafran recalled that the Commission previously conducted a workshop discussion related to the proposed new language for the Ridgecrest Commercial Area (Planned Area 2a) on September 19th. However, since that time, some changes have been made, and staff believes they are significant enough to warrant an additional review by the Commission prior to the public hearing. He reviewed each of the changes as follows:

- **Section 20.98.030.A:** A building height minimum of two stories was added to the table to guard against the one-story commercial type of development that currently exists in the area. He noted that no building setbacks are proposed on the north, east and south sides, with a 15-foot setback requirement on the west side where the property abuts residential development. The proposed language also requires a 10-foot step back on all sides of the building above the first three stories. The building height minimum would be two stories, with a potential height maximum of six stories if public bonus features are provided.

Dennis Lee suggested that adding a diagram illustrating the setback and step back requirements near the table found in Section 20.98.030.A would be helpful, particularly as it relates to the west property line. Mr. Tovar agreed that a diagram would further explain the information found in the table.

- **Section 20.98.040.B:** A new section was added to explain the neighborhood meeting requirement, which must take place before the applicant submits an application. This would allow the public an review a proposal and provide comments before the application is submitted to staff for review.
- **Section 20.98.050.D.3:** The landscaping standards required for the west and south property lines were further increased to soften the visual impact of multi-use buildings to single-family homes.
- **Sections 20.98.050.F.3 and 20.98.050.F.4:** The standards related to façade articulation and vertical differentiation were increased to require more detailed building design.
- **Section 20.98.060:** The proposed new language would allow buildings up to six stories high if public bonus features are provided. Section 20.98.060 outlines the height incentive requirements. As proposed, the developer would be allowed to construct a four-story structure if 80% of the building base fronting on 5th Avenue Northeast is developed with nonresidential uses and/or live/work units. A

five-story building would be allowed if all of the requirements found in Section 20.98.060.C (active recreation area, public art, fountain or other water element, public plaza, and built green features) are provided for. Each of the five incentive requirements are clearly defined in the new draft ordinance. A six-story building would be allowed if 20% of the total number of units are affordable.

Patty Hale questioned if the incentive requirements identified for a five-story building would also be required for a six-story building. Mr. Tovar suggested the text be changed to make it clear that the incentives are intended to be additive. A six-story building would have to meet all of the requirements of a four and five-story building, in addition to having at least 20% of the units affordable. Staff agreed to make the language more clear before the public hearing.

Commissioner Phisuthikul arrived at the meeting at 7:15 p.m.

Dick Nicholson, Shoreline, said it appears the proposed language would require built green features for any project that is constructed on the subject property. He asked if staff has consulted with the developer regarding their thoughts on this requirement. Mr. Cohn explained that the enumerated items under Section 20.98.060.C.5 are intended to be examples. The intent is to require that the new construction incorporate innovative techniques such as those listed. Mr. Nicholson expressed his belief that a developer of this site could become concerned if some of the requirements are not economically viable for the site. Commissioner Pyle suggested that an additional item be added to this section related to the LEED certification requirements. Mr. Tovar referred to Section 20.98.055.A, which outlines what an applicant must do to modify any of the standards in Section 20.98.040. He explained that this section builds in flexibility for a developer to propose something different, but it must address the intent of the section the applicant is asking for deviation from and it must be an equal or better solution than the one spelled out in the code.

Patty Hale, Shoreline, asked if the intent of the proposed language in Section 20.98.060.C.4 is for the active recreation area to be public, or accessed only by the residents of the proposed building. Mr. Szafran said the intent is that the recreation area would be private for the residents of the new building and not available to the general public.

Ms. Hale requested clarification about the boundary of the properties associated with the proposed amendment. Mr. Tovar explained that the proposed amendments only apply to Planned Area 2a, which is the southwest corner of the intersection (the former Bingo site). A lot of attention and detail has been given to this site because it is likely to be redeveloped in the near future. The other three corners of the intersection are already zoned NB, but they have much different circumstances. For example, they are much smaller parcels that are shallow in depth, and the existing improvements have not reached the end of their life. At this time, the staff has not proposed any increases in building height or other unusual requirements as they have done for Planned Area 2a. He advised that at the public hearing on November 1st, additional text would be provided related to the other three corners, but it would look very much like what is required in the NB zone right now. The proposed amendments would not result in a significant change to the other three corners.

Commissioner Phisuthikul referred to Section 20.98.060 and suggested it would be appropriate for this language to clarify which height incentives must be assessable and provide a benefit to the general public. Mr. Tovar explained that not all of the height incentives would require public access, but he agreed the language could do a better job of explaining this. Commissioner McClelland suggested the language could distinguish between common space for the enjoyment of the residents and pleasure space for the general public.

Commissioner Hall arrived at the meeting at 7:35 p.m.

CALL TO ORDER

Upon the arrival of Commissioners Phisuthikul and Hall, a quorum of Commissioners were present, and the meeting was called to order at 7:41 p.m.

WORKSHOP DISCUSSION ON RIDGECREST COMMERCIAL AREA ZONING

Tom Poitras, Shoreline, said the majority of the parking concerns raised by the public have only been vaguely answered by the proposed language. He pointed out that the Theater has used the parking space on the subject property for years. He questioned where the theater patrons would park once the property is redeveloped. He asked if parking would be required on site to accommodate the new businesses and visitors to the residential units. He expressed his belief that there would be a massive demand for parking once the new development is completed, and this could have a significant impact to people living west of the theater.

Dennis Lee, Shoreline, thanked the staff for working hard to come up with meaningful design standards for the subject property. He expressed his belief that “public benefit” is a complex issue, which would be difficult for staff to clearly define. An incentive either qualifies as a public benefit or it does not, and a public benefit would not necessarily require public access. He suggested that in order to avoid confusion at the public hearing, it would be better to use the word “hold” to describe what would happen to the properties on the other three corners of the intersection. There is no hurry to address these other corners because they are currently being used as viable businesses. However, because the subject property is vacant, it is important to get the new zoning ordinance in place to guide its redevelopment. He said he is glad the City is moving the planned area proposal forward.

Liz Poitras, Shoreline, said she lives nearby the subject property and has gradually seen the traffic increase over the last 30 years, particularly when the freeway is jammed. She said she attended some of the public meetings regarding the proposal and got the impression from those in attendance that people wanted nothing higher than three stories. They were interested in maintaining the residential feel and this would not include four, five and six-story buildings.

Liz Poitras referred to Section 20.98.070.F, which states that parking must be located on site or within 1,000 feet of the site on private property. She asked if developers would be allowed to locate some of their required parking on neighboring residential and commercial properties. If so, this could create a shortage of parking. She summarized that she is also concerned about traffic and the additional height

that would be allowed in an area that is currently developed as predominantly one-story structures. Mr. Szafran said the intent behind the 1,000 foot requirement was to utilize commercial and church parking lots that are not currently being used to their full potential. He emphasized that parking would be addressed as part of a parking management plan once a development application has been submitted to the City. Mr. Szafran also pointed out that the property's current NB zoning would allow development up to four stories.

Vicki Johnson, Shoreline, said her front room window and one bedroom faces the south side of the subject property. She recalled that at a previous meeting she expressed her dismay that if the traffic pattern changed, it would disrupt the lifestyle of the neighboring property owners. She explained that the current traffic pattern runs into the parking lot off of 5th Avenue and 165th Street, and they would like this traffic pattern to remain the same. She said that while she doesn't recall any previous discussions that development on the property be limited to no more than three stories, that is definitely something the City should strongly consider. She pointed out that the residential area is developed with modest one and two-story homes, so a five or six-story structure would be out of place. Lastly, Ms. Johnson expressed her concern about the potential of parking from the new development spilling out onto the side streets.

Pam Mieth, Shoreline, said she appreciates the changes made by staff to strengthen the height incentives by requiring public amenities and affordable housing elements. She also appreciates the requirement of decorative features and plantings on Northeast 163rd. However, she is concerned about no step back being required on all sides until the fourth story, since this is a reduction from the last draft, particularly for the west side. She asked if there is any estimate on what the maximum density would be under the proposed language.

Ms. Mieth expressed her concern that the proposed language would allow staff to reduce the amount of parking required for the residential units. She also pointed out that there has been no discussion regarding the traffic impacts that would likely occur at the significantly greater density that has been proposed. She emphasized that Northeast 163rd is a dead end street, and there is no other way for the residential property owners to access their homes. She concluded by stating that the size of development allowed under the proposed language would be out of scale with the surrounding properties.

Patty Hale, Shoreline, said she is also concerned that no step back would be required on the west side of the building until the fourth, fifth and sixth floors. She noted that even though the west side of the building would be the back side of the property, it would overlook the abutting residential backyards. People living down below already have to look at the wall that towers above them as a result of existing topography. She suggested the City provide an incentive to encourage step back sooner on the west side to avoid a large vertical wall. Regarding parking, she pointed out that the Adventist Church at 175th and 5th is the only church that has available parking, but it would not meet the 1,000-foot requirement. The other churches fully utilize their existing parking and often spill out onto the streets. She said she considers it highly unlikely that families moving into the new residential units would only have 1 or 1½ cars. She also noted that the proposed language does not address the parking requirements for the potential businesses.

Chris Eggen, Shoreline, said the proposed form-based zoning code language would allow the City to control the size, shape and footprint of the building, but not the uses allowed. The City would control the number of units allowed by placing requirements on the number of parking spaces needed per unit. The language also includes a provision that would allow the City to waive some of the parking requirements, which is similar to what happened in North City where the number of parking spaces required was less than the units built. When the property owners decided to rent out the parking spaces to their residents, many of the residents decided they couldn't afford the additional cost. Instead, they park out on the street in areas that were designed for business customer use and in front of single-family residential homes. He urged the City to seriously consider the drawbacks associated with reducing parking requirements.

Mr. Eggen said the developer has not identified the size of the units that would be constructed on the subject property. However, another development he is knows of includes units that are about 625 square feet, which is fine for a number of residents. However, he pointed out that limiting the number of people who can live in a unit to less than eight is considered discriminatory. Therefore, there is the potential that numerous people could live in the small units. He suggested the City carefully consider the anticipated density and how it could be controlled.

Commissioner McClelland expressed her belief that the possibility of having more than eight people live in a unit that is 625 square feet would be highly unlikely. She requested that Mr. Eggen provide the Commission with information that would substantiate his claim that numerous people living in the new residential building in North City are parking on the neighborhood streets. Mr. Eggen said this is information the City should obtain for themselves. He said he has walked the neighborhood in the course of the current political season, and the people on the side streets and neighborhoods do believe it's happening, but he has not substantiated it. Mr. Szafran said staff understands that parking is a significant concern, and they are very aware of the parking situation.

Commissioner McClelland recognized that the theater does not provide any on-site parking, but she was under the impression that parking on the "bingo" property was never an option when visiting the theater. She asked if additional parking would be required if a new theater were constructed in the area. Mr. Tovar advised that staff would provide information about the available parking stalls in the area, who they belong to, and how much they are being used by different businesses in the area. He agreed it is important to recognize that regardless of how the site is redeveloped, any parking that occurred there previously would be displaced.

Ron Ricker, Lake Forest Park, advised that he has been a Commissioner of the Shoreline Water District for the past 37 years. He noted that the proposed language does not address the impact on existing infrastructure, and it is more difficult to address these issues after the fact. He urged the Commission to insist that more effort be put into the infrastructure such as water, sewer and streets.

Commissioner Pyle referred to the table in Section 20.98.030.A, which outlines the potential height scenarios that would be allowed up to a maximum of six stories. He questioned if the proposed new language would also require an amendment to the definition section of the development code to include

a definition for the term “story.” Mr. Tovar said that while he is not sure they are ready to talk about how this definition would apply in other parts of the City, staff could create a definition for “story” within the new Chapter 20.98.

Commissioner Pyle said he recently read a book called, “*THE HIGH COST OF FREE PARKING*,” which suggests that at some point, if cities want to promote sustainability and walkable communities, they must make it harder to park and provide more public transit opportunities. He noted one of the City Council’s current objectives is to promote sustainability, so the Board must consider this concept when evaluating code amendments and development potential for the future of the City.

Commissioner Phisuthikul referred to Section 20.98.030.C.3, which would allow certain roof elements to be excluded from the building height calculations. This appears to conflict with Section 20.98.030.A, where building height is based only on the number of stories. Mr. Tovar said this would be another reason to support Commissioner Pyle’s recommendation do define the term “story” so that a height limitation could be placed on each floor.

Next, Commissioner Phisuthikul referred to Section 20.98.060.5 and suggested the term “built green features” should be more narrowly defined. At the very least, this section should identify a common standard for what is meant. He noted there are many built green standards such as the King County Builder’s Association Standard, the State of Washington Standards for Housing Trust Fund Projects, and the International LEED Standards. Instead of just pointing out three features from the hundreds available, it would be better to target a particular standard.

Mr. Cohn distributed a four-page list of questions that were submitted to staff prior to the meeting by Vice Chair Kuboi. He noted that staff provided a written response to each one. Instead of reading through each one of the questions, the Commission agreed it would be more appropriate to publish the questions and the staff’s response to each one on the City’s website. This would enable all citizens an opportunity to review the questions before the public hearing. Staff indicated they would publish the questions on the City’s website on October 25th. Staff also provided hard copies of the questions for members of the public.

Commissioner Pyle referred to Section 20.98.030.C.1, which would allow mechanical penthouses, stair/elevator overruns and antennae to be excluded from building height calculations, provided they are no more than 20 feet above the roof deck. He asked if this would allow mechanical equipment, etc. to extend an additional 20 feet above a six-story building. If so, he noted this could essentially result in a height of seven or eight stories. Mr. Szafran noted that the 20-foot exemption would be changed to 15 feet prior to the public hearing, since that is what the current code allows. Commissioner Pyle asked if it would be possible to establish a parapet requirement, where the mechanical equipment would not be allowed to extend more than five feet above the rim of the parapet. This would limit the visual impact from the perceived increase in height. Mr. Tovar summarized that Commissioner Pyle is not only concerned that the equipment be screened, but location is also important. Group the equipment closer to the center of a building would have less of an impact from the street level. He agreed the language could be changed to address this concern. Commissioner Pyle noted that, as written, this exclusion would require a discretionary permit, and staff would have the authority to work with a developer to

modify the design based on the design standards to come up with a sensible conclusion that would reduce or limit the impact to the community.

Commissioner McClelland emphasized that protecting the single-family neighborhoods should be the City's main priority, and any new development on the subject property should be compatible with the surrounding properties. The City's goal should also be to protect the Crest Theater, a regional treasure, to the extent possible. She noted that the public has raised concerns about whether the proposed height incentives would result in benefits to the general public or only to those living in the new development. The public has also raised concern that parking from the new development could intrude into the existing neighborhood. While she is not suggesting they rewrite the language, the spirit of what they are trying to accomplish must be made very clear. When reviewing the draft language, the Board must consider ways to minimize the impact the proposed changes would have on surrounding properties. She said she is not convinced the public benefits required in order for a developer to construct a six-story building would sufficiently mitigate the impacts associated with a development of much greater density. Mr. Tovar agreed this is a difficult question, and the Commission and City Council must weigh all the individual public opinions and make a judgment about whether there would be enough public benefit or reasons to do what is outlined in the draft language when scored up against the impacts that would be created.

Commissioner Phisuthikul said he attended most of the design charettes that were conducted for the Ridgecrest Neighborhood, including the presentation made by the University of Washington Students. He observed that the majority of those in attendance at the meetings seemed to agree that all the other corners at the intersection could be altered in a variety of ways and uses, but the Crest Theater should not be changed. Most felt the theater really defined the Ridgecrest community. However, now he is hearing about the problems the Crest Theater is causing in the community by allowing overflow parking to encroach into the neighborhood. Commissioner Harris agreed and pointed out that neighboring property owners do not have a responsibility to provide parking for the Crest Theater.

Dick Nicholson, Shoreline, asked if a developer would be allowed to fall back to the original zoning of the property if the project is not an economically viable under the new form-based zoning code. Mr. Tovar answered that if the proposed zoning is not approved, the property would remain as NB zoning, which would allow a development of up to three stories, with about 62 townhouse units. The parking would likely be at grade level rather than structured parking. If the new zoning is adopted and a developer decides he cannot feasibly develop the property based on the new zoning criteria, he would be allowed to construct a building that is less than six stories, but at least two stories. However, the developer would not be required to provide any of the amenities or other buildable or sustainable features.

Les Nelson, Shoreline, pointed out that developers tend to take advantage of the maximum density allowed on a site. He expressed his concern about a neighborhood that is being proposed in an RB zone adjacent to his property that would provide 240 units on a 1.16 acre site. This proposed development is larger than any other in Shoreline, and is adjacent to a single-family residential neighborhood. He suggested the City establish a moratorium on this type of development until the issues can all be worked out. Mr. Tovar said staff recognizes the need to revisit the R-48 and RB zones along Aurora Avenue

North as part of their planning work program, and the City Council has already made the decision to do so with the Town Center portion of Aurora Avenue. He emphasized that the RB and R-48 zoning on Aurora Avenue North has been in place for many years.

UNFINISHED BUSINESS

Commissioner Hall pointed out that the transit resolution that was passed by the Commission has not yet been presented to the City Council. Mr. Tovar explained that the City Council saw the resolution at the joint City Council/Planning Commission meeting in September, but there was not time on the agenda to review the document. The earliest open date to place the resolution on the City Council's agenda is December 10th, because they are working on their budget.

DIRECTOR'S REPORT

Mr. Tovar reported that updating the Southeast Shoreline Subarea Plan, which is the portion of southeast Shoreline that is shown on the Comprehensive Plan Map as a special study area, has been identified as a line item in the budget that is currently before the City Council. Staff has recommended the City Council fund additional consultant resources to work with the City staff, the neighborhood and other interested parties to complete this effort. However, funding has not been approved to date.

Mr. Tovar announced that the City Council recently approved the Planning Commission's recommended Phase 1 of the Town Center Subarea Plan. The framework policies were adopted without any change. However, they agreed to approve a citizen request to move the northern boundary all the way to North 195th Street. This change increased the size of the project. He explained that the ordinance that adopted the Town Center Subarea Plan appealed Appendix 5 (old right-of-way map for Aurora that was inconsistent with the preferred flexible alternative for Aurora Avenue) and Appendix 1 (Central Shoreline Subarea Study Report). He advised that while the Central Shoreline Subarea Study is no longer an appendix, it could still be used as a resource when discussing the Town Center Subarea Plan.

Mr. Tovar said the City Council requested that a member of the Planning Commission attend the Park Board Meeting on October 25th to present the Planning Commission's recollection of the negotiations over the South Echo Lake wetland buffer that led to the creation of the contract rezone agreement for the South Echo Lake site. Commissioner McClelland suggested that staff provide copies of the minutes from the Planning Commission and Hearing Examiner Hearings. Commissioner Hall also suggested that staff provide a copy of the document that was presented on behalf of the proponent as a proposed negotiated settlement of the SEPA Appeal.

Commissioner Hall indicated he has a prior commitment and would not be able to attend the October 25th meeting. The Commission requested that staff contact Chair Piro to find out if he would be available to attend the meeting on their behalf.

Mr. Tovar expressed staff's desire to present a draft resolution to the City Council in December to spell out the planning work program in detail. He suggested that if there is time at the end of Commission's

next meeting, it would be helpful for them to discuss whether or not it would be appropriate to address zoning along the entire Aurora Avenue Corridor over the course of the next several years.

Commissioner Hall said it is clear from community comments that the current land use and zoning does not match the community's vision of the future of Shoreline. He reminded the Commission that they spent two years doing a 10-year update of the Comprehensive Plan just a few years ago, but a decision was made not to change the land use designations. He said he is not terribly surprised to learn that the Comprehensive Plan Map needs to be reviewed, but he cautioned that the scale of this work would be significant. He suggested another alternative would be to do a 10-year update of the Comprehensive Plan 5 years early, using the new buildable lands report and the current land use capacity numbers.

Mr. Tovar suggested the Board focus on whether the Comprehensive Plan Map corresponds with what the Comprehensive Plan language says and whether the zoning map is consistent with and implements the Comprehensive Plan. He expressed his belief that the zoning map is not consistent with the Comprehensive Plan, even though the Growth Management Act requires consistency.

Commissioner Pyle said he understands the budget and staff limitations that control the Comprehensive Plan review work. He asked if a set of design review standards could be created to apply to all the properties along Aurora Avenue so that the City could at least control the quality of the development. Mr. Tovar said a quicker way to accomplish this goal would be to amend the development standards in the RB and CB zones to potentially include building step backs and other design standards similar to what is being considered for the Ridgecrest neighborhood. However, he noted that this process would not require the same kind of notice and discussion as what would take place if the changes were made via an area wide rezone process.

REPORTS OF COMMITTEE AND COMMISSIONERS

Commissioner Harris reported that he attended the last Council of Neighborhoods Meeting where emergency preparedness was the topic. During the roundtable discussion, he heard a fair amount of concern from the Ridgecrest Neighborhood regarding the future of Point Wells and the "bingo" site. They expressed their desire for an open process early on. The Hillwood Neighborhood Association is concerned about the Highland's Utility Yard, which is under full construction at this time. The Westminster Triangle Neighborhood is concerned about the form-based code concept that is being applied to the South Aurora Avenue Wedge Property.

Commissioner Pyle reported on his attendance at the Fircrest Project meeting. He said he liked the presentation that was provided, but he was concerned that the plan did not adequately address community benefits. The plan was focused more on the site, itself, and not so much on the surrounding neighborhood. He recommended the Commissioners review the information that is available on line via the City's website and submit their comments. Mr. Tovar added that another open house is scheduled for November 8th. Mr. Cohn emphasized that this plan is being presented by the State, and not the City.

Commissioner McClelland reported on her attendance at the Comprehensive Housing Strategy Open House. Staff did a great job preparing and presenting the event. The meeting was very energetic, and

the members of the Citizen's Advisory Committee did a great job leading the workshop stations. She said she hopes the City has more success in their next attempt to implement housing strategies.

AGENDA FOR NEXT MEETING

Mr. Tovar emphasized that the public hearing for the Ridgecrest Commercial Area Zoning is scheduled for November 1st before the Planning Commission.

ADJOURNMENT

The meeting was adjourned at 9:18 P.M.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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

<p>AGENDA TITLE: Public Hearing on Planned Area 2 (Ridgecrest Commercial Area) DEPARTMENT: Planning and Development Services PREPARED BY: Steven Szafran, AICP, Associate Planner PRESENTED BY: 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 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)

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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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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 th 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 ¹ 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

¹ 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.

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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 163rd 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 163rd 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.

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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



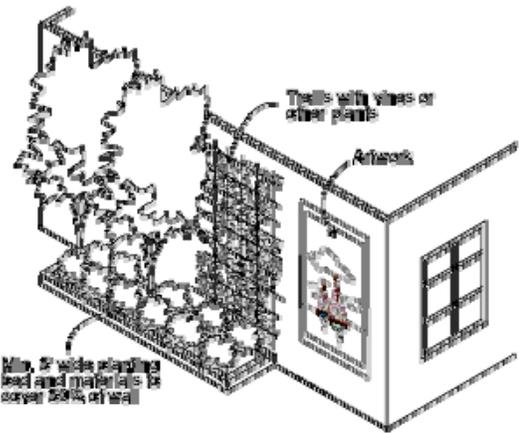
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- trees, streetlights, etc.
- c. Ground floor facades of all structures facing a public sidewalk shall be transparent nonreflective glass windows.
- d. Ground floor building facades fronting public sidewalks shall use planters, signage, architectural 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.

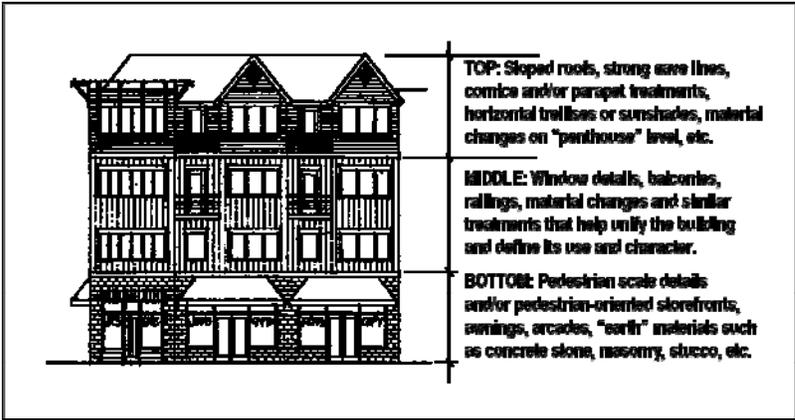


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4. Vertical Differentiation

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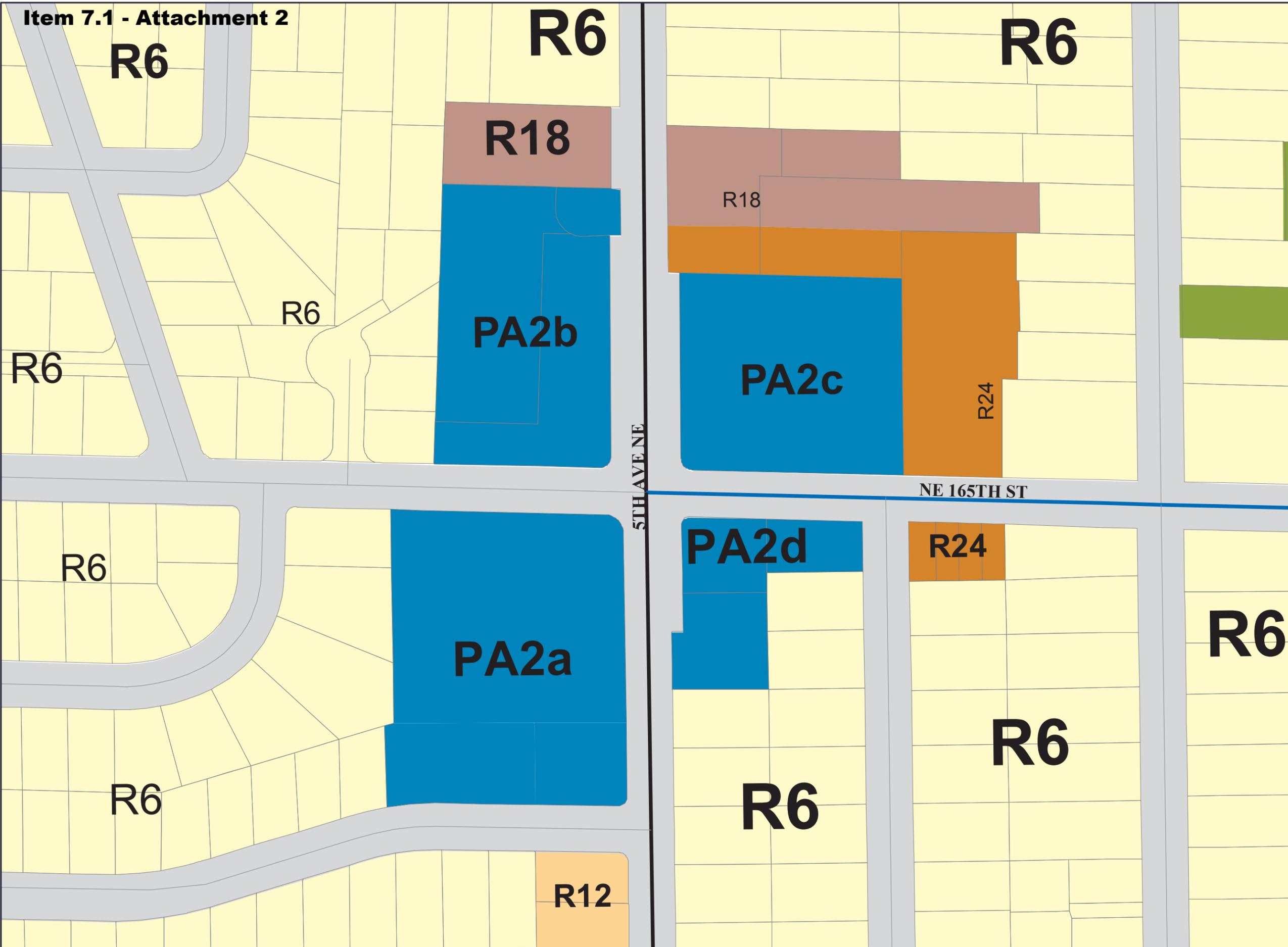
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- E. Outside lighting shall be minimum wattage metal halide or color corrected sodium light sources which emit “natural” light. Non-color-corrected low-pressure sodium and mercury vapor light sources are prohibited.

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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.



Filename: j:\gis\maps\pads\Zoning_PlanArea1.mxd
Updated: 8/10/2007

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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 5th Avenue and 165th 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 4th Avenue NE
Shoreline, WA 98155

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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."

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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

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.