
Commission Meeting Date: January 3, 2008

Agenda Item: 7.1

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Continued Public Hearing on Planned Area 2 (Ridgecrest Commercial Area)</p> <p>DEPARTMENT: Planning and Development Services</p> <p>PREPARED BY: Steven Szafran, AICP, Associate Planner</p> <p>PRESENTED BY: Joseph W. Tovar, FAICP, Director, Planning and Development Services</p>

I. Overview

This proposal for mixed use mid-rise development on portions of Planned Area 2 (PLA 2) evolved over the course of two staff workshops and five Planning Commission meetings/hearings. As additional concerns and desires have been expressed by the PC and citizens, the staff has refined the proposal.

This proposal seeks to implement the vision for a Sustainable Ridgecrest Commercial District by implementing three core ideas: (1) sustainable building and site development; (2) providing more housing choices, and (3) creating a “third place” with public spaces and other amenities. The staff has designed a form-based code that achieves these three core objectives by providing the market incentives of increased building height. Without providing the market height incentive, we are firmly convinced it will not be possible to achieve the three pieces of the Vision for a Sustainable Ridgecrest.

Concern was expressed about building height and mass, and the iterations of PLA 2 regulations (including additional ones shown in **Attachment 1**) have been designed to lessen these impacts. The staff will explain at the hearing with several computer “sketchup” models how this latest draft would deal with the transition areas next to single family and reduce the apparent bulk and mass overall.

Since the last time the Commission discussed this proposal, the Housing Committee released its draft report. The report (<http://cosweb.ci.shoreline.wa.us/uploads/attachments/pds/chs/12-20-07.pdf>) offers a number of recommendations for increasing housing choice and affordability in Shoreline. The proposed zoning in PLA-2 provides incentives for projects that implement the following strategies proposed in the CAC’s draft report:

Housing Choice and Neighborhood Character Strategies

- *Test changes in the comprehensive plan and/or development regulations designed to encourage housing choice through pilot projects in select and limited sites or on a broader scale as a result of a defined neighborhood sub-area planning and design process.*
- *Institute regulatory change, design guidelines, or design review processes to attain neighborhood compatibility.*
- *Whenever land use changes are permitted as part of a pilot project or sub-area plan, such increases must be coupled with clearly articulated requirements designed to promote compatibility with existing neighborhood character.*

Housing Affordability Strategies

- *Provide and advocate for direct funding and financial assistance from local, state, federal, private and/or non-profit sources for affordable housing projects serving all income levels up to 120% of median.*
- *Investigate opportunities to use increased density in single and multi-family zones to encourage the creation of more affordable housing.*

The staff would remind both the public and the Planning Commission that the choice before us now is not between the 65 foot tall mid-rise building form described by the PLA 2 zoning and the “do nothing” option of a relatively low-rise (e.g., 25 foot tall), strip mall form. That is because the “do nothing” alternative now allows a building height of 50 feet in the NB zone. Thus, in terms of absolute height, the choice is between 50 feet under NB and 65 feet under PLA 2. The “cost” of the do-nothing alternative is not simply a fifteen foot lower building mass: it would also mean the most likely development scenario for the PLA 2A zone would townhouse development with no third place aspect, no sustainable building practices, and no moderate income housing.

Finally, the only action before the Planning Commission and City Council at this time is adoption of the proposed new zoning regulations for PLA 2. However, zoning regulations are just one of the tools in the City’s community building toolkit. In staff’s view, it would appropriate for the Planning Commission to recommend to the City Council, by separate motion, additional actions to further the goals of “Third Place” and “environmental sustainability” for the Ridgecrest business district. One example would be to re-locate the Police storefront, which is now in an older building east of 5th Ave NE, to a new development on the PLA 2A site. Another would be to schedule innovative designs for and intersection improvement for NE 165th and 5th Ave NE. A third would be to give direction to the City’s Economic Development director to assist in efforts to locate new “green’ and pedestrian oriented businesses in the district. A fourth action is to work with METRO to provide more frequent bus service to 5th Avenue NE to serve the residents in the commercial district and the neighborhood.

II. Chronology

This Planned Area 2 (PLA 2) zoning map (**Attachment 2**) and code proposal has had a strong public participation component. Its genesis was the work of the UW students that occurred between January and March 2007. The students held two open houses with the public to discuss their findings and receive feedback. Staff reviewed the student's work, developed a legislative rezone proposal for mixed use mid-rise zoning, and since the end of the summer, has met twice with the public and five times with the Planning Commission to discuss the proposals and their subsequent revision.

The first meeting with the public occurred in early September in a neighborhood facility. The initial Commission meeting occurred soon thereafter (September 19) with a workshop on the proposed regulations for Planned Area 2.

Following a second study session, the Commission held a public hearing on the proposal on November 1. The Public Hearing was continued to offer staff the opportunity to review comments from the Commission and the public and modify the proposal, if appropriate, to respond to the comments.

The November 15, meeting was scheduled as the continued public hearing, but due to scheduling conflicts, the Commission could not consider the topic that evening. However, staff met with the public that evening in a separate room to discuss their concerns. At the meeting, staff explained the proposed zoning code and had the public ask questions, make suggestions and generally express any concerns. As a result of that meeting and conversations with Commissioners prior to the meeting, staff developed some changes to the draft proposal distributed for the November 15 meeting.

On November 29, the Commission continued the public hearing for Planned Area 2. The Commission offered the public an additional opportunity to address concerns they had about the proposed regulations. Staff responded to questions from the public and the Commission. The Planning Commission directed staff to alter some of the code language to bring back to the January 3 public hearing continuation.

At its most recent meeting, the Commission asked that the audience limit their comments to the revised draft. For that reason, most of the comments received on the 29th were very specific. Staff is apprehensive that the Commission discussion last meeting was strongly influenced by the speakers that night and would like to remind the Commissioners that a number of people, including the President of the Ridgecrest Community Club and two neighbors immediately adjacent to Planned Area 2 on the west, have written or commented previously, and that their comments have been very supportive of the proposal.

The staff report that follows addresses issues that arose at the November 29 meeting, responds to points raised in two public comment letters received after the last meeting, and makes a final staff recommendation to the Commission.

III. Issues raised at November 29 Planning Commission meeting

The following were the major issues raised by the public or Planning Commission members at the November 29 meeting:

- Height
- Transition from single-family
- Sustainability
- Parking Requirements

A. Issue: Concerns that a sixty-five (65) foot height limit will result in development that is “too high” for the neighborhood

The majority of the structures in and near the Ridgecrest commercial area are one-story buildings constructed more than 30 years ago. Several people have commented that three and four story buildings might be acceptable but a development with five stories over a base level of commercial is too much of a change from the surrounding area.

Staff response: The current zoning of Neighborhood Business allows a 50 foot building. Planned Area 2 will allow up to a 65 foot building. Staff believes that an increase of 15 feet over the current allowed height is warranted because of Floor Area Ratio limitations and the benefits that will serve to the community as a result of the development.

Floor Area Ratio (FAR) regulations will limit the size and scale of development. An FAR of 4.75 as proposed, will limit the potential of 6 story buildings to only a portion of the site. Staff estimates that the likely impact of the proposed FAR is that less than half of the structure will be 6 stories (five stories of residential development above a retail base). The balance will be an average of 4 stories.

In addition, there will be noticeable community benefits arising from the development because of the requirements that must be met to attain 6 stories. These include: the provision of a public plaza, art, fountain, affordable housing, built green construction, greater setbacks than currently required, design review, more rigid design standards, and parking management plans are some of the examples of the requirements necessary to achieve the extra height.

B. Issue: Transition from single-family homes

Staff has revised the setback/stepback portion of the Planned Area 2 development regulations. Staff reviewed what the existing setback requirements are for the Neighborhood Business zoning district. As a tradeoff for a revised set of development standards that permit taller buildings on a portion of a site, the setback/stepback standards are more restrictive than those in the current development code.

The current proposal will require that buildings (excluding the base level) adjacent to R-6 be set back 20 feet by the time the building is 35 feet high. When the building achieves 35 feet in height, the setback ratio will be 1:1 (1 foot setback from every 1 foot

of height). The 1:1 setback ratio will continue until the building achieves maximum height, 65 feet. Under this scenario, by the time the building reaches 65 feet, the building will be setback 50 feet from the west property line (See **Attachment 3**). In comparison, the NB zone allows a building to go to 50 feet in height and be setback only 20 feet from the property line.

On NE 163rd Street, there is a 60-foot right of way between single family and commercial zones. In this case, the staff proposal would permit development up to the property line. A building may be allowed to go to 35 feet at the property line with a 1:1 setback ratio above the 35 foot line. In this scenario, a 35 foot (3 story) building could be at the property line; above 35 feet, the building will have the same 1:1 setback ratio as on the west side.

In addition, staff is proposing green street/sustainability features on properties that are located across the street from single family homes and are developed with non-single family development. Green street features would include: rain gardens, natural swales, maintaining existing vegetation, etc.

C. Issue: Sustainability Provisions for New Development

The previous version of the proposed regulations for PLA 2 included fewer sustainability features than the Commissioners wanted. In accord with the commission's direction at its last meeting, staff now proposes that new development within Planned Area 2 that is more than three stories must include sustainability features of the Built Green Verification Process, and obtain a 3-star rating, or alternatively, obtain a LEED rating of Silver.

D. Issue: Parking Requirements

The Commission offered a number of comments at the November 29 meeting dealing with proposed parking regulations. The comments covered a wide range of topics: provisions for car-sharing (such as Flexcar), justification for reducing parking standards, concerns that the reduced parking standards would exacerbate the current on-street parking situation and ideas about developing a parking management plan.

Staff has considered the Commission's comments and offers the following responses:

A car sharing program is a viable option for any mixed use project in the Ridgecrest commercial area. The Flexcar organization has expressed interest in expanding its service area -- currently Greenwood Ave N. and 130th is its northern most location. Areas of increased density, such as mixed use projects, provide a solid base for market expansion. Staff proposal requires a car sharing program as well as the provision of a car and a car-sharing only parking space.

The proposal for a reduction in parking requirements is, in part, due to the availability of the transit in this neighborhood. Five bus routes are available within ½ mile of the

Ridgecrest commercial core, with bus stops at the corner of 5th NE and NE 165th Street.. The parking requirements, though reduced from that of current standards, provides for at least one stall for each residential unit. If sustainability is a goal, one way to encourage people to move toward this goal is to provide transportation alternatives such as transit and car-sharing.

Staff believes through the parking management plan, parking on site and overflow parking into the neighborhoods will be mitigated. Staff will encourage developers to present building plans and associated impact studies to the neighborhood. However, approval of the parking plans will be through the Planning Department, with advice from traffic engineers who have the training and experience review these plans.. The purpose of the parking management plan is to identify ways to mitigate impacts from new development to the surrounding neighborhood. If mitigation is not sufficient in the initial proposal, the parking management plan will be revised so that mitigations will be sufficient.

IV. Additional Public comment letters

Two public comment letters were received after the last meeting on November 29. These are included as **Attachment 4** of this report. The issues raised in the letters are addressed in the “issues” section above.

V. Next Steps

The continued public hearing on the proposal will occur at the beginning of the next meeting. Staff requests that the comments be directed to the changes suggested by staff. At the hearing, staff will present supplemental information responding to questions from the November 29 meeting and offer further background about the changes reflected in this draft. Following the conclusion of the hearing, the Commission will deliberate and develop a recommendation to the City Council.

If you have questions or concerns about the staff proposal, please contact Steven Szafran at sszafran@ci.shoreline.wa.us or at 206-546-0786.

ATTACHMENTS

1. Development Code Section 20.91-Planned Area 2
2. Proposed Zoning Map with new zoning designations
3. Illustrative drawing depicting NB setback and stepback requirement and potential design for dealing with proposed (PLA2) setback/stepback
4. Comment letters from Ms. Hale (including Joe Tovar’s email response to Ms. Hale’s email) and Ms. Biery

Chapter 20.91

Ridgecrest Commercial Planned Area 2

Attachment 1

Sections:

- 20.91.010 Purpose and Scope
- 20.91.020 Planned Area Zones and Permitted/Prohibited Uses
- 20.91.030 Density and Dimensional Standards
- 20.91.040 Administrative Design Review
- 20.91.050 Design Standards
- 20.91.060 Height Incentives
- 20.91.070 Parking
- 20.91.080 Signs
- 20.91.090 Outside Lighting

20.91.010 Purpose and Scope

- A. The purpose of this chapter is to establish development standards for Ridgecrest Commercial 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 and revising permitted uses. The Ridgecrest Commercial Planned Area 2 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. 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.

20.91.020 Permitted/Prohibited Uses

- A. In order to implement the vision of the Comprehensive Plan and the neighborhood visioning project, the Ridgecrest Commercial Planned Area 2 is adopted as shown on the official zoning map.
- B. NB uses shall apply in Ridgecrest Commercial Planned Area 2 for developments less than 1.5 acres.
- C. All uses provided for under Chapter 20.40 SMC are permitted for developments 1.5 acres or more in Ridgecrest Commercial Planned Area 2 except the following:

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 20.91.010(A).

20.91.030 Density and Dimensional Standards

- A. Developments in Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres shall apply the density and dimensional standards for NB zones.
- B. Developments in Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more shall apply the following density and dimensional standards:

1. Setback, Height, and Floor Area Ratio Standards

Table 20.91.030B –Dimensional Standards

Standards	Planned Area 2
Setback for building base	5' adjacent to Residential zones, 0' abutting the public right-of-way.
Setback/stepbacks from property line for buildings	Buildings must be 20' from property lines at 35' building height abutting all R-6 zones. After 35', building to setback ratio shall be 1:1
	Buildings must be 10' from all property lines above the 3rd story abutting 5 th Ave NE, NE 165 th Street and all other MF zones.
	Buildings on NE

	163 rd can be 35' at the property line; after 35' the building to setback ratio shall be 1:1.
Building Height, Min	2 Stories
Building Height, Max	Up to 6 Stories or 65' if public bonus features are provided ^{1,2}
Floor Area Ratio (FAR)	4.75 ²
Density	Unit total limited by height, FAR and parking requirements ²

¹ See 20.91.060 for building height incentives.

² Only for Planned Area 2a. NB standards for height, FAR and density shall apply to development 1.5 acres or more in 2b, 2c and 2d.

2. **Impervious Area.** Impervious area is 100 percent.

3. **Additional Height Provisions.**

- a. 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 and satisfy the criteria in SMC 20.19.050(B)(2)(g).
- b. Wireless Telecommunication Facilities ("WTF") may be excluded from building height calculation, provided they are no more than 15 feet above the roof deck, are entirely shrouded and satisfy the criteria SMC 20.19.050(B)(2)(g).
- c. Roof elements such as pitched roofs, gables and dormers may be excluded from building height calculations.
- d. Features providing environmental sustainability such as solar panels, wind turbines, and associated equipment are excluded from height standards, provided they are no more than 10 feet above the roof deck.

20.91.040 Administrative Design Review

A. **Applicability.** Administrative design review shall only apply to developments in Ridgcrest Commercial Planned Area 2 that are 1.5 acres or more and that meet one of the thresholds in SMC 20.50.125.

- B. **Standards for Approval.** The applicant for any design review shall demonstrate that plans satisfy the criteria in SMC 20.91.050 unless approved as a design departure by the Department Director consistent with the intent of each subsection.
- C. **Design Departures.** A permit applicant wishing to modify any of the standards in this chapter may apply for a design departure. A design departure will be approved if it is consistent with the intent of each subsection and it meets or exceeds the standard design objective. The Director's decision may be appealed to the Hearing Examiner with substantial weight given to the Director's decision.

20.91.050 Design Standards

- A. Developments in the Ridgecrest Commercial Planned Area 2 that are less than 1.5 acres shall apply the design standards for NB zones.
- B. Developments in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more shall apply the following design standards:
1. **Site Design.**
 - a. **Accommodation of Street Level Commercial**
 - i. 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.
 - ii. Buildings fronting 5th Avenue NE are required to build to the specifications for ground level commercial. Ground level commercial may include live/work units that satisfy the criteria in SMC 20.91.050(2)(i). There may be non commercial occupation of the ground level.
 - b. **Facades - 5th Avenue NE, NE 165th Street**
 - i. 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.
 - ii. Facades fronting on the 5th Avenue NE and NE 165th shall include a minimum of 50 percent of the façade area 2 feet -12 feet 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.
 - c. **Buffering**
 - i. Intent: To soften the visual impact of multi-use buildings adjacent to single-family homes.
 - ii. Decorative features such as plantings and/or trellises are to cover at least 50 percent of the building base on the side at the time of construction;

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- iii. 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 single-family residences.
- iv. Mature trees and shrubs shall be used on portions of the property abutting the right-of-way to soften the appearance of the building.
- v. Retaining existing vegetation is encouraged to create a visual buffer to existing single-family residential



d. Driveway Access

- i. 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.
- ii. Limit egress to NE 165th and 5th Avenue NE.

e. Transit stops

- i. 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.
- ii. 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.

f. Entry Courtyard

- i. Intent: To provide a distinctive, safe and readily identifiable main pedestrian entry for the complex with a public right-of-way frontage.
- ii. Entry courtyards shall:
 - 1) Abut and be visibly prominent from a public sidewalk by including at least two of the following design elements:
 - recess
 - overhang
 - portico/porch
 - stone, masonry or patterned tile paving in entry
 - ornamental building name or address
 - landscape pots or boxes
 - fixed seating
 - 2) Be at least 100 square feet in area with dimensions no less than 10 feet.

- 3) Provide weather protection on at least two sides or overhead with walls, canopies, awnings, or landscaping.
- 2. **Building Design** All of the following elements of building design will be approved through the administrative design review process under SMC 20.91.040.

a. **Pedestrian enhancements and transparency**

- i. Intent: To provide pedestrians with protection from the elements, visual connections between activities inside and outside of buildings, and visual interest.
- ii. All street fronting buildings over 35 feet tall shall provide overhead weather protection for pedestrians with a marquee, awning, building

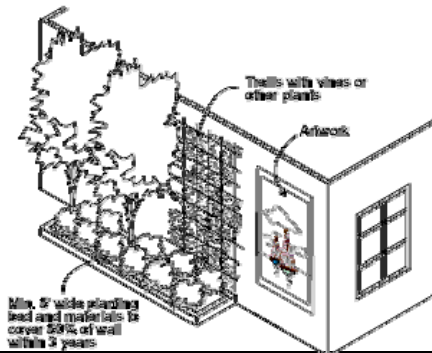


projection or other permanent structural element, over approximately 80 percent of the frontage of the subject property. The weather protection must cover at least 6 feet of the width of the sidewalk and be located a minimum of 10 feet above the walkway. The width may vary (not less than 3 feet) to accommodate street trees, streetlights, etc.

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

b. **Blank walls**

- i. 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.
- ii. 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 percent of the wall, incorporating decorative tile or masonry, or providing artwork on the wall.



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c. Facade Articulation

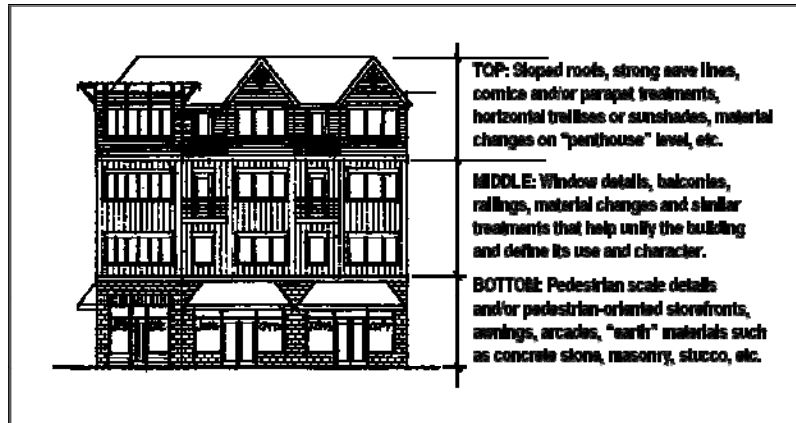
- i. Intent: To reduce the apparent bulk of multistory buildings by providing visual variety.
- ii. All facades shall be articulated with projections, recesses, covered doorways, balconies, covered box or bay windows and/or similar features to divide them into human scale proportions.
- iii. All facades 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.
- iv. Projections and recesses shall be 3-5 feet in depth, 10 feet long and occupy at least 20 percent of the length of the façade.

d. Vertical Differentiation

- i. Buildings shall distinguish a “base” through the use of:
 - pedestrian scale details;
 - articulation;
 - overhangs;
 - masonry strips and cornice lines; and
 - “earth” materials such as stone, masonry, or decorative concrete.
- ii. Buildings shall distinguish a “top” by emphasizing a distinct profile or outline with a:
 - parapet;
 - cornice, upper level set-back;
 - pitched roofline;
 - strong eave lines;

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- horizontal trellises; and
 - different facade material than that used predominantly in the “middle.”
- iii. 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; and
 - decks and/or railings.
- iv. 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.
- v. All applications for new construction are required to submit detailed building elevations.



e. Street Frontage Standards

- i. Intent: To provide pedestrian relief from the elements, provide special enclosure and add design interest on 5th Avenue NE and 165th Street NE.
- ii. Buildings shall occupy at least 75 percent of the street front.
- iii. Buildings shall have their principal entrance on the street frontage line.

f. Buildings adjacent to R-6 zones

- i. Intent: To provide additional visual relief from more intense development adjacent to R-6 zones.
- ii. Buildings facades within 30 feet of adjacent R-6 zones shall incorporate townhouse design elements for those portions facing R-6 zones.
- iii. If building is separated by a public right-of-way, building facades within 20 feet of adjacent R-6 zones shall incorporate townhouse design elements.
- iv. Townhouse design elements are bay windows, stoops, stairways up to entry doors from public sidewalks, porches, patios, balconies, railings,

sloped roofs, cornices, and other elements that meet the intent of this section as approved by the Director.



g. Service areas and mechanical equipment

- i. 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.
- ii. 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.
- iii. Fences designed for privacy, security, and/or screening shall be made of material that is compatible with the building design.
- iv. 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.

- v. Mechanical units, utility equipment, elevator equipment, and wireless telecommunication equipment (except for the antennae) located on the roof shall be:

- Incorporated into the roof design; and
- 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. Environmental features do not have to be screened.

h. **Parking Structures**

- i. Intent: To reduce the visual impact of above-ground parking structures.
- ii. Parking structures at ground-level shall be fully enclosed except for vehicle entrances.
- iii. Parking levels above ground level shall have openings totaling no more than 65 percent 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 devices approved by the Director that meet the intent of this section.

i. **Live/Work Units**

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

20.91.060 Height Incentives

The following height incentives shall only apply to developments in the Ridgecrest Commercial Planned Area 2a:

- A. Intent: To require installation of features that benefit the public by creating 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 percent 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 the standards in SMC 20.91.060(B)(1) and SMC 20.91.060(C)(1)-(6) are provided.

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3. The building height may increase to 6 stories if the standards in SMC 20.91.060(B)(1) and SMC 20.91.060(C)(1)-(6) are provided, and 20 percent of the total numbers of units are affordable housing, as defined in RCW 84.14.010.

C. Height Incentive Requirements:

1. Active recreation area

- a. Intent: To provide recreational opportunities for residents in an area of the City that has little public park space in support of high density 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.
- 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.
- l. The property owner must grant the public a permanent easement ensuring public access over the plaza during normal business hours. The owner must record the easement with the county.

5. Sustainability Features

Intent: To ensure that new construction incorporates new and innovative building techniques to reduce demand on energy and stormwater systems. Development shall be Built Green, as amended, or other sustainability standards approved by the Director that meet the sustainability intent of the King County Built Green program at a minimum of the three-star standard.

20.91.070 Parking

- A. Intent: To provide adequate parking for a mix of uses on and around the Ridgecrest Commercial Planned Area 2. The parking management plan shall make reasonable provisions to accommodate parking demand generated by on-site uses.
- B. All development proposals in the Ridgecrest Commercial Planned Area 2 require a parking management plan.
- C. 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.
- D. 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
 3. Shared parking areas shall be appropriately designated and signed.
- E. 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 up to 30 percent may be applied for in developments in 1.5 acres or more and approved by the Director.
- F. Provisions shall be made for a car sharing program (like Flexcar), as approved by the Director, and include a car on-site as well as car-sharing only parking spaces.
- G. Parking areas in developments 1.5 acres or more shall conform to the all of the parking design standards under SMC 20.50.410-.420

DRAFT

H. 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.

I. A majority of the parking area shall be located on-site or within 1000 feet of the site on private property not used as single-family residential.

J. No more than 50 percent of the required minimum number of parking stalls may be compact spaces.

20.91.080 Signs

Development proposals in the Ridgecrest Commercial Planned Area 2 that are 1.5 acres or more require submittal and approval of a master sign plan through the administrative design review process set forth in SMC 20.91.040.

20.91.090 Outside lighting

A. Intent: To create a walkable human scale neighborhood environment by providing adequate and appropriate lighting for pedestrians.

B. The standards for outdoor lighting apply to all development proposals in the Ridgecrest Commercial Planned Area 2.

C. The outdoor 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.

D. 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.

E. Parking area light post height shall not exceed 25 feet.

F. 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.

Attachment 2
R6

R6

R6

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

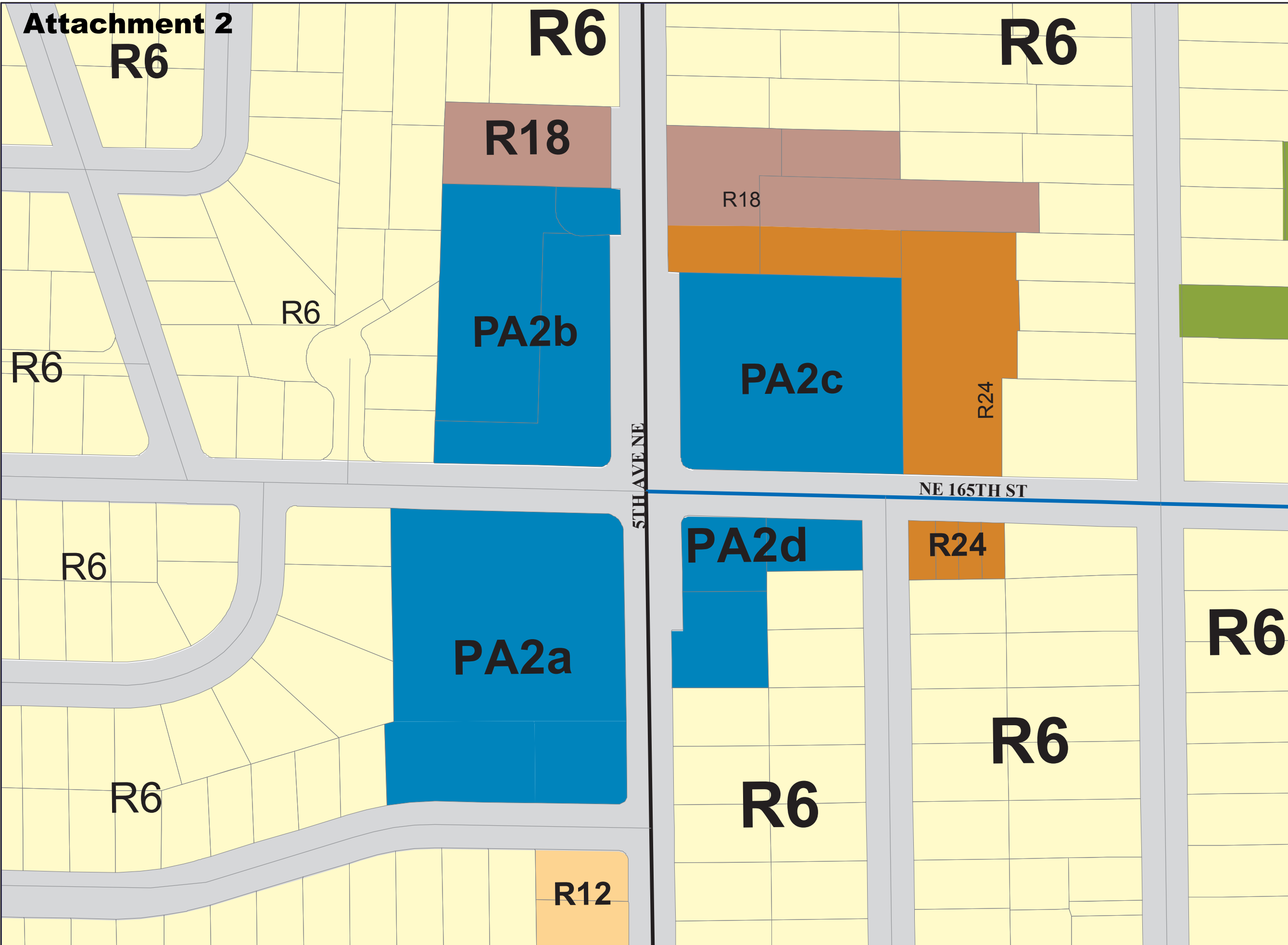
- PA2; Planned Area 2
- R-4; Residential, 4 units/acre
- R-6; Residential, 6 units/acre
- R-8; Residential, 8 units/acre
- R-12; Residential, 12 units/acre
- R-18; Residential, 18 units/acre
- R-24; Residential, 24 units/acre
- R-48; Residential, 48 units/acre
- O; Office
- NB; Neighborhood Business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

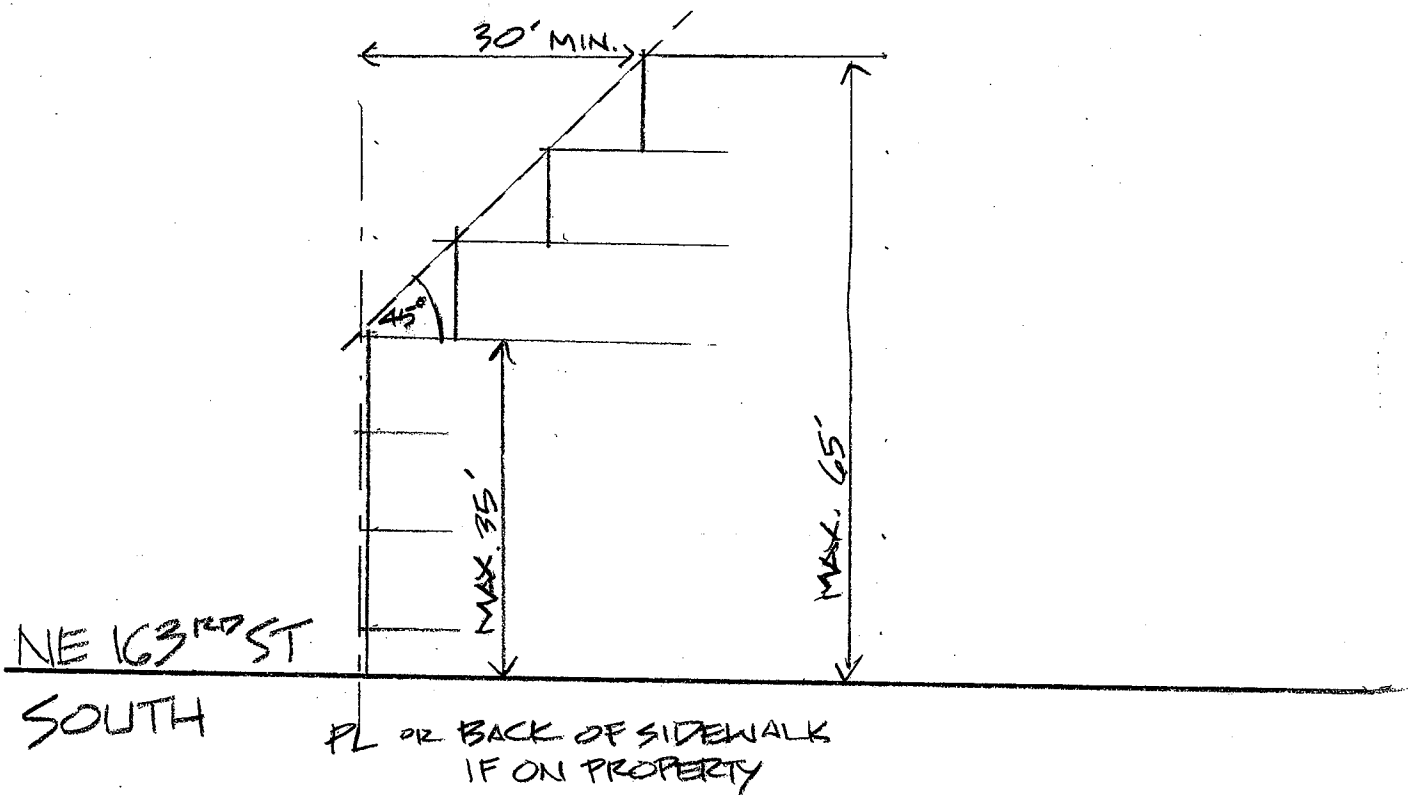
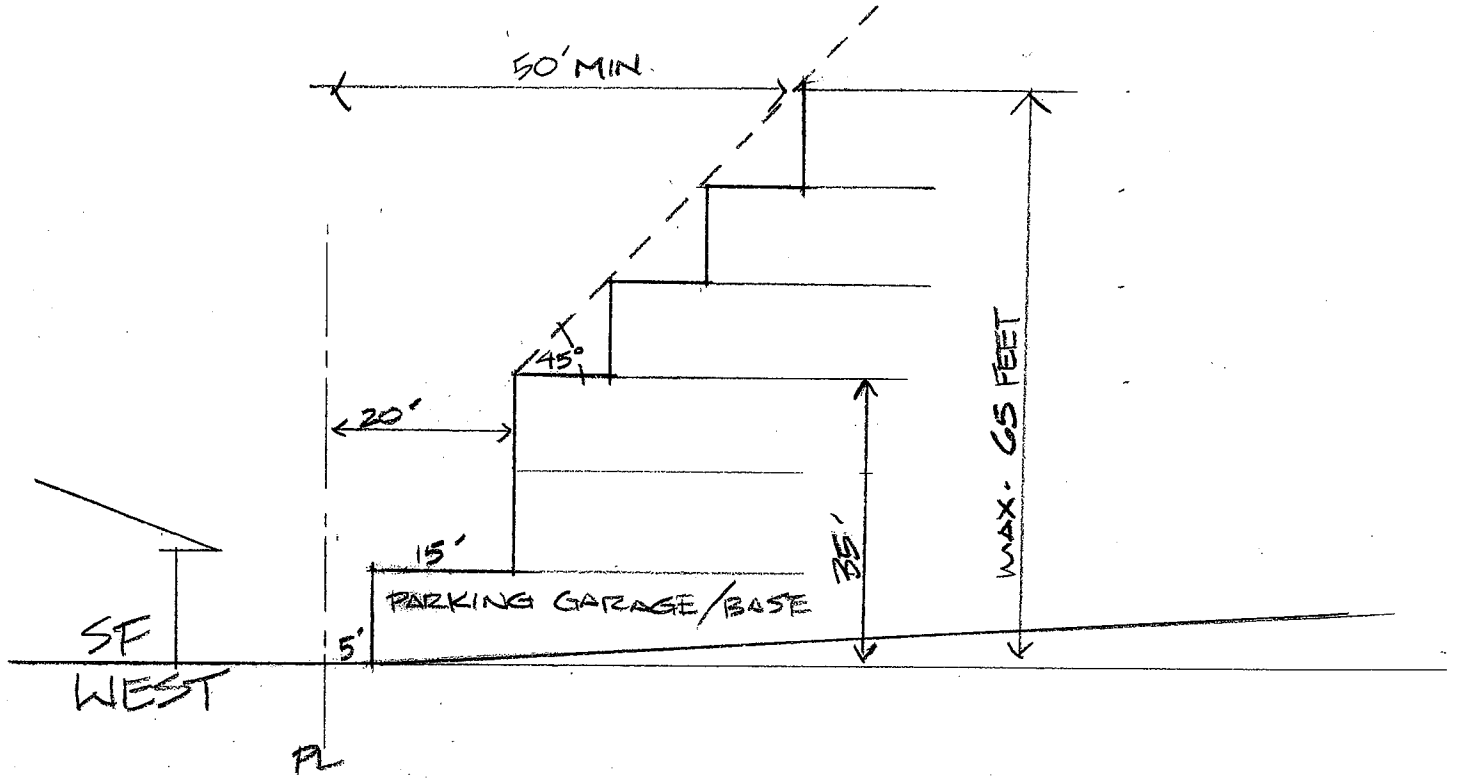
Other Map Features

- 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.





Attachment 4

Steve Szafran

From: Patty Hale [patricia_hale_1@msn.com]
Sent: Wednesday, December 12, 2007 5:53 PM
To: Joe Tovar; Jessica Simulcik Smith; Steve Szafran; Rich Gustafson; Keith McGlashan; Janet Way; Ronald Hansen; Maggie Fimia; Cindy Ryu; Bob Ransom
Subject: Moritorium

This seems a little odd to me, but why is the Planning Commission holding Hearings on Zoning for a piece of property that essentially fits under the description of the Moratorium proposal that goes before City Council Monday night.

Does someone actually think there needs to be a buffer between "BIG" development and residential housing only on Aurora?

What about the rest of the City?????

Especially Ridgecrest! The development being proposed in Ridgecrest - which abuts single family neighborhood on 3 sides - should also be considered in the moratorium!!

Can some one please explain why the city should allow a development type in the heart of the Ridgecrest Neighborhood - that it would not allow on Aurora?

Patty Hale

Jessica Simulcik Smith

From: Joe Tovar
Sent: Thursday, December 13, 2007 3:22 PM
To: Patty Hale; Jessica Simulcik Smith; Steve Szafran; Rich Gustafson; Keith McGlashan; Janet Way; Ronald Hansen; Maggie Fimia; Cindy Ryu; Bob Ransom
Cc: Robert Olander; Steve Cohn; Julie Modrzejewski
Subject: RE: Moratorium

Hi, Patty. To clarify, the moratorium applies only to the RB (Regional Business), CB (Community Business) and I (Industrial) zones of the City (most, but not all of which, are along Aurora). If you are asking that the Council extend the moratorium to NB (Neighborhood Business) zones as well, be aware that there are other NB zones elsewhere besides Ridgecrest. The staff wouldn't recommend extending the moratorium to those other areas.

The purpose of the moratorium is to call a six-month "time out" on utilization of the height provisions of the RB, CB, and I zones for mixed-use, mid-rise projects. It's an overstatement to suggest that the moratorium means that city will not allow any mid-rise, mixed use buildings along Aurora. Rather, the moratorium means that the Council is concerned enough about the height issue to want to study it, to determine what building heights are appropriate for various parts of those three zones and to have the staff and planning commission explore what kinds of "transition" or other design requirements we should include in the permanent regulations for RB, CB, and I zones.

Part of the problem with the RB, CB, and I zones as they presently exist is that they don't go into detail about how to deal with the transition from mixed-use, mid-rise to adjacent single family zoning. These are old zoning categories that go back to the County days (as do the NB provisions) and frankly aren't very sophisticated by modern standards.

What the staff has been trying to do with the proposed zoning for the Ridgecrest commercial district is to pioneer "smarter" regulations that will address the transition issues (e.g., through new requirements for setbacks, step-backs of upper floors, access point limitations, and floor-area-ratio limits.) We are now on our fourth iteration of those proposed regulations, each time responding to concerns and ideas expressed by the Commissioners or members of the public. As we mentioned to you last week, the staff is working on further refinements to the proposed code to provide, for example, for building bulk along the west and south edges of the "bingo" property that will be no greater than what is allowed by today's NB zoning.

Other innovative features of the emerging Ridgecrest Planned Area Zoning are requirements for (1) at least 20% of units as moderate income housing, (2) utilization of green building methods and features; and (3) creation of public use/third places on the ground floor. The staff is fleshing out some additional thinking about how to achieve this last objective and will present that with our next (fifth I believe) draft of the regulations.

In sum, we do understand your concerns about building height and mass. We would ask you to keep an open mind until you see the final draft of the proposed regulations and the graphic depiction of the building envelopes that could result. I agree with last week's magazine article that Shoreline is a city "on the edge of opportunity." Seizing opportunity can be unsettling, sometimes even scary. It's natural to pause at the top of the high-dive. But, in my view, in order to fulfill the vision for Ridgecrest we need more than vision, hard work, and high hopes. We also need to be bold. Not reckless, not cavalier, but bold.

Joe

Attachment 4**Steve Szafran**

From: Boni Biery [birdsbeesfishtrees@gmail.com]
Sent: Monday, December 10, 2007 1:13 PM
To: Steve Szafran
Subject: Ridgecrest Development

I implore the Planning Commission to require the building be no more than 4 stories, has on site parking for all residents, Flex car availability, and setbacks that provide neighbors with some privacy for their lives.

I find the development proposal at the old Bingo Hall site across the street from The Crest Theater to be unreasonably large. Just this last week on Dec 6th I went to a meeting on proposed development for the Hillwood neighborhood. The developer will be building only 148 affordable housing units with an average unit size of 850 sq ft instead of the maximum allowed 180 units. This will be done directly on Aurora Ave where property value is undoubtedly more expensive than it is in Ridgecrest. They have incorporated 1) larger than required setbacks to provide privacy for the single family home neighbors, 2) underground parking with space for 6 Flexcar vehicles. They will provide 3) a rooftop area with a 4) pet use corner, 5) native plantings and 6) patches for residents to use. They have 7) offered to plant privacy trees for the neighbors if the neighbors and City agree to it.

I feel this demonstrates just what can be done versus the over-development being foisted on Ridgecrest. The developer himself has explained his real reason for insisting on 6 stories. See Seattle Times December 9th, 2007 for -

"It's a bland corner," agrees Ronald Turner, a retired architect and urban planner who taught at Temple University and the University of Pennsylvania. Turner and University of Washington instructor Luann Smith led several brainstorming sessions with neighbors and UW landscape-architecture students on ways to develop an abandoned bingo hall across the street from the Crest.

It's a dump, empty building surrounded by asphalt and a chain-link fence. But the site harbors a hidden treasure: altitude. The parcel perches on a ridge 465 feet above sea level, higher than Queen Anne Hill. Build up above the treetops and you'd get 360-degree views of mountains, Sound, downtown Seattle.

This quote reveals much about the attitude and rationale at play in insisting the building be 6 stories.

Then there is the developer's argument about needing the density to support retail. Gee, there is the 7 Eleven, Cafe Aroma and The Crest on the other 3 corners of this intersection and they seem to do just fine. The Library is just half a mile down the street and it had to build a new parking lot to provide for the heavy usage. 9th Ave NE is a direct path from the N145th St Park N Ride and the neighborhoods of north and east Shoreline. There is plenty of traffic to support businesses.

I don't live in Ridgecrest or even near it, but I feel this developer is pushing for something that will have more negative impacts than positive impacts on Ridgecrest. Additionally, if the Planning Commission allows this development to proceed as planned, they are creating a horrible example for other developers to follow.

Sincerely,

12/13/2007