

# Commercial Design Standards and Zoning Consolidation

February 25, 2013



# Commercial Design Standards and Zone Consolidation

- Raise All Commercial Designs Standards to Town Center
- Clarify Conflicting, Redundant & Vague Regulations
- Preserve Existing Commercial Zones Dimensional and Land Use Standards
- Streamline Approval Process – ADR (SEPA)
- Consolidate Redundant Commercial Zones





# Why This Change?

- Implements Vision 2029 – Promotes Complete Neighborhood Centers
- Council Goal 1 - Strengthen Shoreline's Economic Base and Streamlines Commercial Redevelopment
- Town Center Plan – 3 year public process and adopted July 2011





# Town Center Standards

- “Protect and Connect” - Pedestrian Amenities and Neighborhood Protections
  - Street Frontage, Site, Building and Signs
- Housing limited by height and bulk caps
- Parking reduced to support more pedestrian activity and transit orientation.
- Design Review for modifications of design standards only.





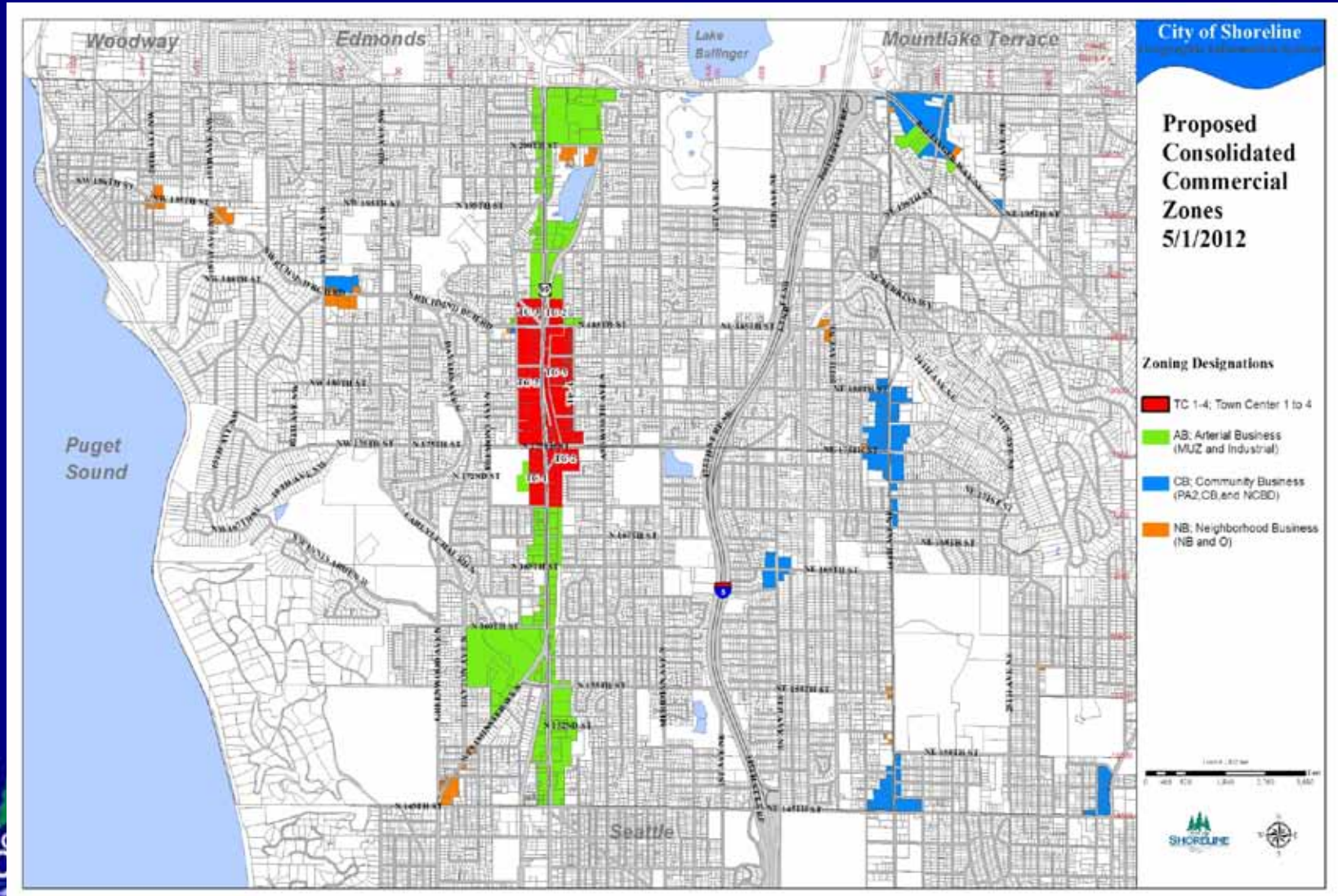
# Commercial Zone Consolidation

- Neighborhood Business (NB) and Office (O) into NB.
- Community Business (CB), North City (NCBD), and Ridgecrest (PLA2) into CB
- Mixed Use Zone (MUZ) and Industrial (I) into AB
- Town Center (TC) Remain Unchanged





# Proposed Zoning Map





PACIFIC NORTHWEST SMILES

Zinnia

18120

18120

# CODE REFORM...

## CONSOLIDATE COMMERCIAL ZONES

Office into Neighborhood Business – NB  
North City and Ridgecrest into Community Business – CB  
Mixed Use Zone and Industrial into Arterial Business – AB

TC

TOWN CENTER

RIDGECREST

NORTH CITY

MIXED USE ZONE

## REPLACE COMMERCIAL DESIGN STANDARDS NB, CB, AB, TC

### Use Town Center Design Standards

- Neighborhood Protections
- Frontages
- Sites
- Buildings
- Signs

### Other Features

- Maintain Dimensional and land Use Standards for Existing Zones
- No Expansion of Zone Area
- Density Limits by Height and Bulk
- Town Center Parking Standards

## PROCEDURES

- Modify ADR
- Modify Development Thresholds

## LAND USES

- Add Town Center & Ridgecrest

## COORDINATE

Multifamily, Signs,  
Parking & Landscape  
Sections

# Primary Issues

- Housing Density
- Development Incentives
- Parking
- Affordable Housing
- Improvement Thresholds
- Administrative Design Review
- Transitions to Single Family
- Zoning Map



# Secondary Issues

- Land Use Charts
- Dimensional Charts
- NB Height Increase
- Special Overlay District
- SEPA Planned Actions



# Stakeholder Outreach

- Notification - Currents, Website, Neighborhood Council, Property owners + 500 feet, email updates.
- SE Shoreline
- Chamber of Commerce Govt. Affairs
- Council of Neighborhoods
- Developer Focus Group
- Commission Public Hearing





# Existing Zoning Map

