

From: [Debbie Tarry](#)
To: [Heidi Costello](#)
Subject: FW: Ronald Methodist Site Question
Date: Wednesday, April 17, 2013 8:17:15 AM

Debbie Tarry
Assistant City Manager
City of Shoreline
Phone: 206-801-2212
E-Mail: dtarry@shorelinewa.gov

From: Paul Cohen
Sent: Thursday, April 11, 2013 1:56 PM
To: Debbie Tarry; Julie Underwood; Rachael Markle
Subject: FW: Ronald Methodist Site Question

*Paul L. Cohen - Planning Manager
Planning and Community Development Department
17500 Midvale Ave. N.
Shoreline, WA 98133
T (206) 801-2551
F (206) 801-2788
pcohen@shorelinewa.gov*

From: Paul Cohen
Sent: Wednesday, April 10, 2013 4:09 PM
To: 'Lisa Surowiec'
Subject: RE: Ronald Methodist Site Question

Lisa – I assume you're referring to the change from a 15 foot building setback to a 0 foot setback from back of sidewalk along Linden. Your recourse would be to make an application to the Planning Department for a code amendment. The amendment would eventually turn up in a batch of other code amendments first to the Planning Commission and then may be recommended on to the Council for adoption. At this point we cannot compel the developer to change their plans if they meet the newly adopted code. Sincerely,

*Paul L. Cohen - Planning Manager
Planning and Community Development Department
17500 Midvale Ave. N.
Shoreline, WA 98133
T (206) 801-2551
F (206) 801-2788
pcohen@shorelinewa.gov*

From: Lisa Surowiec [mailto:surowieclisa@gmail.com]
Sent: Wednesday, April 10, 2013 9:54 AM
To: Paul Cohen
Cc: Rachael Markle; Miranda Redinger
Subject: Re: Ronald Methodist Site Question

Wow. That's really bad. I try to pay attention, but clearly missed that there was any discussion about altering those particular designations.

I think that we all thought that since there was significant public comment around the Town Center zoning, and it's in a City document, that it was a done deal.

So as far as the Linden neighbors, is there any recourse for them? Can they compel the developers to comply with the original zoning by calling more public meetings/public comment etc? According to Ronald Methodist, they couldn't really go public with the plans for this project until their congregation voted to sell their property - which makes sense. But it suddenly feels like this is a lot farther along, and although there are some great things about the design (the traffic loop in and off of Aurora instead of Linden), I think those residents are feeling a little bulldozed.

I'd like to help, but I don't know what to do next. I'm pretty sure that another meeting where the plan is explained again, with no opportunity for actual change, is a waste of time.

If you have any thoughts, I'd love to hear them.

Lisa

On Wed, Apr 10, 2013 at 9:30 AM, Paul Cohen <pcohen@shorelinewa.gov> wrote:
Dear Lisa: The language did change in Ordinance 654 regarding transition area requirements 20.50.021 for building setbacks and setbacks. The "required setback" in 1. Below is 0 feet.

20.50.021 Transition Areas.

Development in commercial zones; NB, CB, MB and TC1, 2 & 3, abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall minimally meet the following transition area requirements:

1. From abutting property, a 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional ten feet in height for the next ten feet horizontally, and an additional ten feet in height for each additional ten horizontal feet up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height for ten feet horizontally from the required building setback, then an additional ten feet of height for the next ten feet horizontally, and an additional ten feet in height for each additional ten horizontal feet, up to the maximum height allowed in the zone.

2. Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8

zones. 20% of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-8 zones. Required tree species shall be selected to grow a minimum height of 50 feet.

3. All vehicular access to proposed development in commercial zones shall be from arterial classified streets, unless determined by the Director to be technically not feasible or in conflict with state law addressing access to state highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that create additional traffic and is projected to use Local streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

1. The Binding Site Plan process is a required Type B process to subdivide commercial property. It is required prior to review of any construction permit applications. Basically, Type B process requires the neighborhood meeting, public noticing of the application to property owners within 500 feet and people who signed up at the neighborhood meeting and receiving any public comments on the proposal. Administrative Design Review is combined with any construction permits. ADR is only required if the proposal is to depart from the design standards (not transition or dimensional standards).

2. I don't understand your question. What or who is "house"? There is no SEPA required for this development so mitigating measures doesn't make sense. There may be some conditions as a part of subdividing the property usually regarding access.

3. On site stormwater requirements will be applied along with the accompanying tech report. We use the 2009 DOE stormwater manual. See checklist for Commercial/Multifamily Permits for information to submit.

4. The applicant doesn't need to present the proposal again even if they modify it. However, the application is public record and once you receive notice you can view and copy from the file. I will be happy to explain the application (when we have it) for you.

I hope this helps. Sincerely,

Paul L. Cohen - Planning Manager
Planning and Community Development Department
17500 Midvale Ave. N.
Shoreline, WA 98133
T (206) 801-2551
F (206) 801-2788
pcohen@shorelinewa.gov

