
 Planning Commission Meeting Date: December 4, 2014

 Agenda Item 6a

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: 185th Street Station Subarea Plan Document and Planned Action Ordinance

DEPARTMENT: Planning & Community Development

PRESENTED BY: Miranda Redinger, Senior Planner, P&CD
Steve Szafran, AICP, Senior Planner, P&CD
Rachael Markle, AICP, Director, P&CD

Public Hearing
 Discussion

Study Session
 Update

Recommendation Only
 Other

BACKGROUND

During meetings on August 7, September 4 and 18, October 2 and 16, and November 6, the Planning Commission discussed potential development code regulations for the 185th Street Station Subarea Plan (185SSSP). On October 20, the Commission discussed the Final Environmental Impact Statement (EIS), and draft policies for the Subarea Plan.

Tonight's meeting will be an introduction to the full Subarea Plan document and review of the Planned Action Ordinance. At the time of publication of this staff report, the consultant team was still drafting the Subarea Plan document, so it will be presented to the Commission as a desk packet item.

PLANNED ACTION ORDINANCE

The draft Planned Action Ordinance (#702) is included as Attachment A, exhibits are listed below:

- Exhibit A1- Preferred Alternative zoning map delineating Planned Action boundaries
- Exhibit A2- Preferred Alternative Comprehensive Plan Land Use Map designations
- Exhibit B- Final EIS Mitigation Measures recommended for both 20 year and build-out timeframes for Preferred Alternative
- Exhibit C- Draft Development Code regulations for 185SSSP

It is important to note that even though the attached draft Planned Action Ordinance references the Preferred Alternative zoning scenario, this should not be interpreted as a foregone conclusion, as there are several remaining opportunities for discussion and deliberation by both the Commission and Council, and for public comment. Commissioners and the public should consider these documents as illustrative of requisite components at this time.

The public hearing on the full Subarea Plan package, including the Final EIS, Subarea Plan, and Planned Action Ordinance will take place during the regular Planning

Approved By:

Project Manager



Planning Director _____

Commission meeting on January 15, 2015. All comments received until that time will be included in the Commission packet and desk packet for the hearing.

Following the hearing, the Commission may make a recommendation to Council regarding any and all components of the Subarea Plan Package, including zoning, regulations, and potential mitigations.

Council will discuss the Subarea Plan package at their February 9 meeting, and may adopt the package, possibly with amendments, on February 23. Staff would revise all pertinent documents to reflect zoning maps and regulations to reflect the Planning Commission recommendation, and then as directed by Council.

SUBAREA PLAN

The Growth Management Act (GMA) requires the fastest growing counties and the cities within them to plan extensively in keeping with state goals on:

- sprawl reduction
- concentrated urban growth
- affordable housing
- economic development
- open space and recreation
- regional transportation
- environmental protection
- property rights
- natural resource industries
- historic lands and buildings
- permit processing
- public facilities and services
- early and continuous public participation
- shoreline management

The City of Shoreline updated its Comprehensive Plan on December 10, 2012. The 185th Street Station Subarea Plan will be incorporated into the Comprehensive Plan.

The draft outline for the Subarea Plan document is included below, although some contents may be subject to change.

Executive Summary

Introduction

- Background
- Station Subarea Planning Context
- Existing Land Uses in the Subarea
- Purpose and Need for the Plan
- Planning and Adoption Process
- Environmental Analysis (Refer to FEIS as Companion Document)
- Plan Organization

Community and Stakeholder Engagement in Plan Development

- Activities
- Outcomes

Market Outlook and Economic Development Opportunities

- Existing Demographics

- Key Opportunities/Opportunity Sites
- Future Residents and Employees of the Subarea: Urban Baby Boomers and Next Generation/Family Compatible Housing

Long Term Vision

- Vision Statement
- Goals and Policies
- Proposed Long Term Plan
- Population, Employment, and Growth Projections Related to the Long Term Plan

The Next 20 Years

- Proposed Zoning to Accommodate Growth over the Next 20 Years
- Urban Design and Development Framework Plan
- Street Access Concepts
- Public Realm Opportunities
- Capital Improvements Needed to Support the Next 20 Years
- Development Code Provisions

Sustainability and Livability Benefits of the Plan

- Supporting Adopted State, Regional, and Local Goals and Policies
- Integrated Land Use and Transportation
- Triple Bottom Line Benefits
 - Greenhouse Gas Emissions/Climate Action Planning
 - Stormwater Management
 - Air Quality
- Upgraded Infrastructure
- Household Economics
- Community Health and Livability

Incremental Implementation Strategy

- Infrastructure and Transportation Improvement Priorities
- Parks, Recreation, and Public Realm Improvement Priorities
- Public/Private Partnership Opportunities

NEXT STEPS

The following meetings and topics should complete the process for the 185th Street Station Subarea Plan.

December 18- Wrap-up of any remaining items

January 15, 2015- Public Hearing on full 185SSSP package

February 9- Council Study Session on 185SSSP package

February 23- Potential Council Adoption of 185SSSP package

ATTACHMENTS

Attachment A- Planned Action Ordinance and Exhibits