
 Planning Commission Meeting Date: March 19, 2015

Agenda Item

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

AGENDA TITLE:	Aurora Square Community Renewal Area Planned Action		
DEPARTMENT:	Economic Development		
PRESENTED BY:	Dan Eernisse, Economic Development Manager		
<input checked="" type="checkbox"/> Public Hearing	<input type="checkbox"/> Study Session	<input type="checkbox"/> Recommendation Only	
<input type="checkbox"/> Discussion	<input type="checkbox"/> Update	<input type="checkbox"/> Other	

INTRODUCTION

Council designated a 70-acre area around the Sears, Central Market, and the WSDOT development as the Aurora Square Community Renewal Area (CRA) in September, 2012. By designating the CRA, Council established that economic renewal would be in the public interest, and that City resources can be justifiably utilized to encourage renewal. Subsequently, Council adopted the CRA Renewal Plan to guide City renewal efforts by identifying projects designed to make all of the current businesses function better while adding new businesses and residents.

One of the projects the CRA Renewal Plan identified to spur private development was the adoption of a Planned Action Ordinance based on this Environmental Impact Statement (EIS). A Planned Action provides more detailed environmental analysis during formulation of planning proposals rather than at the project permit review stage.

TIMING AND SCHEDULE

In March 2015 the City is anticipated to approve a Planned Action Ordinance identifying thresholds of development and mitigation measures. The remainder of the Planned Action process is as follows:

- The DEIS was published on December 12, 2014, beginning a 30-day comment period.
- On December 18, 2015, from 5:30 - 6:45PM, a required community meeting using an open house format was held at City Hall. Following the community meeting, Staff introduced the Planning Commission to the DEIS at its regularly scheduled meeting.
- At 5:00PM on January 12, 2015, the 30-day DEIS comment period ended.
- On January 29, 2015, the public hearing was held but due to technical issues was not recorded. Therefore, the public hearing must be repeated.
- On March 3, 2015, a second public hearing for March 19th was noticed (Attachment A).

Tonight the Planning Commission will hold a public hearing for the DEIS, to consider public comments made during the comment period and Staff recommendations, and make its recommendation to Council. Based on the Planning Commission's recommendation, Staff will publish a Final EIS (FEIS) and a final Planned Action

Approved By:

Project Manager _____

Planning Director

6.a. Staff Report Aurora Square CRA

Ordinance for Council approval. Council is scheduled to first consider the recommendation at its meeting on Monday, April 13, 2015, at 7:00PM.

DISCUSSION

The CRA Planned Action Draft EIS (DEIS) is an extensive 226-page document analyzing impacts of the desired renewal efforts at Aurora Square. The Planning Commission has authority to make recommendations on the preferred growth alternative, on Comprehensive Plan and development regulation amendments, and on the Planned Action Ordinance. The City Council has the authority to approve such amendments.

Growth Alternatives

Three growth alternatives are under review in this Draft EIS; all three alternatives anticipate that Aurora Square's current zoning designation as Mixed Business (MB) remains unchanged.

- **Alternative 1: No Action**, a State Environmental Policy Act (SEPA)-Required Alternative. This alternative assumes Aurora Square continues with a similar commercial retail and office character and the same square footage of buildings and parking as presently located on site.
- **Alternative 2: Phased Growth**, assuming a moderate level of development, which introduces 500 dwelling units and adds up to 250,000 square feet of retail and office space beyond present development space.
- **Alternative 3: Planned Growth**, a maximum level of growth studied, adding 1,000 dwelling units and 500,000 square feet of retail and office space beyond present development space.

Comprehensive Plan Amendments

Comprehensive plan amendments may include Capital Facility Element (CFE) and Capital Improvement Program (CIP) amendments to fold in transportation and stormwater improvements; no CFE or CIP amendments are being proposed with this ordinance.

Development Regulation Amendments

Development regulation amendments studied included sign code and noise regulations.

- Under Alternatives 2 and 3, the City considered the impact of amending its noise regulations in SMC Chapter 9.05 to allow concerts and other entertainment to occur after 10:30 pm, extending to 11:00 pm Sunday through Thursday and midnight on Friday and Saturday.
- Under Alternatives 2 and 3, the City considered the impact of amending its sign code to provide a more cohesive master sign program for Aurora Square.

The sign code changes are recommended by Staff (Attachment B), but the noise ordinance changes are not recommended. Staff received many comments, especially from Westminster Triangle residents, on the anticipated detrimental impact of the proposed change to the noise ordinance.

Planned Action Ordinance

Draft Ordinance No. 705 (Attachment C) is based on the DEIS draft of the Planned Action Ordinance and the Summary Matrix of Mitigation Measures.

RECOMMENDATION

Staff recommends that the Planning Commission make a recommendation to Council that includes:

1. *Alternative 3: Planned Growth* as the Preferred Alternative;
2. The proposed changes to the Sign Code;
3. No change to the Noise Ordinance; and
4. Adoption of Planned Action Ordinance No. 705.

ATTACHMENTS

Attachment A - Notice of Public Hearing

Attachment B - Sign code changes (Section 3.2 Light and Glare from DEIS)

Attachment C - Proposed Ordinance No. 705

LINKS

Link A – [Aurora Square Planned Action Draft EIS](#), December 2014

Link B – [Aurora Square CRA Renewal Plan](#), September 2013

The City of Shoreline Notice of Draft Environmental Impact Statement, and Public Hearing of the Planning Commission

Description of Proposal: The City of Shoreline proposes to adopt a Planned Action Ordinance for the area known as the Aurora Square Community Renewal Area (CRA). The CRA is approximately 70 acres and is generally located at the southwest corner of Aurora Avenue N and N 155th Street. The current land uses within the CRA include low-rise commercial uses such as Sears and Central Market and offices for Washington State Department of Transportation. The CRA is zoned Mixed-Business (MB) which allows commercial, retail, multi-family housing and any mix of residential/commercial uses. The CRA Planned Action will consider transportation impacts generated from potentially changing circulation patterns onsite as well as potentially changing the configuration of adjacent roadways such as the re-channelization of N. 160th Street, improvements to the Aurora Avenue/N. 160th Street intersection, improvements to the Westminster Way/N. 155th Street intersection, and potentially creating an alternative access point on Aurora Avenue to the CRA. The CRA Planned Action will also consider transportation facilities for transit, pedestrian, and bicycles to support redevelopment; identifying opportunities for better pedestrian access to and from the CRA; opportunities and incentives for low-impact and eco-district improvements; providing exceptional signage and wayfinding for the site; analyzing alternative transition standards; and creating visual openings in to the site that will allow better connection between pedestrians and businesses.

DRAFT ENVIRONMENTAL IMPACT STATEMENT

The City has prepared a Draft Environmental Impact Statement (DEIS) for the Aurora Square Community Renewal Area (CRA). The DEIS analyzes potential impacts of three alternatives (two action alternatives and one no action alternative) for the redevelopment of the CRA. Potential impacts include transportation, aesthetics, signage, and stormwater. The DEIS was made available for public review on December 12, 2014.

Interested persons are encouraged to provide written comments regarding DEIS. Written comments must be received at the address listed below before **5:00 p.m. March 19, 2015**. Please mail, fax (206) 801-2788 or deliver comments to the City of Shoreline, Attn: Steven Szafran, AICP 17500 Midvale Avenue N, Shoreline, WA

The City of Shoreline, as lead agency, issued a SEPA Determination of Significance (DS) on August 14, 2014. An Environmental Impact Statement (EIS) is required under RCW 43.21C.030(2)(c) and will be available for review on December 12, 2014. The DEIS can be found here when available:

<http://www.cityofshoreline.com/business/aurora-square-community-renewal-area>.

PUBLIC HEARING

The Planning Commission is holding a second public hearing due to technical difficulties as the public hearing on January 29 was not recorded. The Planning Commission is responsible for evaluating the impacts of the proposal, soliciting community input, and forwarding a recommendation to the City Council. The Planning Commission will take public comment on the three alternatives and make a recommendation to City Council on the preferred alternative at the public hearing. The preferred alternative will be identified as the Planned Action in the Final Environmental Impact Statement.

Interested persons are encouraged to provide oral and/or written comments regarding the above project at a public hearing. The hearing is scheduled for **Thursday, March 19, 2015 at 7:00 p.m.** in the Council Chamber at City Hall, 17500 Midvale Avenue N, Shoreline, WA.

Copies of the proposal, SEPA Checklist and applicable codes are available for review at the City Hall, 17500 Midvale Avenue N.

Questions or More Information: Please contact Dan Eernisse, Economic Development Manager at 206-801-2218 or Steven Szafran, Senior Planner, Planning & Community Development at (206) 801-2512.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered

6.a. Staff Report Aurora Square CRA

Attachment A

individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

3.2 Light and Glare

Affected Environment

This section discusses existing conditions relating to light and glare on the Aurora Square site and in adjacent areas.

Analysis Area Character

The light and glare analysis area consists of the Community Renewal Area (CRA) identified in Chapter 2 as well as adjacent areas. The study area is bounded by N 160th Street to the north, Aurora Avenue N to the east, Westminster Way, Fremont Avenue N and N 155th Street to the south, and Dayton Avenue N to the west. Areas adjacent to the development site are also included in the analysis.

As described in Section 3.1 - Land Use, most of the buildings on the development site are in commercial use, with the addition of the WSDOT office building and the Northwest School for Hearing-Impaired Children. The commercial buildings are generally one to two stories in height, while the WSDOT office building is six stories. All buildings on the site are surrounded by large surface parking lots. The study area site has sloping topography and descends from over 500 feet at western and southwest edge to less than 420 feet at eastern and northeastern ends.

The CRA is bordered by a variety of land uses. Single family residential uses are mainly concentrated around the study area from the intersection of Fremont Place N and N 160th Street to the north and then wrapping to the west and south toward the intersection of Westminster Way N and N 155th Street. A cluster of multi-family residential buildings are located north of the site and east of the intersection of Fremont Place N and N 160th Street. Two smaller multi-family developments are located respectively to the west and south of the CRA. East of the CRA on Aurora Avenue N are a mix of commercial and retail uses between the intersections of N 155th Street and N 160th Street.

Sources of Light and Glare

The primary sources of light and glare in the current development are lights in surface parking lots, exterior building lights, illuminated signs, and traffic lights on Aurora Avenue. Due to the greater usage of artificial illumination, light and glare is more of a concern at night than during daytime hours. The amount of light and glare on the development site differs significantly throughout the study area. On the east side of the area facing Aurora Avenue North, there is substantial light and glare from street lights, traffic lights, and motor vehicle lights on Aurora Avenue, signs for neighboring businesses, and the parking lights and signs on the Aurora Square site.

By contrast, the northwestern, western, and southern sections of the site have relatively little light and glare, and even less that is visible to neighboring residents. On the west edge of the study area at Dayton Avenue N, substantial trees and a steep slope combine to shield neighboring single family development from view of Aurora Square and its associated lights. Likewise, the streets surrounding the Northwest School for Hearing-Impaired Children, Fremont Avenue N and the southern part of Westminster Way N (between N 155th St and Fremont Ave) have substantial tree cover.

Sources of light and glare in the CRA include free-standing lights in surface parking lots, located throughout the site, and exterior building illumination. Figure 3-6 shows an example of the type of parking light present on the site. Surface parking lot areas are located extensively throughout the site, as illustrated in Figure 2-2 in Chapter 2.

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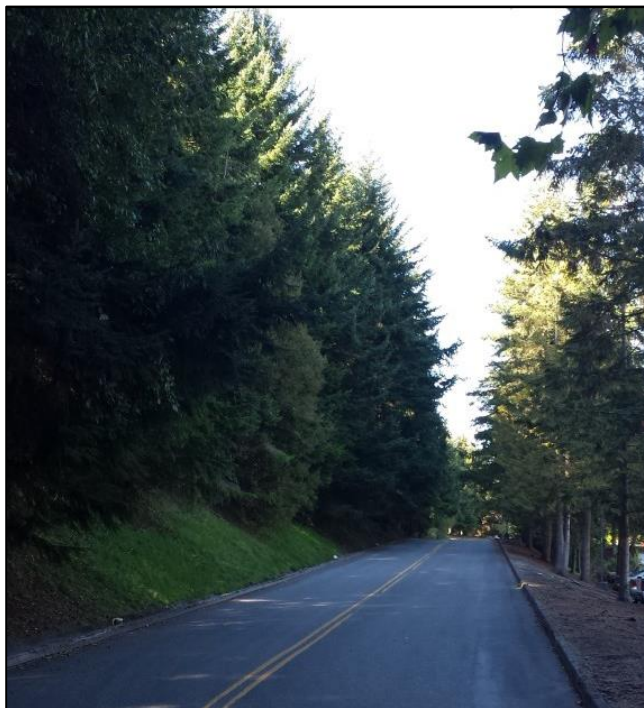
Figure 3-6. Light in surface parking lot



Source: BERK Consulting, 2014

Some parking lot lights are shielded from neighboring uses by trees and sloping topography, including the lights surrounding the WSDOT building, as shown in Figure 3-7. The lights along Westminster Way N are not shielded from neighboring uses, which are primarily commercial in nature.

Figure 3-7. Trees bordering interior road next to WSDOT building



Source: BERK Consulting 2014

Lights emanating from buildings in the CRA are another source of light and glare. This can include exterior building lights as well as indoor lights emanating through glass doors and windows. This is

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AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES**

primarily an issue with retail buildings on the site, many of which have large storefront windows and remain lit well into the evening hours. Office buildings are mostly unoccupied at night and use primarily security lighting at that time.

In addition to the parking lot lights and building lights directly on the CRA site, there are other sources of light and glare on Aurora Avenue N adjacent to the study site, particularly between N 155th Street and N 160th Street. Aurora Avenue North is a state highway with high traffic volumes. Light sources include traffic lights at intersections, street lights, and motor vehicle lights. In addition, there are several retail buildings on Aurora Avenue that emit building light or have brightly lit signs. This includes the Chevron gas station, located across Aurora Avenue N from the sit and shown in Figure 3-8. There are several large signs on the east side of Aurora Avenue North. The largest is a billboard near the intersection with N 155th Street. As shown on Figure 2-2, the area between Westminster Way and Aurora Avenue forms a buffer, separating the southern portion of the CRA from Aurora Avenue. This triangle of land contains several vacant commercial buildings, a pedestrian overpass, and areas of thick vegetation. As a result, the portions of the CRA near N 155th Street are more shielded from off-site light and glare than the northern portions near N 160th Street.

Figure 3-8. Signs and Light on Aurora Avenue N



Source: BERK Consulting 2014

Illuminated Signage

The CRA contains several free-standing pylon signs around the perimeter, all located along Westminster Way N and Aurora Ave N. These signs advertise the businesses operating in the Aurora Square development and are illuminated during evening hours. The northernmost sign is located inside the surface parking lot off Aurora Avenue, just south of the intersection with N 160th Street. Two larger pylon signs are located on Westminster Way, one near the southern entrance, just north of N 155th Street, and another inside the surface parking lot at the intersection of Westminster and 155th Street. None of these illuminated signs feature changeable digital messages. Examples of free-standing and building signage present on the site are shown in Figure 3-9 and Figure 3-10.

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Figure 3-9. Free-standing signs on Westminster Way N



Source: BERK Consulting 2014

Figure 3-10. Building Sign



Source: BERK Consulting, 2014

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Significant Impacts

Impacts Common to All Alternatives

Light and glare is produced as a consequence of existing and new development and uses. Common sources of light and glare related to the built environment include:

- Buildings: Pathways, way-finding, safety elements, interior lighting, and exterior lighting
- Signage: Monument signs, pylon signs, advertisements, entry, way-finding, retail banners, building-mounted exterior signs
- Parking: Pylon lighting, pedestrian pathways, entry and exit
- Vehicular: Cars and transit, parking areas

Alternatives for the Aurora Square CRA include: Alternative 1- No Action; Alternative 2 - Phased Growth; and Alternative 3 - Planned Growth. All alternatives would result in a predominantly commercial and retail character for the site. Alternatives 2 and 3 would introduce mixed use commercial and residential elements to the site, including the potential addition of an outdoor entertainment performance venue.

Alternatives 2 and 3 would also include proposed code changes to allow for increased size and variety of allowable signs on the Aurora Square CRA site as shown in Table 3-4. There are additional proposed sign criteria code changes specific for an Aurora Square Overlay as outlined in Table 3-5.

Table 3-4. Current and Proposed Sign Code Criteria for Aurora Square CRA

	Current Code (MB Zone)	Proposed Code (Aurora Square CRA)
Monument Signs		
Maximum Area per Sign Face	100 square feet	100 square feet
Maximum Height	12 feet	12 feet
Maximum Number Permitted	<ul style="list-style-type: none"> ▪ 1 per street frontage - or - ▪ Two per street frontage if the frontage is greater than 250 feet. and each sign is minimally 150 feet. apart from other signs on same property. 	Monument signs are for way-finding only. No individual business or tenant to be allowed on monument signage except as placement on tenant panels within the way-finding system.
Illumination	Permitted	Permitted
Building Mounted Signs		
Maximum Sign Area	<ul style="list-style-type: none"> ▪ 50 square feet (Each tenant) ▪ 10 square feet (Building Directory) ▪ 25 square feet (Building Name Sign) 	15% of building fascia with a maximum of 500 square feet
Maximum Height	Not to extend above the building parapet, soffit, or eave line of the roof. If perpendicular to building then 9-foot clearance above walkway.	Not to project above the roof line
Number Permitted	1 per business per facade facing street frontage or parking lot.	Allowed Sign Area may be broken down into multiple signs, provided the aggregate area remains equal or less than 15%.
Illumination	Permitted	Permitted
Under-Awning Signs		
Maximum Sign Area	12 square feet	12 square feet
Maximum Clearance from Grade	9 feet	9 feet
Maximum Height (feet)	Not to extend above or beyond awning, canopy, or other overhanging feature of a building under which the sign is suspended	Not to extend above or beyond awning, canopy, or other overhanging feature of a building under which the sign is suspended
Number Permitted	1 per business per facade facing street frontage or parking lot.	1 per business entrance or frontage
Illumination	Permitted	Permitted
Driveway Entrance/Exit		
Maximum Sign Area	8 square feet	
Maximum Height	48 inches	
Number Permitted	1 per driveway	Not Applicable to Aurora Square CRA.
Illumination	Permitted	

Source: SMC 20.50.540(G); City of Shoreline, 2014

AURORA SQUARE PLANNED ACTION EIS
AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

Table 3-5. Additional Sign Code Criteria for Aurora Square Overlay

Additional Sign Criteria for Aurora Square Overlay	
Projecting Signs	
Maximum Sign Area	10% of a tenant's allotted wall sign area may be utilized for one or more projecting signs.
Maximum Height	Not to exceed the highest point of the building to which it is attached.
Number Permitted	One (1) projecting sign per tenant, per fascia.
Illumination	Required
Pylon Signs	
Maximum Sign Area	300 square feet
Maximum Height	25 feet
Number Permitted	Aurora Square CRA is permitted up to three (3) pylon signs.
Illumination	Required
Miscellaneous	
Neon and LED	Visible neon tubing is permitted as a sign element within the Aurora Square CRA Overlay District. Visible neon or LED outline lighting is also permitted.
Electronic Messaging	Electronic Messaging signage is allowed only on Pylon Signs.
Definition of On-site Signage	The Aurora Square Overlay District is comprised of the entire area -- including right-of-way--that was designated as the Aurora Square Community Renewal Area. For establishments located within the Aurora Square Overlay District, any signage located within the Aurora Square Overlay District is considered "on-site."
Movie and Event Advertising	Temporary banners of any size are permitted for advertising movies or events within the Aurora Square Overlay District.

Source: City of Shoreline, 2014

Potential impacts related to each of the alternatives are discussed below.

Alternative 1: No Action

This alternative assumes Aurora Square continues with a similar commercial retail and office character and the same square footage of buildings and parking as presently located on site. The study area would remain and continue to be auto oriented in use.

Under Alternative 1, the No Action Alternative, the property would continue with retail and office uses without the addition of any multifamily developments. Mixed residential and commercial uses, though allowed by the Shoreline Municipal Code, would not occur. Additionally, although outdoor performance venues are allowed under current zoning via a special use permit, it is anticipated that no outdoor entertainment spaces would be developed under the No Action Alternative. Businesses may change within the buildings but would continue to focus on retail and commercial uses similar to the current mix.

With Alternative 1 No Action, a Planned Action Ordinance would not be adopted, and sign code and noise regulation amendments would not be made. The No Action Alternative is not expected to cause significant direct or indirect lighting and glare impacts and future light and glare conditions under Alternative 1 would be similar to existing conditions.

Alternative 2: Phased Growth & Alternative 3: Planned Growth

Under Alternative 2, a mixed use environment would be created with multifamily residential development introducing up to 500 dwelling units. Additionally, approximately 250,000 square feet of commercial retail or office development would be added to the site. This alternative is considered "phased" since it would not fully realize the development potential of the site, but would create a catalytic mixed use redevelopment that sets the stage for full transformation in Alternative 3. Alternative 2 allows the City to test potential redevelopment impacts and mitigation needs at a moderate level of growth.

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AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES**

Alternative 3 would be similar to Alternative 2 except that 1,000 dwelling units and 500,000 square feet of commercial retail and office space would be added. As with Alternative 2, a Planned Action would be adopted as part of Alternative 3 to help stimulate growth. The bulk, number, and array of new structures developed under this alternative would also increase from those that what would be produced under Alternative 2. Both Alternatives 2 and 3 would likely introduce new entertainment spaces in the form of outdoor performance center space or movie theaters.

The following provides an overview of light and glare impacts across various elements including: buildings, signage, parking, traffic, and outdoor performance event space. As Alternative 3 is a more intense version of Alternative 2 it is assumed light and glare impacts would be commensurate with the difference in intensity and scale of redevelopment across the two alternatives.

Building Light and Glare

Together the added space would result in a mixed use environment including new multifamily residential development and increased shopping, commercial and office use. In terms of residential space, a total of between 500 and 1,000 dwelling units would be introduced to the site. The additional development of commercial and residential space would increase the amount of light and glare produced by exterior and interior lighting, pedestrian paths, safety element lighting, and attached exterior signage such as storefront names. With increased residential and commercial use, light and glare associated with increased building space would be more evident during evening hours, as well as the fall and winter seasons.

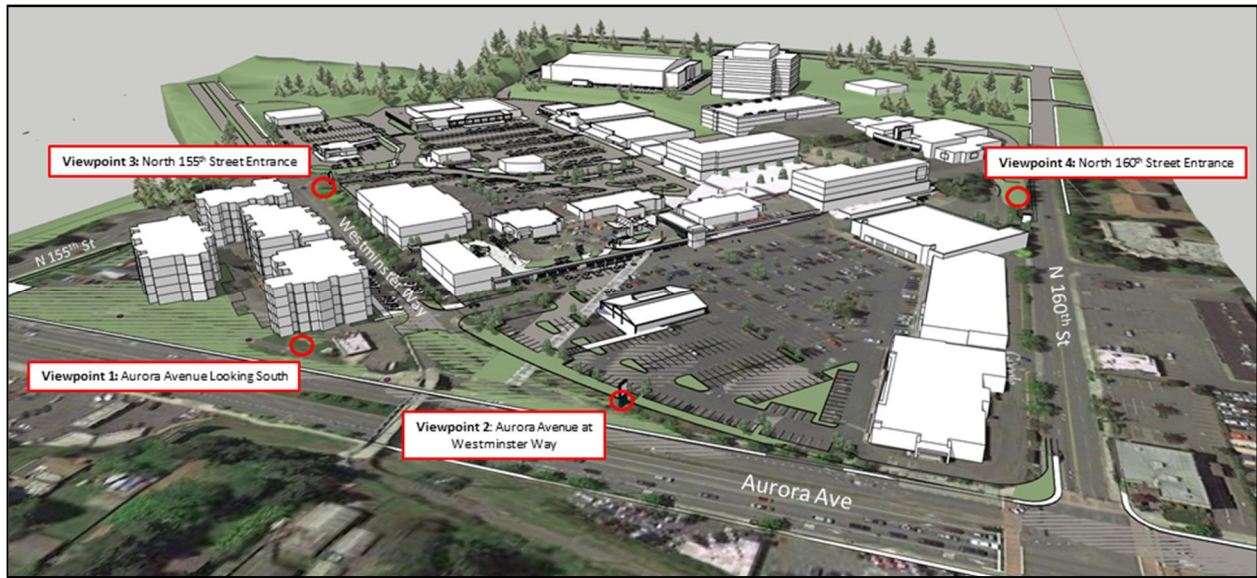
Signage Light and Glare

Per the proposed sign code changes, Alternative 2 would allow the introduction of new types of signs and larger versions of existing types of signs. Larger signs would include building-mounted signs that can cover up to 15% of the building face, up to a maximum size of 500 square feet. Free-standing pylon signs up to 25 feet in height would also be allowed under the amended sign code. These pylon signs would be allowed to contain up to 300 square feet of signage area and could include neon and LED illuminations, as well as changeable digital messages.

Renderings of potential locations of an example 25-foot tall pylon sign with a 300 square foot illuminated digital face are highlighted in Figure 3-12 through Figure 3-15. below. In addition to the potential pylon entry signs, Figure 3-15. shows examples of building-mounted signs allowed under the proposed sign code amendments. Figure 3-11 shows a digital illustration of a redeveloped Aurora Square CRA and locations of the sign renderings that follow. The images below do not reflect actual or approved site designs for the Aurora Square CRA. The renderings below are for illustrative and planning purposes only.

AURORA SQUARE PLANNED ACTION EIS
AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

Figure 3-11. Digital Massing of Redeveloped Aurora Square CRA and Locations of Pylon Sign Simulations



Source: DDG Architects, 2014; BERK, 2014

Figure 3-12. Viewpoint 1: Aurora Avenue Looking South



Source: DDG Architects, 2014; BERK, 2014

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AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

Figure 3-13. Viewpoint 2: Aurora Avenue at Westminster Way



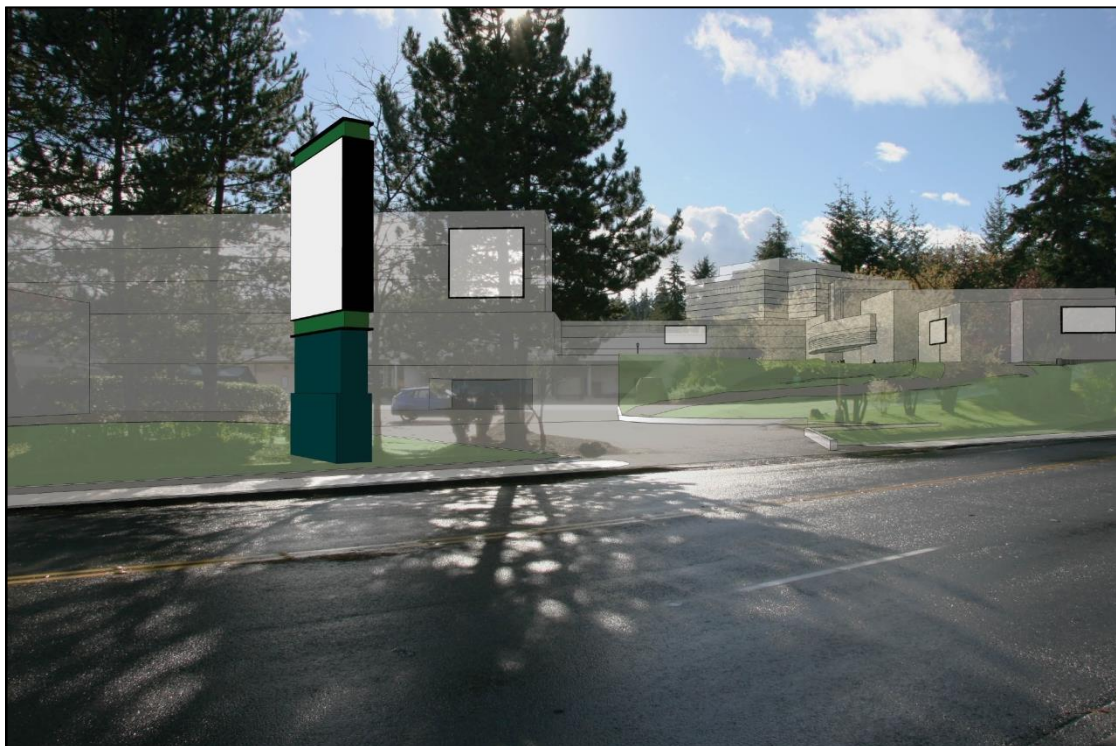
Source: DDG Architects, 2014; BERK, 2014

Figure 3-14. Viewpoint 3: North 155th Street Entrance



Source: DDG Architects, 2014; BERK, 2014

Figure 3-15. Viewpoint 4: North 160th Street Entrance



Source: DDG Architects, 2014; BERK, 2014

Light and glare from the addition of new pylon signs and lit building mounted signs would increase the overall light and glare produced from the site. Any new signs that emit light and glare would have less of a cumulative impact the closer that these types of signs are located to Aurora Avenue as the existing light and glare produced by existing traffic flows, street lights, and commercial signs are already substantial.

Parking & Vehicular Light and Glare

Increased commercial and residential activity would increase the amount of vehicles traveling to and from a redeveloped Aurora Square CRA. Light emitted from car and transit vehicle headlights and glare reflected off of traveling and parked vehicles would increase with the anticipated rise in traffic. This extra illumination from vehicles would be more pronounced during evening hours and the fall and winter seasons. Parking light fixtures may also be a source of increased illumination. However, the anticipated development related to Alternative 2 is expected to replace existing open space parking areas with new buildings and illumination directly related to parking may actually decrease. Alternative 3 is expected to have even greater amounts of current parking converted to new buildings and uses.

Outdoor Performance Center

Beyond traditional retail shopping and commercial options, potential new entertainment uses would also be introduced to the site including a movie theater or an outdoor performance venue. Regulations allow for park concerts and related uses of lighting for events between 9 am and 10:30 pm, and the limitation of 10:30 pm would be altered to a later time to recognize the urban nature of the site and the special event nature of the entertainment district. As a result, the introduction of new entertainment land uses, light and glare generated from the study area would increase due to the use of lighting related to entertainment events (e.g. plays, concerts, outdoor events, etc.). Lights related to new entertainment venue signage and advertising would also act as sources of increased light production. Light and glare associated with entertainment spaces would be more pronounced during evening hours and the fall and winter seasons.

AURORA SQUARE PLANNED ACTION EIS
AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

Summary of Light and Glare Impacts

The cumulative light and glare produced and emitted from a redeveloped Aurora Square CRA would impact the surrounding areas. In particular, single family residences to the northwest, west, and southeast of the site would be more sensitive to light and glare generated from new buildings, signage, traffic, and entertainment related activities. To the east, the adjacent Aurora Avenue thoroughfare and ancillary businesses would be less impacted by light and glare from the Aurora Square CRA as there are already high levels of light and glare generated by existing uses, traffic, and activities.

Alternative 1 is expected to have light and glare impacts similar to existing conditions. Alternatives 2 and 3 both introduce new, more urban development to the Aurora Square site including new residential and entertainment oriented spaces as well as higher densities of commercial and office space. Introductions of new types and sizes of signs would also occur for Alternatives 2 and 3 via corresponding changes to the code. Light and glare impacts for Alternatives 2 and 3 are essentially the same in character and differ in amount on intensity and glare being produced. This difference in light and glare production corresponds to the respective levels of redevelopment proposed under each alternative.

Physical siting of new uses, buildings, and signs that emit greater amounts of light and glare can be oriented away from sensitive uses (e.g. single family homes) to help reduce these potential impacts as well as the application of design guidelines. Natural mitigation of light and glare also exists as a result of the physical topography and layout of the site. The further west from Aurora Avenue, the greater the rise in elevation with periodic steep slopes that together provide natural breaks from light and glare sources. Deciduous and evergreen trees line N 160th St, Dayton Ave N, and parts of Westminster Way providing further natural barriers that help inhibit the spread of light and glare that can be emitted from the site. The mitigating effects the deciduous trees bordering the site will be greater in the late spring and summer due to leaf drop in late fall.

Mitigation Measures

Incorporated Plan Features

Alternative 1

The No Action alternative would retain the current zoning and Comprehensive Plan land use designations as well as design guidelines and transition area standards. Existing sign code criteria would remain intact and no new sign types or increases in sign size allowances would be allowed. No additional mitigation measures would be required under the No Action Alternative.

Alternative 2 and Alternative 3

Alternative 2 and Alternative 3 would retain the current Comprehensive Plan land use designations of Mixed Use 1 (MU1) and Public Facilities (PF) and retain the current zoning designation of Mixed Business (MB). Current applicable design guidelines including transition area standards would also be retained.

The implementation of Alternative 2 or Alternative 3 would also include the establishment of a special overlay district that allows for special rules to encourage the creation of an entertainment district. Potential code amendments would consider and address both onsite and offsite changeable message signs advertising businesses and events at the redeveloped site and noise and light allowances for outdoor performances and other special events. Sign code changes would include sign design standards and the introduction of new sign types and sizes. The outdoor venue would be designed to orient light and glare away from sensitive receptors and together with the Noise ordinance amendments would continue to provide parameters for personal enjoyment of residential properties.

Applicable Regulations and Commitments

- SMC 20.50.021: Addresses transition standards where development within MB zones abuts single family districts. Development standards include additional setbacks, building offsets, and heights.
- SMC 20.50.180: Addresses building orientation and scale.

**AURORA SQUARE PLANNED ACTION EIS
AFFECTED ENVIRONMENT, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES**

- SMC 20.50.205: Addresses light standards including avoiding light trespass. For example, a lamp or bulb light source installed on commercial property and visible from any residential property must be shielded such that the light source is no longer directly visible. This provision also excludes certain types of lighting (e.g. search lights, laser lights, strobe lights, etc.).
- SMC 20.50.240(H): Contains commercial guidelines for outdoor lighting including pole heights for parking and pedestrian lights and shielding of fixtures to prevent direct light from entering neighboring property.
- SMC 20.50.250: Addresses commercial building design including building articulation, materials, modulation, and facade treatments.
- SMC 20.50.540(G): Addresses sign area, heights, types, illumination, and number of maximum allowable signs.

Development in the analysis area would be subject to the City's existing design review process and would be required to comply with all applicable urban design principles.

In addition to design review and the application of design guidelines, development in the MB zone would be required to comply with all applicable development regulations contained in the Shoreline Zoning Code.

Other Potential Mitigation Measures

Some impacts were identified for Alternative 2 and Alternative 3 based on new buildings, signage, parking, traffic, and new uses including entertainment spaces. The following mitigation measures are intended to reduce such potential impacts.

- Location and siting of new buildings, signs, and entertainment spaces should consider their placement relative to existing surrounding land uses. Given the existing pattern of surrounding land uses, the potential for mitigating land use incompatibility increases as new development is placed more centrally or easterly on the Aurora Square property. This would hold especially true for any outdoor entertainment performance spaces that would produce associated light and glare impacts.
- See the Land Use section for additional mitigation discussion.

Significant Unavoidable Adverse Impacts

The Action Alternatives would result in increased light and glare as a consequence of new buildings, new and larger signs, increased vehicular traffic, and/or the introduction of new entertainment-oriented land uses. Land would be used more intensively for urban oriented uses and currently underutilized land would be converted to active use with an associated increase in light and glare generation normally associated with more intense redevelopment.

Under the action alternatives the overall production of light and glare in the study area would change, especially with the introduction of multifamily or entertainment oriented uses. Alternative 3 assumes the most development and growth. Changes to light and glare have the potential to create land use conflicts in some locations, but impacts can be mitigated with sensitive site design and design guidelines as identified under mitigation measures above.

ORDINANCE NO 705

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, ESTABLISHING A PLANNED ACTION FOR THE AURORA SQUARE COMMUNITY RENEWAL AREA PURSUANT TO THE STATE ENVIRONMENTAL POLICY ACT.

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations provide for the integration of environmental review with land use planning and project review through the designation of planned actions by jurisdictions planning under the Growth Management Act (GMA), such as the City of Shoreline (“City”); and

WHEREAS, Section 43.21C.440 of the Revised Code of Washington (RCW), Sections 197-11-164 through 172 of the Washington Administrative Code (WAC), and Section 16.10.180 of the Shoreline Municipal Code (SMC) allow for and govern the adoption and application of a planned action designation under SEPA; and

WHEREAS, the State Department of Commerce (DOC) has studied planned actions in various communities throughout the state and found that predefined mitigation as allowed under a planned action ordinance has resulted in increased certainty and predictability for development, time and cost savings for development project proponents and cities, and increased revenues for cities when used with other economic development tools; and

WHEREAS, the designation of a planned action expedites the permitting process for projects of which the impacts have been previously addressed in an environmental impact statement (EIS); and

WHEREAS, a subarea of the City commonly referred to as the “Aurora Square Community Renewal Area (Aurora Square CRA)”, as depicted on the map attached hereto as Exhibit A and incorporated herein by this reference, on September 4, 2012, was designated as a Community Renewal Area by Resolution No. 333 and identified as a planned action area for future redevelopment (“Planned Action Area”); and

WHEREAS, the City has developed and adopted a Community Renewal Plan complying with the GMA (RCW 36.70A), dated July 8, 2013, Res. No. 345, to guide the redevelopment of the Planned Action Area (“Aurora Square Community Renewal Plan”); and

WHEREAS, after extensive public participation and coordination with all affected parties, the City, as lead SEPA agency, issued the Aurora Square Planned Action Final Environmental Impact Statement (“FEIS”) dated XXX, 2015 which identifies the impacts and mitigation measures associated with planned development in the Planned Action Area as identified in the Aurora Square Community Renewal Plan; the FEIS includes by incorporation the Aurora Square Planned Action Draft Environmental Impact Statement issued on December 12, 2014 (collectively referred to herein as the “Planned Action EIS”); and

WHEREAS, the City desires to designate a planned action under SEPA for the Aurora Square CRA (“Planned Action”); and

WHEREAS, adopting a Planned Action for the Aurora Square CRA with appropriate standards and procedures will help achieve efficient permit processing and promote environmental quality protection; and

WHEREAS, the City has adopted development regulations and ordinances that will help protect the environment and will adopt regulations to guide the allocation, form, and quality of development in the Aurora Square CRA; and

WHEREAS, the City Council finds that adopting this Ordinance is in the public interest and will advance the public health, safety, and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section I. Purpose. The purpose of this Ordinance is to:

- A. Combine environmental analysis, land use plans, development regulations, and City codes and ordinances together with the mitigation measures in the Planned Action EIS to mitigate environmental impacts and process Planned Action development applications in the Planned Action Area;
- B. Designate the Aurora Square CRA subarea shown in Exhibit A as a Planned Action Area for purposes of environmental review and permitting of designated Planned Action Projects pursuant RCW 43.21C.440;
- C. Determine that the Planned Action EIS meets the requirements of a planned action EIS pursuant to SEPA;
- D. Establish criteria and procedures for the designation of certain projects within the Planned Action Area as “Planned Action Projects” consistent with RCW 43.21C.440;
- E. Provide clear definition as to what constitutes a Planned Action Project within the Planned Action Area, the criteria for Planned Action Project approval, and how development project applications that qualify as Planned Action Projects will be processed by the City;
- F. Streamline and expedite the land use permit review process by relying on the Planned Action EIS; and
- G. Apply applicable regulations within the City’s development regulations and the mitigation framework contained in this Ordinance for the processing of Planned Action Project applications and to incorporate the applicable mitigation measures into the underlying project permit conditions in order to address the impacts of future development contemplated by this Ordinance.

Section II. Findings. The City Council finds as follows:

- A. The Recitals above are adopted herein as Findings of the City Council.
- B. The City is subject to the requirements of the GMA.
- C. The City has adopted a Comprehensive Plan and zoning complying with the GMA.
- D. The City has adopted the Aurora Square Community Renewal Plan consistent with RCW 35.81.
- E. The City is adopting Comprehensive Plan capital facility element, sign code, and noise development regulations to implement said Plans in subsection C and D, including this Ordinance.
- F. The Planned Action EIS adequately identifies and addresses the probable significant environmental impacts associated with the type and amount of development planned to occur in the designated Planned Action Area.
- G. The mitigation measures identified in the Planned Action EIS, attached to this Ordinance as Exhibit B and incorporated herein by reference, together with adopted City development regulations are adequate to mitigate significant adverse impacts from development within the Planned Action Area.
- H. The Aurora Square Community Renewal Plan and Planned Action EIS identify the location, type, and amount of development that is contemplated by the Planned Action.
- I. Future projects that are implemented consistent with the Planned Action will protect the environment, benefit the public, and enhance economic development.
- J. The City provided several opportunities for meaningful public involvement and review in the Aurora Square CRA Planned Action EIS processes, including a community meeting consistent with RCW 43.21C.440; has considered all comments received; and, as appropriate, has modified the proposal or mitigation measures in response to comments.

K. Essential public facilities as defined in RCW 36.70A.200 are excluded from the Planned Action as designated herein and are not eligible for review or permitting as Planned Action Projects unless they are accessory to or part of a project that otherwise qualifies as a Planned Action Project.

L. The designated Planned Action Area is located entirely within a UGA.

M. Implementation of the mitigation measures identified in the Planned Action EIS will provide for adequate public services and facilities to serve the proposed Planned Action Area.

Section III. Procedures and Criteria for Evaluating and Determining Planned Action Projects within the Planned Action Area.

A. Planned Action Area. This “Planned Action” designation shall apply to the area shown in Exhibit A of this Ordinance.

B. Environmental Document. A Planned Action Project determination for a site-specific project application within the Planned Action Area shall be based on the environmental analysis contained in the Planned Action EIS. The mitigation measures contained in Exhibit B of this Ordinance are based upon the findings of the Planned Action EIS and shall, along with adopted City regulations, provide the framework the City will use to apply appropriate conditions on qualifying Planned Action Projects within the Planned Action Area.

C. Planned Action Project Designated. Land uses and activities described in the Planned Action EIS, subject to the thresholds described in Subsection III.D of this Ordinance and the mitigation measures contained in Exhibit B of this Ordinance, are designated “Planned Action Projects” pursuant to RCW 43.21C.440. A development application for a site-specific project located within the Planned Action Area shall be designated a Planned Action Project if it meets the criteria set forth in Subsection III.D of this Ordinance and all other applicable laws, codes, development regulations, and standards of the City, including this Ordinance, are met.

D. Planned Action Qualifications. The following thresholds shall be used to determine if a site-specific development proposed within the Planned Action Area was contemplated as a Planned Action Project and has had its environmental impacts evaluated in the Planned Action EIS:

(1) Qualifying Land Uses.

(a) Planned Action Categories: A land use can qualify as a Planned Action Project land use when:

- i. it is within the Planned Action Area as shown in Exhibit A of this Ordinance;
- ii. it is within one or more of the land use categories studied in the EIS: retail, office, residential, entertainment, and open space; and
- iii. it is listed in development regulations applicable to the zoning classifications applied to properties within the Planned Action Area.

A Planned Action Project may be a single Planned Action land use or a combination of Planned Action land uses together in a mixed-use development. Planned Action land uses may include accessory uses.

(b) Public Services: The following public services, infrastructure, and utilities can also qualify as Planned Actions: roads designed for the planned action, stormwater, utilities, parks, trails, and similar facilities developed consistent with the Planned Action EIS mitigation measures, City and special district design standards, critical area regulations, and the Shoreline Municipal Code.

(2) Development Thresholds:

(a) Land Use: The following thresholds of new land uses are contemplated by the Planned Action:

Feature	Alternative 2 – Phased Development	Alternative 3 - Planned Development
Residential Dwellings (units)	500	1,000
Retail Square Feet	125,000	250,000
Office Square Feet	125,000	250,000

- (b) Shifting development amounts between land uses in identified in Subsection III.D(2)(a) may be permitted when the total build-out is less than the aggregate amount of development reviewed in the Planned Action EIS; the traffic trips for the preferred alternative are not exceeded; and, the development impacts identified in the Planned Action EIS are mitigated consistent with Exhibit B of this Ordinance.
- (c) Further environmental review may be required pursuant to WAC 197-11-172, if any individual Planned Action Project or combination of Planned Action Projects exceeds the development thresholds specified in this Ordinance and/or alter the assumptions and analysis in the Planned Action EIS.

(3) Transportation Thresholds:

- (a) Trip Ranges & Thresholds. The number of new PM peak hour trips anticipated in the Planned Action Area and reviewed in the Planned Action EIS for 2035 is as follows:

Peak Hour Inbound and Outbound trips during the PM Peak Hour by Alternative

	No Action Alternative 1	Phased Growth Alternative 2	Alternative 2 Net Trips	Planned Growth Alternative 3	Alternative 3 Net Trips
Inbound Trips	553	933	380	1,313	760
Outbound Trips	737	1,159	422	1,581	844
Total Trips	1,289	2,092	803	2,894	1,605

Source: KPG 2014

- (b) Concurrency. All Planned Action Projects shall meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in SMC 20.60.140 Adequate Streets.
- (c) Access and Circulation. All Planned Action Projects shall meet access standards established in SMC 20.60.150 Adequate Access. All Planned Action Projects shall provide frontage improvements for public roadways per Exhibit B. All Planned Action Projects shall provide for a coordinated onsite circulation system per Exhibit B.
- (d) The responsible City official shall require documentation by Planned Action Project applicants demonstrating that the total trips identified in Subsection III.D(3)(a) are not exceeded, that the project meets the concurrency and intersection standards of Subsection III.D(3)(b), and that the project has mitigated impacts consistent with Subsection III.D (3)(c).
- (e) Discretion.
 - i. The responsible City official shall have discretion to determine incremental and total trip generation, consistent with the Institute of Traffic Engineers (ITE) Trip Generation Manual (latest edition) or an alternative manual accepted by the City’s Public Works Director at his or her sole discretion, for each project permit application proposed under this Planned Action.

- ii. The responsible City official shall have discretion to condition Planned Action Project applications to meet the provisions of this Planned Action Ordinance and the Shoreline Municipal Code.
 - iii. The responsible City official shall have the discretion to adjust the allocation of responsibility for required improvements between individual Planned Action Projects based upon their identified impacts.
- (4) Elements of the Environment and Degree of Impacts. A proposed project that would result in a significant change in the type or degree of adverse impacts to any element(s) of the environment analyzed in the Planned Action EIS would not qualify as a Planned Action Project.
- (5) Changed Conditions. Should environmental conditions change significantly from those analyzed in the Planned Action EIS, the City's SEPA Responsible Official may determine that the Planned Action Project designation is no longer applicable until supplemental environmental review is conducted.

E. Planned Action Project Review Criteria.

- (1) The City's SEPA Responsible Official, or authorized representative, may designate as a Planned Action Project, pursuant to RCW 43.21C.440, a project application that meets all of the following conditions:
- (a) the project is located within the Planned Action Area identified in Exhibit A of this Ordinance;
 - (b) the proposed uses and activities are consistent with those described in the Planned Action EIS and Subsection III.D of this Ordinance;
 - (c) the project is within the Planned Action thresholds and other criteria of Subsection III.D of this Ordinance;
 - (d) the project is consistent with the Shoreline Comprehensive Plan including the policies of the Aurora Square Community Renewal Plan and the Shoreline Municipal Code;
 - (e) the project's significant adverse environmental impacts have been identified in the Planned Action EIS;
 - (f) the project's significant impacts have been mitigated by application of the measures identified in Exhibit B of this Ordinance and other applicable City regulations, together with any conditions, modifications, variances, or special permits that may be required;
 - (g) the project complies with all applicable local, state and/or federal laws and regulations and the SEPA Responsible Official determines that these constitute adequate mitigation; and
 - (h) the project is not an essential public facility as defined by RCW 36.70A.200, unless the essential public facility is accessory to or part of a development that is designated as a Planned Action Project under this Ordinance.
- (2) The City shall base its decision to qualify a project as a Planned Action Project on review of the SEPA Checklist pursuant to WAC 197-11-960 and review of the Planned Action Project submittal and supporting documentation, provided on City required forms.

F. Effect of Planned Action Designation.

- (1) Designation as a Planned Action Project by the City's SEPA Responsible Official means that a qualifying project application has been reviewed in accordance with this Ordinance and found to be consistent with the development parameters and thresholds established herein and with the environmental analysis contained in the Planned Action EIS.
- (2) Upon determination by the City's SEPA Responsible Official that the project application meets the criteria of Subsection III.D and qualifies as a Planned Action Project, the project shall not require a SEPA threshold determination, preparation of an EIS, or be subject to further review pursuant to SEPA. Planned Action

Projects will still be subject to all other applicable City, state, and federal regulatory requirements. The Planned Action Project designation shall not excuse a project from meeting the City's code and ordinance requirements apart from the SEPA process.

G. Planned Action Project Permit Process. Applications submitted for qualification as a Planned Action Project shall be reviewed pursuant to the following process:

- (1) Development applications shall meet all applicable requirements of the Shoreline Municipal Code and this Ordinance in place at the time of the Planned Action Project application. Planned Action Projects shall not vest to regulations required to protect public health and safety.
- (2) Applications for Planned Action Projects shall:
 - (a) be made on forms provided by the City;
 - (b) include the Subarea SEPA checklist per WAC 197-11-960;
 - (c) include a conceptual site plan pursuant to SMC 20.30.315 Site Development Permit; and
 - (d) meet all applicable requirements of the Shoreline Municipal Code and this Ordinance.
- (3) The City's SEPA Responsible Official shall determine whether the application is complete and shall review the application to determine if it is consistent with and meets all of the criteria for qualification as a Planned Action Project as set forth in this Ordinance.
- (4)
 - (a) If the City's SEPA Responsible Official determines that a proposed project qualifies as a Planned Action Project, he/she shall issue a "Determination of Consistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440.
 - (b) Upon issuance of the Determination of Consistency, the review of the underlying project permit(s) shall proceed in accordance with the applicable permit review procedures specified in SMC Chapter 20.30 Procedures and Administration, except that no SEPA threshold determination, EIS, or additional SEPA review shall be required.
 - (c) The Determination of Consistency shall remain valid and in effect as long as the underlying project application approval is also in effect.
 - (d) Public notice and review for qualified Planned Action Projects shall be tied to the underlying project permit(s). If notice is otherwise required for the underlying permit(s), the notice shall state that the project qualifies as a Planned Action Project. If notice is not otherwise required for the underlying project permit(s), no special notice is required by this Ordinance.
- (5)
 - (a) If the City's SEPA Responsible Official determines that a proposed project does not qualify as a Planned Action Project, he/she shall issue a "Determination of Inconsistency" and shall mail or otherwise verifiably deliver said Determination to the applicant; the owner of the property as listed on the application; and federally recognized tribal governments and agencies with jurisdiction over the Planned Action Project, pursuant to RCW 43.21C.440.
 - (b) The Determination of Inconsistency shall describe the elements of the Planned Action Project application that result in failure to qualify as a Planned Action Project.
 - (c) Upon issuance of the Determination of Inconsistency, the City's SEPA Responsible Official shall prescribe a SEPA review procedure for the non-qualifying project that is consistent with the City's SEPA regulations and the requirements of state law.

- (d) A project that fails to qualify as a Planned Action Project may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet the non-qualifying project’s SEPA requirements. The City’s SEPA Responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.
- (6) To provide additional certainty about applicable requirements, the City or applicant may request consideration and execution of a development agreement for a Planned Action Project, consistent with RCW 36.70B.170 et seq.
- (7) A Determination of Consistency or Inconsistency is a Type A land use decision and may be appealed pursuant to the procedures established in Chapter 20.30 SMC. An appeal of a Determination of Consistency shall be consolidation with any pre-decision or appeal hearing on the underlying project application.

Section IV. Monitoring and Review.

A. The City should monitor the progress of development in the designated Planned Action area as deemed appropriate to ensure that it is consistent with the assumptions of this Ordinance and the Planned Action EIS regarding the type and amount of development and associated impacts and with the mitigation measures and improvements planned for the Planned Action Area.

B. This Planned Action Ordinance shall be reviewed by the SEPA Responsible Official no later than five (5) years from its effective date in conjunction with the City’s regular Comprehensive Plan review cycle, as applicable. The timing of subsequent reviews after the first review shall be determined with the completion of the first review. The review shall determine the continuing relevance of the Planned Action assumptions and findings with respect to environmental conditions in the Planned Action Area, the impacts of development as analyzed in the Planned Action Checklist (WAC 197-11-960), required mitigation measures (Exhibit B) and Public Agency Actions and Commitments (Exhibit C). Based upon this review, the City may propose amendments to this Ordinance or may supplement or revise the Planned Action EIS.

Section V. Conflict. In the event of a conflict between this Ordinance or any mitigation measures imposed thereto, and any ordinance or regulation of the City, the provisions of this Ordinance shall control.

Section VI. Severability. If any one or more sections, subsections, or sentences of this Ordinance are held to be unconstitutional or invalid such decision shall not affect the validity of the remaining portions of this Ordinance and the same shall remain in full force and effect.

Section VII. Effective Date. This Ordinance shall take effect and be in force ten (10) days after publication as provided by law.

Passed by the City Council of the City of Shoreline the XXth day of XX 2015.

Mayor

ATTESTED:

PUBLISHED: XX, 2015

EFFECTIVE: XX, 2015

City Clerk

APPROVED AS TO FORM:

City Attorney

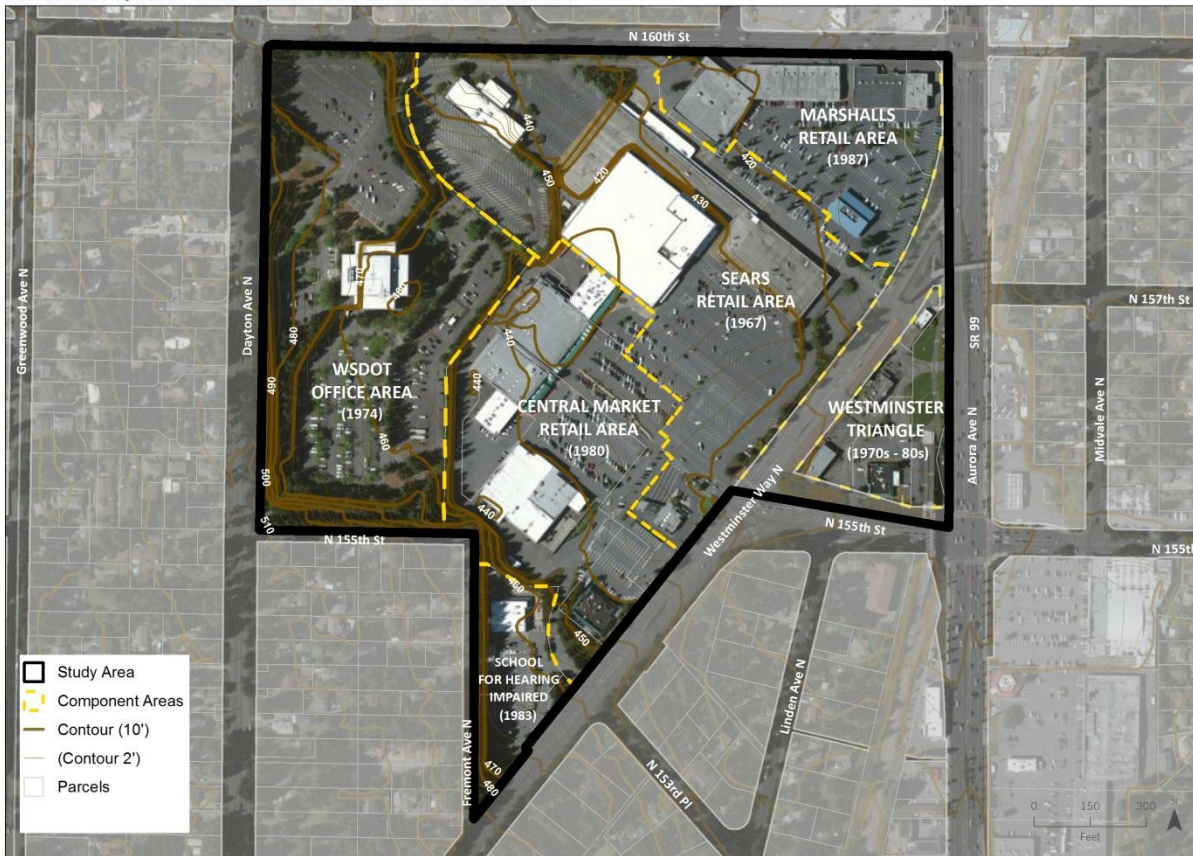
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EXHIBIT A

Planned Action Area

The Planned Action includes the CRA parcels and the abutting rights of way.

AURORA SQUARE CRA - LAND USE COMPONENT AREAS



BERK Date: September 2014
Source: City of Shoreline, King County, BERK



EXHIBIT B

Planned Action Ordinance Mitigation Document Mitigation Required for Development Applications

1.0 MITIGATION MEASURES

The Planned Action EIS has identified significant beneficial and adverse impacts that are anticipated to occur with the future development of the Planned Action Area, together with a number of possible measures to mitigate those significant adverse impacts. Please see Final EIS Chapter 1 Summary for a description of impacts, mitigation measures, and significant unavoidable adverse impacts.

A Mitigation Document is provided in this **Exhibit C** to establish specific mitigation measures based upon significant adverse impacts identified in the Planned Action EIS. The mitigation measures in this **Exhibit C** shall apply to Planned Action Project applications that are consistent with the Preferred Alternative range reviewed in the Planned Action EIS and which are located within the Planned Action Area (see **Exhibit A**).

Where a mitigation measure includes the words “shall” or “will,” inclusion of that measure in Planned Action Project application plans is mandatory in order to qualify as a Planned Action Project. Where “should” or “would” appear, the mitigation measure may be considered by the project applicant as a source of additional mitigation, as feasible or necessary, to ensure that a project qualifies as a Planned Action Project. Unless stated specifically otherwise, the mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant or designee to fund and/or perform.

Any and all references to decisions to be made or actions to be taken by the City’s SEPA Responsible Official may also be performed by the City’s SEPA Responsible Official’s authorized designee.

1.1 Land Use/Light and Glare

As part of land use permit review, the City shall evaluate site development permits to consider the siting, design, and orientation of new uses relative to existing surrounding land uses in R-4, R-6 or R-8 zones, and may condition proposals to direct uses with the potential for producing noise away from sensitive receptors in those zones. The Planning and Community Development Director or designee may consider the maximum environment noise levels found in WAC 173-60-040 and application of the City’s General Development Standards in Chapter 20.50 to condition proposals.

1.2 Transportation

Frontage Improvements

When a property redevelops and applies for permits, frontage improvements (or in-lieu contributions) and right-of-way dedications if needed are required by the City of Shoreline Municipal Code (SMC 20.70). If right-of-way (or an easement) is needed, it also would be required/dedicated by the development to the City. The City has developed specific cross sections for City streets describing the travel lanes, sidewalk widths, bicycle facilities, and on-street parking. As part of the Aurora Square Planned Action EIS, customized designs were developed for 160th Street, Westminster Way N, N 155th Street, and Aurora Avenue N (see Draft EIS Appendix B). The Aurora Square CRA frontage improvements are described in detail under Draft EIS Section 3.3. Other frontage improvements

would follow the City's standard designs (e.g. west and south borders with Dayton, Fremont, and 155th along WSDOT area). The projects are identified in Table 1 and Figure 1.

Planned Action applicants may request and the City may consider a fee-in-lieu for some or all of the frontage improvements that are the responsibility of the property owner through the execution of a voluntary agreement (pursuant to RCW 82.02.020) or other instrument deemed acceptable to the City and applicant. The City may approve the fee-in-lieu agreement if the City finds the fee in lieu approach to be in the public interest, such as having the frontage completed in a more consistent or complete manner in combination with other properties at a later date.

As part of a voluntary agreement (pursuant to RCW 82.02.020) or other instrument deemed acceptable to the planned action applicant or City, the City may reduce the share of cost of the frontage improvements otherwise due to a Planned Action property, such as if Planned Action applicants implement high priority street improvements in place of lower priority improvements, either along their frontage, or offsite, as described in Table 1., or implement a greater length of a lower priority project, or meet other objectives that advance the CRA

Table 1. Renewal Priority of Aurora Square CRA Transportation Improvements

The Shoreline City Council designated the 70+ acre Aurora Square area as a Community Renewal Area (CRA) where economic renewal would clearly deliver multifaceted public benefits. Now that the CRA and Renewal Plan is established, the City is empowered to partner with private enterprise to encourage 21st century renewal. Master planning identified a number of projects that the City of Shoreline can accomplish on its own or in partnership with developers. The transportation improvements identified through the Planned Action EIS process are prioritized below to reflect the value of these improvements for economic renewal of the Aurora Square CRA.

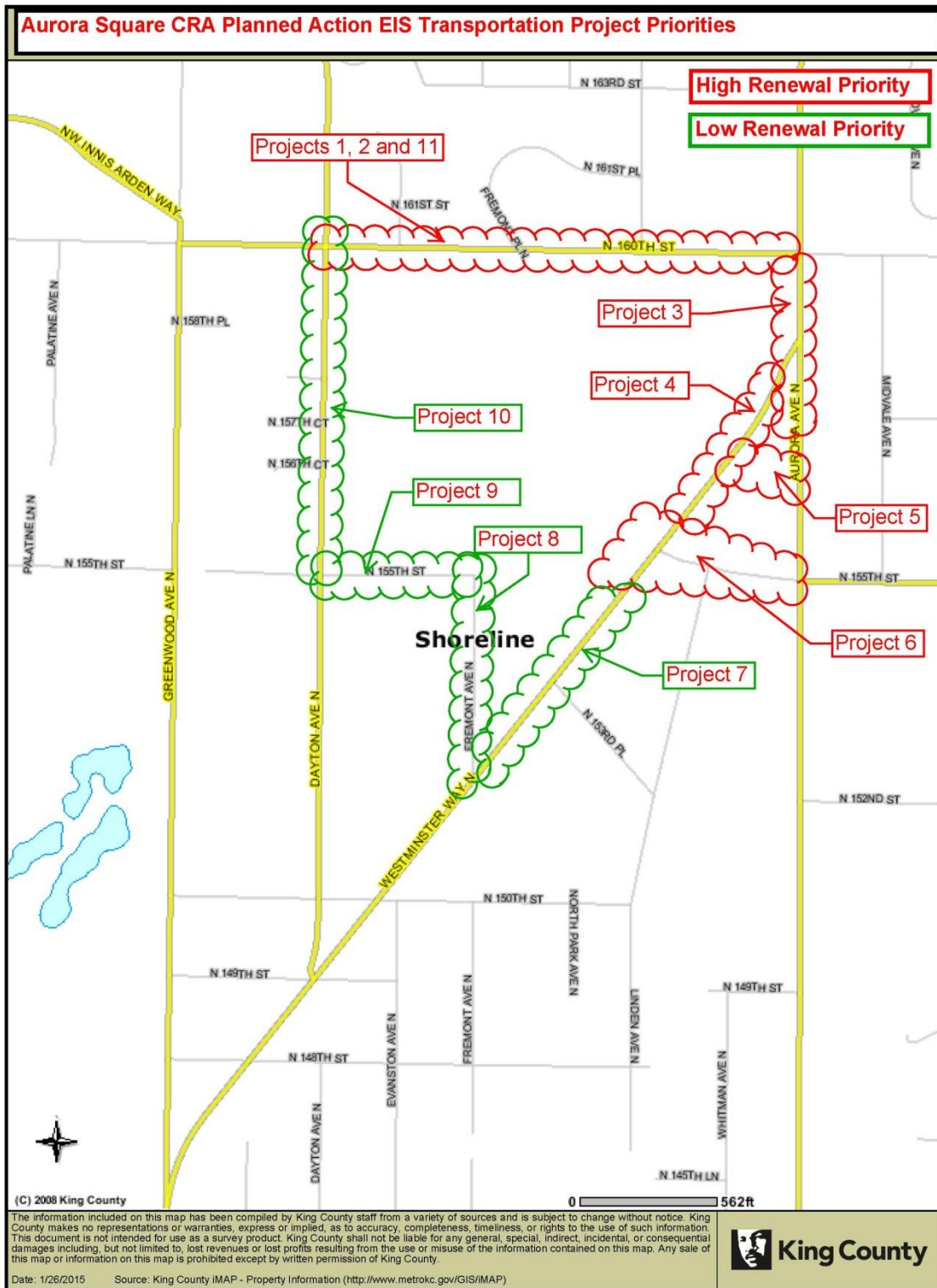
No.	Project	Limits	Renewal Priority	Description
1	Rechannelization of N 160th St bordering CRA	Dayton Ave N to Aurora Ave N	High	Planned restriping to a 3-lane section with bicycle lanes in 2015 is high priority and will create better access to Aurora Square by vehicles, pedestrians, and cyclists.
2	N 160th St Intersection	Midblock on N 160th St	High	Improvements would provide a gateway entrance on N 160th St for Aurora Square and a midblock pedestrian crossing. Most effectively done when the Sears property redevelops and only if traffic volumes warrant. Note requirement for traffic study.
3	Aurora Avenue N	Aurora Interurban Bridge to N 160th St	High	Provide a cycle connection from the Interurban Trail to the new N 160th St bike lane along the section of Westminster Way N vacated after the N 157th St road connection is constructed.
4	Westminster Way N (North)	N 155th St to N 160th St	High	Envisioned as a project in the Aurora Square CRA Renewal Plan, reworking Westminster Way N in this section provides a more pedestrian and bicycle friendly section with street parking that can help unite the small triangle property to the rest of Aurora Square. Most effectively completed with the redevelopment of the triangle property.
5	Construct N 157th St	Westminster Way N to Aurora Ave N	High	New street connection makes Westminster between 155th and 157th pedestrian and cycle-friendly, creates a better entrance to Aurora Square, connects the triangle property to the rest of Aurora Square, and provides on street parking for future retail. Most effectively completed with the redevelopment of the triangle property.

6.a. Staff Report Aurora Square CRA

No.	Project	Limits	Renewal Priority	Description
6	Intersection at N 155th St and Westminster Way N	Westminster Way N to Aurora Ave N	High	Improves the main vehicle intersection and increases safety for pedestrians. Includes improvements to the section of N 155th St between Westminster Way N and Aurora Ave N. Most effectively done at one time and in conjunction with the redevelopment of the Sears property
7	Westminster Way N (South)	N 155th St to Fremont Ave N	Low	Frontage improvements provide little support of renewal efforts in this location.
8	Fremont Ave N	Westminster Way N to N 155th St	Low	Frontage improvements provide little support of renewal efforts in this location.
9	N 155th St (West)	Fremont Ave N to Dayton Ave N	Low	Frontage improvements provide little support of renewal efforts in this location.
10	Dayton Ave N	N 155th St to N 160th St	Low	Frontage improvements provide little support of renewal efforts in this location.
11	Cycle Track along N 160th St bordering CRA	Dayton Ave N to Aurora Ave N	Low	The cycle track proposed for improved connectivity between the Interurban Trail and Shoreline Community College ideally will be completed in conjunction with improvements to the West N 160th St project. The cycle track will likely require the City to secure matching grants and the property owners to dedicate ROW.

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Figure 1. CRA Transportation Project Priorities Map



N 160th St Intersection Access Improvements

Preliminary CRA plans include a new north/south internal street that will form the primary connection between Westminster Way N and N 160th Street. This north/south internal street would add a new intersection at N 160th Street. Planned Action applicants shall analyze the traffic operations of the new intersection and may be required by the City to construct a signal at the new intersection if signal warrants are met. The methods and approach to the analysis shall be consistent with SMC 20.60.140 Adequate Streets.

Parking Management

Planned Action applicants shall prepare and submit a parking management plan to the city for review and approval prior to approval of necessary land use and building permits.

Said parking management plan shall be in place prior to the occupancy of the development.

The plan shall:

1. Describe relationship of the parking management plan to the overall center plan, including how the proposed parking fits into the overall access and mobility plans for the center.
2. Address parking comprehensively for the range of users and times of day:
 - A. Encourage shared parking among neighboring businesses and document shared parking agreements and conditions consistent with the Shoreline Municipal Code.
 - B. Demonstrate the requested supply of parking for the mix and range of uses will meet the demand for parking at different times and for different events consistent with the Shoreline Municipal Code.
 - C. Take into account the parking patterns for different user groups in the center — employees, customers, and residents — throughout the course of the day.
 - D. Address freight and truck access and parking.
 - E. Be attentive to workers, customers and visitors traveling to the center by modes other than automobile, such as bicycle and transit.
 - F. Design parking facilities to accommodate pedestrian movement, including safety and security.
 - G. Take into account any traffic control management programs, such as parking restrictions during peak commuting periods.
 - H. Develop parking strategies for special events or for infrequent peak demands.
3. Establish goals and objectives for parking — to support short-term and long-term development plans for the center, during construction and post-construction.
4. Include measures to ensure parking is shared, reduce drive alone commute trips, and prevent parking from being used by commuters to other adjacent sites or as an unsanctioned park and ride lot. Such measures could include:
 - A. Establishing a parking manager to manage site parking
 - B. Charging for daytime parking
 - C. Validating parking
 - D. Providing a segmented parking garage or facility so that some parking is reserved for certain uses at certain times of day
 - E. Reserve areas for short-term parking by customers and visitors

- F. Allow non-peak shared parking (e.g. office parking used for retail parking on nights and weekends)
5. Identify wayfinding measures, such as signage directing visitors and customers to parking facilities, electronic signage with parking availability information, mobile phone applications, or other measures.
6. Provide contingency measures such as monitoring, enforcement, and other adaptive management techniques to promote access to parking onsite and avoid parking encroachment into adjacent neighborhoods.

1.3 Stormwater

The City shall apply the stormwater management manual in effect at the time of proposal application. As of 2015, the City of Shoreline is evaluating options for regional flow control facilities in the vicinity of the study area. Creating a downstream regional flow control facility to serve the study area, if pursued by the City, would require additional study and analysis to verify feasibility, preparation of regional facility basin plan for review by Ecology, environmental analysis and permitting, and final design and construction. If a regional flow control facility is approved by the City, an applicant may request or the City may condition development to pay a fee based on the area of new and replaced impervious surface subject to Minimum Requirement 7 in the 2012 stormwater management manual for Western Washington published by the Washington Department of Ecology or equivalent requirement in place at the time of application.

1.4 Sewer and Water

Sewer

The sewer service provider agency may assume control of private sewer mains larger than 6 inches that are proposed or required to be replaced, upgraded, or relocated within the Aurora Square CRA.

Water

The current water system infrastructure and supply are able to meet the additional residential and employment need. The water mains inside the study area are owned privately, and there would need to be coordination if the privately owned water mains need to be extended, replaced, or altered. The water service provider or the City of Shoreline may require extension, replacement, upgrade, or relocation of water mains to serve proposals to meet adopted standards of service.

1.5 Schools and Parks

Parks

The City's commercial site design standards at SMC 20.50.240 Site Design, Subsection F, require public places within commercial portions of development. Applicants may propose or the City may require consolidation or reconfiguration of required public space to advance the adopted Aurora Square CRA Renewal Plan or in order to optimize the provisions of SMC 20.50.240 Site design where mixed commercial and residential uses are proposed.

To redirect a portion of the onsite open space towards a more centrally located public space within or adjacent to the Aurora Square property, the City may allow up to fifty percent (50%) of the private recreation space required in SMC 20.50.240 to be: 1) accomplished offsite as approved by the Planning and Community Development Director; or 2) a fee-in-lieu (proportionate to the cost of the space if it were built onsite) through a negotiated voluntary agreement.

Schools

As of 2015, the City of Shoreline does not charge school impact fees. The Shoreline School District is preparing a Capital Facilities Plan as of 2015, which may be the basis for charging impact fees in the future. The City shall apply regulations in place at the time of application, including subsequently adopted impact fees, where applicable.

2.0 CODE REQUIREMENTS – ADVISORY NOTES

The EIS identifies specific regulations that act as mitigation measures. These are summarized below by EIS topic. All applicable federal, state, and local regulations shall apply to Planned Actions. Planned Action applicants shall comply with all adopted regulations where applicable including those listed in the EIS and those not included in the EIS.

2.1 Land Use

- SMC 20.50.020: Contains design guidelines, development dimensions, standards, and conditions for development within areas covered by the MB zoning designation. These design guidelines and development standards include site coverage and height as well as setback requirements.
- SMC 20.50.021: Addresses transition standards where development within MB zones abuts single family districts. Development standards include additional setbacks, building offsets, and heights.
- SMC 20.50.180: Addresses building orientation and scale.
- SMC 20.50.205: Addresses light standards including avoiding light trespass.
- SMC 20.50.240: Contains commercial site design guidelines including site frontage, rights-of-way lighting, corner sites, site walkways, public places, multifamily open space, outdoor lighting, service areas, and mechanical equipment.

2.2 Light and Glare

- SMC 20.50.021: Addresses transition standards where development within MB zones abuts single family districts. Development standards include additional setbacks, building offsets, and heights.
- SMC 20.50.180: Addresses building orientation and scale.
- SMC 20.50.205: Addresses light standards including avoiding light trespass. For example, a lamp or bulb light source installed on commercial property and visible from any residential property must be shielded such that the light source is no longer directly visible. This provision also excludes certain types of lighting (e.g. search lights, laser lights, strobe lights, etc.).
- SMC 20.50.240(H): Contains commercial guidelines for outdoor lighting including pole heights for parking and pedestrian lights and shielding of fixtures to prevent direct light from entering neighboring property.
- SMC 20.50.250: Addresses commercial building design including building articulation, materials, modulation, and facade treatments.
- SMC 20.50.540(G): Addresses sign area, heights, types, illumination, and number of maximum allowable signs.

Development in the analysis area would be subject to the City's existing design review process and would be required to comply with all applicable urban design principles.

In addition to design review and the application of design guidelines, development in the MB zone would be required to comply with all applicable development regulations contained in the Shoreline Zoning Code.

2.3 Transportation

Frontage Improvements

When a property redevelops and applies for permits, frontage improvements (or in-lieu contributions) and right-of-way dedications if needed are required by the City of Shoreline Municipal Code (SMC 20.70). If right-of-way (or an easement) is needed, it also would be required/dedicated by the development to the City. See Section 2.0 for mitigation measure requirements on how the City's specific frontage proposals are to be implemented in the Aurora Square CRA.

Concurrency

Future proposals would meet the transportation concurrency requirements and the Level of Service (LOS) thresholds established in SMC 20.60.140 Adequate Streets.

Impact Fees

The City of Shoreline adopted Transportation Impact Fees effective January 1, 2015 per Shoreline Municipal Code (SMC) Chapter 12.40. Payment of the Transportation Impact Fees is designed to mitigate city-wide transportation impacts that will result from residential and non-residential growth within Shoreline. As new development occurs within the CRA, each development would be assessed a per trip fee based on the number of new trips added to the street network.

Commute Trip Reduction

The City has adopted a Commute Trips Reduction Program (SMC 14.10) consistent with State Requirements under RCW 70.94.527.

Internal Pedestrian Access

Chapter 20.60.150 of the SMC requires new development to provide pedestrian facilities that connect street right-of-way to building entrances, safe access to parking areas, and connections connecting commercial developments. As part of its development review process, the City will ensure the implementation of these requirements to encourage walking and transit use.

2.4 Stormwater

- Stormwater management is regulated by federal, state, and local laws and ordinances. This section provides an overview of the key regulations and policies that relate to stormwater management and stormwater impacts.
- The Federal Clean Water Act governs the discharge of pollutants into the waters of the United States and regulates water quality standards for surface water. The discharge of any pollutant from a point source into navigable waters without a proper permit is unlawful, under the act; therefore, the NPDES permit program controls these discharges. Ecology, under RCW 90.48 is the permitting agency for NPDES permits in the state of Washington.
- Under Federal Law, Section 401, any activity requiring a Section 404 permit (placement of fill or dredging within waters of the United States) or a Section 10 permit (placing a structure within the waters of the United States) which may result in any discharge into the navigable waters of the United States must obtain a certification from the state certifying that such discharge will comply with the applicable provisions of the Clean Water Act. Ecology, under chapter RCW 90.48, is the certifying agency for Section 401 permits.

- Ecology is responsible for implementing and enforcing surface water quality regulations in Washington State. The current water quality standards are established in state regulations (WAC 173-201A). General requirements for stormwater management are contained in the *NPDES Phase II Western Washington Municipal Stormwater Permit*. Specific guidance for achieving stormwater management standards for development and redevelopment projects is provided by Ecology in the *Stormwater Management Manual for Western Washington (SMMWW)*. The SMMWW identifies minimum requirements for development and redevelopment projects of all sizes and provides guidance on implementation of BMPs to achieve these requirements. As part of compliance with the *NPDES Phase II Western Washington Municipal Stormwater Permit*, Ecology's regulations require local agencies to adopt stormwater treatment regulations. Many local agencies, including the City of Shoreline, have chosen to adopt the SMMWW rather than develop a similar but unique set of regulations.
- The SMMWW includes requirements and recommended BMPs for managing stormwater runoff during the construction phase. However, if project construction would disturb more than 1 acre of ground and would discharge stormwater to surface waters, redevelopment projects within the study area would require coverage under the *NPDES Construction Stormwater General Permit*. Coverage under this general permit requires submitting an application to Ecology. The permit requires implementing BMPs and performing monitoring activities to minimize construction-related impacts to water quality.
- Local laws require stormwater discharges to meet water quality and flow control standards. Through Shoreline Municipal Code (SMC) 13.10, the City has adopted the most recent version of the SMMWW published by the Washington State Department of Ecology. The most recent version of the SMMWW was published in August 2012.

2.5 Water and Sewer

- SPU design standards indicate that fire flow is determined based on the City's Fire Code and considered when issuing Water Availability Certificates. SPU will determine availability of services at the time of development (i.e. Certificates of Availability).
- Shoreline implements Chapter 20.60 SMC, Adequacy of Public Facilities, and requires adequate sewer systems, water supply and fire protection. Shoreline also implements Chapter 13.05 SMC, Water and Sewer Systems Code, and applies King County codes and standards.
- Currently, new development is required to pay a general facilities fee by the wastewater facility provider. Fees in place at the time of application will apply.

2.6 Parks

- In SMC 20.50.240 Site Design, Subsection G, the City requires multifamily open space at a rate of 50 square feet per dwelling unit and a minimum of 800 square feet.
- The City's commercial site design standards at SMC 20.50.240 Site Design, Subsection F, require public places within commercial portions of development at a rate of four square feet of public place per 20 square feet of net commercial floor area up to a public place maximum of 5,000 square feet.

EXHIBIT C

Public Agency Actions and Commitments

INTRODUCTION

Under some elements of the Planned Action EIS, specific City or other agency actions are identified. Generally, incorporation of these actions is intended to provide for implementing regulations and infrastructure investments in order to document pending City actions; to establish a protocol for long-term measures to provide for coordination with other agencies; or to identify optional actions that the City may take to reduce impacts. These actions are listed below in Table D.1.

Actions identified as “Proposed Concurrent Actions” refer to legislative actions proposed for adoption together with the Preferred Alternative. Longer term and other agency actions will occur in the future, depending on need. The projected timeframe and responsible departments are identified and will be used in monitoring the implementation of this Ordinance.

This Exhibit D will be used in the monitoring process established in Section IV of this Ordinance.

Table C.1
Public Agency Mitigation Measures

Mitigation Measures	Proposed Synchronous Amendments	Short Term: Next Comp Plan Amendment Cycle or within 5 years	Long Term	Other Agency	Estimated Year of Implementation and Responsible Department
Municipal Code Amendments; Sign Code and Noise Standards (time of day).	X			City	2015
Evaluation of Other Potential Mitigation for Transportation: Consultation and coordination with CRA property owners on additional left-turn capacity for northbound traffic on Aurora Avenue N (see DEIS page 2-65) and integration into Comprehensive Plan and/or CRA Planned Action.		X		City	Monitor. Consider implementation strategies with next Comprehensive Plan Update (approximately 2037) or within 5 years (2020).
Integration of Roadway and Stormwater Capital Projects into City Capital Facility Plan and Capital Improvement Program	X	X		City	2015 concurrent with Planned Action Ordinance; or next annual amendment process.
School District Capital Facility Plan		X		Shoreline School District	Process is underway in 2015. City may address in future Comprehensive Plan amendment cycle. District and City to consider impact fees as appropriate.