



Memorandum

DATE: April 28, 2016

TO: City Councilmembers

FROM: Debbie Tarry, City Manager

RE: Proposed Amendments and Other Requests Related to Selection of a 145th Subarea Plan Preferred Alternative to be included in the FEIS

CC: John Norris, Assistant City Manager
Rachael Markle, Director of Planning & Community Development
Miranda Redinger, Senior Planner
Steve Szafran, Senior Planner

Below is a summary of the requests and the proposed amendments to the 145th Subarea Plan map (Compact Community Hybrid - Planning Commission Recommendation) that we have received from City Councilmembers. As stated in the staff report, on Monday, Council will be picking a “preferred alternative” to be included in the final environmental impact statement (FEIS). In addition to the “preferred alternative”, the no action, compact community and connecting corridor scenarios will also be part of the FEIS. Staff is working on developing maps to reflect the proposed amendments.

Additional Map Request (Mayor Roberts)

Mayor Roberts has requested staff to create an additional map, although he is not going to make a motion based on this request, but want to be able to speak to the elements. For the new map he has requested:

1. Change the zoning along Meridian to MUR 35 (one parcel deep) between 145th and 147th. (Transition from R-6)
2. Change the zoning between Corliss and 1st and south of 149th to MUR 35. (Transition from R-6).
3. Changes the zoning between 6th and 8th to MUR 70 between 145th and 152nd. (Proximity to the station).
4. Change from R-6 to MUR 35 (one parcel deep) between 152nd and Paramount Park on the east side of 8th. (Transition from R-6).
5. Modify recommendation to retain current zoning for everything further east than those parcels bordering 8th avenue. (Proximity to the station).

Councilmember Proposed Amendments

Councilmember Scully:

1. Remove the upzones north of 155th, except for the areas between I-5 and 5th Ave NE and between 14th Ave NE and 15th Ave NE. *(Results in R-6)*
2. Remove the upzones from 156th north and west of 5th *(Results in R-6)*
3. Remove the upzones south of 147th between 8th Ave NE and 10th Ave NE, and along the north side of 147th between 9th Ave NE and 10th Ave NE. *(Results in R-6)*

Councilmember McConnell:

1. Remove upzone south of 147th between 8th Ave NE and 10th Ave NE. *(Results in R-6)*
2. Remove upzone south of 151st and north of 147th between 8th Ave NE and 10th Ave NE. *(Results in R-6)*
3. Remove upzone south of 152nd and north of 151st between 8th Ave NE and 10th Ave NE. *(Results in R-6)*

Rationale:

From the February 19 Planning Commission meeting minutes: Page 2 of Otak memorandum (dated Jan. 29, 2016) in the section, **Summary of the Assessment of Wetlands, Streams, and Buffers:**

“This work focused on providing a more in-depth understanding of wetlands, streams, and associated buffer requirements in the Paramount Open Space and Twin Ponds Park areas. Seven wetlands were identified in the Paramount Open Space area (see Figure AW-1), and two were identified in Twin Ponds Park (see Figure AW-2). Seven streams were also identified on the City- owned parcels—five on the Paramount Open Space parcels and two on the Twin Ponds parcels. Buffers for these critical areas are also depicted in the two Figures. a number of privately held properties appear to be within the buffers for the wetlands and streams on both the Paramount Open Space and Twin Ponds Park areas. In the case of Twin Ponds Park, the wetland system is located within the boundary of the public park property with stream corridors extending outside the park. At Paramount Open Space, wetlands appear to exist both inside public park property and outside the park. Figures AW-1 and AW-2 depicts the physical area of streams, wetlands, and associated buffers that would need to be protected with any future redevelopment. “”(Figures AW-1 and AW-2 are attachments to this memorandum)”

“The Littles Creek stream system on the Paramount Open Space area consists of the mainstream Littles Creek and four associated tributaries. Tributaries 1A and 3A confluence with the mainstream Littles Creek on the Paramount property, while Tributary 2A is culverted and discharges into Littles Creek to the south. Tributary 4A occurs on the Paramount property to the north (Figure AW-1) and may have linked Tributary 1A and the mainstream Littles Creek in the past.”

From April 7th Staff report to the Planning Commission: “Regardless of the alternative ultimately selected for study in the FEIS, opportunities to further protect these areas may be possible if the Parks, Recreation, and Open Space (PROS) Plan identifies properties surrounding City parks and open spaces in the subarea for acquisition, should they become available for sale. At the March 24 Parks, Recreation, and Cultural Services (PRCS) and Tree Board meeting, the Board unanimously adopted motions to support the Compact Communities Hybrid alternative, prepare for acquisition of additional park space to accommodate projected growth, and express a general preference that areas that could critically impact wetland viability not be rezoned.”

Sarah Cooke’s letter dated April 7th is not located in the Planning Commission minutes. I would like the council to receive a copy of it. – (Cooke April 7th letter is attached to this memorandum)

McConnell comments, referencing Figure AW-1, Critical Areas/Paramount Open Space (POS) from the Feb. 19, 2016 Planning Commission meeting minutes: This map shows the breadth of the wetlands and buffers surrounding POS. The area east of POS was recommended by the Planning Commission to remain R6.

Regarding the neighborhoods west of POS which are recommended on the Hybrid map for MUR35 zoning: the cul-de-sac between 8th and 10th Ave NE directly north of 145th St has Littles Creek or Littles Creek Tributaries 2A and 3A and stream/wetland buffers surrounding these streams running through much of the properties in the southeast area of that neighborhood. Along with these issues, properties are located along a steep slope, which starts in the west and bottoms out at its lowest point in the southeast corner of that neighborhood. The neighborhood has limited vehicular access, which will present a significant problem to all those living there as a result of MUR35 development. From 145th, 10th Ave NE does not go through to 147th, although it is designated on the map to do so. Currently, that street only accesses a few properties. Finally, it is a council goal to increase Parks/Open Space in conjunction with creating more density around our future light rail stations and I see that R6 properties surrounding Twin Ponds and POS as good planning for future park acquisitions, thus increasing the size of those existing parks instead of having numerous smaller parks.

The same set of circumstances exist for the properties located west of POS as the neighborhoods that are recommended for R6 zoning by the Planning Commission’s Hybrid map. Although there is protection with our Critical Areas Ordinance, some properties will be protected, while others will be approved for MUR35 development or other up-zoning. This will result in piecemeal development surrounding single-family homes with wetlands/streams and buffers.

Councilmember Hall:

Amendment:

- Part A: Change the zoning between Meridian Ave N and Corliss Ave N, between N 150th St and Twin Ponds Park, from R-6 to MUR-35 (approximately 2 acres, matching the Compact Communities alternative).

- Part B: Change the zoning between Corliss Ave N and 1st Ave NE, between N 149th St and Twin Ponds Park, from R-6 to MUR-45 (approximately 2 acres, matching the Compact Communities alternative).
- Part C: Change the zoning between 6th Ave NE and 8th Ave NE, between NE 145th St and NE 152nd St, from MUR-45 to MUR-70 (approximately 12 acres, where the Compact Communities alternative had MUR-85).
- Part D: Change the zoning between 8th Ave NE and 10th Ave NE, between NE 151st St and the southern boundary of Paramount School Park extended to 10th Ave NE, from R-6 and MUR-35 to MUR-45 (approximately 6 acres, matching the Compact Communities alternative).
- Part E: Change the zoning between 10th Ave NE and Paramount School Park from R-6 to MUR-35 (approximately 1 acre, matching the Compact Communities alternative).
- Part F: Change the zoning between 10th Ave NE and 12th Ave NE, between NE 145th St and Paramount Open Space up to NE 148th St, from R-6 and a bit of R-12 to MUR-35. East of Paramount Park and just south of 148th there are a few lots that are all or mostly in wetland buffers according to the DEIS maps. 1104 NE 147th St and 14719, 14721, and 14729 12th Ave NE. I would like those lots to remain R-6. So the part of my amendment to go from R-6 to MUR-35 should exclude those parcels instead of doing everything south of 148th. (approximately 7 acres, modifying the Compact Communities alternative).
- Part G: Change the zoning on both sides of 5th Ave NE north of NE 157th St, from MUR-35 to R-6 (approximately 2 acres, matching the Compact Communities alternative).
- Part H: Change the zoning between 10th Ave NE and 12th Ave NE, from NE 152nd St north to the recommended MUR-35 zoning at approximately NE 153rd St, from R-6 to MUR-35 (approximately 4 acres, matching both the Compact Communities and Connecting Corridors alternatives).
- Part I: Between 9th Pl NE and Paramount Open Space, South of 147th, change from MUR-35 to R-6, about 3 acres, matching the no action alternative. This would include the two small lots east of 10th (14528 and 14534) but not 1020, and west of tenth it would include lots 927, 933, and 14600 - 14652.

This amendment does not change the R-6 north of NE 148th St and east of Paramount Open Space.

Rationale:

1. All of these areas are within one-half mile as the crow flies from the future station, and within about a ten-minute walk, especially if we get pedestrian improvements including a bridge over I-5.
2. We established policies at the beginning of this process, several years ago, to promote transit-oriented development (including minimum densities) within walking distance of the future light rail stations, and we have communicated extensively with the community about that.
3. Upzoning these areas will improve the water quality of Thornton Creek. Toxic stormwater runoff from existing development is a major problem in Thornton Creek and

one of the top priority environmental problems facing the Puget Sound ecosystem. It can kill salmon before they spawn, having serious consequences for salmon recovery. The existing development in the area is more than 40% impervious area, roughly 30% pollution-generating pervious area (lawns), and about 20% forest canopy. There is no existing flow control or water quality treatment for any of that development. Small projects like new single family homes have to meet new storm water requirements, but more extensive storm water requirements apply to larger projects. Leaving areas R-6 will mean they continue to send untreated, uncontrolled, polluted runoff to Thornton Creek, unless and until redeveloped. Changing the zoning will allow multifamily and commercial development, over time, to install better storm water treatment. That means those 13 acres will have runoff treated and controlled to match the rate of runoff from forested conditions. That is a big benefit for water quality and fish.

4. Upzoning these areas will improve housing affordability. The most basic law of economics is the law of supply and demand. We can't reduce the demand for housing, which is set by the regional economy. But we can increase supply, and that will reduce housing costs. In addition, units in multifamily buildings like townhouses are generally less expensive to build, own, or rent than single family detached houses. For example, just northeast of Paramount Open Space, one old house was torn down. Last year, it was replaced with four new houses at 15229 to 15241 12th Ave NE. They are valued at over \$720,000 each. That is what the market will do if we leave R-6 zoning in place. The existing homes, built from the 1950s to the 1970s, will be torn down and replaced with new homes that are out of reach of working class families. New townhomes built last year are valued at about half that, and new apartments are even less expensive. My amendment will add several thousand units of potential capacity at full buildout, all of which will be lower priced than the new homes being built there now.

5. The regional and global environmental benefits of compact communities near light rail are huge. Global climate change is the greatest environmental threat we have ever faced. The carbon footprint of families living in multifamily buildings with access to good transit is about one-third of the carbon footprint of the same size family living in a detached house without good transit. King County's population is growing by about 60,000 people per year. The more we can accommodate some of these new residents near light rail, the more we can reduce climate impacts. The thousands of units that my amendment will add to the station area at full buildout will save hundreds of acres of open space, tens of thousands of trees, and millions of tons of CO2 emissions compared to locating those units in single family subdivisions.

6. The area that the planning commission recommended changing from MUR-70 to MUR-45 is some of the closest land to the station, within 500 feet. That land is very scarce, and it should get the highest zoning we allow.

7. Leaving pockets of R-6 would mean that those homeowners would be impacted by redevelopment across the street, but they would not benefit from the ability to sell their land to a developer. The neighborhood would change, and they would be left out.

8. We have beautiful parks. Allowing townhouses next to them would mean more people would be able to live close to them and enjoy them. It would also provide more eyes on the parks, which can improve safety.

9. 145th Street is a very busy state highway and a future major transit corridor in its own right. The City of Shoreline and Sound Transit are considering major

improvements. It does not make sense to leave a pocket of R-6 surrounded by higher density development and a state highway.

10. I share the concerns that have been expressed by some in the community about the ability to develop low-lying land near wetlands. I personally drove or walked all of the areas around all of the parks in the station area again this past week, and I reviewed the topography and imagery available on the King County IMap site. I also reviewed all of the minutes from the planning commission meetings, including the public comments, and the relevant sections of the staff analysis and environmental review documents.

None of the areas I propose to change are wetlands or so low lying as to make development challenging. The lots south of Twin Ponds Park are at elevations from 320 feet to 340 feet, while the ponds and Thornton Creek are at 310 to 315 feet. The lots around Paramount School Park are around 400 feet in elevation, well above any sensitive areas. The lots south and east of Paramount Open Space south of NE 148th Street are on hills, 340 to 360 feet. The lots north of NE 148th Street, which I did not include in this amendment, are much flatter and around 330 feet in elevation, similar to the wetlands and Little's Creek.

11. 5th Ave NE should not be rezoned north of 157th St, otherwise it would not conform to the rest of the northern border of the rezone. Given the MUR-45 and MUR-35 on the west and east of 5th Ave on NE 155th St. and on 5th Ave south from 155th St, there will be adequate shopping, entertainment, and dwelling opportunities nearby.



ATTACHMENTS

Attachment 1: Figure AW-1, Critical Areas Paramount Park – OTAK Report

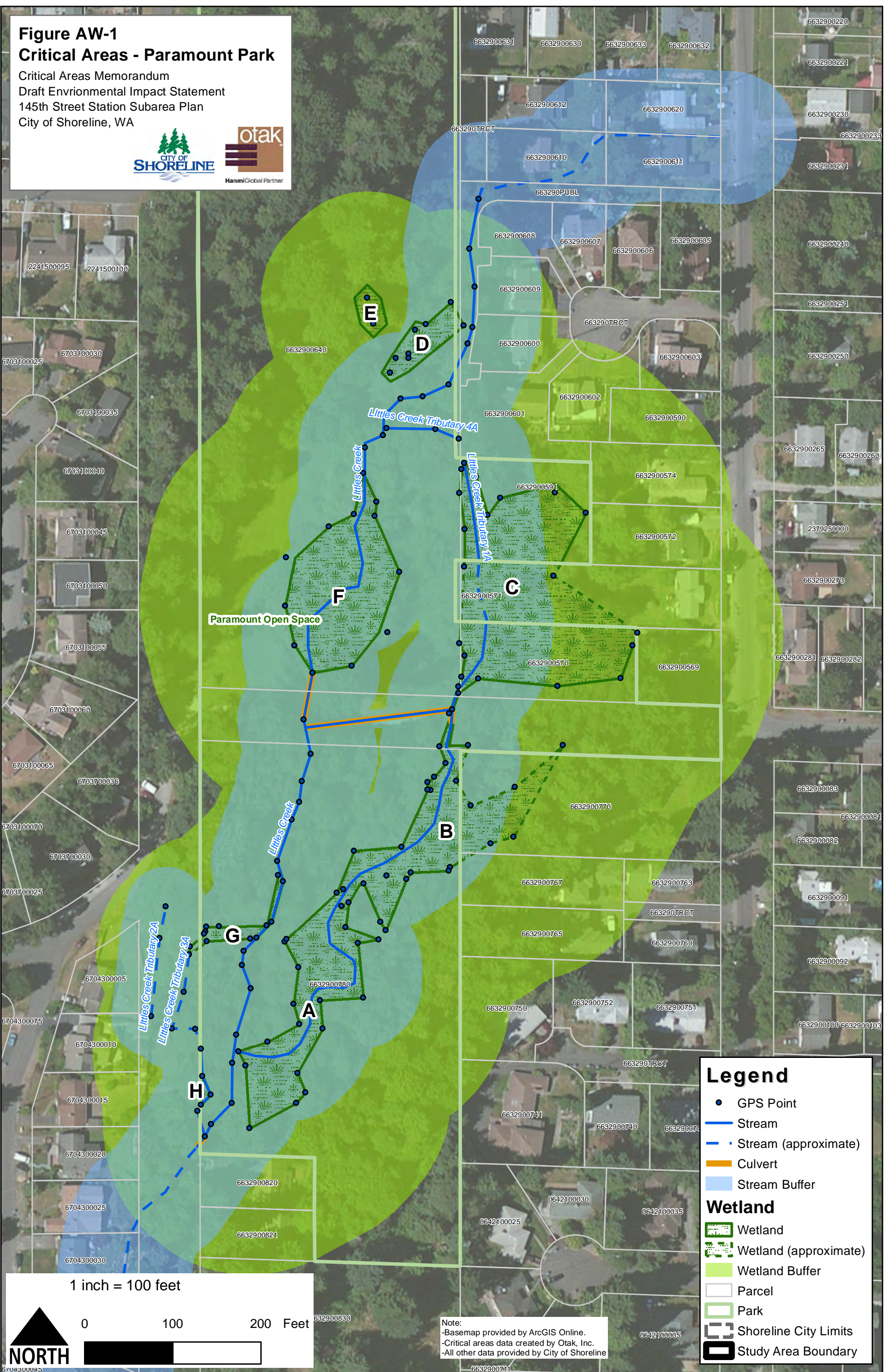
Attachment 2: Figure AW-2, Critical Areas Twin Ponds Park – OTAK Report

Attachment 3: Cooke Letter dated April 7, 2016

Figure AW-1
Critical Areas - Paramount Park
 Critical Areas Memorandum
 Draft Environmental Impact Statement
 145th Street Station Subarea Plan
 City of Shoreline, WA

Hanmi Global Partner



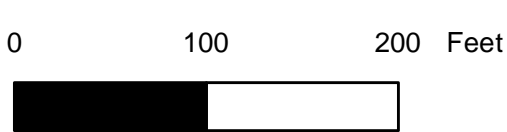
Legend

- GPS Point
- Stream
- - - Stream (approximate)
- Culvert
- Stream Buffer

Wetland

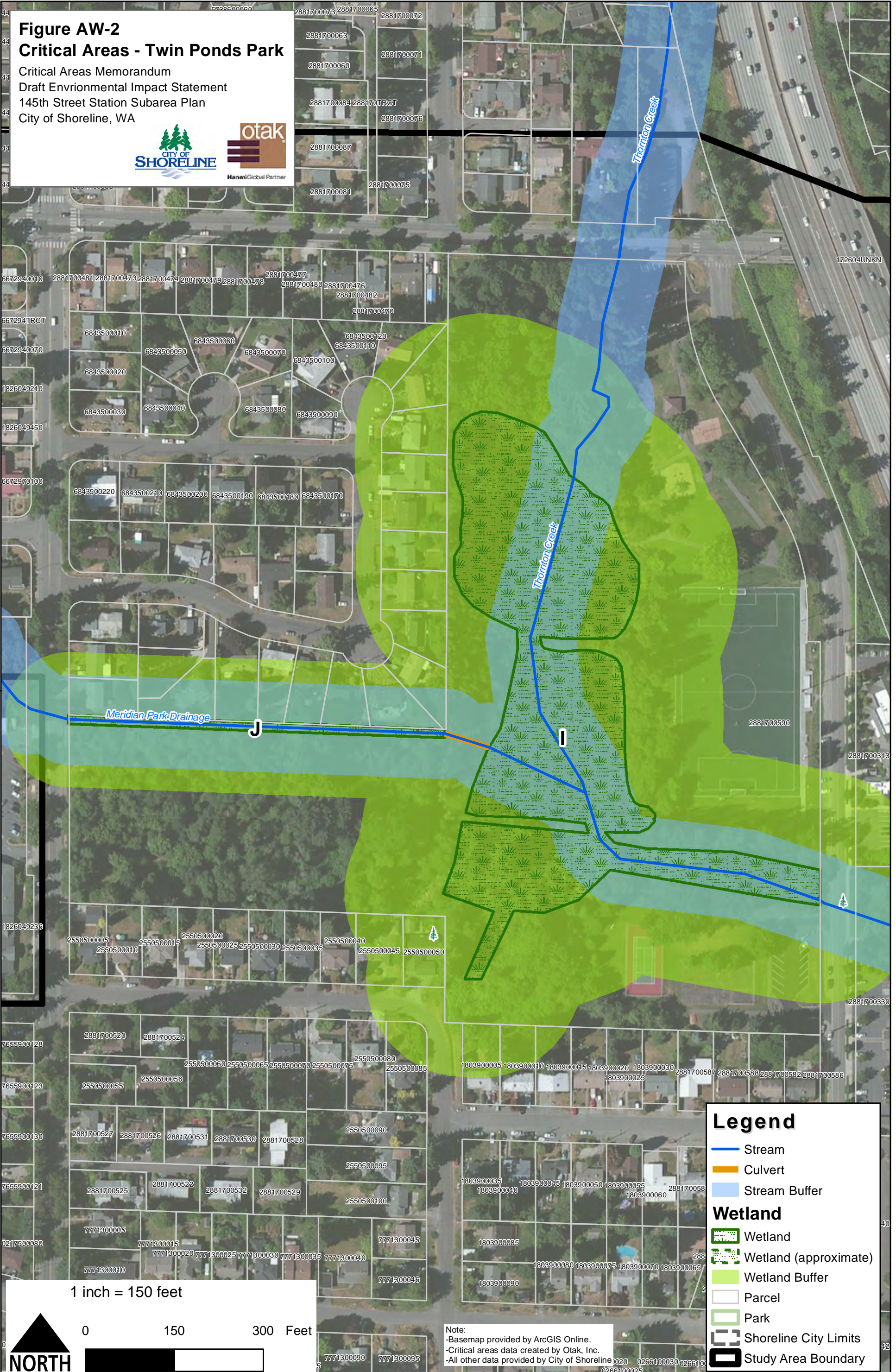
- Wetland
- Wetland (approximate)
- Wetland Buffer
- Parcel
- Park
- Shoreline City Limits
- Study Area Boundary

1 inch = 100 feet



NORTH

Note:
 -Basemap provided by ArcGIS Online.
 -Critical areas data created by Otak, Inc.
 -All other data provided by City of Shoreline





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April 7, 2016

Shoreline Preservation Society

RE: Additional Comments, City of Shoreline Paramount Open Space Wetland and Stream Assessment and Comments on the 145th Light rail Area DEIS and Subarea proposal

Please refer to my March 10th comments as the prequel to these comments.

My comments below will be focused on the southwest side of Paramount Open Space.

It has come to my attention that the board is now considering revising the proposed zoning east of the Paramount Open Space to R-6 but not the southwest side of the Open Space. This area is still proposed for a MUR-35 zoning (See attached Figure 1). This Figure is the one discussed at the last meeting in early April as the most current Figure.

I feel it is important to point out that the map is actually inaccurate. There is a stream shown on this Figure as ending at 10th AVE NE that actually continues through the back yards of virtually every one of the lots between 10th Avenue NE and 9th Place NE from NE 147th St, south to NE 145th ST (Figure 2). In reality, according to the City's own GIS mapping and my personal observations, the stream consists of three separate tributaries that are identified in the City's GIS database (Figure 2), but which are not shown on the map generated by the City for the alternatives for the proposed zoning changes. This stream is also associated with wetlands for many of these parcels and although I was only able to peek into people's backyards from 10th AVE NE, it is clear that yet again, the City's work towards this proposed rezoning is inaccurate and is giving the Planning Commission and the Public an inaccurate view of the potential impacts of the proposed zoning changes.

The MUR-35 zoning will not be possible in this southwest adjacent neighborhood because virtually every parcel east of 9th Place NE is encumbered by the stream and also possibly by associated wetlands. (See Figure 3 for the documentation of this stream.)

With the issues I raised in my March 10th comment letter (the inaccuracies with the Otak delineation of wetlands and streams in the Paramount Open Space and adjacent neighborhood east of the Park, the lack of abiding by the City's own Surface Water Master Plan when proposing the rezoning in the

Text
COMPACT COMMUNITY - HYBRID
145TH STATION SUBAREA POTENTIAL ZONING SCENARIO
2016 LIGHT RAIL COMMITTEE RECOMMENDATION

- Park
- Parcel
- TC-1 to TC-4; Town Center
- R-8; 8 units/acre
- R-8; 8 units/acre
- R-12; 12 units/acre
- R-18; 18 units/acre
- R-24; 24 units/acre
- R-48; 48 units/acre
- MUR-35 (Mixed Use Res. - 35' height)
- R-24; 24 units/acre
- R-48; 48 units/acre
- MUR-45 (Mixed Use Res. - 45' height)
- CB; Community Business
- MB; Mixed Business
- MUR-70 (Mixed Use Res. - 70' height)
- Light Rail Alignment
- Study Area Boundary
- Existing Separated Bike Lane
- Existing Sharrow
- Proposed Bike Lane
- Potential Trail in Sound Transit ROW

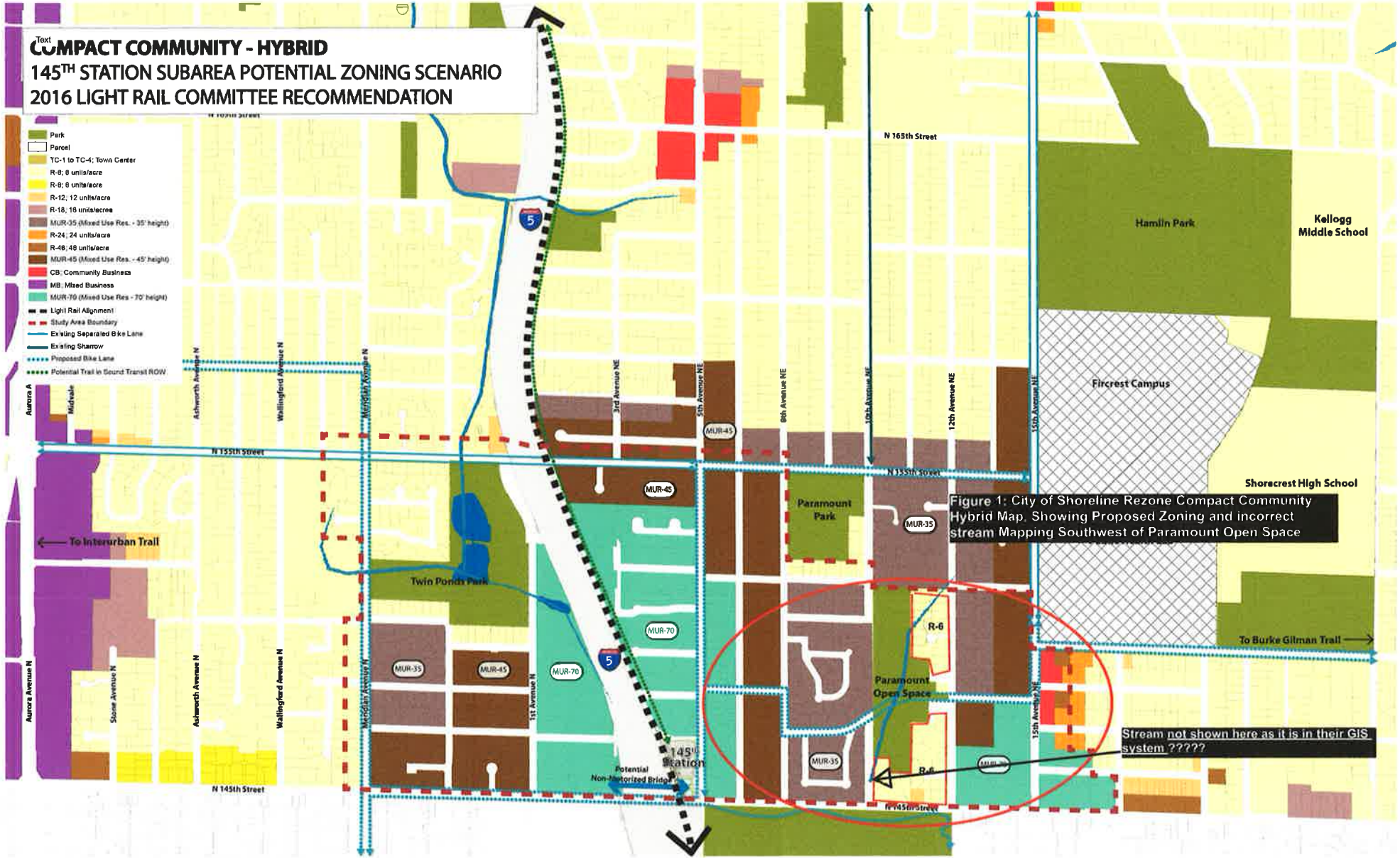


Figure 1: City of Shoreline Rezone Compact Community Hybrid Map. Showing Proposed Zoning and incorrect stream Mapping Southwest of Paramount Open Space

Stream not shown here as it is in their GIS system ?????

Figure 2: Paramount Open Space Wetlands and Streams Mapping. City of Shoreline GIS 2016.

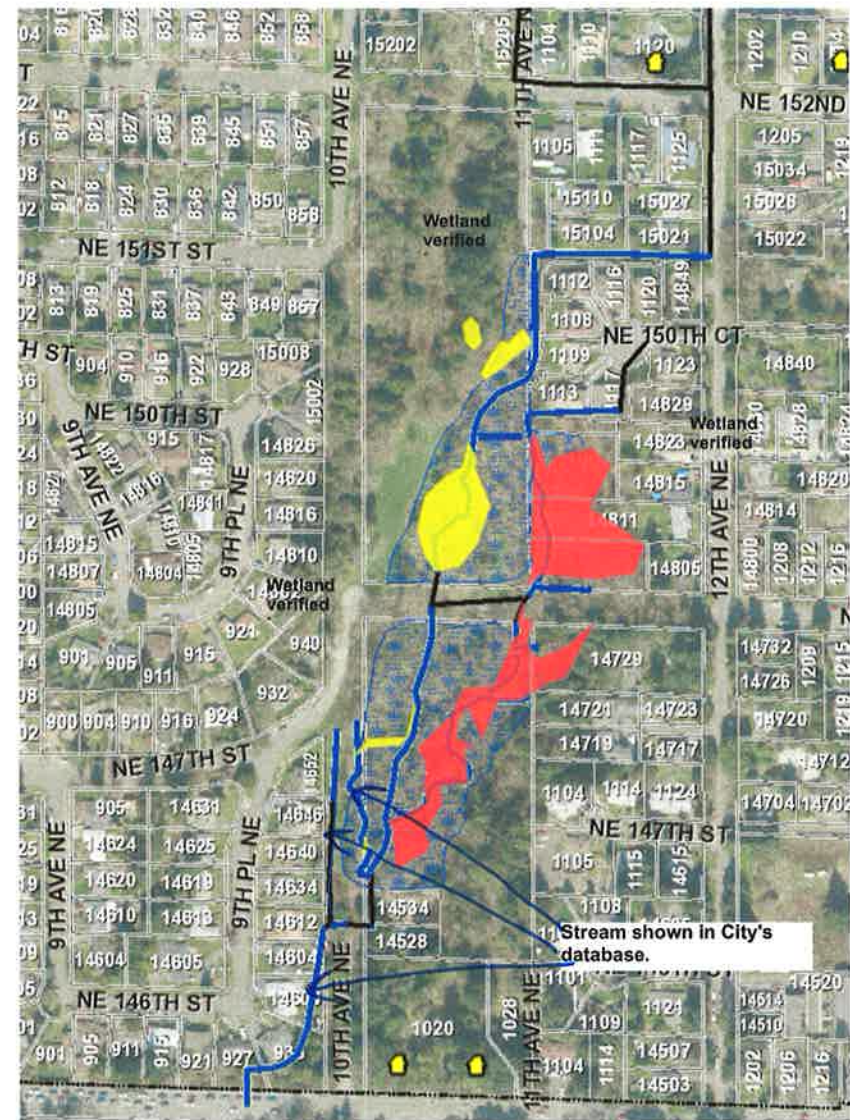
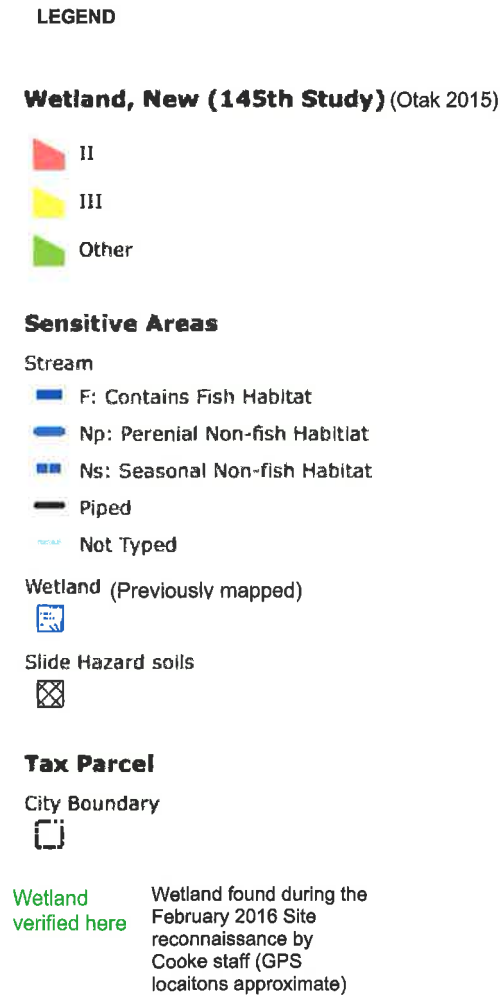




Figure 3: Paramount Open Space Southwest Neighborhood Showing Stream Overlay (Approx) of the City of Shoreline GIS Stream Mapping (2016) and On-the-ground photos and Bing Aerial Showing the stream.