

Ground-Floor Commercial Development Code Amendments

Planning Commission Public Hearing
November 2, 2023



Multifamily Buildings with Ground-Floor Commercial

- Presented on September 21, 2023 and October 19, 2023
- Background summary:
 - 2020 City adopted pilot regulations requiring GFC in MF buildings in North City and Ridgecrest
 - Recognizing that 11,000 units in pipeline citywide - in buildings w/ no GFC, in June 2023 City adopted Interim Ordinance requiring GFC citywide. Interim Ord. expires 12/13/2023.
 - Code amendments presented this evening are intended to replace Interim Ordinance with permanent regulations.

Ground-floor commercial
in mixed-use buildings



Summary Interim Regulations

- All uses of underlying zoning, except adult use, marijuana, check-cashing, payday lending, pawn, & tobacco/vape shops.
- Parking required at 1 space/400 SF
- Bldgs subject to GFC get 8' height bonus
- 10' height bonus and 5% hardscape increase for restaurant-ready space
- GFC average 30' depth, 20' minimum
- GFC minimum 12' floor-to-ceiling height

Planning Commission Discussion

- “Primary commercial corridors” should include Collector Arterials in addition to Principal and Minor Arterials, as mapped in Transportation Plan. **See summary of code amendments.**
- Should code include provision to allow for providing some of GFC space on mid-block pedestrian connections? **Staff researched, and this is allowed as design departure pursuant to Admin. Design Review.**

Summary of Code Amendments

- 20.40.120, Residential Uses - revise Table to change MF for NB, MB to P-i, indicating reference to index of supplemental criteria.
- 20.40.160, Station Area Uses - revise Table to replace “Apartment” with “Multifamily” and reference P and P-i, accordingly. **NEW: Add “P-i” to Live/Work.**

Summary of Code Amendments

NEW:

20.40.436 - Live/Work

- Minor revision to cross-reference new live/work provisions associated with GFC requirement in multifamily buildings in NB, CB, MB, TC 1, 2, 3, and MUR-70' zones.

Summary of Code Amendments

20.40.465 - Multifamily

- Extend provisions to NB, MB, TC 1, 2, 3, MUR-70'
- “Commercial” to “nonresidential”
- Disallow parking from GFC uses
- Allow permits for live/work in 50% of GFC space on secondary frontages for 5 years (**NEW**: includes **Collector Arterials** as primary frontage.)
- Exempt GFC space from parking
- Height bonus of 5' for GFC, 10' for restaurant, 20' for grocery
- Revise hardscape bonus of 5%, not to exceed 95%
- **NEW**: Delete Figure 20.40.465(A) related to Ridgecrest and North City

Summary of Code Amendments

20.50.020, Dimensional Requirements

Table (2), Density and Dimensions in Mixed-Use Residential Zones, Exception 11:

- Minor amendments here to clarify that the requirements in this subsection only apply when a project is proposed above the base height (incl. height bonus of 5' to 20')



- Clean up redundancies

Summary of Code Amendments

20.50.020, Dimensional Requirements

Table (3), Dimensions for Development in Commercial Zones:

- Minor amendments to Exceptions 6 & 7 to reflect applicability of height increase for MF bldgs when complying with GFC requirements, and clarifying applicability of hardscape increase.

Summary of Code Amendments

20.50.240 Site Design

Site Frontage

Amendments intended to bring commercial development standards in MUR zones in synch with GFC requirements in multifamily/mixed-use zones:

- Raise ground-floor commercial height minimum from 12' to 15'
- 60% façade transparency on Principal, Minor **and Collector** arterials; 45% on other streets.
 - Exception for narrow lots, 100' in width or narrower for garage entries

Summary of Code Amendments

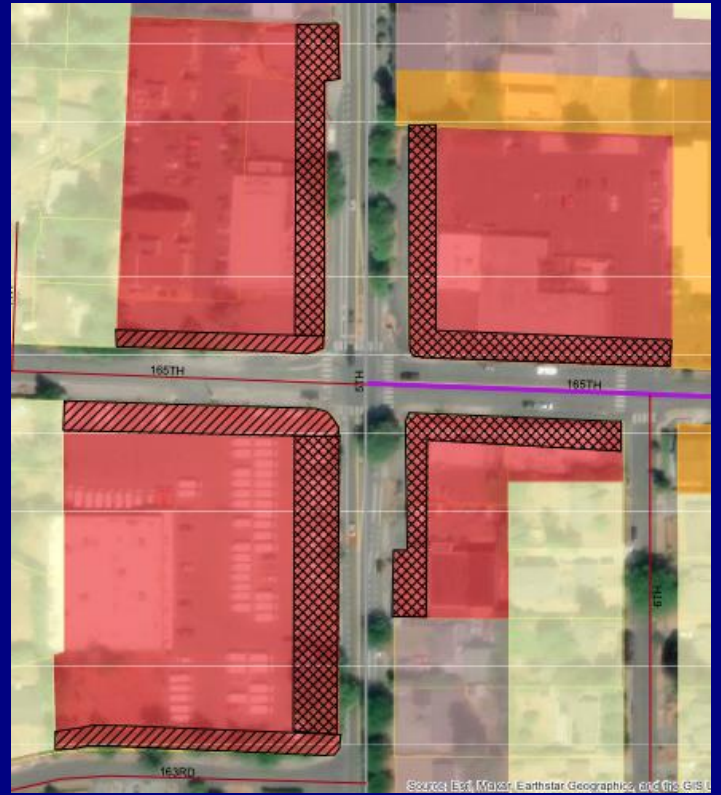
20.50.250, Building Design

- Require 75% GFC where buildings abut Principal, Minor **and Collector** arterials; 60% other streets
 - Exception for 100-foot or narrower lots for garage entries
- Discontinue fitness center associated with MF to be counted as GFC
- Reduce absolute minimum depth GFC to 15', still requiring 30' average.
- Include required public place, integrated with GFC, in depth calc.
- Reduce GFC minimum height from 18' to 15'

Examples of Primary and Secondary Commercial Corridors



145th St and Bothell Way



165th St and 5th Ave

Decision Criteria

The proposed code amendments meet the 3 required decision criteria:

- The amendment is in accordance with the Comprehensive Plan
- The amendment will not adversely affect the public health, safety or general welfare
- The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

Recommendation

Staff recommends the Planning Commission recommend approval of the proposed Ground Floor Commercial Development Code Amendments to the City Council.

Tentative Schedule

- 11/20: City Council discussion and review of Planning Commission recommendation
- 12/11: City Council meeting, potential action
- 12/13: Interim Regulations Expire (if not extended or permanent regulations not adopted on 12/11)

Motion

"I move to forward the Planning Commission's recommendation of approval of the proposed Ground Floor Commercial development code amendments to City Council at its Regular Meeting of November 20, 2023."