

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF PUBLIC HEARING

November 2, 2023
7:00 P.M.

Commissioners Present

Chair Pam Sager
Commissioner Leslie Brinson (online)
Commissioner Janelle Callahan
Commissioner Andy Galuska
Commissioner Mei-shiou Lin

Staff Present

Andrew Bauer, Planning Manager
Nathan Daum, Ec. Devt. Program Manager
Steve Szafran, Senior Planner
Julie Ainsworth-Taylor, Assistant City Attorney
Carla Hoekzema, Planning Commission Clerk

Commissioners Absent

Commissioner Christopher Mosier (excused)
Vice Chair Julius Rwamashongye (excused)

CALL TO ORDER

Chair Sager called the public hearing of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Ms. Hoekzema called the roll.

APPROVAL OF AGENDA

The agenda was presented.

APPROVAL OF MINUTES

The minutes of October 19, 2023 were accepted as presented.

GENERAL PUBLIC COMMENT

Josh Friedman, Seattle, stated he is the attorney for Black Grant, LLC which owns the site on 5th Avenue NE in Shoreline commonly known as the Metro Access site. His client is a joint venture between two Alaska native corporations which manages real estate investments on behalf of 50,000 indigenous shareholder members. This site is held as an investment for the benefit of those members to directly

support education, welfare, cultural programs, burial assistance, and other needs of tribal members. His client has been proud to support the Metro Access program transit services to Shoreline’s disabled community members. He stated they did not receive notice of the opportunity to comment at the October 19 meeting but wanted to clarify some things that were not mentioned. First, the City’s position on fleet bases is controversial. He does not believe that these regulations would apply to the operations on the Metro Access site which were legally permitted and have operated under those permits for ten years. The City is taking steps that fly in the face of these valid permits. Those actions have resulted in real financial harm to his client and its members. He believes it has resulted in harm to the Shoreline community as well. Specifically, the City has issued a 30-day order that King County Metro’s operator must terminate this site’s operations in support of the Metro Access. His client has appealed that order because they do not believe the City’s position is correct. Metro has also appealed that order because it does not have an alternative site from which to run the program. Metro has written that the City’s action has placed thousands of Metro riders in Shoreline and its vicinity in jeopardy of limited, reduced, or no services. On behalf of the tribal partnership that owns this site and is proud to support disabled services for the community in Shoreline and beyond, he implored the Planning Commission to make sure it is getting the whole story before supporting the City’s draft code changes. He urged them to make sure they understand the real risk of this proposal disrupting critical transit services for folks with disabilities, hurting the local drivers who provide those services, and hurting tribal members.

PUBLIC HEARING: Ground Floor Commercial Development Code Amendment

Chair Sager reviewed the purpose and procedures of the hearing and opened the public hearing.

Staff Presentation:

Planning Manager Andrew Bauer made the presentation regarding the Ground Floor Commercial (GFC) Development Code Amendment. He reviewed background on this topic, example images, and interim regulations. At the previous Planning Commission meeting staff was directed to expand the draft amendments to apply the “primary commercial corridors” to all arterial street types which they have done. Additionally, there had been a question about whether the code should include provision to allow for providing some of GFC space on mid-block pedestrian connections. Staff researched this and confirmed that this is allowed as a design departure pursuant to Administrative Design Review.

He summarized the draft 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.
- 20.40.436, Live/Work (NEW) – 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.
- 20.40.465 – Multifamily:
 - Extend provisions to NB, MB, TC 1, 2, 3, MUR-70’
 - “Commercial” to “nonresidential”
 - Disallow commercial parking operations from GFC uses.

- Allow permits for live/work in 50% of GFC space on secondary frontages for five 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 20.40.365(A) related to Ridgecrest and North City
- 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 (including the height bonus of 5' to 20')
 - Clean up redundancies.
 - Table (3), Dimensions for Development in Commercial Zones:
 - Minor amendments to Exceptions 6 and 7 to reflect applicability of height increase for MF buildings when complying with GFC requirements and clarifying applicability of hardscape increase.
- 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.
- 20.50.250, Building Design:
 - Require 75% GFC where buildings abut Principal, Minor and Collector arterials; 60% on other streets.
 - 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.
 - Reduce GFC minimum height from 18' to 15'

Mr. Bauer reviewed the decision criteria for the code. Staff recommends that the Planning Commission recommend approval of the proposed Ground Floor Commercial Development Code Amendments to the City Council. He reviewed the tentative schedule for this item going forward.

Clarifying Questions: None

Public Testimony:

Bob Gregg, Edmonds, stated he has been a multifamily and mixed-use commercial ground floor developer since the mid 80's and enjoys it unlike most developers. He often does more commercial than the code requires. He reviewed examples of projects he has done at Green Lake, Kirkland, and Edmonds. He stressed that the common denominator of the projects he mentioned is that they are on prime locations with busy streets. He referred to the MUR-70' north of the 145th Street Station, east of I-

5, and west of 5th. He recommended that the commercial space at 60% be limited to building facades that are 100 feet, not the lots.

Discussion:

Commissioner Callahan asked staff for their opinion about Mr. Gregg's recommendation. Planning Manager Bauer emphasized that with all of these provisions, staff still has administrative flexibility through the Administrative Design Review process.

Mr. Gregg explained that by the time they get to the design review phase they are several hundred thousand dollars into design and planning. They would like to have a little certainty on the single lots before they get that far.

MOTION MADE BY COMMISSIONER GALUSKA, SECONDED BY COMMISSIONER CALLAHAN, 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. MOTION PASSED UNANIMOUSLY.

UNFINISHED BUSINESS

None

NEW BUSINESS

Chair Sager requested a Fircrest update. Mr. Bauer indicated staff would provide one soon.

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

None

AGENDA FOR NEXT MEETING

Staff reviewed the agenda for the next meeting.

ADJOURNMENT

The meeting was adjourned at 7:31 p.m.

Pam Sager
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission

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