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ORDINANCE NO. 598

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE COMPREHENSIVE PLAN BY ADOPTING THE ALDERCREST SUBAREA PLAN AS SUBAREA PLAN 4, AMENDING THE COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FOR THE ALDERCREST PARCEL LOCATED AT 2545 NE 200TH STREET FROM PUBLIC FACILITY TO PA 3, AMENDING THE CITY'S ZONING MAP ZONING DESIGNATION FOR THE ALDERCREST PARCEL FROM R-6 TO PA 3, AND ADOPTING A NEW CHAPTER 20.93 TO THE SHORELINE MUNICIPAL CODE

WHEREAS, the City of Shoreline has adopted a comprehensive plan under the provisions of Chapter 36.70A RCW; and

WHEREAS, the Washington State Growth Management Act authorizes the preparation of subarea plans within comprehensive plans and Shoreline has previously adopted three subarea plans (North City, Pt. Wells, and Southeast Neighborhoods) in the subarea plan element of its Comprehensive Plan; and

WHEREAS, RCW 36.70A.130(2)(a)(i) exempts subarea plans from the state law requirement limiting comprehensive plan amendments to once per year; and

WHEREAS, the City of Shoreline has prepared the Aldercrest Subarea Plan and the new chapter 20.93, Aldercrest Planned Area 3 through the Aldercrest Task Force, comprised of members of the City Council, Shoreline School District, Ballinger Neighborhood Association and Friends of Aldercrest;

WHEREAS, the Aldercrest Task Force held a neighborhood meeting on January 27, 2011 culminating in a proposed subarea, a rezone and new planned area regulations presented to the Planning Commission on February 17, 2011 and March 3, 2011; and

WHEREAS, on February 2, 2011, a Determination of Non Significance was issued for the proposal;

WHEREAS, on February 17, 2011 and March 3, 2011, the Planning Commission conducted a public hearing on the proposed subarea plan, the comprehensive plan land use map designation change from Public Facility to PA 3, a proposed rezone of the Aldercrest property from Residential, 6 units per acre (R-6) to Planned Area 3 (PA 3) and proposed regulations for the new Aldercrest PA 3; and

WHEREAS, the Planning Commission issued its Findings, Conclusion and Recommendation on March 3, 2011 recommending approval of the Aldercrest subarea plan, the rezone from R-6 to PA 3, and a new chapter 20.93, Aldercrest Planned Area 3; and

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WHEREAS, the City Council concurs with the Findings, Conclusion and Recommendation of the Planning Commission; now therefore,

THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. **Findings and Conclusions.** The Findings and Conclusions of the Planning Commission, attached hereto as Exhibit 1, are hereby adopted.

Section 2. **Amendment: Comprehensive Plan.** The Shoreline Comprehensive Plan is amended by:

A. Adopting the Aldercrest Subarea Plan as set forth in Exhibit 2 to this ordinance, as Subarea Plan 4 under the Subarea Plan Element section.
B. Changing the designation on the Comprehensive Plan Land Use Map for the property described as LAKE FOREST PARK 1ST ADD W 300 FT OF 1 & W 180 FT OF 2 THRU 6 ALL OF 11-12-13 & 14 THRU 16 LESS W 200 FT (Parcel No. 4022900853) from Public Facility to Planned Area 3, as depicted on Exhibit 3.

Section 3. **Amendment to Zoning Map.** The Official Zoning Map of the City of Shoreline is hereby amended to change the zoning classification of the property described as LAKE FOREST PARK 1ST ADD W 300 FT OF 1 & W 180 FT OF 2 THRU 6 ALL OF 11-12-13 & 14 THRU 16 LESS W 200 FT (Parcel No. 4022900853) from R-6, Residential, six units per acre, to PA 3, Planned Area 3, as depicted on Exhibit 4.

Section 4. **Amendment.** SMC section 20.40.020 is amended as follows:

20.40.020 Zones and map designations.

The following zoning and map symbols are established as shown in the following table:

ZONING	MAP SYMBOL
RESIDENTIAL	
(Low, Medium, and High Density)	R–4 through 48 (Numerical designator relating to base density in dwelling units per acre)
NONRESIDENTIAL	
Neighborhood Business	NB
Office	O

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Community Business	CB
Mixed-Use Zone	MUZ
Industrial	I
Campus	CCZ, FCZ, PHZ, SCZ[1]
Special Overlay Districts	SO
North City Business District	NCBD
Planned Area	PLA

. . .

Section 5. **Amendment.** SMC section 20.40.050 is amended as follows:

20.40.050 Special districts.

[A and B unchanged]

C. **Planned Areas (PLA).** The purpose of the PLA is to allow unique zones with regulations tailored to the specific circumstances, public priorities, or opportunities of a particular area that may not be appropriate in a city-wide land use district.

1. **Planned Area 2: Ridgecrest (PLA 2).** Any development in PLA 2 must comply with the standards specified in Chapter 20.91 SMC.
2. **Planned Area 3: Aldercrest (PA 3).** Any development in PA 3 must comply with the standards specified in Chapter 20.93 SMC.

Section 6. **New Chapter.** A new chapter, 20.93, Aldercrest Planned Area 3, is hereby adopted as set forth in Exhibit 5.

Section 7. **Publication, Effective Date.** A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after passage and publication.

ADOPTED BY THE CITY COUNCIL ON MARCH 28, 2011.

Keith A. McGlashan, Mayor

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ATTEST:

Scott Passey
City Clerk

APPROVED AS TO FORM:

Ian Sievers
City Attorney

Date of publication: March 31, 2011
Effective date: April 5, 2011

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EXHIBIT 1

CITY OF SHORELINE
PLANNING COMMISSION
FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

Project Description: Proposed amendments to the Comprehensive Plan and Development Code to create Planned Area 3 - Aldercrest
Project Address: 2545 NE 200th Street
Property Owner: Shoreline School District
Staff Recommendation: Approval

FINDINGS OF FACT

A. Current Development

1. The subject parcel is the former site of Kellogg Middle School, also referred to as the Aldercrest Annex.

2. The Aldercrest Annex is approximately 16.16 acres and is bound by 25th Avenue NE on the west and NE 200th Street to the north.

3. The topography of Aldercrest Annex ranges from 215 feet above sea level at the southwest corner to an elevation of 260 feet at the northwest corner and elevation 290 at the northeast corner. For its historical use as a Junior High School, a series of topographic benches were graded to create several distinct open and built spaces on the site. The lowest of these "benches" is a relatively level area that contains a baseball diamond, tennis courts, and a large grassy area. The next bench up and to the northeast is the site of an oval track and soccer field. These two lower benches, a total of approximately half of the site, are generally devoid of trees except along the southern and eastern edges. The remaining higher topographical benches of the property, proceeding uphill and to the northeast, are the previously developed portions of the site. These areas contain parking areas, a gymnasium, classrooms, and school office buildings. There are scattered mature trees in the planter strips of the former parking areas and heavy mature trees along the eastern edge of the property. These upper benches total roughly half of the site.

B. Comprehensive Plan Land Use Designations.

4. The site is designated "Public Facilities" under the current comprehensive plan.

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C. Current Zoning and Uses

5. Aldercrest Annex is zoned R-6, residential, six dwelling units per acre.

6. Land abutting Aldercrest Annex to the west are single-family and multi-family homes, but are designated on the Future Land Use Map (FLUM) for high density residential development; abutting to the south are primarily multifamily uses and designated on the FLUM for high density residential. Properties along the east edge of Aldercrest Annex are single-family homes and designated on the FLUM as low density residential. Across 200th Street to the north is land designated for low density residential but developed as a school facility owned by the Shoreline School District.

7. The lower portion of the property constitutes the largest green and open area in the Ballinger neighborhood and the fields and open grassy areas have been informally used for decades for both passive and active recreation. Neighborhood residents and youth sports teams from the larger community have used the facilities for soccer, baseball and tennis. Other community gathering and recreational activities on this grassy area include kite and Frisbee flying, snow sledding on the slopes between benches, and even outdoor movies hosted by the neighborhood association. There are no City park facilities nearby that can provide such a broad range of opportunities for recreation and community gatherings.

D. Background

8. In the summer of 2010, the City Council placed on the City's Planning Work Program the preparation of potential amendments to the comprehensive plan and development for the Aldercrest property. The Council recognized that the Shoreline School District had declared the property as surplus and had heard concerns from neighborhood organizations and individuals that the current open space in the southerly portion of the property was of great value to the community and that the City should explore ways to preserve it.

   To develop a potential proposal, the City Council asked that representatives of the School District, the Ballinger Neighborhood Association and the Friends of Aldercrest serve on a Task Force to work with the City on refinement of a proposal to be taken through the public process. Each organization brought its own interests and resources to the ensuing discussion, including the desire of the community organizations to secure a city park on a portion of the property and the desire of the school district to maintain at least as much value as the original R-6 zoning.

   The Aldercrest Task Force worked for six months to craft proposed amendments that would meet these objectives, recognize the unique assets and circumstances of the site, and create specific protections to lessen the impact of future site development on nearby residential areas.

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The Aldercrest school site is currently designated on the FLUM as "PF", which stands for "Public Facility." The zoning of the site is R-6 which would allow a subdivision of the 16 acre site into approximately 70 single-family homes. There was a strong concern on the part of the Task Force members that unless some economically viable alternative land use designation were put in place, that the property would simply be divided up into single-family homes and the open space would be lost.

During the Task Force's consideration of possible land use alternatives for the property, the City's Economic Development Manager provided an assessment about the relative marketability of the property for alternative land uses. The Parks Director provided input identifying the parameters for a successful neighborhood park in terms of scale, access, shape and certain operational considerations. He also pointed out that any future design of a park on any dedicated park space would have to go through a public process involving the neighborhood, and that as there are no park development funds on the horizon, the most likely near-term use would be to simply maintain the activities that have been taking place on the open space for many years.

In determining which portion of the property might be most appropriate for development as opposed to retention as open space/park, the Task Force recognized that the existing topography of the site (Exhibit 7) is very important. Although there are no environmentally sensitive features on the site, there is intermittent standing water in the lower elevations in the southwesterly area. Also, the gentle slopes and terraces in the southern part of the site has historically been used for a variety of recreational activities, leading to the conclusion that the open space and park uses are bested suited to this area.

In recognition of the single family neighborhood to the east of the property, the Task Force members paid particular attention to the need for aggressive measures to retain much of the existing tree cover along the easterly edge. They also advocated for greater building setbacks and stepbacks in this area, and the need to screen and orient light away from the east. The Task force was also mindful of the need to direct any future traffic to and from the site onto both 25th Ave NE and NE 200th Street. Many of these considerations and concerns resulted in proposed "special regulations" that are contained in Section 20.93.030, which is a table of "Permitted Uses, Standards and Special Regulations" for the proposed Planned Area 3 zone.

The Task Force organizations co-hosted a neighborhood meeting on Thursday, January 27, from 6:30 p.m. to 8:00 p.m. in the Living Wisdom School at 2800 NE 200th Street in Shoreline. A notice of that meeting is Exhibit 8. Approximately fifty citizens attended the meeting to hear a description of the proposed amendments and for a question and answer period.

The City notified the Washington State Department of Commerce of the proposed amendments on December 8, 2010 (see Exhibit 9), and issued a Determination of Non-significance for the proposed amendments (See Exhibit10) on January 29, 2011 (These proposed comprehensive plan and development code amendments are a "non-project action" for purposes of the State Environmental Policy Act (SEPA). This means that no

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actual project is proposed at this time. At such future date as a specific development proposal is submitted, based on the zoning in place at the time, it would constitute a "project action" under SEPA and a detailed environmental checklist would be required. This is acknowledged in the proposed zoning text at Section 20.93.050.

E. Proposal

9. There are two proposals before the Planning Commission. One proposal is a Comprehensive Plan amendment and the second proposal is to create implementing zoning map and text.

- The first proposal is the creating of a new Subarea Plan entitled "Aldercrest – Planned Area 3." The analysis of the proposal's compliance with the criteria follows:

Plan Amendment criterion 1 *The amendment is consistent with the Growth Management Act and not inconsistent with the Countywide Planning Policies, and the other provisions of the Comprehensive Plan and City policies.*

The proposal to adopt a Subarea Plan for the Aldercrest site is specifically consistent with the authority at RCW 36.70A.130 and RCW 36.70A.080(2) adopt Subarea Plans.

The proposal is consistent with the following existing Comprehensive Plan policies:

Community Development

CD 24: Preserve, encourage, and enhance open space as a significant element of the community's character through parks, trails, water features, and other significant properties (such as cemeteries) that provide public benefit.

CD 53: Preserve the natural character of neighborhoods by minimizing the removal of existing vegetation, especially mature trees, when improving streets or developing property.

Land Use

LU 7: Ensure that proposed amendments are accompanied by recommended changes to development regulations and modifications to capital improvement programs, subarea, neighborhood and/or functional plans (if any) required to implement the amendment.

LU 13: Encourage the integration of public open spaces into residential neighborhoods, (including small pocket parks) and protection of existing stands of trees and vegetation which serve as buffers.

Parks and Recreation

Goal PR 1: Enrich the quality of life for all Shoreline residents by ensuring that a broad range of high quality parks, recreation, and cultural opportunities are readily available, by preserving open spaces and waterfront access.

PR 4: Investigate alternative methods, including seeking outside funding, for the financing of acquisition, facility development and renovation, maintenance and operating needs to reduce costs.

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The proposal would add additional higher-density housing in an area that is bordered on several sides by similarly higher density uses. This would increase housing opportunities in the City while balancing the provision of additional open space and recreational space. In addition, the site is well served by existing road networks and by public transit.

Plan Amendment criterion 2 *The amendment addresses changing circumstances, changing community values, incorporates a sub area plan consistent with the Comprehensive Plan vision or corrects information contained in the Comprehensive Plan.*

The change in circumstance is the pending sale of surplus publicly owned property that could result in the loss of an open space and recreation area that has been accessible to the area residents for many years.

Plan Amendment criterion 3 *The amendment will benefit the community as a whole, will not adversely affect community facilities, the public health, safety or general welfare.*

The proposed amendments would be a benefit to the community as a whole by providing for a new park that could be used by people from throughout the community.

- The second proposal is to create a new Planned Area 3 zone, which includes both text and a map designation.

Development Code amendment criterion 1 *The rezone is consistent with the Comprehensive Plan.*

The proposed rezoning to Planned Area 3 would be consistent with and implement the provisions of the proposed Aldercrest Subarea Plan.

Development Code amendment criterion 2 *The rezone will not adversely affect the public health, safety or general welfare.*

The proposed rezoning would benefit public health by creating a permanent park in the neighborhood, while also eliminating an existing threat to public safety. The vacant status of the site has created vandalism and other anti-social activities in recent years. The "400 building" was an extreme example, suffering from arson within the past year. That event led to the demolition of the structure.

Development Code amendment criterion 3 *The rezone is warranted in order to achieve consistency with the Comprehensive Plan.*

The creation of the Aldercrest Subarea Plan describes an alternative use pattern for the property. The consistency requirements of the Growth Management Act, at RCW 36.70A.070, oblige the City to rezone the property. The proposed zoning amendment is internally consistent with the proposed Comprehensive Plan amendment and with the Plan generally.

Development Code amendment criterion 4 *The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.*

The special regulations include many intended to lessen potential impacts to adjacent property owners. These include limitations on exterior lighting, enhanced tree preservation and staggered building height limits which are more rigorous than the standards in the current R6 zoning on the property.

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F. Notice and SEPA Compliance

10. The Washington State Department of Commerce was provided the required 60-day notice on December 8, 2010.

11. The notice of Comprehensive Plan and Zoning Amendment, including SEPA was issued on January 12, 2011. This notice included a 14-day comment period, was published in the Seattle Times, posted on the property and City of Shoreline website, and mailed to property owners within 500 feet.

12. A neighborhood meeting, with notice posted and mailed to property owners within 500 feet was held on January 27, 2011.

13. The SEPA threshold determination of nonsignificance (DNS) and 14-day comment period, along with the notice of public hearing was issued on February 2, 2011. This notice was also mailed, published, and posted on the property.

G. Public Comment

14. The City received a number of written communications from the public prior to the issuance of the staff report. These are in Exhibit 11.

H. Additional Information Subsequent to the Feb. 17 public hearing

15. During the first public hearing on the proposed amendments the Planning Commission identified several areas where additional information or code language might be appropriate. These are summarized as follows, with citations to Exhibits 17 through 20 as appropriate.

    a) In response to a concern expressed by Mr. Sean Osborn, a property owner abutting the northeast corner of the Aldercrest property, the Commission focused on the question of the buffer along the east edge of the site and how the special regulations in the proposed PLA 3 code might be modified to be more effective. As shown in three photographs on Exhibit 17 (which are taken from the vantage points in Exhibit 18), although there are significant trees in this part of the buffer area, the foliage is actually very sparse and does not provide an effective screen to the Osborn property and the property immediately to the south. Increasing the dimension of the buffer would not improve this situation, however, adding landscape materials and a fence would. Therefore, added text for Special Regulation #6 is shown with potential revision #9 on Exhibit 20.

    b) At the time that City staff took the photographs in Exhibit 17, they walked the balance of the buffer area along the east and south edges of the site which abut R6. In no other location did the staff conclude that the 25 foot buffer dimension required additional plant materials or fencing to create an effective screen.

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c) The Planning Commissioners on February 17 also questioned whether the language in Special Regulations 2 and 3 could be manipulated to carve out an unacceptable shape for a future park parcel. In response, the City staff prepared Exhibit 19 to illustrate how the dimensions referenced in these special regulations (the parks 375 foot frontage required on 25th Avenue NE and the minimum acreage of 6 acres) would preclude such a non-functional park shape. To make this even clearer, the staff has proposed additional language for Special Regulations 2 and 3 shown as Potential revisions #2 and #4 on Exhibit 20 (i.e., adding "and an east-west dimension of at least 690 feet").

d) The Planning Commission also raised the possibility that parking might be necessary for the future park to access from 25th Ave. NE, and asked how to provide an opportunity for shared parking with the private project access driveway that must be located on 25th Ave NE. Staff has drafted Potential Revision #1 to Special Regulation #1 on Exhibit 20. This added language would require an easement to be placed in the area of the driveway to keep open the opportunity for future shared driveway access.

e) The Commission also had concerns about tying the park dedication requirement to the "temporary" occupancy permit trigger. The staff has prepared Potential Revision #3 to utilize the timing language used elsewhere in the code "prior to issuance of certificates of occupancy."

f) One Commissioner asked whether it would be appropriate to protect the significant trees to be retained in the buffer area by identifying the dripline as the location for protection fencing. Potential Revision #7 was drafted for this purpose.

g) Commissioners were concerned that the existing grade of the park parcel not be disturbed before a specific development proposal is in place for the park's future development and use. Potential Revision #10 was drafted for that purpose.

RECOMMENDATION

The Planning Commission recommends adoption by the City Council of the proposed amendments to the Comprehensive Plan contained in Exhibit 3 and 4, an amendment to the City zoning map as shown in Exhibit 5, and an amendment to the Development Code adding a new section 20.93 (Aldercrest PA-3 zoning text).

Date: 3/10/2011

By: _____
Planning Commission Chair

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EXHIBITS

Exhibit 1	February 17, 2011 Staff Report "Public Hearing on proposed amendments to the Comprehensive Plan and Development Code to create Planned Area 3 – Aldercrest"
Exhibit 2	Aldercrest Vicinity Map
Exhibit 3	Aldercrest Comprehensive Plan Future Land Use Map
Exhibit 4	Aldercrest Subarea Plan
Exhibit 5	Aldercrest Zoning Map Amendment
Exhibit 6	Aldercrest Planned Area 3 Zone – Chapter 20.93
Exhibit 7	Aldercrest Topography
Exhibit 8	Notice of Neighborhood Meeting
Exhibit 9	Notice given to Washington State Department of Commerce
Exhibit 10	SEPA Determination of Non-Significance
Exhibit 11	Comment Letters 1-32
Exhibit 12	February 16, 2011 Memorandum from Joseph Tovar to the Shoreline Planning Commission RE: "Supplemental Information for the February 17 Public Hearing"
Exhibit 13	Aldercrest Annex PowerPoint presented at February 17, 2011 Public Hearing
Exhibit 14	Aerial Parcel Map of Aldercrest Property
Exhibit 15	February 25, 2011 Memorandum from Joseph Tovar to the Shoreline Planning Commission RE: "Updated Staff Report and new information for the continued March 3 Aldercrest public Hearing"
Exhibit 16	*Draft* Planning Commission Findings, Conclusions and Recommendation
Exhibit 17	Three views of buffer area in the NE corner of the Site
Exhibit 18	Detail of buffer in NE corner of Site, showing photo views
Exhibit 19	Possible Dimensions of Future City Park area
Exhibit 20	Aldercrest PA-3 zoning text with possible revisions
Exhibit 21	Email from Sean Osborn, sent 2/28/11
Exhibit 22	Email from Nancy Moreyra with attached Friends of Aldercrest Letter to the Commission, sent 3/1/11

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Exhibit 23 Email from Joseph Tovar to the Planning Commission RE: Staff responses to March 1 2011 public comments from Sean Osborn and Friends of Aldercrest, sent 3/2/11

Exhibit 24 Email from Boni Biery, sent 3/2/11

Exhibit 25 Email from James Harvey, sent 3/3/11

Exhibit 26 March 3, 2011 Memorandum from Joseph Tovar to the Shoreline Planning Commission RE: "Supplemental Information for the March 3 Public Hearing"

Exhibit 27 Aldercrest PA-3 zoning text with possible revisions – March 3, 2011 Version

Exhibit 28 Aldercrest Annex PowerPoint presented at March 3, 2011 Continued Public Hearing

Exhibit 29 Email from Debbie Kellogg, sent 3/3/11

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EXHIBIT 2

Aldercrest Annex Subarea Plan

Planned Area 3

Planned Area 3 is a sixteen acre parcel in the Ballinger Neighborhood that is the former site of the Kellogg Middle School, also referred to as the Aldercrest Annex. It is bound on the west by 25th Ave NE and by properties that are developed with single family and multi-family homes, but which are designated on the Future Land Use Map (FLUM) for high density residential development. While these properties along 25th Ave NE are not within the Planned Area 3 designation, they may be aggregated with and incorporated into a future-development of lands in Planned Area 3.

Across 25th Avenue NE are a mix of multifamily uses, the King County Public Works Yard and Bruggers Bog City Park. Lands abutting Planned Area 3 to the south are developed primarily as multifamily uses and designated on the FLUM for high density residential. Lands along the east edge of Planned Area 3 are developed as single family homes and designated on the FLUM as low density residential. The northern edge of the property is NE 200th Street. Across 200th Street is land designated for low density residential but developed as a school facility owned by the Shoreline School District.

The topography of Planned Area 3 ranges from 215 feet above sea level at the southwest corner to elevation 260 at the northwest corner and elevation 290 at the northeast corner. Although no perennial streams are present on the site, seasonal flooding occurs at elevations generally below 220. For its historical use as a Junior High School, a series of topographic benches were graded to create several discrete open and built spaces on the site. One of these "benches", located roughly below elevation 225, is a relatively level area that contains a baseball diamond, tennis courts, and a large grassy area. The next bench up and to the northeast, generally between elevations 230 and 240, is the site of an oval track and soccer field. These two lower benches, a total of approximately half of the site, are generally devoid of trees except along the southern and eastern edges.

The next three topographic benches of the property, proceeding uphill and to the northeast, are the previously developed portions of the site. These areas contain parking areas, a mothballed gymnasium, classrooms, and school office buildings. There are scattered mature trees in the planter strips of the former parking areas and heavy mature trees along the eastern edge of the property. These upper three benches total roughly half of the site.

Since the school use ended, the closed buildings have been a concern due to visual blight and potential hazard to public health and safety. The School District has worked with the City and emergency responders to secure the closed buildings, however, all parties agree that the abatement of these structures should be hastened by the redevelopment of the property.

The lower portion of the property constitutes the largest green and open area in the Ballinger neighborhood and the fields and open grassy areas have been informally used for decades for both passive and active recreation. Neighborhood residents and youth sports teams from the larger community have used the facilities for soccer, baseball and tennis. Other community gathering and recreational activities on this grassy area include kite and frisbee flying, snow

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sledding on the slopes between benches, and even outdoor movies hosted by the neighborhood association. There are no City park facilities nearby that can provide such a broad range of opportunities for recreation and community gatherings.

Although the property has been historically designated for single family and institutional uses, the future redevelopment of the Aldercrest Annex site for different uses holds unique and important opportunities for the Ballinger neighborhood, the City and the School District. The School District has declared the property as surplus and would like to direct the proceeds to serve its educational mission. The neighborhood has been very interested in permanently securing the open space and recreational amenities of the lower portions of the site, ideally as a city-owned park. The City wishes to increase the supply of park land in the Ballinger area to better serve the needs of the growing area.

The site is uniquely suited to accommodate more intense development on the upper reaches due to the pattern of mixed housing densities and non-residential uses nearby, its ease of access to Ballinger Way and the regional road network, and the lack of serious environmental constraints on site. These unique circumstances and public policy objectives should be implemented through regulations that cluster more intense redevelopment of the property on the upper portions of the site in exchange for dedication of all or a significant part of the lower portion as a city park.

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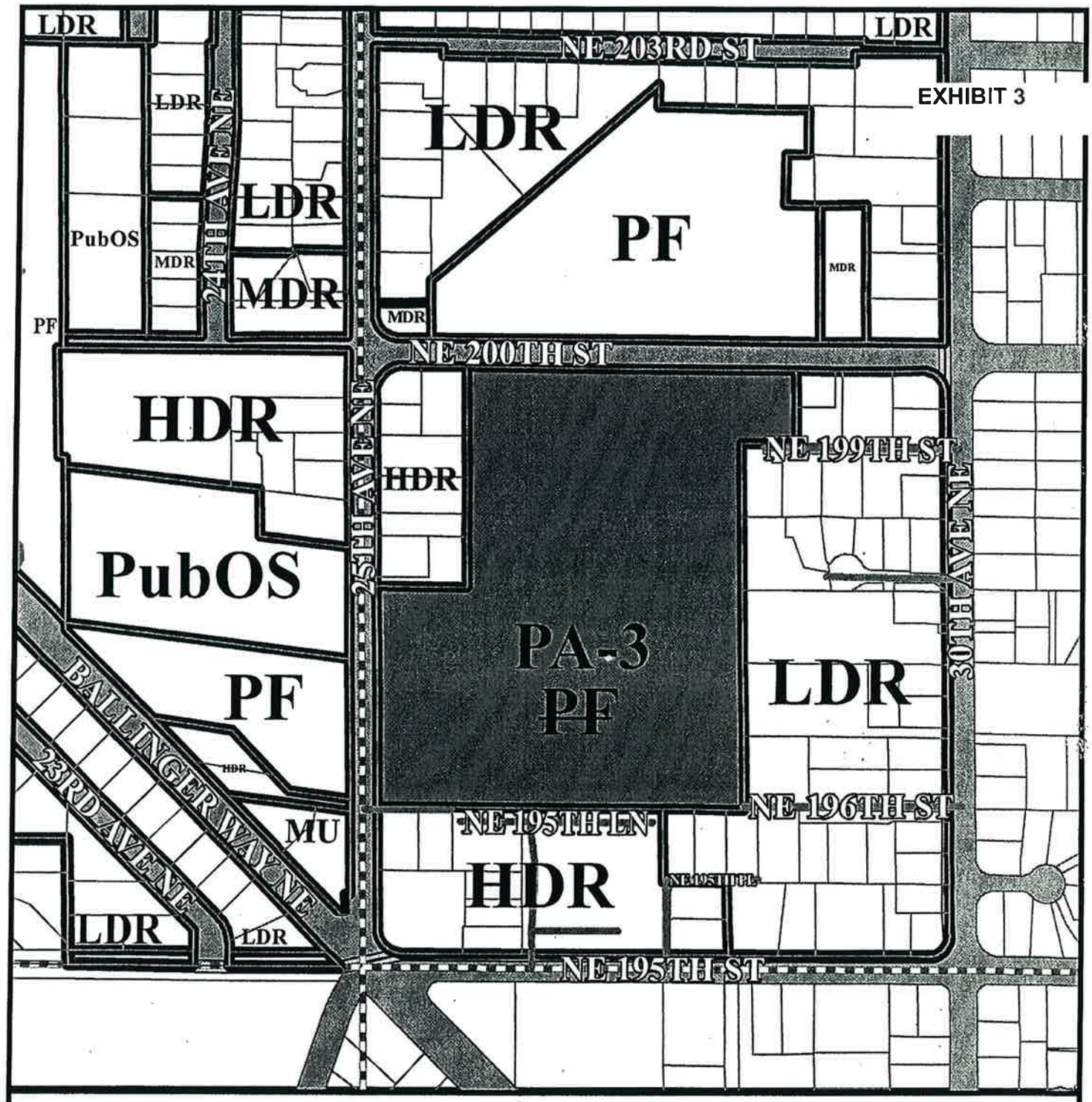
Aldercrest Comprehensive Plan Land Use Amendment



Land Use Designation Legend

BaSSA	Ballinager Special Study Area	**NCBD**	North City Business District
BrSSA	Briarcrest Special Study Area	**PA-3**	Planned Area 3
CB	Community Business	**PSSA**	Paramount Special Study Area
HDR	High Density Residential	**PF**	Public Facility
LDR	Low Density Residential	**PrOS**	Private Open Space
MDR	Medium Density Residential	**PubOS**	Public Open Space
C	Campus	**RB**	Regional Business
MU	Mixed Use	**SFI**	Single Family Institution
MUZ	Mixed Use Zone	**SSA**	Special Study Area

0 95 190 380 570 760 Feet

N W E S

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through January, 2010

CITY OF SHORELINE

Feature Legend

- Map Tile Lines
- City Boundary
- Unclassified ROW
- Parcel Line

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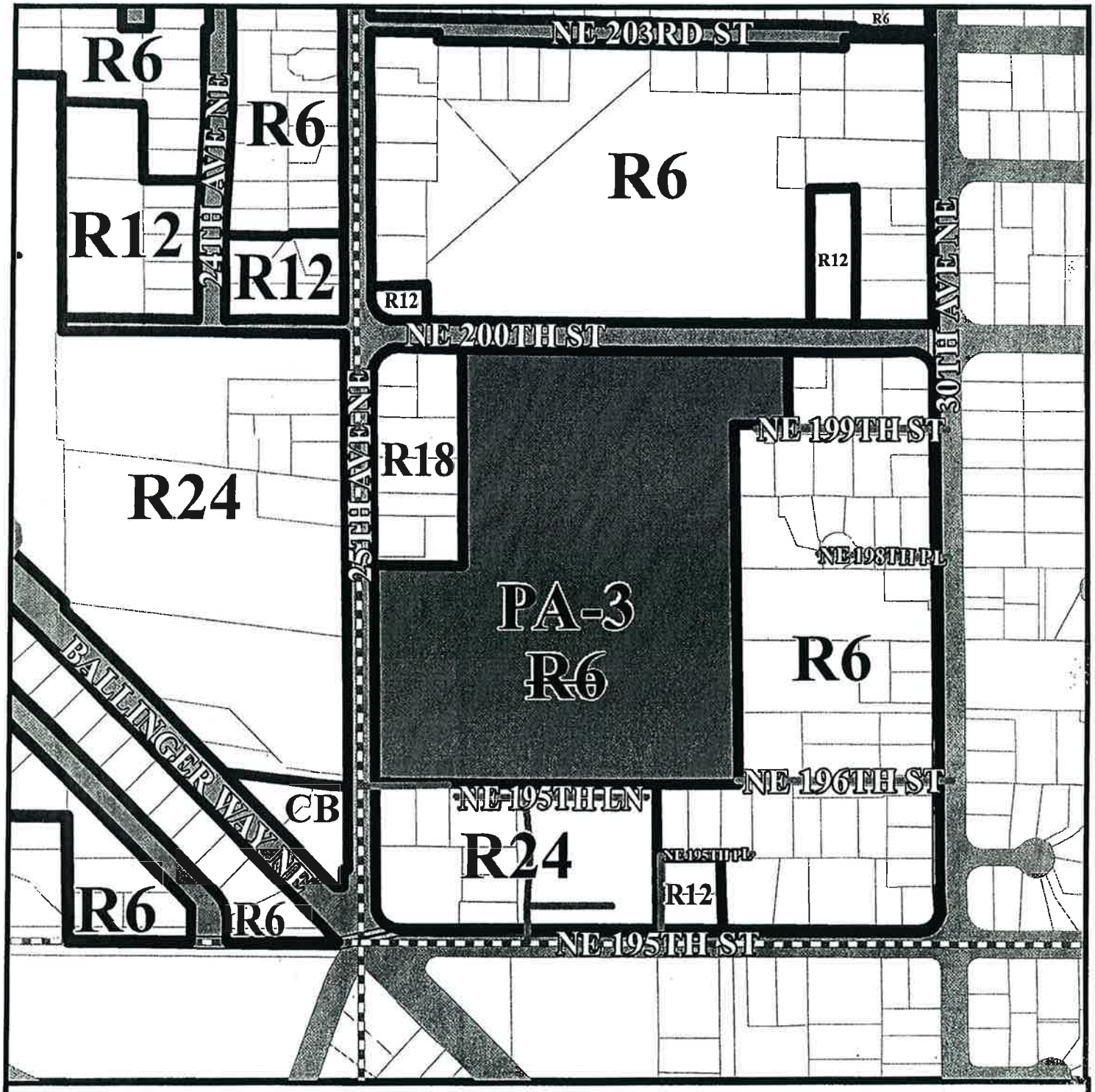
EXHIBIT 4

Aldercrest Zoning Amendment



Zoning Legend

R4	Residential, 4 units/acre	CZ	Contract Zone
R6	Residential, 6 units/acre	MUZ	Mixed Use Zone
R8	Residential, 8 units/acre	NB	Neighborhood Business
R12	Residential, 12 units/acre	NCBD	North City Business District
R18	Residential, 18 units/acre	CB	Community Business
R24	Residential, 24 units/acre	O	Office
R48	Residential, 48 units/acre	I	Industrial
CCZ	Crista Campus Zone	PA	Planned Area
		PA-3	Planned Area 3

0 95 190 380 570 760 Feet

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

Representation of official zoning map adopted by City Ordinance No. 292. Shows amendments through January, 2010

CITY OF SHORELINE

Feature Legend

- Map Tile Lines
- City Boundary
- Unclassified ROW
- Parcel Line

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EXHIBIT 5

Chapter 20.93
Aldercrest - Planned Area 3

Sections:

20.93.010 Purpose and scope
20.93.020 Planned Area 3 official zoning map designation
20.93.030 Permitted uses, standards, and special regulations
20.93.040 Additional site development standards
20.93.050 Environmental review and mitigation of impacts

20.93.010 Purpose and scope

A. The purpose of this chapter is to:
   1. Implement the City's Comprehensive Plan policies for Planned Area 3 in the Ballinger neighborhood.
   2. Define zoning that replaces the regulations of Chapter 20.50, Subchapter 1, 2, and 4 with new standards for the scale, character, configuration and location of development in the zone and new provisions to ensure compatibility and transition to adjacent single family neighborhoods.
   3. If provisions of this chapter conflict with provisions elsewhere in the Shoreline Municipal Code, the provisions of this chapter shall apply. When it is unclear which regulations apply, then the presumption shall be that the regulations of this chapter take precedence with the ultimate determination to be made by the Director.

20.93.020 Planned Area 3 Official Zoning Map Designation

In order to implement the Comprehensive Plan policies, the Aldercrest Planned Area 3 ("PLA 3") zone is adopted as shown on the City's official zoning map.

20.93.030 Permitted Uses, Standards, and Special Regulations

USE	MAXIMUMS			MAX & MIN	MINIMUMS			Special Regulations
	Density	Building Height	Hardscape	Lot size	Front yard set-back	Side yard set-back	Rear yard set-back	
Apartments and single-family attached	28 units per acre	45 feet	85%	10 acres	10 ft.	10 ft.	10 ft.	SR 1 SR 2 SR 4 SR 5 SR 6
Apartments and single-family attached	48 units per acre	60 feet	90%	9 acres	10 ft.	10 ft.	10 ft.	SR 1 SR 3 SR 4 SR 5 SR 6

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Public Park	N/A	N/A	10%	*See* SR 2 and SR 3	N/A	N/A	N/A	SR 7 SR 8
Institutional Use	N/A	60 feet	90%	9 acres	10 ft.	10 ft.	10 ft.	SR 1 SR 3 SR 4 SR 5 SR 6 SR 7 SR 9 SR 10

SR 1 - Vehicular access shall be from both 25th Ave. NE and NE 200th St. An easement across a portion of the 25th Ave. NE driveway shall be recorded to allow shared access to potential future parking on the City park parcel. The easement shall have 50 feet of frontage on 25th Ave. NE, abut the City park parcel and be at least 120 feet in an east-west dimension.

SR 2 - At least 6 contiguous acres of land, contained within the southern half of the parcel including at least 375 linear feet of frontage on 25th Avenue NE, and including the entire southern boundary of the parcel shall be dedicated to the City of Shoreline for public park purposes. Dedication of the park parcel to the City may occur at any time after it is platted but shall occur prior to issuance of certificates of occupancy for development on the non-park parcel. Dedication of park land shall be in lieu of payment of any current or future park impact fees. The cost of any future development of land dedicated for park shall be borne by the City.

SR 3 - At least 7 contiguous acres of land, contained within the southern half of the parcel including at least 375 linear feet of frontage on 25th Avenue NE, and including the entire southern boundary of the parcel shall be dedicated to the City of Shoreline for public park purposes. Dedication of the park parcel to the City may occur at any time after it is platted but shall occur prior to issuance of certificates of occupancy for development on the non-park parcel. Dedication of park land shall be in lieu of payment of any current or future park impact fees. The cost of any future development of land dedicated for park shall be borne by the City.

SR 4 - A minimum 10 foot wide public pedestrian access easement with a minimum 8 foot wide pathway shall be improved and dedicated to the City, connecting NE 200th Street to the public park. The easement must be in a location, conveyed in a form and the pathway improved to standards acceptable to the City of Shoreline.

SR 5 - Maximum building height within 100 feet of R6 zones to the east and south is 45 feet above average existing grade consistent with SMC 20.50.050.

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SR 6 – In order to provide a buffer to the single family neighborhoods to the east and south, 80% of all healthy significant trees which have any portion of their trunk within 25 feet of R6 zoned lands shall be flagged with surveyor tape and protected with a temporary chain link fence to be placed at the dripline prior to issuance of any development permits. All such healthy significant trees are to be retained. The 80% tree retention standard shall be measured within each 160 foot long north-south segment of the buffer area. A tree survey and arborist report shall be submitted with application for any development permits. The portion of this buffer which lies within 160 feet of NE 200th Street shall be supplemented with Type II landscape materials per SMC 29.50.46,B.

SR 7 – No grading or heavy equipment shall be permitted on the site until after dedication of the parcel to the City. Applicant may propose, and the City may authorize, limited site grading of the park site concurrently with the grading and development of the remaining portion of the PLA 3 zone if such grading is necessary to achieve proper drainage and access controls for both parcels.

SR 8 - A special use permit is required for any park improvements.

SR 9 - A special use permit is required for Institutional Uses. The standards and special regulations for other residential uses in this zone shall control unless specifically modified as a design departure under the Administrative Design Review process.

SR 10 - For purposes of the PLA 3 zone, "Institutional Uses" are all educational facilities, places of worship, and conference centers. Retail or restaurant uses are not considered Institutional Uses but may be included as accessory uses to the primary institutional use.

20.93.040 Additional site development standards

A. All parking not in structures shall be screened consistent with SMC 20.50.470.
B. All exterior lights shall be fitted with appropriate hoods and shielded to confine emitted light to within the site.

20.93.050 Environmental review and mitigation of impacts

The environmental review for development permits pursuant to RCW 43.21C shall address both on-site and off-site impacts, including but not limited to impacts on the City's road network, parks, and other municipal services.