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ORDINANCE NO. 281

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, WHICH AMENDS THE COMPREHENSIVE PLAN BY ADDING THE NORTH CITY SUBAREA PLAN; AMENDS THE DEVELOPMENT CODE CHAPTER 20.40, SECTIONS .020, .050, .120, .130, AND .140 BY ADDING THE NORTH CITY BUSINESS DISTRICT ZONE AS A NEW SPECIAL DISTRICT; AMENDS THE DEVELOPMENT CODE BY ADDING A NEW CHAPTER 20.90 THAT ESTABLISHES THE REGULATIONS FOR THE NORTH CITY BUSINESS DISTRICT TOGETHER WITH MITIGATION AND AN EXPEDITED PERMIT REVIEW FOR APPROVAL OF DEVELOPMENT APPLICATIONS THAT MEET PLANNED ACTION CRITERIA; AMENDS THE COMPREHENSIVE PLAN LAND USE MAP BY ESTABLISHING A NEW NORTH CITY BUSINESS DISTRICT SUBAREA; AND CHANGES THE ZONING MAP BY ESTABLISHING A NEW NORTH CITY BUSINESS DISTRICT ZONE.

WHEREAS, the City of Shoreline has adopted a comprehensive plan under the provisions of Chapter 36.70A RCW that includes policies for the creation of a subarea plan for North City; and

WHEREAS, the Washington State Growth Management Act authorizes the preparation of subarea plans; and

WHEREAS, the City of Shoreline has prepared the North City Subarea Plan, conducted a thorough review of the development anticipated within the North City Subarea, and prepared a Supplemental Environmental Impact Statement (SEIS) under the State Environmental Policy Act (SEPA), Chapter 43.21C RCW that considered the impacts of the anticipated development within the North City Business District consistent with the subarea plan, provides for mitigation measures, and other conditions to ensure that future development will not create adverse environmental impacts; and

WHEREAS, the City of Shoreline conducted an extensive public participation and review process for preparation of the proposed Subarea Plan and proposed development regulations that modify the Development Code; and

WHEREAS, the Planning Commission and City Council conducted public hearings so the public had an opportunity to comment on the proposed Subarea Plan and proposed development regulations that modify the Development Code, SMC Title 20; and

WHEREAS, the provisions of the Regulatory Reform Act (ESHB 1724), as codified in Chapter 36.70B RCW and SEPA provide for the integration of an environmental review with project review to encourage an expedited process for approval of development where substantial planning and environmental review have occurred prior to an application for development approval; and

WHEREAS, the provisions of Chapter 43.21C.031 RCW and the regulations issued thereunder provide for the designation of planned actions within geographic areas that are less extensive than a municipality's jurisdictional boundaries and where substantial comprehensive planning and environmental review have been completed prospectively; and

WHEREAS, the City of Shoreline designates the North City Business District as a special district under the planned action consistent with RCW 43.21.031, WAC 197.11.164 to .172, Shoreline Municipal Code 20.40.050; and

WHEREAS, the City of Shoreline desires to adopt the North City Subarea Plan, North City Business District regulations to implement the Subarea Plan, and incorporate expedited review of land use actions designated as planned actions.

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

Section 1. Findings. The City Council finds that:

1. A subarea plan has been prepared and adopted by the Council under the provisions of the Growth Management Act, Chapter 36.70A RCW, for the North City Subarea, located within the City of Shoreline city limits. The North City Subarea Plan (hereafter "Subarea Plan") amends the City's Comprehensive Plan and provides for the phased redevelopment of 60% of North City Business District parcels by the year 2015 and full redevelopment by year 2025.
2. A Supplemental Environmental Impact Statement (hereafter "SEIS") has been prepared and issued pursuant to Chapter 43.21C RCW in conjunction with the adoption of the Subarea Plan and the special district designated as the North City Business District in the Development Code.
3. The Subarea Plan, North City Business District regulations, and SEIS have addressed all significant environmental impacts associated with planned actions within the North City Business District.
4. The mitigation measures contained in Section 8 of this ordinance together with the City's development regulations and standards for the North City Business District are

ORIGINAL

adequate to mitigate the significant adverse environmental impacts anticipated by development consistent with the Subarea Plan.

5. The application of the expedited permit review procedures in accordance with Section 9 of this ordinance will benefit the public, adequately protect the environment, and enhance the economic redevelopment of the North City Business District.
6. Public involvement and review of the Subarea Plan, North City Business District regulations, and the SEIS have been extensive and adequate to ensure a substantial relationship to the public interest, health, safety, and welfare.
7. The uses allowed within the North City Business District zone and regulated by the development regulations will implement the Subarea Plan.

Section 2. Amendment: Comprehensive Plan and Land Use Map. The Comprehensive Plan and Land Use Map (Exhibit A) are amended by the addition of the North City Subarea Plan (filed with the City Clerk under Clerk's Receiving # 1513).

Section 3. Amendment: Zoning Map. The Official Zoning Map is amended to adopt the North City Business District zone as shown in Exhibit B (filed with the City Clerk under Clerk's Receiving # 1514) attached hereto and incorporated by reference herein.

Section 4. Amendment: Development Code. Shoreline Municipal Code section 20.040.020 is amended to read 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
Community Business	CB
Regional Business	RB
Industrial	I
Special Overlay Districts	SO
<u>North City Business District</u>	<u>NCBD</u>

Section 5. Amendment: Development Code. SMC section 20.40.050 is amended to read as follows:

20.40.050 Special overlay districts

A. Special Overlay District.

The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this Code to a development of any site, which is in whole or in part located in a special overlay district. (Chapter 20.80 SMC, Special Districts). Any such development must comply with both the supplemental SO and the underlying zone regulations. (Ord. 238 Ch. IV § 1 (E), 2000).

B. North City Business District (NCBD).

The purpose of the NCBD is to implement the vision contained in the North City Subarea Plan. Any development in the NCBD must comply with the standards specified in Chapter 20.90.

ORIGINAL

Section 6. Amendment: Development Code. SMC section 20.40.120, 130, and 140 are amended to read as follows:

20.40.120 Residential type uses.

NAICS #	SPECIFIC LAND USE	R4-R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB & I
RESIDENTIAL GENERAL							
	Accessory Dwelling Unit	P-i	P-i	P-i	P-i	P-i	P-i
	Affordable Housing	P-i	P-i	P-i	P-i	P-i	P-i
	Apartment		C	P	P	P	P
	Cottage Housing	C-i	P-i	P-i			
	Duplex	P-i	P	P	P		
	Home Occupation	P-i	P-i	P-i	P-i	P-i	P-i
	Manufactured Home	P-i	P-i	P-i			
	Mobile Home Park	P-i	P-i	P-i			
	Single Family Attached	P-i	P	P	P		
	Single Family Detached	P	P	C	C		
GROUP RESIDENCES							
	Boarding House	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-I (Less than 11 residents and staff)	C-i	C-i	P-i	P-i	P-i	P-i
	Community Residential Facility-II			P-i	P-i	P-i	P-i
721310	Dormitory		C-i	P-i	P-i	P-i	P-i
TEMPORARY LODGING							
721191	Bed and Breakfasts	P-i	P-i	P-i	P-i	P-i	P-i
72111	Hotel/Motel					P	P
MISCELLANEOUS							
	Animals, Small, Keeping and Raising	P-i	P-i	P-i	P-i	P-i	P-i
P = Permitted Use		S = Special Use					
C = Conditional Use		-i = Indexed Supplemental Criteria					

20.40.130 Nonresidential uses.

NAICS #	SPECIFIC LAND USE	R4- R6	R8-R12	R18-R48	NB & O	CB & NCBD	RB &I
	RETAIL/SERVICE TYPE						
532	Automotive Rental and Leasing					P	P
81111	Automotive Repair and Service				P	P	P
451	Book and Video Stores/Rental (excludes Adult Use Facilities)			C	P	P	P
513	Broadcasting and Telecommunications						P
812220	Cemetery, Columbarium	C-i	C-i	C-i	P-i	P-i	P-i
	Churches, Synagogue, Temple	C	C	P	P	P	P
	Construction Retail, Freight, Cargo Service						P
	Daycare Facilities	P-i	P-i	P	P	P	P
722	Eating and Drinking Establishments (Excluding Gambling Uses)	C-i	C-i	C-i	P-i	P-i	P-i
812210	Funeral Home/Crematory	C-i	C-i	C-i		P-i	P-i
447	Gasoline Service Stations				P	P	P
	General Retail Trade/Services				P	P	P
811310	Heavy Equipment and Truck Repair						C
481	Helistop			S	S	S	C
485	Individual Transportation and Taxi					C	S
812910	Kennel or Cattery					C-i	P-i
31	Light Manufacturing						S
441	Motor Vehicle and Boat Sales						P
5417	Research, Development and Testing						P
484	Trucking and Courier Service					P-i	P-i
541940	Veterinary Clinics and Hospitals				P-i	P-i	P-i
	Warehousing and Wholesale Trade						P
	Wireless Telecommunication Facility	P-i	P-i	P-i	P-i	P-i	P-i

P = Permitted Use	S = Special Use
C = Conditional Use	-i = Indexed Supplemental Criteria

ORIGINAL

20.40.140

Other uses.

NAICS #	SPECIFIC USE	R4- R6	R8- R12	R18- R48	NB & O	CB & NCBD	RB & I
EDUCATION, ENTERTAINMENT, CULTURE, AND RECREATION							
	Adult Use Facilities					P-i	P-i
71312	Amusement Arcade						P
71395	Bowling Center				C	P	P
6113	College and University				S	P	P
56192	Conference Center	C-i	C-i	C-i	P-i	P-i	P-i
6111	Elementary School, Middle/Junior High School	C	C	C			
	Gambling Uses (expansion or intensification of existing nonconforming use only)				S-i	S-i	S-i
71391	Golf Facility	P-i	P-i	P-i			
514120	Library	C	C	C	P	P	P
71211	Museum	C	C	C	P	P	P
	Nightclubs (excludes Adult Use Facilities)					C	P
7111	Outdoor Performance Center						S
	Parks and Trails	P	P	P	P	P	P
	Performing Arts Companies/Theater (excludes Adult Use Facilities)					P-i	P-i
6111	School District Support Facility	C	C	C	C	P	P
6111	Secondary or High School	C	C	C	C	P	P
6116	Specialized Instruction School	C-i	C-i	C-i	P	P	P
71399	Sports/Social Club	C	C	C	C	P	P
6114 (5)	Vocational School	C	C	C	C	P	P
GOVERNMENT							
9221	Court					P-i	P-i
92216	Fire Facility	C-i	C-i	C-i	P-i	P-i	P-i
	Interim Recycling Facility	P-i	P-i	P-i	P-i	P-i	P-i
92212	Police Facility				S	P	P
92	Public Agency or Utility Office	S-i	S-i	S	S	P	P
92	Public Agency or Utility Yard	P-i	P-i	P-i			P-i
221	Utility Facility	C-i	C-i	C-i	P-i	P-i	P-i
HEALTH							
622	Hospital	C-i	C-i	C-i	C-i	P-i	P-i
6215	Medical Lab					P	P
6211	Medical Office/Outpatient Clinic	C-i	C-i	C-i	P	P	P
623	Nursing and Personal Care Facilities			C	C	P	P

REGIONAL							
	School Bus Base	S-i	S-i	S-i	S-i	S-i	S-i
	Transfer Station	S	S	S	S	S	S
	Transit Bus Base	S	S	S	S	S	S
	Transit Park and Ride Lot	S-i	S-i	S-i	P	P	P
	Work Release Facility						S-i

P = Permitted Use	S = Special Use
C = Conditional Use	-i = Indexed Supplemental Criteria

Section 7. Amendment: Development Code - New Chapter. The new Chapter 20.90, North City Business District, is hereby added to the Development Code, SMC Chapter 20 to read as set forth in Exhibit C, entitled Development Code, Special District: North City Business District, attached hereto and incorporated herein by this reference as if set forth in full.

Section 8. Mitigation. The SEIS lists a number of measures that will be necessary to mitigate for probable significant environmental impacts for certain environmental elements addressed in the document. The following measures are described in the SEIS and will be implemented by the City of Shoreline:

1. The City will work with businesses to minimize potential impacts to businesses and residents affected by construction of street improvements on 15th Avenue NE.
2. Improvements to 15th Avenue NE within the North City Business District (NCBD) shall include the following streetscape design elements:
 - a) Lighting.
 - b) Landscape treatment.
 - c) Street trees and decorative tree grates.
 - d) Convenient, safe, frequent, and easy pedestrian crossings.
 - e) Special pavement treatment to identify pedestrian crossings.
 - f) Special street signage for the North City Business District.
 - g) Street furniture.
 - h) Undergrounding of utility lines.
3. Prior or concurrent with the beginning of the construction of improvements to 15th Avenue NE the following traffic mitigation to neighborhood streets and to 15th Avenue NE outside the North City Business District shall be required:
 - a) Remove centerline striping on 10th Avenue NE except where the centerline is required for safety and evaluate possible reduction of the speed limit.

ORIGINAL

- b) Install a chicane on NE 177th Street between 15th Avenue NE and NE Serpentine Place near the crest of the hill, at approximately 1703 NE 177th Street.
 - c) Close NE Serpentine Place at NE 177th Street to vehicles with a cul-de-sac, but maintain pedestrian and bicycle connections. Investigate the possibility of providing a pocket park at this location.
 - d) Install a traffic calming device on NE 177th Street at the closed intersection with NE Serpentine Place. The stop signs currently at this location will no longer be warranted and should be removed.
 - e) Install traffic circles on NE 168th Street at 16th Avenue NE, 21st Avenue NE and 23rd Avenue NE. The traffic circles at 21st Avenue NE and 23rd Avenue NE may be substituted with a chicane between 21st Avenue NE and 23rd Avenue NE.
 - f) Remove striping on NE 168th Street in flat areas. Centerline striping to remain between 18th Avenue NE and 15th Avenue NE.
 - g) Install curb, gutter, and sidewalks along NE 175th Street east of 15th Avenue NE, at a minimum of 100 feet past the intersection with NE Serpentine.
 - h) Revise the roadway design in the vicinity of 25th Avenue NE and NE 168th Street to guide the primary flow of traffic to remain on the arterial. This may include revisions to the traffic control or restriping the lanes.
 - i) Restripe 15th Avenue NE to a two or three-lane roadway, with appropriate transitions, turn-pockets, and two-way center left turn lanes, between NE 145th Street and the North City Business District south boundary. The City will work with businesses to maintain safe business access.
 - j) Restripe 15th Avenue NE to a two or three-lane roadway, with appropriate transitions, turn-pockets, and two-way center left turn lanes, from the North City Business District north boundary to NE 196th Street.
 - k) Implement a monitoring program to determine the need for secondary mitigation measures. Baseline data from the monitoring prior to the construction of the 15th Avenue NE improvements shall be compared with additional monitoring one and two years after completion of construction. In order to determine levels of cut-through traffic, monitor residential streets surrounding the 15th Avenue NE corridor (including NE 168nd Street, NE 177th Street, 8th Avenue NE, Perkins Way, 10th Avenue NE, and the intersections of NE 165th Street/15th Avenue NE and NE 165th Street/5th Avenue NE). Evaluation of potential impacts of cut-through traffic should be based on the threshold monitoring criteria described in Appendix B of the Draft SEIS, Table A-9.
4. The City of Shoreline should develop a plan for pedestrian/sidewalk/bicycle connectivity of the area surrounding the North City Business District in order to enhance pedestrian safety and encourage non-motorized transportation by the year 2005.
5. The City of Shoreline should work with Metro Transit to incorporate appropriate methods to facilitate speed and reliability of transit on 15th Avenue NE.

6. The City of Shoreline should work with Metro Transit to determine post-construction impacts to transit speed and reliability. The City of Shoreline should develop additional improvements warranted by the results of monitoring as part of the City's annual CIP process.

Section 9. Amendment: Transportation Improvement Plan. The City of Shoreline 2002-2007 Transportation Improvement Plan shall be revised to include mitigation projects listed in Section 8 of this ordinance and submitted for Council approval before December 31, 2001.

Section 10. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any other person or situation.

Section 11. Third Party Liability. This ordinance does not create or otherwise establish or designate any particular class or group of persons who will or should be especially protected or benefited by the terms of these regulations. No provision or term used in these regulations is intended to impose any duty whatsoever upon the City or any of its officers, employees, or agents. Notwithstanding any language used in this ordinance, it is not the intent of this ordinance to create a duty and/or cause of action running to any individual or identifiable person, but rather any duty is intended to run only to the general public.

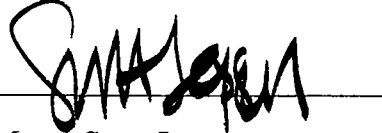
Section 12. Effective Date and Publication. A summary of this ordinance consisting of the title shall be published in the official newspaper and the ordinance shall take effect five days after publication.

Section 13. Expiration Date. This ordinance shall expire fifteen (15) years from the

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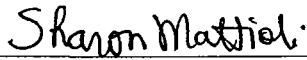
date of adoption, if not extended following a public hearing.

PASSED BY THE CITY COUNCIL ON July 23, 2001.



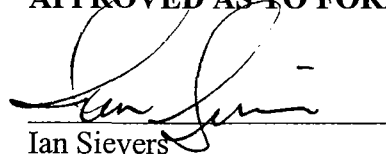
Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:



Ian Sievers
City Attorney

Date of Publication: July 26, 2001

Effective Date: July 31, 2001

COPY

CITY OF SHORELINE

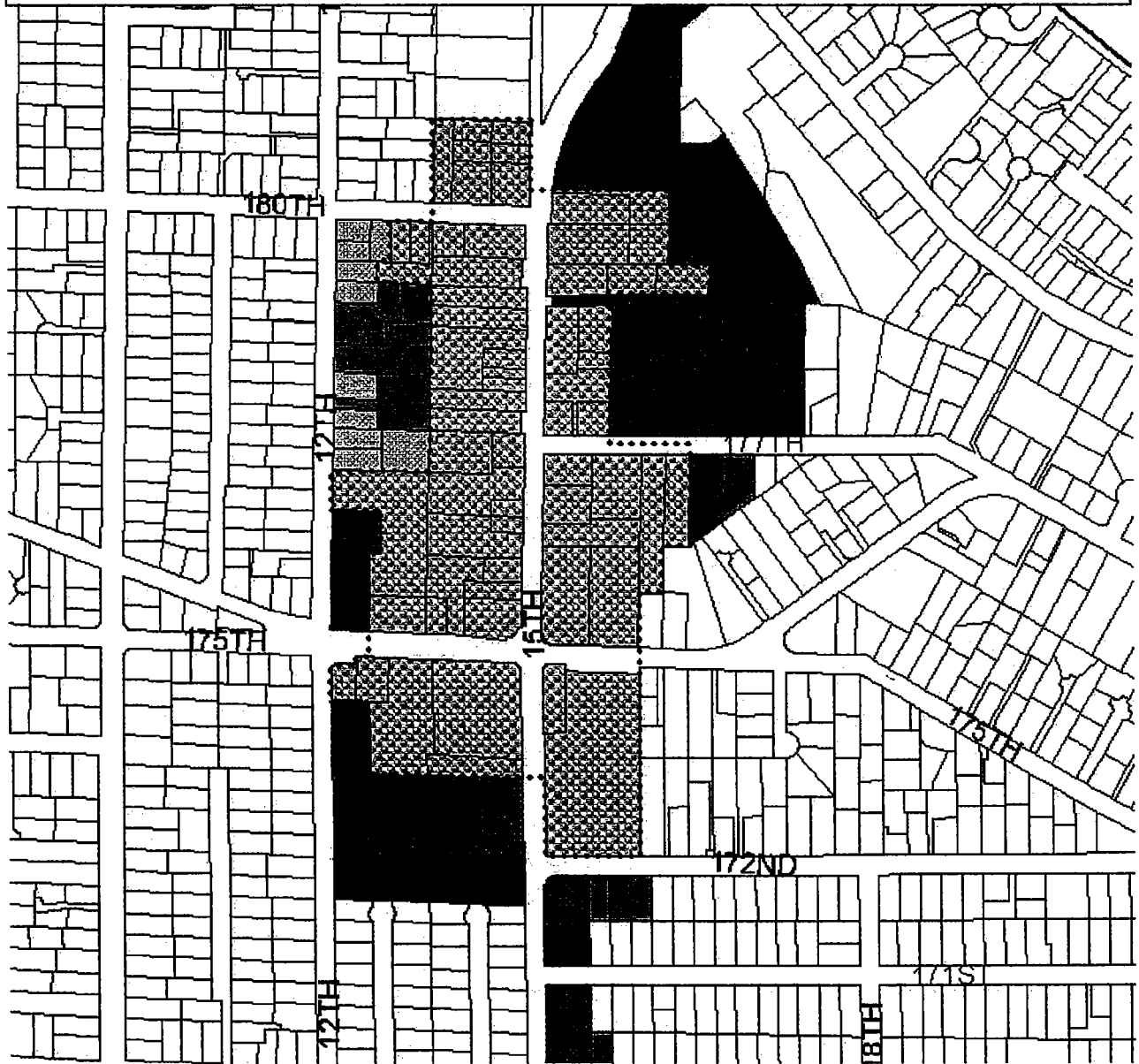
Clerk's Receiving

No: 1914

Date: 7/23/01

Exhibit B

Map 1: North City Business District (NCBD) Zoning



ZONING LEGEND

North City Business District Zone

Zone Boundary

NB; Neighborhood Business

CB; Community Business

RB; Regional Business

O; Office

I; Industrial

CZ; Contract Zone

R-4; Residential, 4 units/acre

R-6; Residential, 6 units/acre

R-8; Residential, 8 units/acre

R-12; Residential, 12 units/acre

R-18; Residential, 18 units/acre

R-24; Residential, 24 units/acre

R-48; Residential, 48 units/acre

0 200' 400' 600'



DEVELOPMENT CODE

SPECIAL DISTRICT: NORTH CITY BUSINESS DISTRICT

Chapter 20.90



PLANNING COMMISSION RECOMMENDED DRAFT
REVISED MARCH 2001

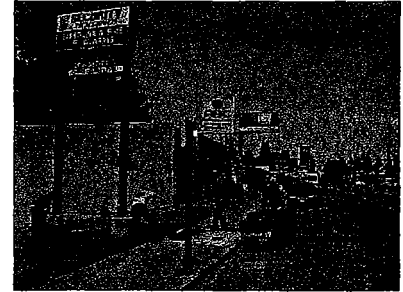
TABLE OF CONTENTS

20.90.010	Purpose	1
20.90.020	North City Business District Zone and Permitted Uses	3
20.90.025	Review and Approval of Planned Action Projects	6
20.90.030	Density	8
20.90.040	Dimensional Standards	8
20.90.050	Existing Structures	9
20.90.060	Street Frontage Standards	10
20.90.070	Street Corner Standards	12
20.90.080	Parking, Access, and Circulation	14
20.90.090	Signs	15
20.90.100	Landscaping	16
20.90.110	Lighting	16

20.90.010 Purpose

A. The purpose of this chapter is to establish standards for the North City Business District (NCBD) Zone. These standards will implement the vision contained in the Comprehensive Plan: North City Sub-area and modify and/or supplement the development standards specified in Chapter 20.50 SMC. In the event of a conflict between standards, the standards of this chapter shall prevail. The standards are intended to address the following objectives:

1. Visually narrow roadway and calm traffic through streetscape improvements.
2. Bring buildings up to the street. Create a sense of urban enclosure by placing parking behind buildings.
3. Create a pedestrian shopping district with wider, more continuous sidewalks. Buffer pedestrian zone with on-street parking and street trees. Provide more opportunities for pedestrians to cross.
4. Provide mid-block access to parking. Combine curb cuts.
5. Create opportunities for shared parking behind buildings. Reduce duplication of parking requirements.
6. Encourage redevelopment of the area while preserving the privacy and safety of the abutting existing neighborhoods.



15th Avenue NE looking North



NE 177th Street at 15th Avenue NE looking East



NE 177th Street at 15th Avenue NE looking East



NE 177th Street at 15th Avenue NE looking West

- B. Set forth a procedure designating certain land use actions within the boundaries of the geographic area described in the North City Business District Subarea Plan as North City Business District zone as “planned actions” consistent with RCW 43.21.031, WAC 197-11-164 to 172, and City of Shoreline Development Code, 20.30.640.**
- C. Streamline and expedite land use permit review process for projects that qualify as “planned actions” within the North City Business District. Qualified “planned action” projects shall not require a SEPA threshold determination and shall be reviewed as ministerial decisions by applying the provisions of the Development Code.**
- D. Combine environmental analysis with land use planning.**
- E. Ensure that land use actions designated as “planned actions” are appropriately mitigated and conditioned by the provisions of this ordinance and all of the City’s development regulations.**

20.90.020 North City Business District Zone and Permitted Uses

- A. In order to implement the vision of the Comprehensive Plan: North City Sub-area, there is hereby established the North City Business District (NCBD) zone as shown on Map 1 and on the official zoning map.

- B. To meet the land use objective of the North City Sub-area Plan for creation of a walkable main street, specific focus areas have been established (see Map 2).

Focus Areas

1. Main Street 1

The purpose of Main Street 1 is to create a focused commercial core with residential or office uses located on the upper stories. Commercial uses are required at the street level fronting on 15th Avenue N.E. The minimum depth of street level commercial uses shall be 20 feet from the frontage line of the structure on 15th Avenue N.E.

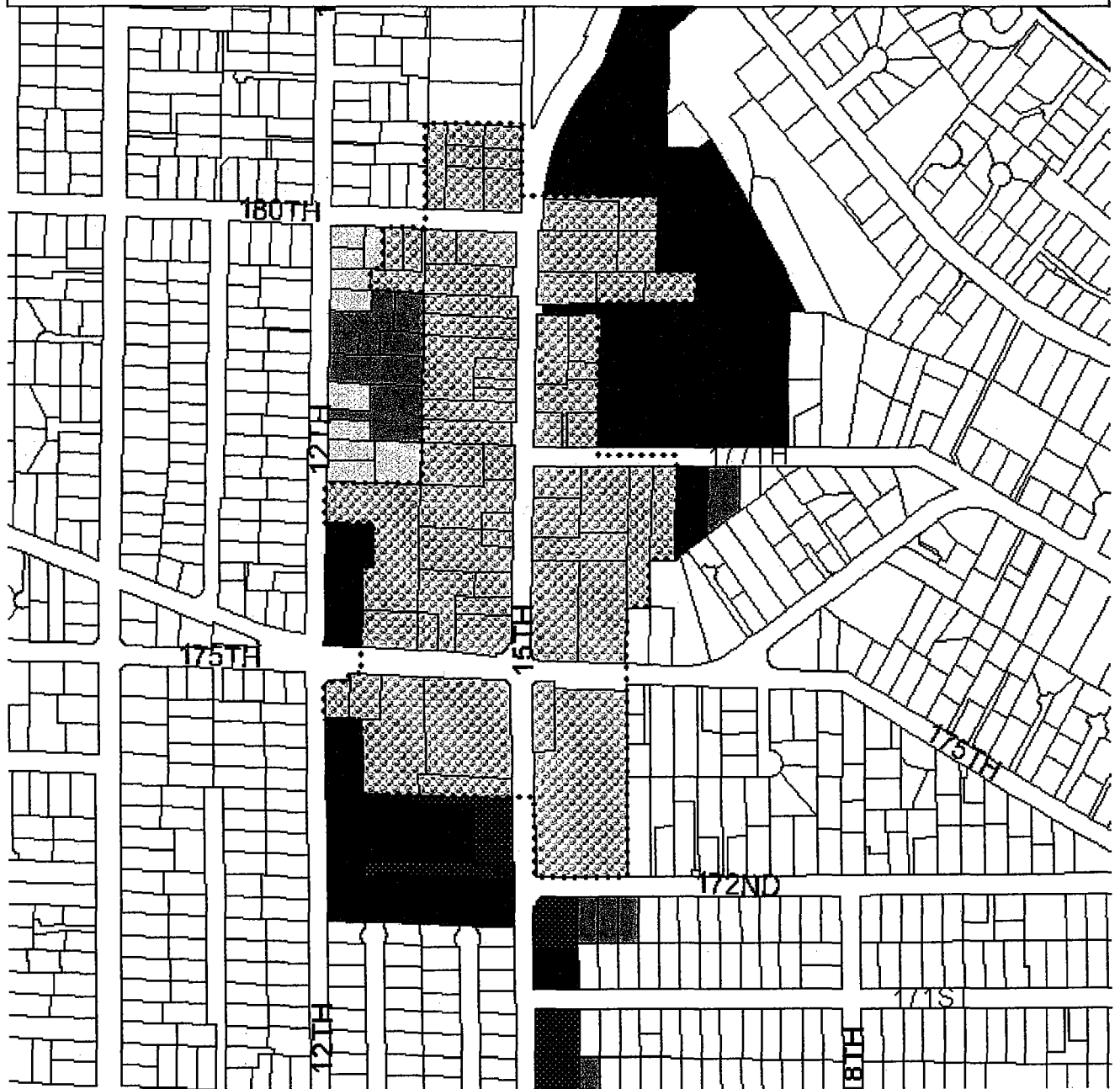
2. Main Street 2

The purpose of Main Street 2 is to provide a mix of retail, office, and residential uses. A mix of housing types including townhouses, condominiums, apartments and commercial uses are permitted at the street level.



- C. Land located within the North City Business District zone is subject to regulations of this chapter and Chapter 20.50 SMC. In the event of a conflict between the provisions of this chapter and Chapter 20.50, the provisions of this chapter apply.







- D. Permitted uses for the North City Business District zone are specified in Chapter 20.40 SMC.








Map 1: North City Business District (NCBD) Zoning

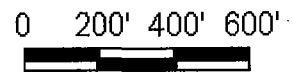


ZONING LEGEND

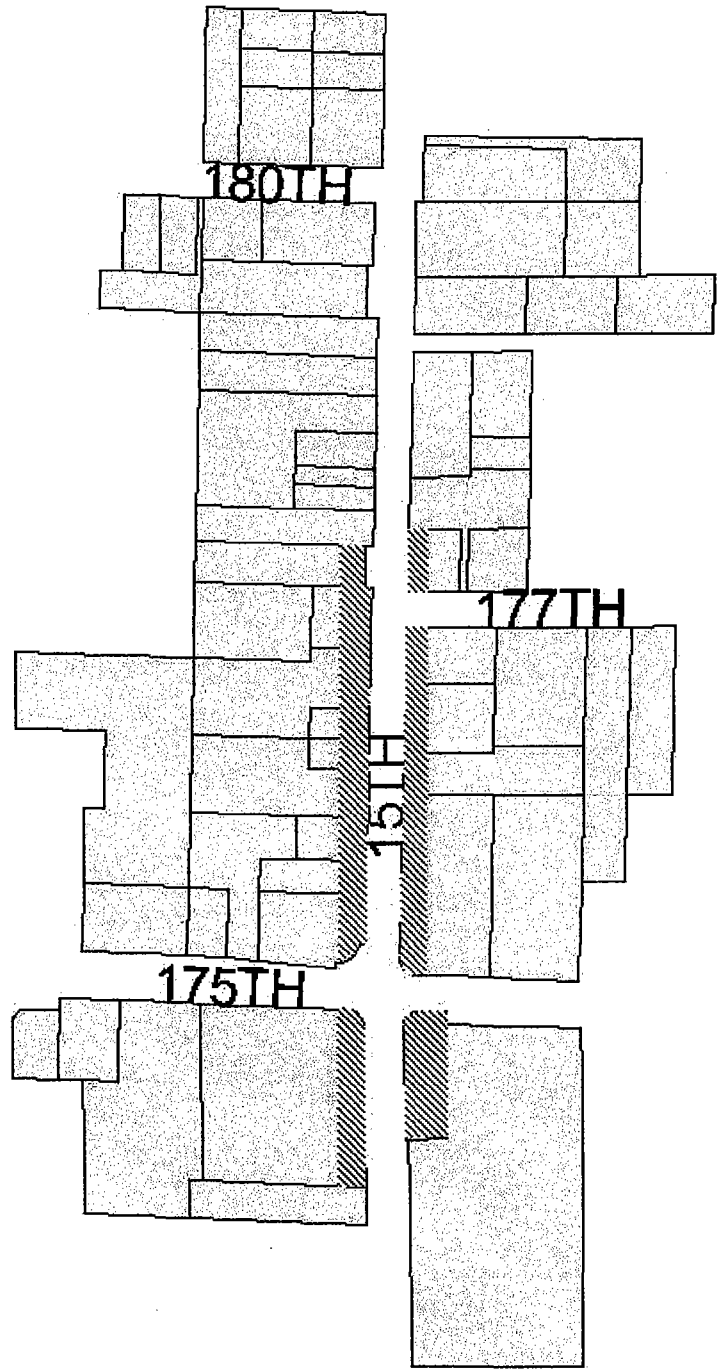
-  North City Business District Zone
-  Zone Boundary

-  NB; Neighborhood Business
-  CB; Community Business
-  RB; Regional Business
-  O; Office
-  I; Industrial
-  CZ; Contract Zone



-  R-4; Residential, 4 units/acre
-  R-6; Residential, 6 units/acre
-  R-8; Residential, 8 units/acre
-  R-12; Residential, 12 units/acre
-  R-18; Residential, 18 units/acre
-  R-24; Residential, 24 units/acre
-  R-48; Residential, 48 units/acre



Map 2: North City Business District (NCBD)



LEGEND

-  Main Street 1
-  Main Street 2



20.90.025 Review and Approval of Planned Action Projects

- A. The purpose of this section is to streamline and expedite the development permit review for projects that qualify as planned actions and to ensure that development within the North City Business District complies with the design objectives and standards established in this chapter.

- B. Development proposals within the North City Business District are designated to be planned actions if:
 - 1. The development proposal is located within the North City Business District zone; and
 - 2. The significant environmental impacts of the proposal had been adequately addressed in the Supplemental Environmental Impact Statement (hereafter "SEIS") prepared for the North City Subarea Plan; and
 - 3. The development proposal implements the North City Subarea Plan; and
 - 4. The project is not an essential public facility as defined in RCW 36.70A.200; and
 - 5. The thresholds for total development analyzed in the SEIS would not be exceeded.

- C. Development permit applications for a planned action shall be subject to a three step ministerial review and decision-making process by the Director. The intent of this process is to ensure that the development will be consistent with the North City Subarea Plan, development standards, and the SEIS.

Step 1. Pre-submittal Concept Review: Applicant presents schematic sketches and general outline of the proposal. This is an opportunity to discuss the design principles that apply to the development proposal. Major problems can be identified before the formal application is made.

Step 2. Application Submittal for a Planned Action: Exterior Building Facades, Site Plan, Landscaping, Parking Plans, and Planned Action Environmental Checklist are required to be submitted for development proposals that wish to qualify as a planned action. The Director shall specify the submittal requirements on a submittal checklist for the planned action development available from the Department. Within the 28 days after the submittal, the director may administratively approve, approve with conditions, or deny in writing the planned action development. The proposed project shall require additional environmental review and mitigation in addition to that set forth in this subchapter if significant adverse environmental impacts were not adequately addressed in the SEIS.

Where the Director determines that an application for development permit does qualify as a planned action, the project permit application shall be processed under the administrative procedures set forth in the City's Development Code, 20.30.040, Ministerial Actions - Type A. Where the Director determines that the application does not qualify as a planned action, it may be processed under appropriate provisions of Chapter 20.30.

Step 3. Building Permit: A building permit is processed as a Type A action.

20.90.030 Density

Calculation: The density in terms of total number of dwelling units shall be calculated on project basis in conformance with the standards of this chapter and all applicable sections of the Development Code. There is no maximum or minimum density required.

20.90.40 Dimensional Standards

Table 20.90.040 North City Business District Site Development Standards

STANDARDS	MAIN STREET 1	MAIN STREET 2
Maximum front (street setback)	0 ft. (3) (4)	10 ft. (1) (3) (4)
Minimum side and rear yard setback from non-residential zones	0 ft. (5)	0 ft. (5)
Minimum side and rear yard setback from residential zones	15 ft.	15 ft.
Base Height	60 ft.	60 ft.
Upper floor setback (transition line) for all portions of a building along street and edges along adjacent residential zones	10 ft. (2) (4)	10 ft. (2) (4)
Maximum impervious surface	85%	85%

Note: Exceptions to the numerical standards in this table are noted in parenthesis and described below.

- D. There is no administrative appeal of the administrative determination to approve, conditionally approve, or deny an application for a planned action.
- E. Application for a planned action development permit shall not require the issuance of a threshold determination under SEPA, as provided by RCW 43.21C.031, WAC 197-11-172(2)(a) and Chapter 20.30. A planned action approval shall be based upon the environmental analysis contained in the SEIS. The SEIS, mitigation included in this section, together with other City codes, ordinances, and standards, shall provide the framework for the decision by the City to impose conditions on a planned action project. Other environmental documents and studies listed in the SEIS may also be used to assist in analyzing impacts and determining appropriate mitigation conditions.
- F. Planned action development proposals shall implement the following measures:
 - 1. Use of shared parking facilities where possible.
 - 2. Prepare a parking management plan to ensure efficient and economic use of parking. The parking management plan shall include at a minimum a program for sharing residential and non-residential spaces, encourage use of transit and other forms of transportation, and provide incentives for Commute Trip Reduction.
 - 3. Include in the project design facilities that support bicycle use; provide bike racks, covered and secured bike storage areas for riders employed on site.
 - 4. Provide public alley easements through designated areas identified in Figure 20.90.80.
 - 5. In order to enhance security throughout the project, the following will be included as part of the site design of any proposed development:
 - a. Pathway, buildings, and parking structure lighting shall be designed to enhance security.
 - b. During the site plan review, the City's Police Department will be provided with the opportunity to review and comment on the development plans.
 - c. Landscape areas will be designed so as not to conceal potential criminal activity around buildings and parking areas.
- G. Restricting pedestrian and vehicular access between adjoining parking lots shall be prohibited.

Exceptions to Table 20.90.040:

- (1) *Residential development (excluding mixed use) shall have a minimum 10 feet wide, fully landscaped front yard measured from the back of the sidewalk.*
- (2) *Buildings located at corners should serve as gateways to the neighborhood, distinguishable from the rest of the buildings. 60'-0" height shall be allowed without upper floor setbacks on corners. This shall only be done when a corner emphasis is desired. After 50'-0" distance from a corner, building shall comply with upper level setbacks as specified in Table 20.90.040*
- (3) *Corner buildings shall be set back by 2'-0" from the street frontage line.*
- (4) *Unenclosed balconies on sides of the building that are above the 35' transition line setback shall be permitted to encroach into the 10' setback.*
- (5) *Side and rear setbacks for buildings are not required, unless an adjacent building existing at the time of development has windows facing the side or rear. Then any new building shall provide minimum setback of 5'-0".*

20.90.050 Existing Structures

- A. All structures that existed prior to the effective date of this ordinance shall be considered conforming. A structure that existed prior to the effective date of this ordinance, and which is damaged or partially destroyed as a result of a catastrophic loss, may be reconstructed to its previous configuration.
- B. Structures that are enlarged, intensified, increased or altered in excess of 50% of the value of the existing structure shall comply with the development standards. The value of the structure shall be deemed to be the value at the time a development application is submitted, excluding the value of tenant improvements.

20.90.060 Street Frontage Standards

- A. Residential uses shall be allowed at ground level in Main Street 2, subject to the following:
1. Residential buildings must be set back from back of sidewalk 10'-0" (front yard setback).
 2. The first floor of residential buildings shall be one hour fire rating construction and 12'-0" in height from finished floor to finished ceiling.

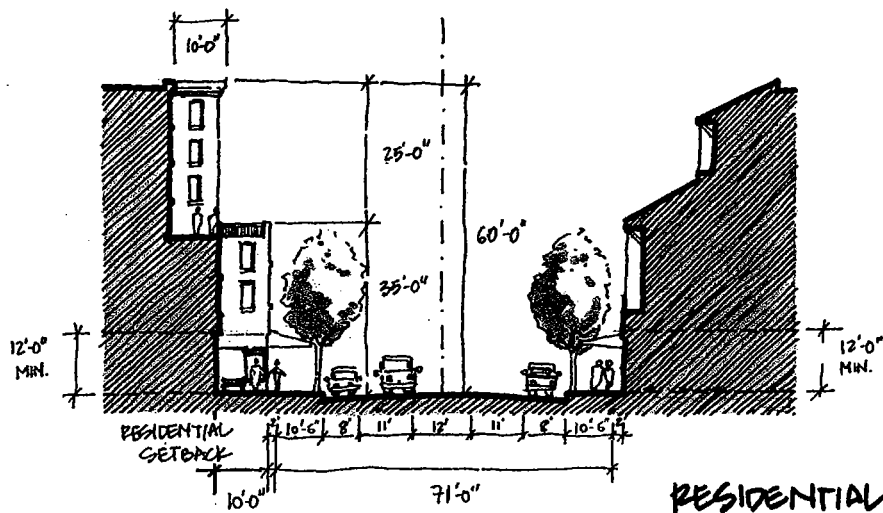


Figure 20.90.060 (A): Residential Street Frontage Standards.

- B. Building facades shall occupy 100% of street frontage in the North City Business District zone. This street frontage requirement may be reduced to 80% if the development creates plazas or courtyards and/or allows for alley access to parking in the rear with a separate pedestrian walkway.
- C. All buildings shall have their principal building pedestrian entrance on the street frontage line. The entrance doors shall be recessed from the facade by a minimum of 3 feet.
- D. Surface parking lots, loading docks, and service areas shall not be permitted along the frontage line on 15th Avenue N.E.

E. Encroachments into Sidewalk

1. Special features may project up to six (6) feet into the sidewalk, providing that they are a minimum seven (7) feet above the sidewalk and providing that they do not interfere with trees, utilities, transit shelters or other street furnishings. Examples include blade signs and awnings.
2. Street furniture and similar encroachments are allowed to occupy two (2) feet of the sidewalk providing that they do not interfere with trees, utilities, transit shelters or other street furnishings. Examples include bay windows, planters, trash receptacles, tables, and benches.

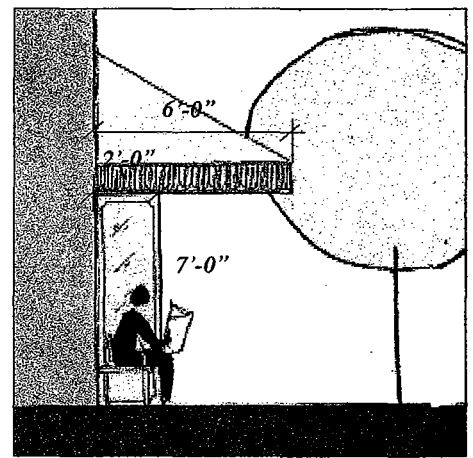


Figure 20.90.060 (E): Examples of Encroachments into the sidewalk.

20.90.070 Street Corner Standards

- A. Buildings located at corners shall serve as gateways to the neighborhood distinguishable from the rest of the buildings. 60'-0" height shall be allowed without upper floor setbacks on corners. After 50'-0" distance from a corner, building shall comply with upper level setbacks as specified in Section 20.90.060 (A) (1).
- B. Corner buildings shall be set back by 2'-0" from the street frontage line for a linear distance of 50'-0" measured from a corner along the street frontage. After 50'-0" distance from a corner, this 2'-0" setback from the street frontage line may be eliminated. Buildings on corner lots shall be oriented to the corner. Corner entries and/or architectural treatment shall be used to emphasize the corner location.

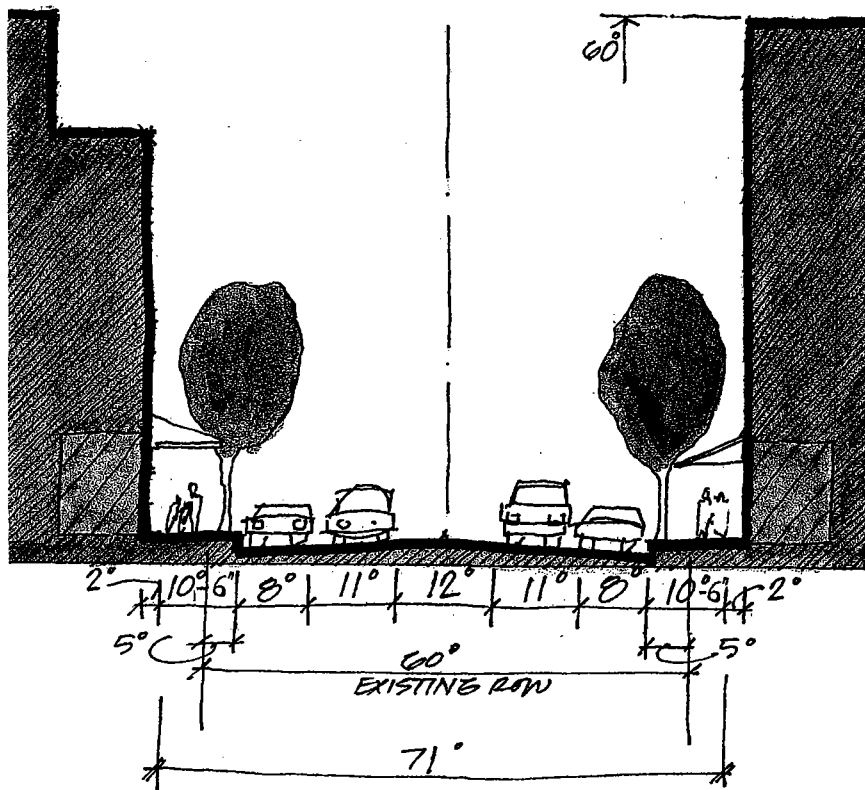
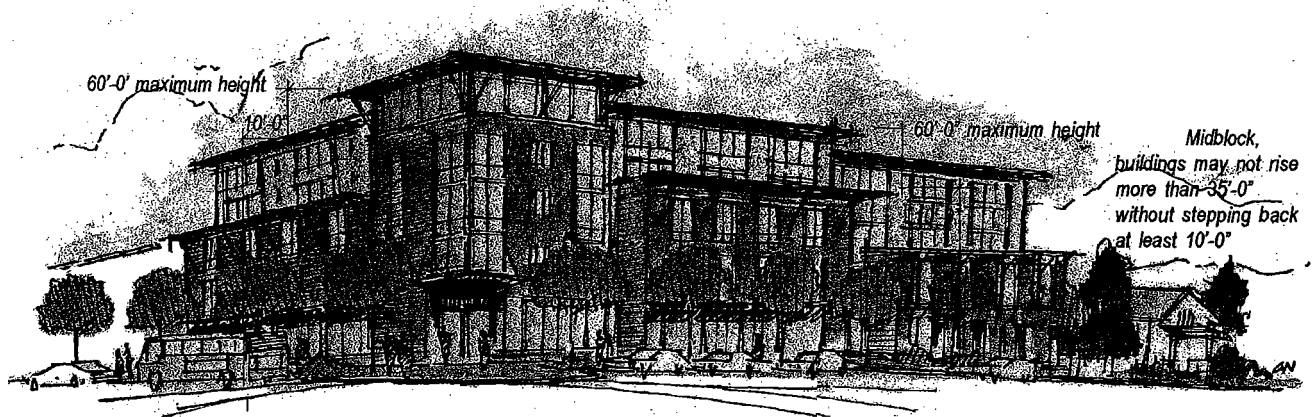


Figure 20.90.070 (B): Corner buildings shall be set back by 2'-0".



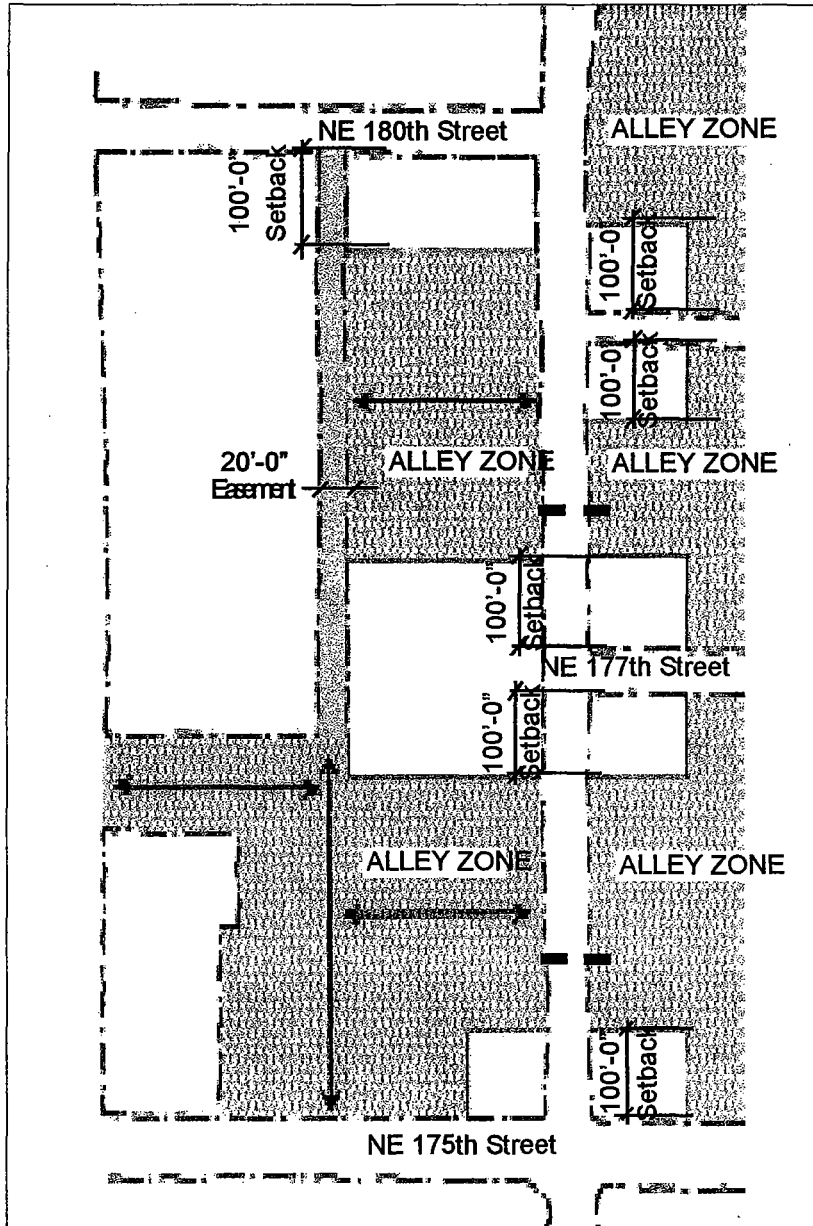
SW corner of 15th Avenue NE and NE 180th Street.



SE corner of 15th Avenue NE and NE 177th Street.

Figures 20.90.070 (B): Examples of corner treatment.

20.90.080 Parking, Access, and Circulation







-  Area where access lanes are permitted
-  Required 20' alley easement
-  Indicates required connection; location flexible within alley zone
-  Midblock pedestrian crossings must be at least 50'-0" from an alley curb cut or a street

Figure 20.90.80: Schematic design of circulation, access, alleys, and parking along 15th Avenue N.E.

A. Alleys. A system of alleys and access lanes should provide easy access to buildings and parking lots located in the rear of the properties behind the buildings facing 15th Avenue N.E. This alley system is a secondary circulation system that helps avoid too many curb cuts on 15th Avenue N.E. Curb cuts would disrupt the desired pedestrian main street character.

In Figure 20.90.080 only a portion of the alley system is specifically located to allow for maximum flexibility for an alley system within the alley zone.

This system prohibits alleys or access lanes within 100 ft. from an intersection and 50 ft. from a pedestrian crosswalk.

Also this alley system should provide pedestrian linkages through mid-blocks and between properties. Lighting shall be provided for pedestrian safety.

B. Parking Location. All surface parking lots shall be located behind buildings.

C. Required Parking Spaces.
Residential: Minimum 1 space/dwelling unit (regardless of number of bedrooms).
Commercial: Minimum 1 space/500 sq. ft. gross floor area.

D. Parking Access. The number of parking lot entrances, driveways, and curb cuts shall be minimized.

E. All applicable standards of Chapter 20.50, Subsection 6 (Sections 20.50.380 through 20.50.520) shall apply.

20.90.090 Signs

A. Table of Dimensional Standards

	Free Standing Signs (Only monument signs permitted.)	Building Mounted Signs	Projecting Signs (Blade)	Entrance & Exit Signs
Maximum Sign Area	25 sq. ft.	25 sq. ft.	12 sq. ft.	4 sq. ft.
Maximum Height	42 inches	Not to extend above the building parapet, eave line or the roof of the building or above the window sill of the second floor, whichever is less.		42 inches
Maximum Number Permitted	1 per street frontage	1 per each business		1 per street frontage

- B. Prohibited signs (see Sec. 20.50.550).
- C. Window signs are permitted to occupy a maximum 25% of the total window area.
- D. Street numbers shall be installed on all buildings and will not be counted towards the permitted sign area.
- E. Site specific standards, nonconforming temporary and exempt signs (see Sections 20.50.560 through 20.50.610).

20.90.110 Landscaping

All applicable standards of Sections 20.50.450 through 20.50.520 shall apply.

20.90.120 Lighting

- A. Lighting should use minimum wattage metal halide or color corrected sodium light sources which give more "natural" light. Non-color corrected low pressure sodium and mercury vapor light sources are prohibited.
- B. All building entrances should be well lit to provide inviting access and safety.
- C. Building-mounted lights and display window lights should contribute to lighting of walkways in pedestrian areas.
- D. Parking area light fixtures should be designed to confine emitted light to the parking area. Post height should not exceed sixteen feet (16').
- E. Back-lit or internally lit vinyl awnings are prohibited.
- F. Neon lighting may be used as a lighting element, provided that the tubes are concealed and are an integral part of the building design. Neon tubes used to outline the building are prohibited.