



## 17127 15th Ave NE Shoreline

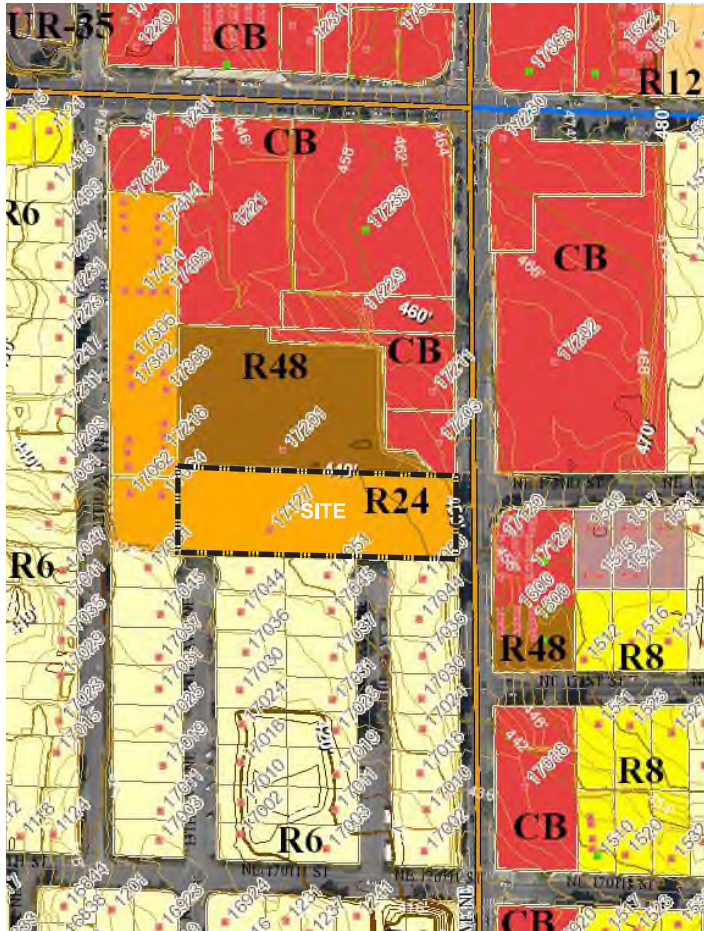
SITE ZONING STUDY  
NOV 14, 2018



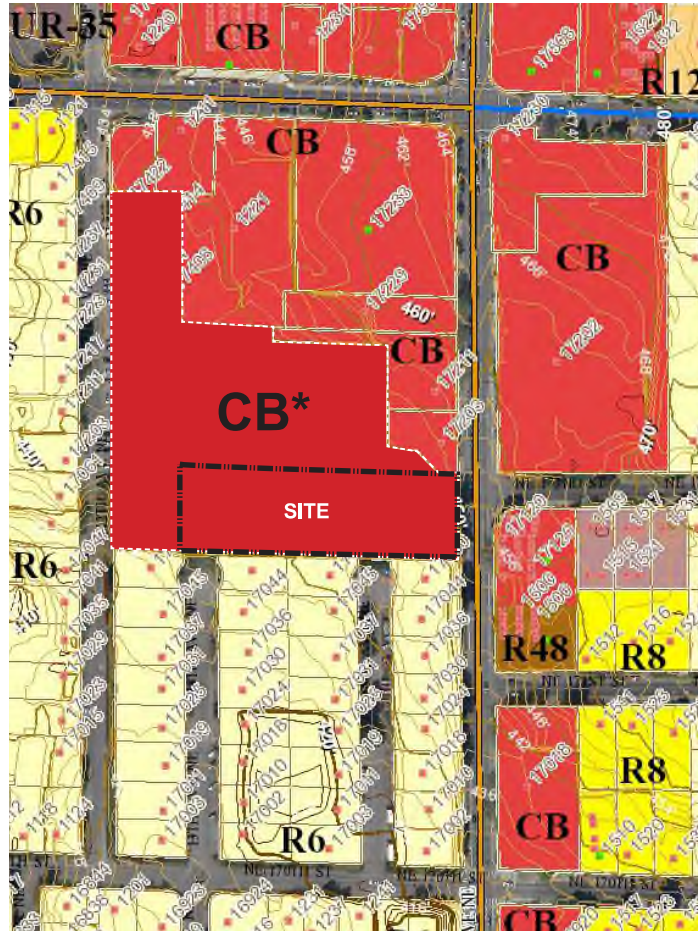
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ZONING MAP



ZONING MAP WITH REZONE



\*\*Pursuant to RCW 36.70B.130 and SMC 20.30.150, notice is hereby given that on September 24, 2018, the Shoreline City Council adopted Ordinance No. 837, Winters Rezone PLN 18-0043. The rezone is for property located at 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA.

SITE ADDRESS: 17127 15th Avenue Northeast, Shoreline, WA

Parcel #: 6163901465

Lot Size: 72,307 sf / 1.66 acres site area\*

Current Zoning:

**Community Business (CB) ZONE\*\***

**Purpose:** provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and allow for apartments and higher intensity mixed-use developments.

#### **Transition Area**

Abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall minimally meet the transition area requirements:

- A 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional 10 feet in height for the next 10 feet horizontally
- Type I landscaping, significant tree preservation, and a solid, eight-foot, property line fence shall be required
- All vehicular access to proposed development in nonresidential zones shall be from arterial classified streets.

#### **Modulation**

Break up a contiguous building facade facing the street to single-family zone. The maximum wall length without modulation shall be 30 feet.

#### **Review Procedures:**

- Pre-application Meeting
- Type A Ministerial Decisions - Building Permit (4 -6 months)
- Type B Administrative Decisions - SEPA (required when a residential building has more than 60 units; 4-6 months concurrent with Building Permit)
- Administrative design review approval is required for all development applications that propose departures from the design standards (additional 1-2 month)

\*approximated from Tax Assessor information; needs to be verified by survey



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## DEVELOPMENT POTENTIAL SUMMARY





#### Site Characteristics

- West Portion: nearly flat
- East Portion: sloping down from street to the existing building entrance (it is designated as steep slope per City's GIS. Geotechnical report is required to determine if it is a critical area)
- Potential significant trees along south lot line (need arborist verification)
- Power lines are located across the street (15th Ave. NE)
- Great walkable location near shopping and restaurants
- Several newer apartment buildings nearby

#### Commercial Zone Design

##### Density / FAR

No limits

##### Height limit

60 ft

(measured from the average existing grade to the highest point of the roof)

##### Setback

-Front

0 ft (Buildings and parking structures shall be placed at the property line or abutting public sidewalks)

- Side Yard Setback from R-6 Zone

20 feet (underground parking may extend into required minimum yard setback)

total setback = 20 side setback + 25 transition setback = 45 feet  
(If the building sets back 45 feet from ground level, it can go straight up to 55 feet maximum before the 10 feet additional setback applies)

##### Ground-level Design

- Minimum ceiling height for space on ground-level and fronting on streets shall be 12-foot height and 20-foot depth minimum and built to commercial building code. This space may be used for any permitted use.
- A building's primary entry shall be located on a street frontage and recessed to prevent door swings over sidewalks

##### Parking

- 0.75 per studio and one bedroom; 1.5 per two-bedroom
- 1 per 400 sf retail use; 1 per 300 sf general service

- surface parking along street frontages in commercial zones shall not occupy more than 65 lineal feet of the site frontage
- Above ground parking shall be located behind or the side of building. Parking between the street property line and the building shall be allowed only when authorized by the Director due to physical limitation of the site

##### Open Space

- Provide 800 sqft per development or 50 sqft per dwelling unit, whichever is greater.
- a minimum lineal dimension of 6 feet

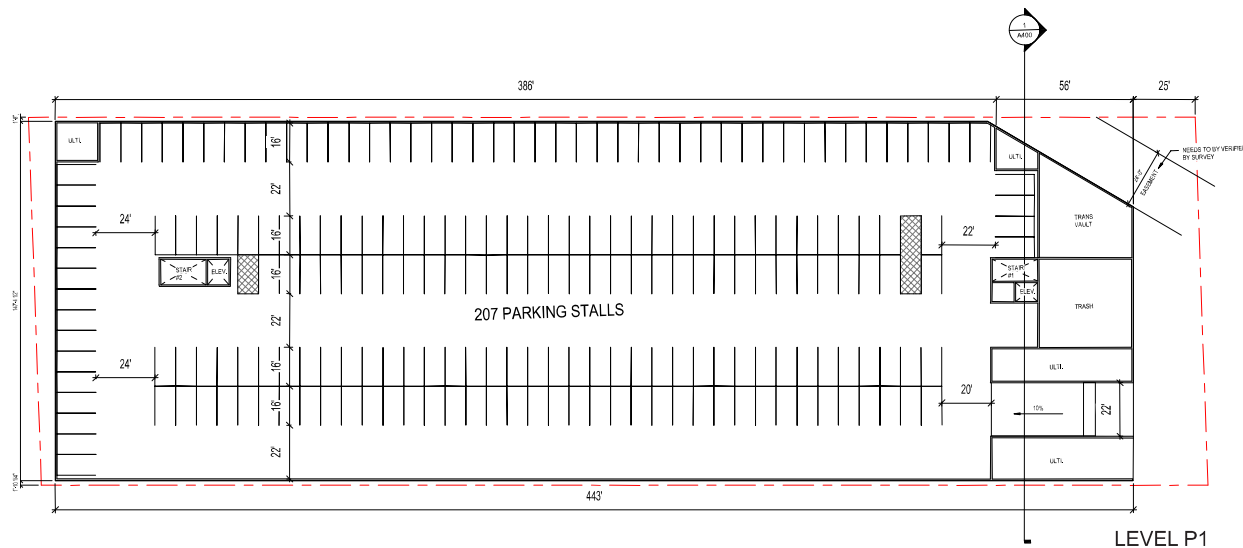
##### Trash

- One 16-foot collection area for every 30 dwelling units



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DEVELOPMENT POTENTIAL SUMMARY



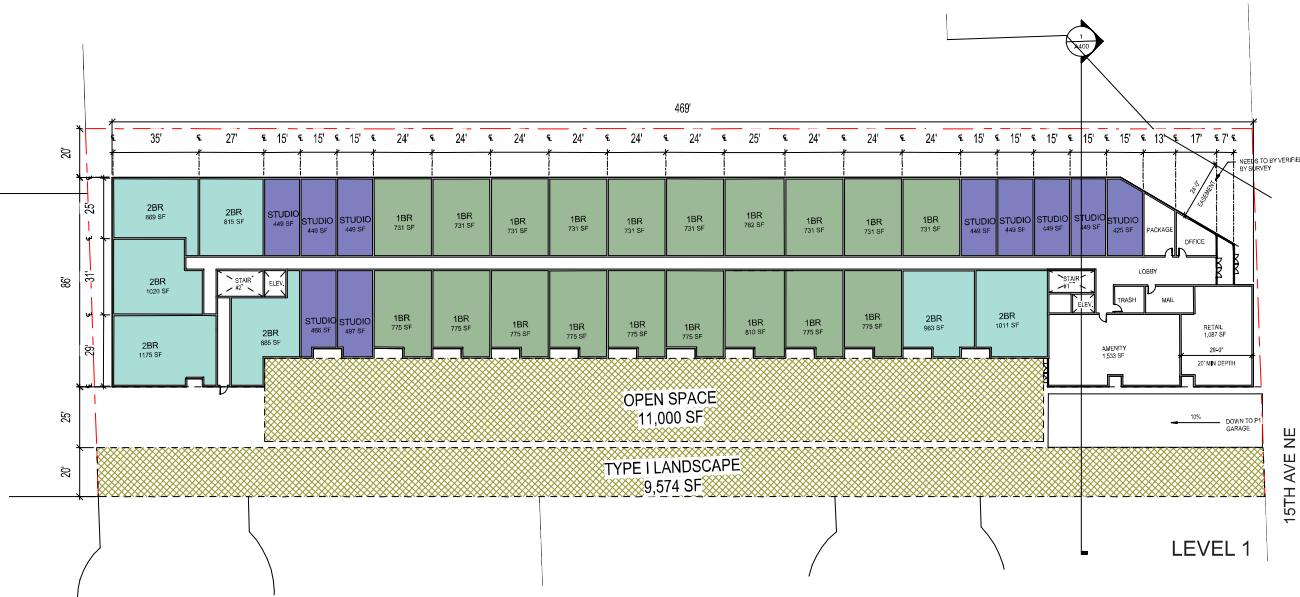
UNIT TYPE	COUNT #	GROSS LEASABLE AREA (SF)	%	REQUIRED PARKING
STUDIO	50	26,751	26%	37.5
1BR	96	86,455	49%	72
2BR	48	37,927	24%	72
3BR	2	2,719	1%	3
RETAIL		1,087		2.72
<b>TOTAL</b>	<b>196</b>	<b>154,939</b>		<b>184.5</b>
GENERAL SERVICE		3,500		11.67
<b>TOTAL REQUIRED PARKING</b>				<b>196.17</b>

PARKING	64189
LEVEL 1	34896
LEVEL 2	34896
LEVEL 3	34896
LEVEL 4	34896
LEVEL 5	33487
ROOF	600
<b>GROSS BUILDING</b>	<b>237860</b>
EFFICIENCY	65%
<b>GROSS BUILDING WITHOUT PARKING</b>	<b>173671</b>
EFFICIENCY	89%

REQUIRED OPEN SPACE	9,800
LOT SIZE	72,307

OPEN SPACE PROVIDED:  $11,000 + 9,574 = 20,574$  SF  
(9,800 SF IS REQUIRED)

PARKING STALL PROVIDED: 207 STALLS  
(197 STALLS IS REQUIRED)



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PLANS



