

CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

August 2, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Vice Chair Esselman
Commissioner Maul
Commissioner Montero
Commissioner Scully

Staff Present

Rachael Markle, Director, Planning & Community Development
Steve Szafran, Associate Planner, Planning & Community Development
Miranda Redinger, Associate Planner, Planning & Community Development
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Commissioner Craft
Commissioner Wagner

CALL TO ORDER

Chair Moss called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Moss, Vice Chair Esselman and Commissioners Maul, Montero, and Scully. Commissioners Craft and Wagner were absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

DIRECTOR'S COMMENTS

Ms. Markle announced that the City Council would be holding a public hearing on the Floodplain Management Ordinance on August 6th.

Ms. Markle reported that on July 17, the City of Shoreline and Sound Transit staff provided a briefing to Shoreline School District staff. Sound Transit gave an overview of the Lynnwood Link Project, decisions made to-date by the Sound Transit Board and next steps. City of Shoreline staff provided an update on the City Council's recent actions including adoption of the Framework Policies for Light Rail Station Area Planning, direction to draft amendments to the future land use map to show future study areas around light rail stations and direction to begin light rail station area planning in 2013.

On July 25, City of Shoreline and Sound Transit staff provided the same briefing to the Shoreline School Board. The City's main message was that the Council is planning on rezoning the property located within a 1/4 mile of the 185th light rail station from R-6 to at least R-48 and the property within a 1/2 mile of the light rail station to at least R-18 during the station area planning process. The Shoreline Center and North City Elementary School are located within these areas.

On August 3, City of Shoreline staff will meet with Sound Transit staff to discuss opportunities and lessons learned from other station area planning processes, scheduling for station area planning and potential resources available to Shoreline to support station area planning.

Ms. Markle shared that the City has applied for a Department of Commerce GMA Competitive Planning Grant for 2012-2013 to assist with station area planning. The request is for \$50,000 and grants will be awarded by August 15, 2012.

APPROVAL OF MINUTES

There were no minutes for the Commission to approve.

GENERAL PUBLIC COMMENT

No one in the audience expressed a desire to address the Commission during this portion of the meeting.

STUDY ITEM – 2012 COMPREHENSIVE PLAN MAJOR UPDATE

Staff Presentation

Ms. Redinger recalled that to date the Planning Commission has discussed all 10 Elements of the Comprehensive Plan and this evening staff was bringing back the Community Design, Housing and Land Use Elements for a second review. She invited the Commission to discuss the new revisions that were incorporated since the last review.

Chair Moss reminded the Commission of the big picture questions that still needed to be addressed and stated the Commission would work through each Element page by page.

Community Design Element

The Commission discussed the Community Design Element and Supporting Analysis and provided staff with the following feedback:

- Change the ending of the first paragraph in the introduction to refer to place-making attributes.
- The Comprehensive Plan should use the term “Transit-Oriented Development” to be consistent with the Transportation Master Plan. The term should be added to the definitions section and include reference to other names that are used to describe the same type of development.
- Change wording of Goal CD III to say “Expand on the concept that people using places and facilities draws more people.”
- In Goal CD VI change the word “zoning” to “zones”.
- Policy CD1 should say: “Encourage building design that create distinctive places in the community.”
- Policy CD2 should say: “Refine design standards so new projects enhance the livability and the aesthetic appeal of the community.”
- Policies regarding signs should be reordered based on community priorities.
- Policies CD12 and CD17, which encourage native plantings and discourage invasive species, should be combined and perhaps moved to the Natural Environments Element.
- Revert Policy CD18 back to original wording of “significant” properties: “Preserve, encourage, and enhance open space as a significant key element of the community’s character through parks, trails, water features, and other significant large properties (~~such as cemeteries~~) that provide public benefit.”
- Policy CD22 should be worded “Design public spaces to provide amenities and facilities such as seating, landscaping, kiosks, connections to surrounding uses and activities, lighting, that contribute to a sense of security”, or even broken up into two goals. The Commission also suggested moving Policy LU15 here: “Consider Crime Prevention Through Environmental Design (CPTED) principles when developing mixed use, commercial and high density residential uses.”
- Policy CD26, which encourages private donations of art to the City, should also encourage gifts of money to spend on the arts. Staff agreed to research policy regarding acceptance of money for a dedicated fund.

Community Design Supporting Analysis

- A portion of the Background and Context text should be revised to say: “Transition buffers between neighborhood residential and commercial land uses;”
- A portion of the Design Quality text should be revised to say: “Design quality is important to Shoreline because citizens want the anticipated new development ~~that is anticipated in the next 20 years~~ to enhance the community.”
- A portion of the Gateways text should say: “At the beginning of the City’s planning process a vision to create a civic identity by having special treatments signaling entry into Shoreline was identified crafted.”
- The Commission recommended reordering examples under Design Quality so the important items come first.
- The Commission requested site specific examples of neighborhoods where “cache” has been created (Fremont, Ballard, Capitol Hill).

- Consult with the Shoreline Historical Museum for further refinement of language added regarding historic inventory, specifically the part about “inclusion facilitates researching the historic significance of a structure before it is modified or demolished.”

Housing Element

The Commission discussed the Housing Element and Supporting Analysis and provided staff with the following feedback:

- In Goal H II say “land use” instead of “use of land”.
- Add a Goal that focuses on facilitating housing development throughout the city that addresses the needs of households making less than 30% of Area Median Income.
- Goal H VI should be reworded to say: “Encourage and support a variety of housing opportunities for those with special needs, particularly older adults, people with disabilities, or language barriers related to age, health or disability.”
- In Goal H VII replace the word “Cooperate” with “Collaborate”.
- Add a Goal that supports housing for people with children.
- Change term “cottage housing” to “clustered housing”.
- In Policy H27 replace the words “senior and disabled citizens” with “older adults and people with disabilities”.
- Add new Policy that says: “Support the development of both public and private, short-term and long-term housing for Shoreline’s population of people who are homeless.”
- In Policy H29 replace the word “Cooperate” with “Collaborate”.
- In Policy H30 replace the word “Cooperate” with “Partner”.

Housing Supporting Analysis

- Include timeframe on King County Housing Authority vouchers.
- Use People First Language when referring to people who are homeless.
- In the language under “A Changing Community”, make the following text edits: “The increase in the number of singles and older adults in the community suggests that there is a need for inexpensive homes with a variety of price points designed for smaller households, including accessory dwelling units or manufactured housing.”
- Add numbers of housing units in Table H-1.
- The Commission requested a map showing West, West Central, East Central, and East Shoreline.

Land Use Element

The Commission discussed the Land Use Element and Supporting Analysis and provided staff with the following feedback:

- Remove the word “etc.” from the Comprehensive Plan as it has many different meanings and is vague at the same time.
- The Commission wanted more supporting analysis for Ecodistricts.

- Mention considering a bikeshed and corridor improvements within 2 miles of Light Rail Station Areas in the Supporting Analysis section.
- Goal LU V should be rephrased to: “If annexed, implement the City of Shoreline Subarea Plan for Point Wells.”
- Clarify that light industrial uses may be appropriate with some level of review.
- Goal LU XIII, regarding “Ecodistricts”, should be moved out of the goals section or the wording should be revised from “Consider Ecodistricts as a potential means of neighborhood empowerment...” to say “Explore whether Ecodistricts could be used as a potential means...”.
- Add R-4 Zoning back into the list of appropriate zones for the Low Density Residential Land Use Designation.
- Create a new policy or goal that directs staff to do a parcel-level analysis for properties zoned R-12 as part of a future Comprehensive Plan Amendment Docket.
- The Commission requested that R-12 remain listed as a compatible zone in the High Density Residential Comprehensive Land Use Designation category.
- Reword Policy LU6 to read: “Protect existing stands of trees and vegetation and encourage additional plantings that serve as buffers.”
- Move LU15 to Community Design Element.
- Policy LU26 should state “Develop and implement an integrated wayfinding system using signage.” Add a definition for wayfinding.
- Remove level of detail in Policy LU30 describing community involvement.
- Delete Policy LU33 “Identify long-rang development tools and mechanisms to assist people that live in areas adjacent to light rail stations during transitions from their present use to a planned use.” It is similar to LU31.
- Strike the words “minimum and maximum” from Policy LU35.
- Reword Policy LU40 to say: “Develop station areas as inclusive neighborhoods in Shoreline with connections to other transit systems, commercial nodes, and neighborhoods.”
- Include standards for bike facilities in to Policy LU59.
- Add safe routes to school in to Policy LU48.

Land Use Supporting Analysis

There were no suggested changes to the Land Use Supporting Analysis.

Staff agreed to research all the requested changes for each Element and Supporting Analysis and incorporate them into the next draft.

Mr. Szafran displayed two maps that illustrate two different boundaries for light rail station study areas (Attachments N and O). Attachment N delineates a ½ mile radius around stations presumed to be located at 145th and 185th. Attachment O delineates two different radii, one at ¼ mile and one at ½ mile. He asked for the Commission’s feedback on which map should be used. Commissioners concurred that Attachment N should be used.

Public Comment

Kelly Rider, Policy Director for King County Housing Development Consortium, commended the Planning Commission for their work on the Housing Element. She especially appreciated the consideration the Commission took in incorporating feedback from the public into the goal and policy language.

DIRECTOR'S REPORT

Ms. Markle did not have any items to report to the Commission.

NEW BUSINESS

Chair Moss recalled that at their July 9th Joint Meeting with City Council, Council indicated station area planning was a high priority. Since the Commission's plate is full with the 2012 Comprehensive Plan Update, she asked if the Commission should form a subcommittee to begin working the light rail station area planning now. The Commission agreed that it was a good idea. Chair Moss asked for the topic to be put on the August 16th agenda.

REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS

None of the Commissioners provided reports or announcements.

AGENDA FOR NEXT MEETING

Mr. Szafran advised that the Commission will continue to review the Capital Facilities, Natural Environment and Utilities Elements of the Comprehensive Plan at their August 16th meeting. They will also discuss the station area planning subcommittee.

ADJOURNMENT

The meeting was adjourned at 9:30 p.m.

Donna Moss
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission