



SHORELINE CITY COUNCIL WORKSHOP DINNER MEETING

Monday, January 22, 2018
5:45 p.m.

Conference Room 303 · Shoreline City Hall
17500 Midvale Avenue North

JOINT MEETING WITH PLANNING COMMISSION

- 1. CALL TO ORDER** 5:45 p.m.
- 2. PERMIT ACTIVITY & PLANNING PROJECTS UNDERWAY**
- 3. 2018-2019 WORKPLAN PROJECTS**
- 4. ADJOURNMENT** 6:45 p.m.

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2231 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 801-2230 or see the web page at www.shorelinewa.gov. Council meetings are shown on Comcast Cable Services Channel 21 and Verizon Cable Services Channel 37 on Tuesdays at 12 noon and 8 p.m., and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m. Online Council meetings can also be viewed on the City's Web site at <http://www.shorelinewa.gov/government/council-meetings>.



Memorandum

DATE: January 22, 2018

TO: City Council

FROM: Rachael Markle, Director, P&CD
Paul Cohen, Planning Manager, P&CD
Steven Szafran, Senior Planner, P&CD

CC: Debbie Tarry, City Manager
John Norris, Assistant City Manager

RE: Discussion of Planning and Community Development (P&CD) Work Plan Projects for 2018-2019

Every year, staff looks to the City's Work Plan to discuss ideas and priorities for planning projects to work on next. This includes a review of the Planning Commission's letter to Council regarding the work that they achieved and suggestions for next year (Attachment A), 2017 development permit activity and planning projects, and work plan projects for the next couple of years. Some of these may be more implementation and refinement from the Station Area Subarea planning.

2017 Permit Activity

2017 has seen an increase of development activity with permit fee revenue over \$2 million dollars (2016 also had over \$2 million dollars in revenue.) P&CD has processed 1,918 permits and is currently reviewing 72 applications for permits. Notable development projects in this timeframe include:

- Shoreline School District projects including Meridian Park Early Learning Center, Aldercrest, and Parkwood Elementary (applied)
- Arden View - 18 homes at NW 200th and 10th NW (under construction)
- Ballinger Apartments - 108 units at 1795 NE 205th (under construction)
- Sunrise Apartments - 60 units at 20015 Ballinger Way (completed)
- Arabella 2 - 107 units at 1221 NE 180th (under construction)
- Centerpointe Apartments - 163 units at 180th and Midvale Ave (under construction)
- Alexan (formerly Potala) Apartments - 324 units at 15560 Westminster Way (applied)
- Paceline Apartments – 221 units at 172nd and Aurora Avenue (under construction)

- North City Post Office site – 243-units at 175th and 15th Avenue NE (applied)
- Townhomes – 5 units at 185th and Densmore (completed)
- Townhomes – 8 units at 2322 N 185th Street (applied)
- Townhomes – 6 units at 1117 N 199th Street (applied)
- Townhomes – 6 units at 224 NE 180th Street (applied)
- Townhomes – 4 units at 15313 15th Avenue NE (permitted)
- Apartments – 15 units at 1719 N 185th Street (applied)
- West Coast self-storage – at 167th & Aurora (under construction)
- West Coast self-storage – at 146th & Bothell Way (completed)
- Self-storage facility – at 170th & Aurora (applied)
- Ballinger self-storage at 19th and Ballinger Way (under construction)
- Parkwood Plaza – Façade remodel at 152nd and Aurora (under construction)
- Shoreline Community College dorm – 68-units (under review)
- Fred Meyer interior remodel (applied)
- Borealis sports bar – Remodel of Debbie’s Drift Inn at 170th & Aurora (applied)
- Brewery – (conversion of spay/neuter clinic) at 172nd and 15th Avenue NE (applied)
- Starbucks – Replacement of Broiler Bay Burger at 152nd and Aurora

2017-2018 Planning Projects

The Planning & Community Development Department is currently working on a number of planning projects that include:

- 185th Street Corridor Study with the Public Works Department.
- Rezone at 903, 909, and 915 N 167th Street (scheduled for action at tonight’s regular Council meeting).
- Special Use Permit for North City Water District Maintenance Facility.
- TRAKiT Phase II, E-TRAKiT, and Bluebeam Electronic Plan Review - This will be the implementation of electronic permit application and electronic plans review. It will involve getting E-Trakit fully functional for application submittal. Bluebeam is a program that allows staff to review electronic permit submittals and is already installed on many staff members’ computers. Beginning this month, more intensive staff training will commence.
- Station Subarea Implementation – Setbacks for new construction, affordable housing forms and procedures, and green building certification.
- Sound Transit 60% design review, in-progress 50% design review, and 90% design review, and Special Use Permit (SUP) and Critical Area Special Use Permit (CASUP) applications review.

2018-2019 Work Plan Projects

Council Directed Projects

These projects have been added to P&CDs 2018-2019 work plan and require Planning Commission study and recommendations:

- **Annual Comprehensive Plan Docket** - Annual project that will include several 2017 carry-over amendments related to the Richmond Beach Corridor Study,

annexation of 145th Street and the Surface Water Master Plan.

- **Annual “Batch” of Development Code Amendments** - Annual project that will include corrections and amendments to clarify confusing or conflicting regulations.
- **Vegetation Management Plan (VMP)** – This project is intended to create a way to regulate large tracts of vegetated land to allow for ongoing and long term maintenance and restoration for places like the Innis Arden reserves, while meeting the intent of the City’s critical area and tree regulations. This project is further intended to resolve conflicts between City regulations and the Innis Arden Club’s private covenants for view maintenance. The project will include discussions with Innis Arden and then the larger community, research and analysis of VMP regulations from other jurisdictions; preparing draft VMP regulations for the City; and working with Innis Arden and other interested parties to refine the draft VMP regulations. Development of the VMP was added to the 2016 City work plan and carried over to the 2017 work plan and budgeted by Council. The project is based on a commitment that half the projected cost (\$24,000) will be provided by the Innis Arden Club. While this project began last year, it was moved to the 2018 work plan so that the City could receive consent to begin and the monetary commitment from the Innis Arden Club.
- **Community Residential Facilities Development Code Amendment** – This is a Development Code Amendment to potentially allow Community Residential Facilities (CRFs) for over 11 residents in the R-4 and R-6 zones as a Conditional Use.
- **Mandatory Green Building for Commercial Structures** – This project would expand on the recent amendment requiring LEED building for self-storage development to all commercial development.
- **Continue Evaluation of the Landscape Conservation and Local Infrastructure Program (LCLIP).**
- **Update of the Shoreline Management Plan (SMP)** – This is a State required mandate to evaluate and update provisions of the City’s approved SMP.

Other Requested Projects

The following are work plan concepts based on past inquiries or comments staff heard from Planning Commissioners or City Councilmembers. If the Council is interested in adding any of the optional ideas for inclusion in the 2018-2019 P&CD Work Plan, then staff may need to determine if a substitution of work items would be necessary to ensure successful completion.

- **Single-family Attached Design Standards** – There is a growing market for duplexes, townhomes, and rowhomes in the City and especially within the Station Subareas. As staff applies the existing regulations to development proposals, it has become apparent that the City’s design guidelines for single-family attached housing needs to be evaluated and updated.
- **Housing Choices in Single-Family Zones** - The Planning Commission has expressed interest in looking at the single-family zoned areas throughout the city to evaluate if different housing types should be allowed. These housing types include Cottages, Accessory Dwelling Units, Tiny Homes, and multiple homes on

one lot. The City removed cottage housing provisions and regulations from the Development Code in 2011. There has been interest from developers and members of the Planning Commission to revisit the City's regulations for cottage housing and perhaps amend the Development Code to allow this type of development.

Attachments

Attachment A – January 4, 2018 Planning Commission Letter to the City Council



**City of Shoreline
Planning
Commission**

Easton Craft
Chair

William Montero
Vice Chair

Donna Thomas

David Maul

Laura Mork

Jack Malek

January 4, 2018

Mayor Roberts and Members of the City Council:

The purpose of this letter is to summarize the Planning Commission's activities for the past year. Since our last annual report to Council in November 2016, the Planning Commission has reviewed and advised the Council on several projects of note.

In terms of membership, as you know, Susan Chang will depart the Commission as she joins the Council starting in January 2018. Donna Thomas, a valued planning commissioner, will complete eight years of service to the City of Shoreline with her term ending March 2018. Two other Commissioners, Jack Malek and Laura Mork, may be re-appointed for second terms in March of 2018. Both Jack and Laura have submitted applications for your consideration.

The Commission spent the better part of 2017 studying and evaluating the 2017 Comprehensive Plan amendments and the 2017 Batch of Development Code amendments.

- Comprehensive Plan Amendments – Parks, Recreation, and Open Space Master Plan; Master Street Plan as it relates to the 185th Street Station Subarea Plan; incorporating Ronald Wastewater into the Comprehensive Plan; and incorporating the Shoreline Fire District's Capital Facilities and Equipment Plan into the City's Capital Facilities Element. The Comprehensive Plan amendments were adopted by Council on November 14, 2017.
- Development Code Amendments – The 2017 Batch of Development Code amendments included 41 administrative, clarifying, and policy amendments. Council will consider the batch of amendments at their January 22 and February 26 meetings.
- Deep Green Incentive Program – These Development Code amendments incentivize the most comprehensive green building programs and implement the City's Sustainability Strategy and Climate Action Plan. These amendments were adopted by Council on April 17, 2017.

The Commission is looking forward to working with staff in 2018 on the following projects:

- Annual Comprehensive Plan Docket
- Annual Batch of Development Code Amendments

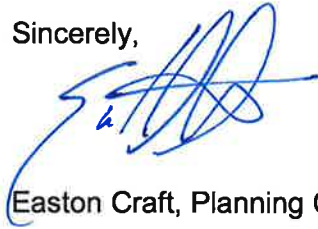
- Vegetation Management Plan
- Subdivision Development Code Update
- Community Residential Facilities Development Code Amendment
- Mandatory Green Building Requirements for all Commercial Structures
- Shoreline Master Program Update

The Commission is also interested in pursuing the following topics assuming staff has the availability on their work plan:

- Update Single-Family Attached Design Regulations
- Housing Choice in Single-Family Zones

Thank you for your support.

Sincerely,

A handwritten signature in blue ink, appearing to be 'S. Craft', written over a faint circular stamp or watermark.

Easton Craft, Planning Commission Chair