



AGENDA

SHORELINE CITY COUNCIL SPECIAL WORKSHOP DINNER MEETING

Monday, October 7, 2019
5:45 p.m.

Conference Room 303 · Shoreline City Hall
17500 Midvale Avenue North

SHORELINE SCHOOL DISTRICT BOARD

1. **CALL TO ORDER** 5:45 p.m.
2. **AGENDA ITEMS**
 - Development Activity Update – *City of Shoreline*
 - School District Facility Construction & Timeline Update – *Shoreline School District*
 - 2019-2020 School District Enrollment and School Year Highlights– *Shoreline School District*
 - Teaching and Learning Initiatives including smaller class sizes, social emotional learning and elementary school boundary plans – *Shoreline School District*
 - Shoreline Proposition 1 - Community and Aquatic Center & Park Improvements – *City of Shoreline*
 - *Lynnwood Link Extension Light Rail Update – City of Shoreline*
3. **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>.

Shoreline City Council

Mayor Will Hall
Deputy Mayor Doris McConnell
Councilmember Susan Chang
Councilmember Keith McGlashan
Councilmember Chris Roberts
Councilmember Betsy Robertson
Councilmember Keith Scully

City of Shoreline Staff

Debbie Tarry, City Manager
John Norris, Assistant City Manager

Shoreline School District Board

President Mike Jacobs
Vice President David Wilson
Boardmember Heather Fralick
Boardmember Dick Nicholson
Shorecrest Student Representative, Michael Crosson
Shorewood Student Representative, Cynthia Ruelas

Shoreline School District Staff

Rebecca Miner, Superintendent
Marla Miller, Deputy Superintendent



Memorandum

DATE: October 7, 2019

TO: City Councilmembers

FROM: Debbie Tarry, City Manager

RE: Joint Dinner Meeting with Shoreline School District Board of Directors

CC: Rebecca Miner, Shoreline School District Superintendent

On Monday, October 7, the City Council will have the opportunity to meet with the Shoreline School Board to discuss topics of mutual interest. Rebecca and I met in September to discuss potential dinner meeting topics. Based on feedback from the City Council and the School Board, we agreed on the following areas for discussion:

- Development Activity Update – *City of Shoreline*
- School District Facility Construction & Timeline Update – *Shoreline School District*
- 2019-2020 School District Enrollment and School Year Highlights– *Shoreline School District*
- Teaching and Learning Initiatives including smaller class sizes, social emotional learning and elementary school boundary plans – *Shoreline School District*
- Shoreline Proposition 1 - Community and Aquatic Center & Park Improvements – *City of Shoreline*
- Light Rail Update – *City of Shoreline*

This memorandum addresses some of the topics that the City plans to cover. The School District will provide materials at the Dinner Meeting.

City Development Activity Update

The City has seen a significant increase in private and public investment city-wide during the last few years. The following graph shows the amount of new construction valuation for 2013 through 2018.



As the School District is aware, significant investment is occurring in response to the District's projects including the Early Learning Center, Parkwood Elementary, the two new Middle Schools, and improvements to Aldercrest and North City Elementary schools. Shoreline Community College constructed their first on-site residential dorm facility with the official ribbon cutting occurring on September 26th. The Shoreline Fire Department is in the process of building a new North City Fire Station and the North City Water District is building a new Maintenance Facility. Sound Transit has submitted permit applications for the Lynnwood Link Extension (LLE) facilities in Shoreline including the Shoreline South/145th parking garage, and the Shoreline North/185th and Shoreline South/145th station applications, as well as other permits.

Private investment is also increasing in three primary areas: single-family projects (both detached and attached), multi-family development, and commercial.

- *Single-Family*: In 2018, 64 new single-family units were completed in Shoreline. Currently, there are 79 single-family units in for permit or under construction, plus 48 townhome applications that would result in the construction of 282 units.
- *Multi-family*: Several projects are in various construction and permitting stages throughout the City. Projects completed in 2018 were 205 Apartments in Ballinger (72 units), Paceline in the Town Center (221 units), and High Hill on Firlands Way (33 units). Projects currently under construction with completion dates targeted for 2019/2020 include Centerpointe/Vail north of City Hall (163 units), Postmark apartments at the old North City Post Office site (243 units), and Arabella II in North City (81 units). There are several projects currently in the permitting process which include:
 - The Alexan at Shoreline Place (330 units) – permits issued
 - 3-Story – 16 Unit Apartment Building (31st & 145th NE) – permits issued

- 3-Story – 31 Unit Apartment Building (180th & 10th Ave NE) – permits ready to issue
- 5-Story – Trad apartments 124 Units (17567 15th Avenue NE – Texaco) – permits issued
- 183rd Shoreline apartments (210 units)
- Crux @ 19022 Aurora Avenue N (241 units) – permits issued
- Plus, six additional small apartment permit applications under review
- *Commercial*: Completed commercial development projects include: a self-storage facility with three more similar permits issued, exterior remodel of Parkwood Plaza (152nd/Aurora), new Starbucks in Parkwood Plaza, significant internal remodel of Fred Meyer (185th/Aurora), and a new Taco Time.
- *Residential/Commercial*: Recently, the City approved a Development Agreement with Merlone Geier Partners (MGP) to develop the 17.3-acre Sear’s property in Shoreline Place. MGP intends to construct seven multi-family buildings with 1,358 residential units; 72,160 sq. ft. of new commercial space; up to 3.47 acres of activated community gathering/recreation space; and improvements to multi-modal transportation networks “to and through” the site.

The City has had a number of pre-application meetings for potential future projects. Not all pre-application meetings result in projects moving forward, but they are an indication of the level of interest in investment in Shoreline. Attachment A provides a listing and project description of the pre-application meetings that the City has conducted since the beginning of the year.

Shoreline Proposition No. 1

As the School Board is aware, the City Council has placed a ballot measure on the November General Election in the amount of \$103,600,000. If approved by voters the measure would provide the funding for the acquisition of property at 17828 Midvale Avenue N and construction of the Shoreline Aquatic, Recreation and Community Center (ShARCC) along with providing funding for improvements to four neighborhood parks.

The proposed ShARCC will be approximately 75,000 square feet and include:

- Community spaces for classes, rentals, and informal gatherings.
- 6,000 square feet of space prioritized for senior programs, including a commercial kitchen.
- A two-court gymnasium an indoor walking/jogging track.
- Exercise and weight rooms.
- An activity pool with play features such as a lazy river and splash pad.
- A separate eight-lane lap pool for recreational and competitive swimming and diving; swim lessons; and shallow and deep-water exercise classes. There will also be an accessible viewing area of approximately 500 spectators.
- A courtyard for casual community gatherings and play.

The School District has agreed, if the Proposition 1 is approved by voters, to provide \$2.43 million towards the project to support its swim and dive teams’ facility needs.

In addition to the ShARCC, approval of Proposition 1 will provide funding for the City to make improvements to four neighborhood parks. The four parks are: Briarcrest Community Park (Hamlin East), Brugger's Bog, Hillwood, and Richmond Highlands.

Briarcrest Community Park (East Hamlin): Proposed improvements include enhancing the entrance from 25th Avenue; constructing a new play area, a new splash pad, a new picnic shelter, and a new perimeter trail; and converting one of the two ballfields into open recreational space.

Brugger's Bog Park: Proposed improvements include constructing a new multi-sports court, a new picnic shelter, a new restroom, additional landscaping, a new perimeter trail, and sidewalks; and relocating and constructing a playground with a swing set.

Hillwood Park: Proposed improvements include replacement of the multi-sports court; expanding the playground with adventure features; and constructing a new splash pad, a new picnic shelter, additional landscaping, and a new perimeter trail.

Richmond Highlands Park: Proposed improvements include replacement of the existing playground with a fully accessible, all-ages play area; constructing a new multi-sports court, a new picnic shelter, a new perimeter trail, a new sensory trail, and additional sidewalks; and converting one of two ballfields to open recreational space.

Lynnwood Link Extension Light Rail Update &

The Sound Transit Lynnwood Link Extension (LLE) Light Rail Project will give riders a fast, frequent and reliable connection through some of the worst traffic congestion in Washington State. This extension builds four new light rail stations from Northgate to Lynnwood along the Interstate-5 corridor, two of which will be right here in Shoreline:

- ***Shoreline South/145th Station*** located at 148th Street and 5th Ave NE; and
- ***Shoreline North/185th Station*** located at NE 185th Street and 8th Ave NE.

The City of Shoreline is reviewing permit applications and issuing permits for the Sound Transit LLE Light Rail Project through Shoreline. The City will be reviewing and issuing permits for all facilities related to light rail in Shoreline including tracks, stations and related amenities, parking garages, and operations structures. Sound Transit started construction on the LLE Light Rail Project in 2019 and anticipates the Project will open for service in 2024.

Shoreline is also working with Sound Transit on the ST3 funded Bus Rapid Transit line that will connect the Shoreline South/145th Light Rail Station with a frequent bus service on SR 523 in Shoreline and SR 522 connecting the cities of Lake Forest Park, Kenmore, Bothell and Woodinville to the Sound Transit Light Rail System. This service will also start in 2024.

Attachments

Attachment A - Listing of 2019 Development Pre-Application Meetings

Attachment B – Potential Future Projects and Property Assemblages

2019 Emerging Development Projects based on Pre-application Meetings

Applicants for commercial, mixed use and multifamily development are encouraged to participate in pre-application meetings with the City during the feasibility stage of their project. These meetings provide an opportunity to discuss the proposal in general terms, identify the applicable City requirements and the project review process including the permits required by the action, timing of the permits and the approval process. Not all projects that have pre-application meetings result in a development project.

SITE ADDRESS	PROJECT DESCRIPTION	PRE-APPLICATION MEETING REQUESTED
212 NE 180th St	8 TOWNHOUSE UNITS W/SUBDIVISION	01/22/2019
19213 Richmond Beach Dr NW	EXPAND SFR ON SITE IN SHORELINE & CRITICAL AREA/BUFFER	02/21/2019
15700 Dayton Ave N	WSDOT SITE IMP, TENANT IMP for additional 200-300 Dept. of Ecology workers relocating from Bellevue, AND NEW STORAGE BLDG	04/16/2019
18011 3rd Ave NE	7 TOWNHOUSES	05/14/2019
18815 Aurora Ave N	320 UNIT MULTIFAMILY DEVELOPMENT	05/24/2019
17917 Stone Ave N	CONSTRUCT 5 TOWNHOMES IN ONE BLDG, DEMO EXIST SFR	07/03/2019
18016 1st Ave NE	7 UNIT TOWNHOUSE IN ONE BLDG, W/FUTURE SUBDIVISION	07/30/2019
20312 15th Ave NW	INSTALL 300 SF DECK NEAR UPPER GREENHOUSE IN CRITICAL AREA	01/16/2019
18518 Densmore Ave N	DEVELOP 22 TOWNHOME UNITS	02/01/2019
2128 N 185th St	DEVELOP 22 TOWNHOME UNITS	02/01/2019
17737 12th Ave NE	CONSTRUCT (2) BUILDINGS WITH SFR TOWN HOMES	02/13/2019
11th Ave NW	BUILD 2 SFRS ON 2 ADJACENT VACANT LOTS IN CRITICAL AREA	02/13/2019
20004 24th Ave NE	ADDING SHORT TERM HOUSING TO CULTURAL CENTER	04/23/2019
903 N 167th St	DEMOLISH EXISTING HOUS AND CONSTRUCT (6) TOWNHOMES	05/31/2019
17544 Midvale Ave N	REMOVAL OF MODULES AND ADDITION OF ANTENNA'S	06/14/2019
18061 3rd Ave NE	PROPOSED 5-LOT SUBDIVISION TO CREATE UNIT LOTS	06/20/2019
20059 Ballinger Way NE	5-STORY MULTIFAMILY BUILDING 223-UNITS	07/01/2019
2105 N 148th St	CONSTRUCT 41 TOWNHOMES WITH GARAGES	07/23/2019
18029 13th Ave NW	TREE MANAGEMENT TO COMPLY WITH INNIS ARDEN	08/09/2019
309 NE 155th St	SUBDIVISION TO CONSTRUCT TWO DUPLEXES AND POTENTIAL SFR	09/05/2019
	NEW SFR ON VACANT SITE - CRITICAL AREAS	09/12/2019
112 NE 180th St	SUBDIVISION (1) LOT TO (6) UNITS	09/13/2019
528 NE Serpentine Pl	REMOVE EXISTING HOUSE AND BUILD (2) HOUSES - CRITICAL AREA	09/19/2019
18737 Ridgefield Rd NW	ACCESSORY STRUCTURE IN CRITICAL AREA	01/04/2019
16101 Greenwood Ave N	RELOCATE DENTAL HYGIENE CLINIC TO BLDG 9000-SCC	02/05/2019
18784 Ridgefield Rd NW	ADDITION/REMODEL OF EXISTING SFR ON SITE W/GEOLOGIC HAZARDS	02/13/2019
2117 N 148th St	ALTERATION OF SUBDIVISION	03/18/2019
15024 Ashworth Ave N	NEW SFR 2-STORY W/BASEMENT ISSUES RE: WATER LINE	04/12/2019
18922 10th Ave NE	24 TO 28 TOWNHOME UNITS IN 1 TO 4 BUILDINGS - 4LOTS	04/15/2019
18922 10th Ave NE	24 TO 28 TOWNHOME UNITS IN 1 TO 4 BUILDINGS - 4LOTS	04/15/2019
2150 N 147th St	MB1L - 9 TOWNHOME UNITS IN 2 BUILDINGS	04/25/2019
19246 16th Ave NE	200 SQ FT IN CRITICAL AREA	05/03/2019

SITE ADDRESS	PROJECT DESCRIPTION	PRE-APPLICATION MEETING REQUESTED
19246 16th Ave NE	200 SQ FT IN CRITICAL AREA	05/03/2019
14502 Phinney Ave N	DEMO 1 SFR, BUILD 4 SFR, SUBDIVIDE	06/19/2019
1546 NE 166th St	REPLACE EXIS. RETAINING WALLS ON LOT W/SFR & CRITICAL AREA	06/21/2019
	3-UNIT/3-STORY CONDO BLDG - LOT W/TRANSMISSION LINE EASMENT	08/16/2019
1602 N 185th St	TWO NEW TOWHOMES WITH AN EXISTING SFR TO STAY	01/02/2019
15711 Westminster Way	TENANT IMPROVEMENTS TO CONVERT SEARS BLDG-SOUND TRANSIT LLE Phase 1 is about 30 employees.	01/07/2019
15711 Westminster Way	TENANT IMPROVEMENTS TO CONVERT SEARS BLDG-SOUND TRANSIT LLE Phase 2 will have about 180 employees.	01/07/2019
16101 Greenwood Ave N Bldg 2500	MODIFICATIONS TO PH2a OF THE MASTER DEV PLAN-SCC	01/07/2019
915 NW Richmond Beach Rd	CONSTRUCT NEW SFR WITHIN CRITICAL AREAS AND BUFFERS	01/11/2019
18032 2nd Ave NE	CONSTRUCT 5 NEW TOWNHOMES	01/17/2019
20328 15th Ave NW	CONSTRUCT 2 DETACHED SFRS ON ONE LOT W/GEOLOGIC HAZARD AREAS	01/18/2019
19130 15th Ave NW	CONSTRUCT NEW DETACHED GARAGE; SITE CONTAINS STREAM & BUFFER	01/25/2019
1024 NE 180th St	CONSTRUCT 2 TOWHOME 3-STORY BUILDINGS-TOTAL 6 UNITS	03/05/2019
19547 25th Ave NE	INSTALLING NEW MODULAR OFFICE FOR CREW	03/15/2019
18527 1st Ave NE	CONSTRUCT ELEVEN (11) NEW TOWNHOMES TO BE SHORT PLATTED	03/22/2019
19350 Firlands Way N	2ND LEVEL ADDITION TO CHURCH (SITE LOCATED IN CRITICAL AREA)	04/08/2019
17127 15th Ave NE	DEMO EXISTING BLDG & CONSTRUCT AN ASSISTED LIVING FACILITY	04/11/2019
19545 15th Ave NW	CUSTOMER PROPOSING TO SUBMIT 4 SEPARATE SFR BUILDING PERMITS	04/18/2019
19545 15th Ave NW	CUSTOMER PROPOSING TO SUBMIT 4 SEPARATE SFR BUILDING PERMITS	04/18/2019
18916 5th Ave NE	CONVERT EXISTING HOME TO PRESCHOOL/CHILDCARE CENTER.	04/23/2019
1125 N 152nd St	CHANGE OF USE FROM COMMERCIAL KITCHEN TO RESTAURANT	05/08/2019
16101 Greenwood Ave N	PHASE 2a-REPLACE EXISTING BUILDINGS WITH ONE NEW STRUCTURE	05/31/2019
2300 N 147th St	DEVELOPMENT OF 4-STORY APARTMENT BUILDINGS (284 APT UNITS)	06/04/2019
356 NE 151st St	NEW MIXED-USE PROJECT-44 APARTMENT UNITS	06/17/2019
1206 N 185th St	119 UNIT APARTMENT DEVELOPMENT PROJECT-1206 N 185TH ST	07/26/2019
19541 Stone Ave N	ECHO LAKE-REPLACE ROTTED BOARDS & SECURE FRAMING & HARDWARE	07/30/2019
226 NE 152nd St	INSTALL A NEW MANUFACTURED HOME FOR CHURCH USE	08/23/2019
18004 Midvale Ave N	BUILD 203 UNITS	09/06/2019
140 NE 145th St	PROPOSING TWO OPTIONS FOR 144-198 NEW MULTI-FAMILY APARTMENTS	09/09/2019
1014 NE 180th St	CONSTRUCT ONE BUILDING WITH SIX NEW ATTACHED TOWNHOME UNITS	09/16/2019
18532 Ashworth Ave N	2 BUILDINGS TOTAL OF 6 TOWNHOME UNITS	05/15/2019
20016 19th Ave NE	6 STORY MIXED USE DEVELOPMENT WITH 88 APTS	05/20/2019
700 NW INNIS ARDEN WAY	REMOVE LAKE & DAM TO RESTORE CREEK & CULVERT -SHOREVIEW PARK	06/25/2019
18345 3rd Ave NE	DEMOLISH SFR & BUILD 7 TOWNHOMES W 7 PARKING SPACES	07/02/2019
516 N 178th Ct	PROPOSING 1 OR 2 UNITS ON VACANT LOT	07/08/2019
20024 6th Ave NE	DEMOLISH EXISTING SFR & BUILD NEW RESIDENTIAL DUPLEX	08/07/2019
15308 Linden Ave N	DEMO EXISTING SFR & CONSTRUCT 2 SFR'S -SHORT PLAT	09/04/2019
18022 10th Ave NE	BUILDING 3 STORY 6 UNIT TOWNHOMES	09/18/2019

2021-2024 Future Development Projects Expected in Light Rail Station Areas

City of Shoreline Economic Development staff frequently consults with the real estate development community. Future projects are typically identified at the marketing stage, as property owners work with brokers to reach out to developers. The potential developments staff anticipate are not well-defined in most cases but a rough estimate is provided below as to the scale of these potential projects.

SITE ADDRESS	DESCRIPTION
350 149 th St	5-6 parcels surrounding 350 NE 149th St. Approximately 300 units.
816 NE 189TH ST	7 parcels marketed by Colliers – roughly 1.25 acres. Approximately 160-230 units.
18910 8TH AVE NE	4 parcels purchased by “Shoreline 185 LLC.” Approximately 90-120 units.
NE 183rd Court	Bright Bonnie Glen, SPC – roughly five acres up to potentially 7.5 acres. A potential redevelopment of between 800-1200 units plus urgent care, coffee shop, and bakery.
14802 5th Ave NE	8 parcels marketed by Kidder Mathews – Approximately 170-240 units.
114 NE 145TH ST	Darwin Hill et al – multiple parcels making up a majority of block between 1 st and the I-5 Interchange. Potential approximate unit count not yet known.


Other potential projects outside Light Rail Station Areas

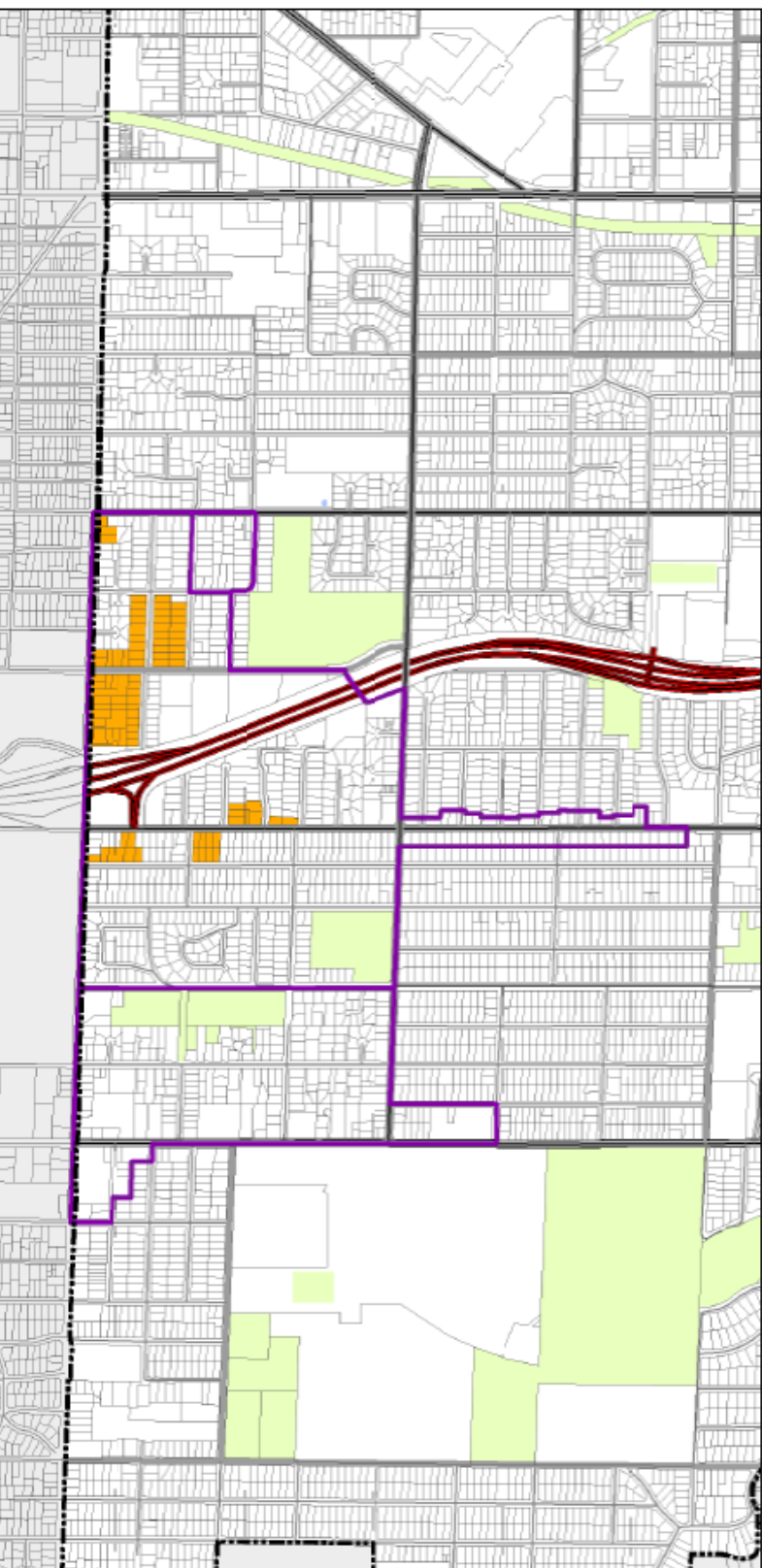
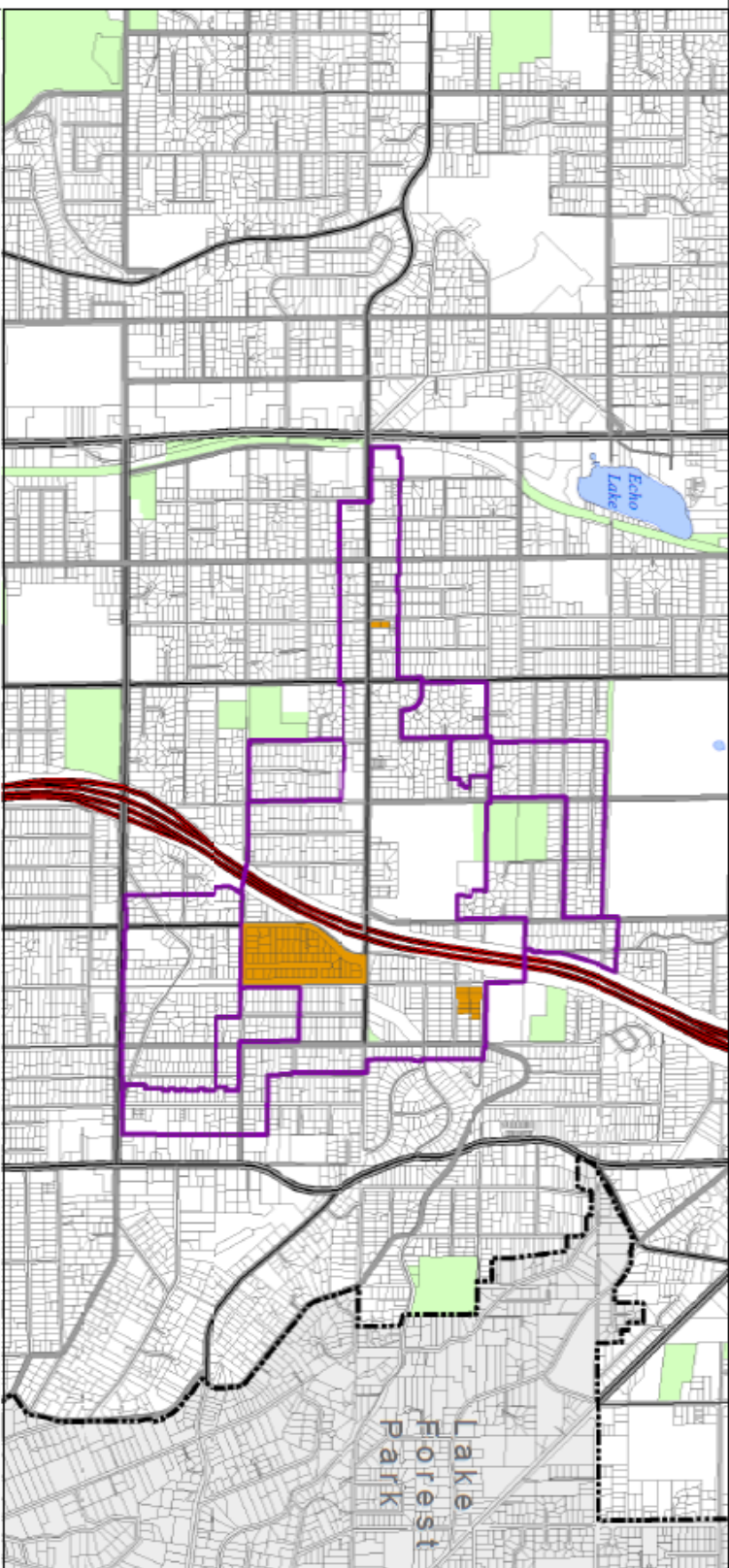
SITE ADDRESS	DESCRIPTION
18005 Aurora Ave N	Highland Ice Arena Site for sale. Approximately 500-600 units if redeveloped as residential.
14915 Aurora Ave N	Wonderland property for sale. Approximately 180-190 units if redeveloped as residential.



Geographic Information System

Light Rail Station Areas Assemblages

 Existing Known Assemblages (9/24/2019)
 Station Area



This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.