

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Sub-area Planning 2001
DEPARTMENT: Planning and Development Services
PRESENTED BY: Tim Stewart, Director *for TS. AK*
Kirk McKinley, Planning Manager

EXECUTIVE / COUNCIL SUMMARY

On January 22 staff presented your Council with option areas for a 2001 sub-area planning effort. Your Council after a good discussion requested staff return with more detail on the 175th-192nd area, and on the Westminster/Aurora Square areas including a draft scope of work, timeline, and sub-area definition. This report responds to your Council's request. Your Council will also be receiving an overview of the proposed Economic Development Strategy at this meeting. These efforts are very closely linked and include some overlaps. We will attempt to identify the overlaps in the staff reports and in the presentations.

As you recall, the Planning Commission and staff proposed undertaking the 175th - 192nd area along Aurora for the 2001 effort. This staff report will identify pluses and minuses of doing each area in 2001, the potential work efforts for each area if not selected for 2001 sub-area planning, and the potential work program for each if selected. We are assuming that your Council, after selecting one area also will be including the area not selected for 2002 planning.

The Economic Development Strategy, Aurora design and environmental effort, and Interurban Trail design work all will be contributing in some way to each of the work programs.

RECOMMENDATION

The Planning Commission and staff previously recommended the Council select the 175th-192nd area along Aurora for the sub-area planning effort in 2001. Staff recommends the Council select this area along Aurora for the sub-area planning effort in 2001 and proceed with a Predevelopment Project Feasibility Analysis on the Westminster/Aurora Square area. If your Council wishes to expand the geographic area of the Westminster/Aurora Square project, your Council may select this area as the sub-area plan in the 2001 effort.

Approved By: City Manager *KCB* City Attorney *[Signature]*

BACKGROUND / ANALYSIS

Your Council had a very productive discussion on the sub-area planning choices on January 22. Your discussion was very helpful to staff in refining the issues, areas, and thinking through the trade-offs involved. The January 22 staff report is attached for your reference as Attachment A, and the minutes of the January 22 meeting as Attachment B. Attachment C includes maps indicating the preliminary proposed sub-area boundaries. Attachment D is a letter from Mr. Jeff Lewis, President and CEO of Shoreline Bank, indicating support for a sub-area plan in the N 175th – N 182nd area.

Geographic Definition of Sub-Areas

The geographic definition of the sub-areas is important and affects the scope of work. For this report, the 175th -192nd/Aurora sub-area will be called "Ronald District", and the Aurora Square/Westminster sub-area will be called "Westminster District". In addition, a smaller defined area in the Westminster area will be called "Aurora Square". A brief description of these geographic areas is below:

Ronald District Sub-Area (Map A of Attachment C): The proposed geographic definition of this sub-area will include non-residentially designated properties on both sides of Aurora from 192nd south to south of 175th. The southern border could follow the south margin of the Hagen (TOP Food) property and include Aurora Rents. The eastern boundary would be Stone Way, and the western boundary would be Linden from 175th to 185th, then up to and along Firlands Way to 192nd. Approximately 140 property owners are within this subarea.

Westminster District Sub-Area (Map B of Attachment C): This sub-area boundary would also focus on non-residentially designated properties. It would include all of Aurora Square including the Westminster triangle, the WSDOT property, and the commercial property on the north side of 160th, west of Aurora. It should include the commercial property on the east side of Aurora from 160th to 152nd. Approximately 50 property owners are within this subarea.

Aurora Square: This area would include all of Aurora Square and the "Denny's" triangle between Aurora and Westminster Way. It could potentially include the WSDOT property. Approximately 12 property owners are within this area.

Components of a Sub-Area Plan

There are several key elements of the sub-area planning process that will occur regardless of which sub-area is selected. These include a dynamic charrette process, a planned action EIS and ordinance, an inclusive public process that includes representatives of the development community, and an approval process that includes the Planning Commission and City Council. Though the boundaries of the sub-areas are intended to focus on the non-residential properties, the process must address the transition between the existing residential uses and the formal sub-area boundary.

The products of the sub-area plan will include a Planned Action Environmental Impact Statement and Ordinance, a sub-area plan amendment to the Comprehensive Plan, and a Special District overlay within the Development Code. It will also likely include a mitigation list and a list, in coordination with the Economic Development Program, of recommended actions or strategies for implementation.

Overview of Issues in the Selection of a Sub-Area for 2001

There are many factors to consider in the selection of the sub-area planning project for 2001. PADS will be seeking funding to conduct a sub-area effort in 2002 to address whichever sub-area is not selected (or another should your Council provide that direction). There are several other projects/processes that will affect the selection and will continue regardless of a sub-area effort. There are others that may be addressed depending on the direction Council provides in the Economic Development Program Strategy. Below is a brief overview of some of the other projects/processes currently underway that have a relationship to the sub-area process.

Interurban Implementation: The Interurban Trail has impacts in both sub-areas. The environmental work on the trail is occurring along the entire length. The consultant team is currently examining Interurban Bridge options in the Westminster area. The design of the Trail is being completed from 145th-155th, and from 188th-200th. The options that were developed for the 175th to 185th area are on hold dependent on the decision of your Council on sub-area planning and on the Aurora alignment.

Aurora Implementation: Design work and environmental work is currently occurring on the entire corridor with a focused effort on the design of the 145th – 165th section for near term construction. Additional Aurora project work items in the Westminster area include:

- a storm water analysis, with the potential for an above ground treatment facility or underground vaults in the Westminster area;
- analysis and design (alternative business accesses) of the vacation or closure of Westminster Way from 155th to about 159th; and
- access and circulation design to Aurora Square related to the vacation of Westminster Way

The decision on the preferred alignment of Aurora in the 175th-185th area should occur in the next few months. This decision affects other decisions including Seattle City Light's (SCL) use of its property, the vacation of Midvale, and Interurban trail design.

Westminster/Aurora Square Redevelopment Project Feasibility Analysis: If your Council reaches consensus in its discussions of the Economic Development Program, this effort would be included under Project #2 – "Prepare short-term economic development strategies for target areas/business districts outside of subareas." The scope of the project would include a market feasibility analysis, design feasibility, financial feasibility, and analysis of land ownerships. The area contains many different property owners and the willingness, business goals and capabilities of individual owners to redevelop will need to be assessed. Funding would be provided from the 2001 economic development budget (approx. \$20,000) with the balance funded by

federal grant funds associated with the Aurora Corridor Project. For a more detailed scope of this project, please see "Timelines" below.

Seattle City Light (SCL) Right-of-Way: Staff continues to work with SCL on several fronts. These include the trail use agreement, location and design of the trail, potential undergrounding in the 175th-185th section, right-of-way needs for the Aurora Project, and disposition of the current uses of their properties in the 175th-185th area. SCL has expressed continued concern about the ambiguity of what the City hopes to accomplish within the SCL right-of-way. A sub-area planning process would help resolve this uncertainty.

Shoreline Park and Ride Transit Oriented Development (TOD) Master Plan: The TOD Master Plan is proceeding according to the process developed in the fall of 2000. The first joint Hillwood and Echo Lake neighborhood meeting will be held on March 6. The TOD Master Plan schedule is dependent on the timing of the State response to questions submitted by the project team at the conclusion of the first phase of the work effort. The TOD site can be readily integrated into the Ronald sub-area planning process.

Street Vacations: Two different street vacations are under consideration that relate to the sub-area processes. Analysis and design regarding the Westminster vacation (see Aurora above) will proceed as part of the Aurora project. The use of the vacated roadway could be determined as part of either a sub-area plan, the Aurora Corridor project, or the Westminster Redevelopment Feasibility Analysis. The vacation of part of Midvale could occur without a sub-area process, but would need to be preceded by a traffic study. The results of this traffic study might indicate that vacating Midvale would be contingent on the construction of a traffic signal at 182nd and Aurora.

Private Development Proposals or Master Planning: Any large projects proposed by developers can proceed with or without a sub-area plan. A proposal could be submitted for a set of privately owned parcels as a Master Plan. The Master Plan could result in a similar package of results as a sub-area plan, including a Planned Action EIS, special development district, and amendment to the Comprehensive Plan. The developer would initiate and be responsible for these, and would have to undertake a traffic study. Our Economic Development Coordinator would be available to assist in the Master Planning process. Potential privately initiated Master Plans (with staff assistance) could be the Gateway Center project at 185th and Midvale, or the Aurora Square properties.

Comparison of Activities Without or With Sub-area Planning

This section of the staff report will summarize for each sub-area what will or may happen if the area is not selected as the 2001 sub-area planning project (i.e., valuable work will occur in 2001 within these sub-areas whether or not they are selected for full sub-area planning in 2001). Below is a summary of activities that are expected to occur within each target area. The table is cumulative; i.e., those activities occurring outside of a sub-area process would be included in a sub-area planning process.

Ronald Activities:

Activity/Project	What will occur <u>without</u> sub-area	What will occur <u>with</u> sub-area
Interurban Trail	<ul style="list-style-type: none"> Environmental analysis Grant seeking 	<ul style="list-style-type: none"> Final location and design of trail Final cost estimate Grants will be more competitive
Aurora	<ul style="list-style-type: none"> Environmental analysis will be completed Council will select preferred alignment (widening to east vs. west) Council could identify this section of Aurora as Phase II 	<ul style="list-style-type: none"> Property acquisition could begin Relationship with abutting land uses will occur (SCL, Midvale, Ronald Place, Trail, City Park) Project phasing could move ahead and/or project pieces could be constructed (signal at 182nd, right turn lane at 185th)
Ronald Place	<ul style="list-style-type: none"> Historical constraints via environmental analysis 	<ul style="list-style-type: none"> Decision on what happens with Ronald south and north of 175th
Midvale	<ul style="list-style-type: none"> Developers could apply for street vacation (this would require a traffic study) 	<ul style="list-style-type: none"> Future use of right-of-way will be determined Conceptual design and function of street will be determined (including access to properties) Design will be integrated with development proposals Full traffic study completed and impact mitigation identified
Signal at 182 nd and Aurora	<ul style="list-style-type: none"> Developers could analyze and construct Council could decide to construct out of sequence 	<ul style="list-style-type: none"> Traffic study will be completed Connections to properties on both sides of Aurora will be determined
Seattle City Light (SCL) Right-of-way	<ul style="list-style-type: none"> Continued communication with SCL Interurban Trail Use agreement may be approved 	<ul style="list-style-type: none"> Decision and cost of undergrounding of transmission lines Final disposition of land uses within right-of-way Agreement with SCL on City role in use of right-of-way
Specific Development proposals	<ul style="list-style-type: none"> Will have to comply fully with codes, SEPA analysis, traffic studies, etc. or undertake Master Plan process 	<ul style="list-style-type: none"> Would be covered via the Planned Action EIS, and would only have to apply for basic permits
Future Land Use Redevelopment Analysis	<ul style="list-style-type: none"> Case by case 	<ul style="list-style-type: none"> Treated as a whole. Amendment to Comprehensive Plan, Development Code Planned Action EIS and Ordinance Traffic analysis will address "buildout"
Design Charrette	<ul style="list-style-type: none"> Could happen on case by case with a limited scope at option of developer 	<ul style="list-style-type: none"> Sub-area would include owners, developers, neighbors Commercial market analysis, architect, engineer, and financing expert input

Westminster Activities:

Activity/Project	What will occur <u>without</u> sub-area	What will occur <u>with</u> sub-area
Interurban Trail	<ul style="list-style-type: none"> • Environmental analysis • Alternative bridge designs and recommendation and cost estimate. Analysis of integration potential with redevelopment • Construction of trail between 145th-155th 	<ul style="list-style-type: none"> • In depth analysis of integration of trail bridge with potential redevelopment
Aurora	<ul style="list-style-type: none"> • Environmental analysis will be completed • Property acquisition in the 145th-165th section. • Construction of 145th-165th section begins. • Analysis and design of access points to Aurora Square and Westminster triangle (if Aurora requires closure) 	<ul style="list-style-type: none"> • A more in depth analysis of and integration of future land use/redevelopment with Aurora project • Stormwater Analysis of Aurora Square and potential integration with Aurora stormwater facility
Vacation of Westminster Way	<ul style="list-style-type: none"> • Street vacation and future disposition of land • Analysis and design of access points to Aurora Square and Westminster triangle • Analysis of potential market impacts to businesses 	<ul style="list-style-type: none"> • Potential to expand analysis and design integration with future redevelopment
Stormwater treatment	<ul style="list-style-type: none"> • Aurora project looks at Aurora treatment and detention • Possible amenity/water feature on Westminster Triangle • Stormwater analysis of Aurora Square 	<ul style="list-style-type: none"> • Aurora and Aurora Square treatment and detention combined • Possible large amenity/water feature
Specific Development proposals	<ul style="list-style-type: none"> • Will have to comply fully with codes, SEPA analysis, traffic studies, etc. or undertake Master Plan process 	<ul style="list-style-type: none"> • Would be covered via the Planned Action EIS, and would only have to apply for basic permits
Future Land Use Redevelopment Analysis	<ul style="list-style-type: none"> • Redevelopment Project Feasibility Analysis • Market Feasibility • Design Feasibility • Stormwater Analysis • Ownership Patterns • Financial Feasibility 	<ul style="list-style-type: none"> • Treated as a whole • Area expanded beyond Aurora Square, and includes WSDOT property • Amendment to Comprehensive Plan, Development Code • Planned Action EIS and Ordinance • Traffic analysis will address "buildout"

Timelines

One of the most difficult tasks in this process is to address timing and timelines because of the many other parallel processes occurring at about the same time. However, recognizing the need to constantly monitor and communicate with project managers on the other projects, it appears that the timeline for either sub-area would be very similar. Once your Council selects a sub-area, we would return with a proposed consultant contract and scope of work in late Spring (we can insert an intermediate step to schedule a Council workshop on goals, outcomes, and detailed scope prior to hiring a consultant). We would schedule the charrette process for mid to late Summer, and prepare the draft plan in early Fall. We suggest a joint Planning Commission and Council meeting to review the draft proposed plan (similar to North City) in early Fall. Environmental Work could begin in late Fall, and carry forward into 2002.

A key decision for the Ronald Sub-area will be the determination of the alignment of Aurora. Staff would not recommend tying this decision or review process up in the sub-area planning effort. It appears that your Council will be presented with information (environmental reports) regarding, and have an opportunity to make the alignment decision this summer. This timing will work with the Ronald Sub-area. If the alignment decision is delayed, we would have to reassess the timing proposed above.

Much work can be accomplished in the Westminster/Aurora Square area in 2001 separate from a sub-area process. This would be in the form of a predevelopment analysis often done in the first phase of a real estate development project. The analysis would include:

- Market Feasibility - market conditions and demographics for retail, office and housing uses; the impact of street vacation on marketability;
- Design Feasibility – road vacation/alignment, business access, pedestrian and auto circulation, parking requirements and management; environmental constraints such as stormwater; charrette format;
- Financial Feasibility - development soft costs, construction costs, permitting costs
- Ownership Patterns– business and property owner forums to assess willingness, business goals and capabilities of individual owners; neighborhood and stakeholder forums; and

The first two tasks could potentially be funded (approx. \$30,000) with federal Transportation Community System Planning (TCSP) funds. These tasks will help inform the Aurora Corridor Project design needed early this year. The second two can be organized by the City and funded out of Economic Development (approx. \$20,000).

The issues to be resolved or considered through a predevelopment analysis at the Westminster/Aurora Square site include:

- Potential vacation of Westminster Way
- Stormwater
- Business Access
- Traffic Circulation on and off site
- Parking requirements and feasibility
- Interurban trail bridge crossing of Aurora and 155th

SUMMARY

It is clear that no matter which sub-area is selected, progress will continue to be made on some level in the other subareas. We feel if your Council selects the Ronald sub-area for 2001 Sub-area planning, that significant progress will continue to be made in the Aurora Square area, and that this level of progress is greater than the reverse. If Westminster is selected as the 2001 sub-area, some issues in the Ronald subarea will be resolved (alignment of Aurora), but some could not comfortably move ahead (Interurban Trail design, SCL right-of-way). Your Council can be assured that should a private developer or group of property owners want to move ahead with a development proposal that staff will work with them, and perhaps steer them toward a Master Plan. Finally, we recommend that the sub-area not selected be identified in the 2002 budget as a major work program item if further analysis is deemed valuable.

RECOMMENDATION

The Planning Commission and staff previously recommended the Council select the 175th-192nd area along Aurora for the sub-area planning effort in 2001. Staff recommends the Council select this area along Aurora for the sub-area planning effort in 2001 and proceed with a Predevelopment Project Feasibility Analysis on the Westminster/Aurora Square area. If your Council wishes to expand the geographic area of the Westminster/Aurora Square project, your Council may select this area as the sub-area plan in the 2001 effort.

ATTACHMENTS

Attachment A – January 22, 2001 Council Staff Report
Attachment B – Minutes of January 22, 2001 Council Meeting
Attachment C – Map A – Ronald Sub-area and Map B – Westminster Sub-area
Attachment D – February 5, 2001 letter from Jeff Lewis

ATTACHMENT A

Council Meeting Date: January 22, 2001

Agenda Item:

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Recommendation for Sub-area Planning 2001
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Tim Stewart, Planning Director Kirk McKinley, Planning Manager

EXECUTIVE / COUNCIL SUMMARY

Your Council Goal #1 for 2001 to adopt and implement a formal Economic Development Program includes a \$75,000 allocation for staff and consultants to work on a sub-area plan for a retail development area in the City. This agenda item is intended to discuss options for identifying the sub-area project location, and general scope. Staff is intending to return to your Council with a workshop in early March to discuss the overall Economic Development Program per Council Goal #1.

The Planning Commission discussed sub-area planning at two recent meetings, and recommended an area for sub-area planning in 2001. At it's November 16 meeting the Commission received an overview of the sub-area planning process. At it's December 7 meeting, the Commission reviewed potential areas for sub-area planning, and the some of the issues associated with each. Staff and the Planning Commission are recommending the 2001 sub-area planning be focussed in the 175th to 192nd area on both sides of Aurora.

There are several optional areas for which economic development related sub-area planning could be proposed. These include: Aurora Square, Echo Lake (north, south, or both), or Ballinger Commercial District. The recommendation to undertake sub-area planning in the central section of Aurora ties to the need to undertake land use planning in coordination with the design of Aurora and Interurban Trail, circulation issues including the potential vacation or redesign of Midvale, and the future of current uses in the Seattle City Light right-of-way. A sub-area planning effort here can build on the information and decisions related to the Interurban Trail, Aurora and future of the Seattle City Light (SCL) right-of-way.

RECOMMENDATION

Direct staff to proceed with developing a scope to undertake a sub-area planning effort in the area between 175th and 192nd along Aurora. Staff will return to the Council with a scope of work, further definition of the study area, and proposed timeline.

Approved By: City Manager ____ City Attorney ____

BACKGROUND / ANALYSIS

During 2000, the Planning and Development Services Department undertook a sub-area planning effort in North City. Key features of this planning effort included hiring a consultant team with expertise in urban design and planning, commercial real estate development, finance, and transportation to assist the community and property owners in a design charrette held over a four day period. The results from this process are three documents: a draft North City Sub-area Plan; amendment to the City of Shoreline Comprehensive Plan; Development Code: Special District – North City Sub-area, and Market and Financial Analysis. The North City Sub-area Plan is currently undergoing State Environmental Protection Act (SEPA) analysis intended to result in an Environmental Impact Statement (EIS) and a Planned Action Environmental Ordinance. The Planned Action Ordinance will greatly simplify the approval process for future development proposals. Instead of potential development projects needing to go through several approval steps including neighborhood outreach, special permits, SEPA analysis, etc., the developer may only be required to submit a building permit (as long as the proposal fits within the scope of the Planned Action Ordinance).

Staff is recommending future sub-area plans follow the approach tested and proven in North City. Basic elements of sub-area planning should include: design charrettes, land use analysis, transportation analysis, urban design/bulk/scale, relationship to/protection of neighboring uses, market analysis, and potential Special Districts to the Development Code. Developing a Planned Action Environmental Ordinance is also recommended.

Following is a brief summary of potential commercial areas with an identification of issues that could be addressed in a sub-area planning effort. Staff and Commission are recommending the selection of the first area.

- 1) **Approximately 175th to 192nd (both sides of Aurora).** The Planning Commission recommended that this area address only the non-residential designated parcels. It would be essential to involve the nearby or abutting residential property owners and occupants in the process (especially along Linden and Stone), and to ensure that they are protected from development. This area should include properties on the south side of 175th. Issues include:
 - transition between single family neighborhoods and commercial development,
 - bulk/scale of future development,
 - parking,
 - future use of and potential undergrounding of transmission lines within the SCL right-of-way,
 - redevelopment and/or consolidation of parcels,
 - land use/transportation improvement relationships (ie, land use relationship to Aurora),
 - the potential vacation of Midvale right-of-way,
 - alignment of Interurban Trail, and it's relationship to abutting land uses,

- relationship and coordination of (depending on the schedule) the King County funded Transit Oriented Development Master Planning at the Shoreline Park and Ride.
- 2) **Aurora Square and Vicinity.** The recommended Aurora concept included the vacation of Westminister Way to tie the triangle of properties north of 155th to Aurora Square. The development and market potential, and access and frontage design options for the Aurora Square and triangle will be reviewed as part of the urban design work for the Aurora Corridor during 2001. From a timing standpoint, this area might be the best candidate for 2002 sub-area planning as we could build on the 2001 Aurora related work products. Issues include:
- appropriate and desirable land uses,
 - size, intensity, and layout/location of buildings,
 - simplification of multiple ownership of properties,
 - relationship to surrounding residential neighborhoods (some of which have been designated for medium-density residential),
 - opportunities created by vacation of southbound/one-way section of Westminister Way,
 - relationship to Shoreline College, and WSDOT Northwest Region Headquarters (ie, should these be included in the study as primary or tertiary properties),
 - Potential for transit transfer station, park and ride or intensified transit use,
 - Refinement of the Interurban Crossing of Aurora.
- 3) **Echo Lake bounded by Aurora, 200th and 192nd.** This could be divided into two smaller (north or south) sub-area efforts or remain as a whole sub-area study. Potentially, this study could include all or part of Aurora Village. Issues include:
- Access to parcels from Aurora and 200th on the northern end of lake (some parcels do not have public access),
 - public infrastructure (water service),
 - land uses,
 - size and intensity of buildings,
 - parking,
 - public access to the Lake (including the designated Echo Lake park designation on the south side of the lake),
 - potential property ownership consolidation.
- 4) **Ballinger Commerical District, north and south of Ballinger Way from I-5 to NE 25th.** Issues in this most recently annexed area include:
- traffic and access,
 - future roadway improvements (especially to Ballinger Way),
 - community image,
 - relationship to surrounding neighborhoods and abutting jurisdictions.

OPTIONS

Should your Council prefer to select a different commercial sub-area plan, there are three options outlined above. These include Aurora Square, Echo Lake, or Ballinger Commercial District.

RECOMMENDATION

Direct staff to proceed with developing a scope to undertake a sub-area planning effort in the area between 175th and 192nd along Aurora. Staff will return to the Council with a scope of work, further definition of the study area, and proposed timeline.

ATTACHMENTS

- A. Map of Potential Commercial Sub-Area Planning Options
- B. Planning Commission Draft Minutes December 7, 2000 (pg. 7).

ATTACHMENT B

Attachment B

CITY OF SHORELINE

SHORELINE CITY COUNCIL

SUMMARY MINUTES OF REGULAR MEETING

Monday, January 22, 2001
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Jepsen, Deputy Mayor Hansen, Councilmembers Grossman, Gustafson, Lee and Ransom

ABSENT: Councilmember Montgomery

1. CALL TO ORDER

The meeting was called to order at 7:30 p.m. by Mayor Jepsen, who presided.

2. FLAG SALUTE/ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present with the exceptions of Councilmember Gustafson, who arrived shortly thereafter, and Councilmember Montgomery.

Councilmember Lee moved to excuse Councilmember Montgomery. Councilmember Grossman seconded the motion, which carried unanimously.

3. REPORT OF CITY MANAGER

In response to Interim City Manager Larry Bauman, there was Council consensus to cancel the February 5 workshop for lack of agenda items.

Councilmember Gustafson arrived at 7:34 p.m.

Wendy Barry, Parks, Recreation and Cultural Services Director, noted that the terms of four of the members of the Parks, Recreation and Cultural Services Advisory Committee are expiring. In addition, she said the alternate member of the committee has served for two years. She discussed a schedule under which Council would consider and make new appointments to the committee by the end of March.

Mr. Bauman mentioned that Council has previously designated an ad hoc subcommittee to review applications and make recommendations for appointments.

Mayor Jepsen noted that the terms of Planning Commissioners and Library Board members expire during even-numbered years. He said this schedule allows newly-elected Councilmembers the opportunity to participate in the appointment process. He expressed concern that newly-elected Councilmembers must wait more than a year to participate in the appointment of members to the Parks, Recreation and Cultural Services Advisory Committee. He acknowledged the "huge burden" of attending to the expiring terms of all City boards and commissions during one year.

In response to Mayor Jepsen, Councilmembers Gustafson and Ransom volunteered to participate on an ad hoc subcommittee. Mayor Jepsen said he would talk with Councilmember Montgomery about the possibility of her participating on the subcommittee as well.

4. REPORTS OF BOARDS AND COMMISSIONS: None

5. PUBLIC COMMENT: None

6. APPROVAL OF THE AGENDA

Councilmember Ransom moved to approve the agenda and requested that Council change item 7 (e) to be item 8 (c). Deputy Mayor Hansen seconded the motion, which carried 6-0, and the agenda, as amended, was approved.

7. CONSENT CALENDAR

Deputy Mayor Hansen moved to approve the consent calendar, as amended. Councilmember Grossman seconded the motion, which carried 6-0, and the following items were approved:

Minutes of Regular Meeting of December 11, 2000

Minutes of Dinner Meeting of January 8, 2001

Minutes of Regular Meeting of January 8, 2001

Approval of expenses and payroll as of January 4, 2001 in the amount of \$628,448.13

Motion to authorize the Interim City Manager to execute the Commute Trip Reduction Implementation Act Agreement with King County for Commute Trip Reduction services in the amount of \$5,235

Ordinance No. 259 reclassifying an administrative support position in the City Manager's Office and the Department of Planning and Development Services, and amending the 2001 Proposed Budget adopted by Ordinance No. 254

8. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS AND MOTIONS

- (a) Motion to direct staff to proceed with a scope to undertake a sub-area planning effort in the area between 175th and 192nd along Aurora Ave.

Tim Stewart, Planning and Development Services Director, and Kirk McKinley, Planning Manager, reviewed the staff report.

Mr. McKinley reviewed the issues that sub-area planning between 175th and 192nd Streets along Aurora Avenue could address. He went on to address three other potential locations for economic development related sub-area planning and the issues related to each: Aurora Square and vicinity; Echo Lake bounded by Aurora Avenue, 192nd Street and 200th Street; and Ballinger Commercial District, north and south of Ballinger Way from Interstate 5 to 25th Avenue NE. He noted that staff and the Planning Commission recommend the area between 175th and 192nd Street along Aurora Avenue as the focus for 2001 sub-area planning.

Mayor Jepsen invited public comment.

(1) Cynthia Wills, 18205 Fremont Avenue N, said she had expected City economic development efforts to focus on Aurora Square and Aurora Village as "economic hubs." Noting several unresolved issues related to the area along Aurora Avenue between 175th and 192nd Streets (e.g., the Aurora Corridor and Interurban Trail alignment), she said economic development in the area seems premature. She mentioned that neighboring residents are concerned about traffic and inadequate infrastructure.

Mayor Jepsen said the unresolved issues related to the area between 175th and 192nd Streets along Aurora Avenue represent "one of the arguments" for a sub-area plan for the area. He asserted the need for sub-area planning for Aurora Square and vicinity as well. Noting the City's limited resources, he said he was "torn" about which of the two areas the City should focus on.

Referencing the minutes of the December 7, 2000 Planning Commission meeting, Councilmember Lee noted a lack of in-depth discussion of the other potential locations for sub-area planning.

Mr. Stewart said Economic Development Coordinator Jan Briggs will soon present information to Council regarding Aurora Square. He mentioned that efforts already underway at Aurora Square will occur even without City sub-area planning this year. He explained that the land-use issues related to Aurora Square are simpler than those related to the area along Aurora Avenue between 175th and 192nd Streets. He noted the greater uncertainty of the land uses along Aurora Avenue between 175th and 192nd Streets as part of the staff rationale for recommending the area for 2001 sub-area planning.

Councilmember Lee commented that in the minds of Shoreline businesses and citizens the City has yet to deliver on Aurora Corridor planning. She said the Westminster-Aurora Square area "is much more scalable." She advocated it as a demonstration project

for citizens and businesses. She asserted the need to take advantage of the momentum created by Central Market. She said she would like "to capture the opportunity of how to position the Interurban Trail."

Councilmember Ransom noted the prediction of the previous Economic Development Coordinator that the combination and development of the ten parcels at Aurora Square could take as long as ten years. Given this time frame, Councilmember Ransom said the City should not delay sub-area planning for Aurora Square to complete sub-area planning between 175th and 192nd Streets along Aurora Avenue first. He advocated a major City emphasis on Aurora Square coincident with the construction of the first phase of the Aurora Corridor Project. He said the City could otherwise lose the opportunity for retail development at Aurora Square. He asserted that major retail stores are more likely to locate at Aurora Square or Aurora Village than along Aurora Avenue. In addition, he noted that focusing now on Aurora Square would provide "a little more time" for the businesses between 175th and 192nd Streets along Aurora Avenue to adjust.

Councilmember Gustafson agreed with the comments of Councilmembers Lee and Ransom. He acknowledged that the area between 175th and 192nd Streets along Aurora Avenue is a priority. He advocated attention to Aurora Square coincident with construction of the first phase of the Aurora Corridor Project. He recommended the following prioritization of the four potential areas for economic development related sub-area planning: 1) Aurora Square and vicinity; 2) approximately 175th to 192nd Streets (both sides of Aurora Avenue); 3) Echo Lake bounded by Aurora Avenue and 192nd and 200th Streets; and 4) Ballinger Commercial District (both sides of Ballinger Way from I-5 to 25th Avenue NE).

Councilmember Grossman said sub-area planning for Aurora Square should have little impact on the location of the Interurban Trail. By contrast, he asserted the importance of sub-area planning to determining the location of the trail along Aurora Avenue between 175th and 192nd Streets and to addressing the anxiety of small business owners. He said redevelopment is more likely to occur sooner at sites along Aurora Avenue between 175th and 192nd Streets than at Aurora Square. He advocated the prioritization of the four potential areas in the order presented by staff (pages 49 and 50 of the staff report).

Deputy Mayor Hansen asserted that the City must do "some planning" concurrently for both Aurora Square and the area along Aurora Avenue between 175th and 192nd Streets. He agreed with Councilmember Grossman that Shoreline small business owners are most anxious about City handling of the latter area. He advocated the prioritization presented by staff.

Mayor Jepsen noted his long-standing concern about the impacts of the redesign of Aurora Avenue and the design of the Interurban Trail on adjacent areas. He asked the following questions: 1) How does the Interurban Trail crossing of Aurora Avenue help or deter development of Aurora Square? 2) How does vacation of Westminster Way help or deter development of Aurora Square? and 3) What is the timing of the Aurora Corridor and the Interurban Trail Projects relative to adjacent areas?

Mr. McKinley said current planning efforts regarding the Aurora Corridor concern the vacation of Westminster Way. He noted the following questions in particular: to which adjoining properties will the vacated property go? how should the triangle-shaped property be tied into the larger, 20-acre site? how should access to Aurora Square from Aurora Avenue via 155th Street work and how will changing the access affect operations at Aurora Square? He mentioned the need to determine "a circulation plan" within Aurora Square. He said staff will present information to Council in early March about City economic development efforts with the owners of the private properties at Aurora Square. He indicated the possibility of a privately-initiated master plan for the site.

Mr. McKinley noted "big question marks" regarding the area along Aurora Avenue between 175th and 192nd Streets: the Seattle City Light right-of-way—how to underground power lines and what to do with current uses in the right-of-way; what to do about Ronald Place; the interrelationship of the Interurban Trail and the myriad rights-of-way and private properties in the area; what to do about Midvale Avenue.

In response to Councilmember Ransom, Mr. McKinley said sub-area planning between 175th and 192nd Streets along Aurora Avenue would address whether, and where, to vacate Midvale Avenue. He acknowledged Councilmember Ransom's concern about maintaining access to parcels along Midvale Avenue. He said the City must study alternate access and conduct a traffic analysis in its consideration of vacating Midvale Avenue.

Councilmember Ransom noted that the City has funding for the north and south ends of the Interurban Trail in Shoreline. He said he understood the City would at least continue the basic planning and design of the Interurban Trail. Mr. McKinley mentioned the four conceptual designs for the alignment of Aurora Avenue and the Interurban Trail between 175th and 185th Streets that staff presented at the November 20, 2000 Council workshop. He said a sub-area plan would assess which option works best to support the land uses.

Councilmember Gustafson questioned the time line of the Aurora Corridor Project. He commented that if construction north from 175th Street will not begin for many years the City may have time to complete sub-area planning for Aurora Square first. Mr. McKinley said staff does not know when the City will have the funding to construct the second phase of the Aurora Corridor Project. He also pointed out that Council has not specifically directed staff on which section of Aurora Avenue the next phase will focus.

Mayor Jepsen suggested that staff develop the sub-area plan scope, study area and time line for the area between 175th and 192nd Streets along Aurora Avenue for presentation to Council at the same meeting in March at which it will address economic development activities at Aurora Square. He said Council can then decide whether it is sufficiently satisfied with efforts at Aurora Square to proceed with sub-area planning between 175th and 192nd Streets along Aurora Avenue. He restated Council concern that the first phases of the Aurora Corridor and Interurban Trail Projects support the future of Aurora Square and vicinity.

Councilmember Lee asked if economic development efforts at Aurora Square could make sub-area planning for the location unnecessary. Mr. McKinley said staff may "come back with a master plan, as opposed to a sub-area plan." He explained that this depends, in part, on the scope of area that Council would want a plan to address.

Mayor Jepsen said he would want the plan to address more than just the Aurora Square site. He advocated a plan that takes both sides of Aurora Avenue into account. Councilmember Gustafson agreed.

Councilmembers Ransom and Gustafson supported Mayor Jepsen's direction to staff. Councilmember Grossman did as well, but he went on to note the numerous obstacles to redevelopment at Aurora Square.

Councilmember Lee favored the larger scope that Mayor Jepsen advocated for planning in the vicinity of Aurora Square. She reiterated the opportunity of how to position the Interurban Trail.

- (b) Motion to approve the "Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines Manual"

Anne Tonella-Howe, Aurora Corridor Project Manager, reported that staff distributed copies of the draft "Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines Manual" at the January 10 Shoreline Chamber of Commerce meeting. She received feedback from Terry Green, the Chamber of Commerce President and a member of the Aurora Improvement Council. Ms. Howe related Ms. Green's comment that the business community appreciated the extra effort the City made to address business community issues (e.g., the extra benefits for displaced businesses that choose to relocate in Shoreline). Ms. Howe said Ms. Green identified "grandfathering signs" as a remaining issue of concern. Ms. Howe explained that the City will negotiate compensation for the removal of non-conforming signs and that property/business owners may apply to Planning and Development Services for variances to retain such signs.

Mayor Jepsen invited public comment.

- (1) Russ McCurdy, Owner, Aurora Cold Storage and Seattle's Finest Exotic Meats, "applauded" the City for exceeding minimum federal requirements in preparing the draft manual. He restated the concern of Aurora business owners that the 12-foot sidewalks proposed for the Aurora Corridor Project are excessive.

- (2) Daniel Mann, 17920 Stone Avenue N, said he looks forward, as the owner of a business on Aurora Avenue, to seeing the City honor its commitment to give strong consideration during the implementation of the Aurora Corridor Project to the impacts of the project on businesses. He advocated that the City also address the construction phase "very critically" to insure that businesses do not suffer.

Mayor Jepsen stated that the following motion, postponed from the January 8, 2001 meeting, was on the table: **Councilmember Gustafson moved, and Deputy Mayor Hansen seconded, to approve the "Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures, and Guidelines Manual."**

Councilmember Ransom thanked Council and staff for distributing the draft manual to the business community and for providing the extra time for review and feedback. He said he received input from representatives of the business community. He noted the outstanding concern regarding "grandfathering signs."

A vote was taken on the motion to approve the "Aurora Corridor Real Property Acquisition and Relocation Policy, Procedures and Guidelines Manual", which carried unanimously, and the manual was approved.

- (c) Ordinance No. 260 adopting revisions to the City's Classification and Compensation Plan

Human Resources Director Marci Wright reviewed the staff report.

Deputy Mayor Hansen moved approval of Ordinance No. 260 adopting revisions to the City of Shoreline Classification and Compensation Plan. Councilmember Grossman seconded the motion.

Councilmember Ransom reiterated that of 24 classifications that are benchmarked, only four were below market. This indicates the City is mostly on target. However, he questioned how the City then linked these four classifications to eleven more. He asked if a point factor system was used in reviewing how to determine the relative value of one classification to another.

In response to Councilmember Ransom, Ms. Wright said the original classification and compensation plan included "benchmark" classifications (those compared to pay practices of other jurisdictions) and other classifications linked as percentages to the benchmark classifications. For example, she noted that the Administrative Assistant II position is a benchmark classification, that the Administrative Assistant I position is set ten percent lower and that the Administrative Assistant III position is set ten percent higher. She explained that the recent salary survey simply carried forward the relationships between classifications established in the original plan.

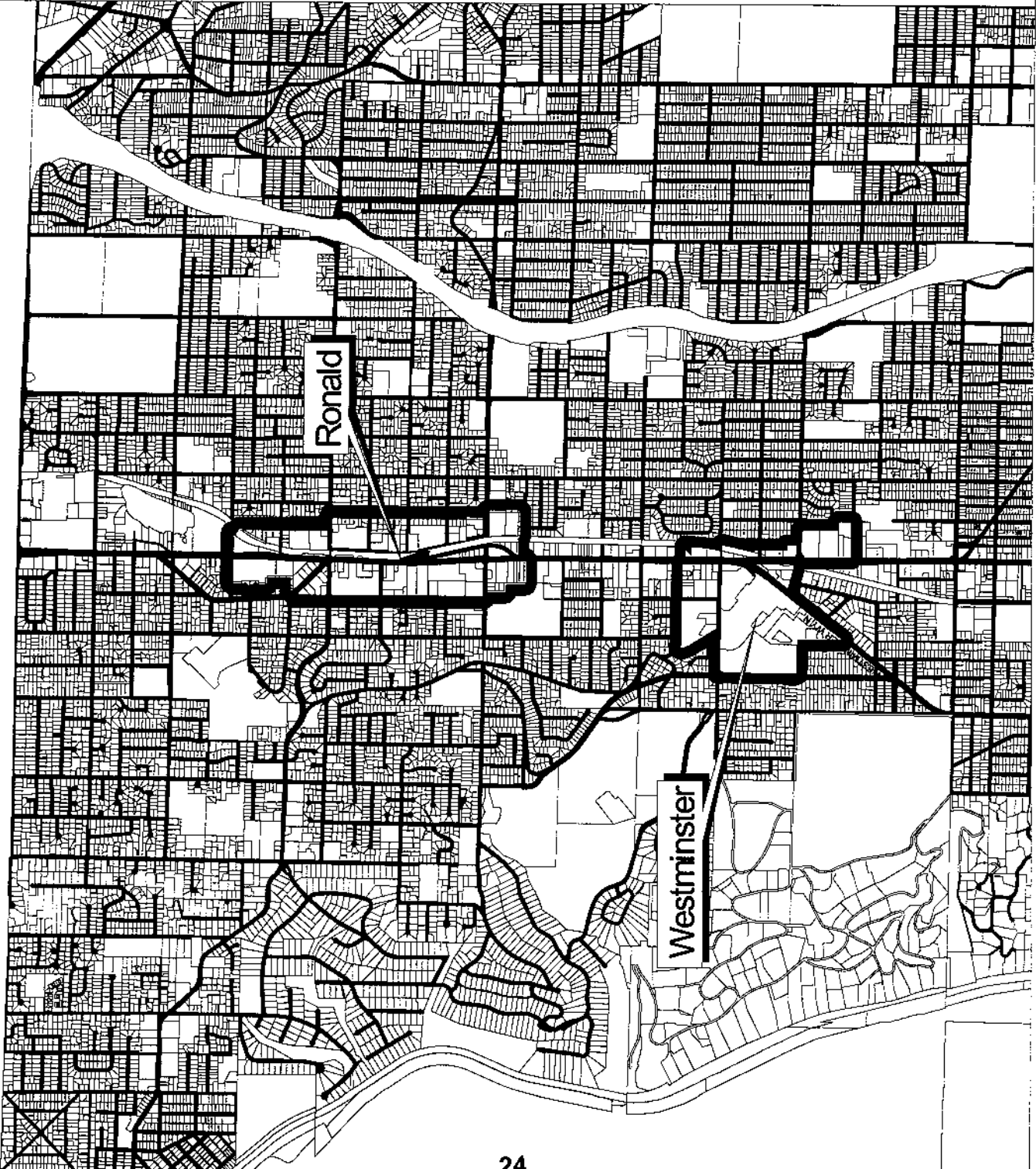
Councilmember Ransom identified the Administrative Assistant classifications as his primary concern. He stated that the Administrative Assistant I is an entry-level clerical position. He said other businesses find the pay range for the position very high.

Councilmember Ransom referred to the Administrative Assistant II as the primary position in the series. He said the recommended revision would result in a 7.5-percent salary increase, on top of the cost-of-living adjustment that all City employees received January 1, 2001. He stated the salary range for the Administrative Assistant II as \$31,700

ATTACHMENT C

MAPS A & B

Recommended Sub-Area Boundaries



0 860 1900 2800 Feet
1" = 2800 feet

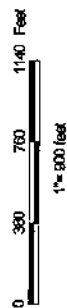


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SHORELINE

GEOGRAPHIC INFORMATION SERVICES

**Recommended
Sub-Area Boundaries
Map A**

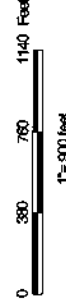


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Project name: c:\temp\gis\giscmd\data\apn Plot date: Feb 15, 2007: A2

Recommended Sub-Area Boundaries Map B

Westminster



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ATTACHMENT D



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 Jerilee Noffsinger
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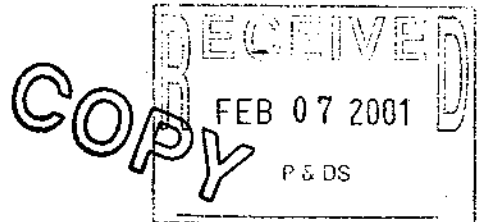
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Chief Executive Officer
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Executive Vice President
and Chief Financial Officer
 Arnie Gunderson
Vice President and
Chief Lending Officer

February 5, 2001

RECEIVED

FEB - 6 2001

Mr. Larry Bauman City Manager's Office
 Interim City Manager
 City of Shoreline
 17544 Midvale Ave. North
 Shoreline, WA 98133



Dear Larry:

This letter is to register my support for a sub-area plan for the Aurora Avenue corridor in the vicinity of 175th to 185th.

I would like to applaud you and the City Council for taking a pro-active stance on planning for improvements in North City and other areas of Shoreline. As you look forward, I realize that planning resources need to be allocated efficiently.

Shoreline Bank is committed to helping foster investment throughout the Shoreline area. The Aurora corridor represents significant opportunity. The stretch from 175th to 185th seems to have redevelopment potential that can be realized sooner than others. A clearer plan is needed in this vicinity and the City can provide this clarity with its next study.

Our bank has grown rapidly during our initial months of operation. We have strived to offer deposit products and to loan money to people and businesses in this area. We are committed to staying focused on Shoreline and the surrounding region.

The bank itself is now researching expansion or relocation opportunities. We hope to remain in the 175th to 185th area of Aurora. A clear sub-area plan will be timely not only for Shoreline Bank but for others looking to invest here.

I would be happy to discuss the matter further. Thank you for your consideration.

Sincerely,

Jeffrey P. Lewis
 President and CEO

CC: Shoreline City Council Members

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 Shoreline, WA 98133 2129
 Phone 206 546 8484 • Fax 206 546 8430
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banker@shorelinebank.com