



AGENDA (V.2)

SHORELINE CITY COUNCIL WORKSHOP DINNER MEETING

Monday, February 11, 2008
6:00 p.m.

Shoreline Conference Center
Highlander Room

TOPICS/GUESTS: Eric Larson, Washington Cities Insurance Authority

SHORELINE CITY COUNCIL BUSINESS MEETING

Monday, February 11, 2008
7:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

- | | <u>Page</u> | <u>Estimated
Time</u> |
|--|-------------|---------------------------|
| 1. CALL TO ORDER | | 7:30 |
| 2. FLAG SALUTE/ROLL CALL | | |
| (a) Proclamation of "Black History Month" | <u>1</u> | |
| 3. REPORT OF THE CITY MANAGER | | |
| 4. REPORTS OF BOARDS AND COMMISSIONS | | |
| 5. GENERAL PUBLIC COMMENT | | 7:55 |
| <p><i>This is an opportunity for the public to address the Council on topics other than those listed on the agenda and which are not of a quasi-judicial nature. Speakers may address Council for up to three minutes, depending on the number of people wishing to speak. If more than 15 people are signed up to speak each speaker will be allocated 2 minutes. When representing the official position of a State registered non-profit organization or agency or a City-recognized organization, a speaker will be given 5 minutes and it will be recorded as the official position of that organization. Each organization shall have only one, five-minute presentation. The total public comment period under Agenda Item 5 will be no more than 30 minutes. Individuals will be required to sign up prior to the start of the Public Comment period and will be called upon to speak generally in the order in which they have signed. If time is available, the Presiding Officer may call for additional unsigned speakers.</i></p> | | |
| 6. APPROVAL OF THE AGENDA | | |
| 7. CONSENT CALENDAR | | |

- (a) Minutes of Business Meeting of January 14, 2008 3
- (b) Approval of expenses and payroll as of January 30, 2008 13
in the amount of \$ 2,456,328.07
- (c) Motion to Authorize the City Manager to execute a contract 15
with King County Parks to obligate grant funding totaling
\$50,000 for Cromwell Park Improvement Project
- (d) Motion to Authorize the City Manager to execute a contract 17
with the Washington State Recreation & Conservation Office
to obligate grant funding totaling \$300,000 for Richmond
Beach Salt Water Park Improvement Project

8. ACTION ITEMS: OTHER ORDINANCES, RESOLUTIONS, AND MOTIONS

- (a) Motion to Adopt the Cromwell Park Master Site Plan and 27 8:25
Authorize the City Manager to Execute a Contract with Susan
Black and Associates for \$173,500 for Design and
Construction of Phase 1 Projects

9. ADJOURNMENT 9:15

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 546-2190 or see the web page at www.cityofshoreline.com. Council meetings are shown on Comcast Cable Services Channel 21 Tuesdays at 8 p.m. and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m. Council meetings can also be viewed on the City's Web site at cityofshoreline.com/cityhall/citycouncil/index.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Proclamation of "Black History Month"
DEPARTMENT: CMO/CCK
PRESENTED BY: Scott Passey, City Clerk

PROBLEM/ISSUE STATEMENT:

Much of Shoreline's honor, strength and distinction can be attributed to the diversity of cultures and traditions that are celebrated by the residents of this region. African Americans have played a significant role in the history of Washington State's economic, cultural, spiritual and political development.

This proclamation recognizes the month of February as Black History Month, a time in which all Americans are encouraged to reflect on past successes and challenges of African Americans and look to the future to improve society so that we live up to the ideals of freedom, equality and justice.

A representative from Shoreline Community College will be at the meeting to accept the proclamation.

RECOMMENDATION

No action is required.

Approved By: City Manager  City Attorney _____



PROCLAMATION

WHEREAS, much of Shoreline's honor, strength and distinction can be attributed to the diversity of cultures and traditions that are celebrated by the residents of this great region; and

WHEREAS, African Americans have played a significant role in the history of Washington State's economic, cultural, spiritual and political development while working tirelessly to promote their culture and history; and

WHEREAS, as a result of their determination, hard work, and perseverance, African Americans have made valuable and lasting contributions to our community and our state, achieving exceptional success in all aspects of society including business, education, politics, science, and the arts; and

WHEREAS, in 1976, Black History Month was formally adopted to honor and affirm the importance of Black History throughout our American experience, which goes back thousands of years and includes some of the most advanced and innovative societies in history; and

WHEREAS, Black History Month is a time for us to remember the stories and lessons of those who helped build our nation, took a stance against prejudice, advanced the cause of civil rights, and strengthened families and communities; and

WHEREAS, during Black History Month all Americans are encouraged to reflect on past successes and challenges of African Americans and look to the future to improve society so that we live up to the ideals of freedom, equality and justice;

NOW, THEREFORE, I, Cindy Ryu, Mayor of the City of Shoreline, on behalf of the Shoreline City Council, do hereby proclaim the month of February 2008 to be

BLACK HISTORY MONTH

in the City of Shoreline. I encourage all residents to join me in honoring the many contributions made by African Americans throughout this region and to participate in the many educational events honoring the contributions of African Americans.

Cindy Ryu
Mayor of Shoreline

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF BUSINESS MEETING

Monday, January 14, 2008 - 7:30 p.m.
Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Ryu, Deputy Mayor Scott, Councilmember Hansen, Councilmember McGlashan, Councilmember Way, Councilmember Eggen, and Councilmember McConnell.

ABSENT: None.

1. CALL TO ORDER

At 7:37 pm., the meeting was called to order by Mayor Ryu, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Ryu led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

3. REPORT OF THE CITY MANAGER

Bob Olander, City Manager, provided reports and announcements on past and future City meetings, projects, and events. Mr. Olander reported that the Aurora Corridor Project item on the Consent Calendar is routine, yet it is a major milestone. He noted that the Council chose the flexible alternative and the project has completed both the Federal and State environmental review process.

Kris Overleese, Aurora Corridor Project, explained that on the first mile of the project a National Environmental Policy Act (NEPA) EA was done and a State Environmental Policy Act (SEPA) Environmental Impact Statement (EIS) was also done. She commented that the same level of analysis has been done for the second mile, but in a slightly different order. She added that the City worked with the Aurora Business Corridor (ABC) Team, habitat experts, noise experts, and everyone collaborated before the project went to the State.

Mr. Olander stated that the next step is moving forward with the final design of the next two miles and to start the acquisition process.

Councilmember Way said the Mitigated Determination of Nonsignificance (MDNS) means the City will make every effort to improve the situation, which is how the entire project can be justified.

Mr. Olander concurred, noting there are no significant adverse environmental impacts that cannot be mitigated. He highlighted that this project will improve storm water problems on Aurora, but will not solve all of them. He added that the City staff will hold meetings and bring progress reports to the community and the Council when the project reaches 30%, 60%, and 90% design.

Mayor Ryu stated that the first mile property acquisition process was not smooth and this one will present an opportunity for groups to review what the process will be. She asked if there was an opportunity to do "above and beyond" notification not only to the property owners, but to the tenants.

Mr. Olander noted that the City must adhere to state and federal guidelines on property acquisition as prescribed in the right-of-way process, but the elements will be reviewed by the Council for their approval. He added that there are separate provisions where tenants have a lease-hold interest and there is a separate property acquisition process for them.

Ian Sievers, City Attorney added that they will receive notice, but it depends on what is written in their long-term lease agreement. He stated that a tenant typically won't have interest in any condemnation award.

Ms. Overleese said the person was a part of Tom Boydell's staff from Community Capital Development who speaks to the property owners on how they can be helped during the construction process. She highlighted that representatives from HDR Design Services will talk to community about how the Aurora project will tie into their property and Universal Field Services, the City's right-of-way acquisition team, will meet with property owners and conduct appraisal offers.

4. REPORTS OF BOARDS AND COMMISSIONS

Councilmember Eggen reported on his attendance at the Port of Seattle Board meeting, where the results of their state performance audit were released. He commented that there were errors in the Port procedures which led to a loss of \$97 million. He noted that the board passed a number of motions designed to address the issues of the performance audit. They did agree that there were deficiencies to remedy, but they didn't agree with the sum total of claims that were noted in the audit. He also reported on the Metro Solid Waste Advisory Committee, which is made up of many cities which are forming a new interlocal agreement for solid waste disposal and attempting to bring the voice of the cities into the process. Finally, there is a schedule of events to take place at the grand opening of the Transfer Station on February 16.

5. GENERAL PUBLIC COMMENT

DRAFT

(a) Jim Halladay, Lake Forest Park, said the City cannot claim that the Aurora Corridor Project storm water will be improved if it doesn't know how much runoff is coming from the site now. He stated that the City is contributing to the loss of habitat and threatening the species in McAleer Creek. Additionally, the amount of storm water Shoreline contributes to Lake Ballinger is a violation of the Snohomish County Superior Court Order of 1982. He said the Lake Forest Park Stream Keepers are interested in cooperating with the City to remediate the problems caused by excessive storm water flows on a drainage-wide basis. He urged the City to use low-impact development techniques, adding that the Aurora Corridor Project will be the first opportunity to choose porous surfaces.

(b) Jim DiPeso, Shoreline, said Representative Ruth Kagi is introducing the "Evergreen Cities bill" that will call for an inventory of urban and community forests. This bill will have tools for local government to update their tree ordinances and develop conservation plans. He added that urban trees have value and provide storm water management. He asked the Council to follow this legislation and possibly support it.

(c) Dennis Lee, Shoreline, gave a copy of a Comprehensive Plan to Deputy Mayor Scott for him to review and share with the Council and City staff.

(d) Les Nelson, Shoreline, commented that the City has not provided adequate notice to residents regarding the many land use proposals going on. He said the hearing on January 17 at the Planning Commission meeting will involve densities in commercial business zones and the current proposal has been modified to address adjacencies to single family development. He felt there is always an urgency to meet developer's wishes instead of determining what is best for the City.

(e) Richard Tinsley, Shoreline, commented that the community programs that are being held at the Masonic lodge that is going to close soon could move to Ridgecrest.

(f) Joe Krause, Shoreline, stated that 30 years ago the City of Seattle started building more and more apartments and that is why he moved from there. He said he moved to Shoreline because of the abundance of single family homes and friendly communities. Unfortunately, he said the same thing that happened 30 years ago is happening now in Shoreline. He said projects are going up everywhere and developers are using deceptive tactics. He urged the Council to consider the people before the land speculators and developers.

Mr. Olander responded to the public comments and said the City has incorporated advanced drainage techniques on the Aurora Corridor Project. He added that the City staff is aware of the "Evergreen Cities bill" and will be preparing a staff report to bring to the Council for a future meeting.

6. APPROVAL OF THE AGENDA

Councilmember McGlashan moved approval of the agenda. Councilmember Hansen seconded the motion, which carried 7-0, and the agenda was approved.

Mr. Olander suggested the Council hear the agenda items in the reverse order.

7. CONSENT CALENDAR

Councilmember McGlashan moved approval of the Consent Calendar. Councilmember Hansen seconded the motion, which carried 7-0 and the following items were approved:

- (a) Approval of expenses and payroll as of January 2, 2008 in the amount of \$3,620,310.83**
- (b) Approval of Amendment to the Interlocal Agreement with King County Animal Control Services**
- (c) Resolution No. 267 authorizing Final Design, Right-of-Way Acquisition and Construction of Aurora Corridor Improvement Project, N. 165th Street to N. 205th Street**
- (d) Resolution No. 268 Establishing a Public Hearing Date for the Vacation of Midvale Avenue for the City Hall Project**
- (e) 2008 Legislative Priorities**

9. NEW BUSINESS

- (a) Plan Area 2 Legislative Rezone for the Ridgecrest Commercial Area**

Joe Tovar, Planning & Development Services Director introduced Rocky Piro, Planning Commission Chair, who discussed the Planning Commission (PC) process and chronology of this proposal.

Mr. Piro presented the PC recommendation and noted that it has evolved over six meetings. He complimented the City staff for listening to the wishes of the public and the PC. He said there were four items that the PC worked into this proposal: 1) a commitment to sustainable development; 2) a commitment to parking management; 3) a better transition to the single family neighborhoods; and 4) beneficial tradeoffs, including a commitment for affordable housing and a “third place” experience. He concluded that the PC was satisfied with changes that were incorporated into the proposal.

Mr. Tovar explained the chronology of this proposal, noting that it began a year ago with the City engaging the University of Washington (UW) to assist the community to come up with a vision for a sustainable neighborhood in Ridgecrest. Different alternatives were considered by the public and together with the City staff, three key objectives were identified. He reviewed the proposed zoning map which addresses Council Goals 2, 5, 6, and 7. He noted that the current demographic trend is toward more households and smaller household sizes. He explained that this proposal is supported by the ideas of the Planning Department’s Speaker Series as well as Resolution No. 260, which supports the Cascade Agenda. He pointed out that the Speaker Series

covered such topics as third places, walkability, alternative transportation, road diets, and community innovations. He concluded that the usual objection to rezones is based on building design, not building size.

Steve Szafran, Planner, discussed the specific recommendations of the proposal and handed out copies of the sketch-up model. He displayed an aerial photo and noted the differences between the Planned Area 2 (PA2) zoning and the current Neighborhood Business (NB) standards.

Steve Cohn, Long Range Planner, explained that any mixed-use zoning on a ground floor must be built to commercial standards. He stated that he cannot guarantee retail will locate there, but this presents a strong incentive to attract retail usage.

Mayor Ryu asked if the ground level could be converted to living units even if it is built to commercial standards. Mr. Cohn responded that they could; however, it makes much more sense to rent the space to retail uses. He displayed a conceptual drawing he created and explained that a 65-foot building height would not occur over the entire site because of the floor area ratio standard. Based on this ratio, the building can only be 35 feet height on the residential (west) side. He reviewed the building step-backs and sketch up model which shows the site from different vantage points.

Mr. Tovar added that the sketch-up drawings were produced by the City staff to give an idea of mass and step-backs; no project design has been done. He clarified that the permit application would spell out the details of the project.

Mr. Olander stated that the motivation to move in this direction centers on issues of increasing regional density. He commented that he has been seeing more density in urban growth areas and there needs to be a way to accommodate growth without sacrificing quality of life, sustainability, and an attempt to locate new density where urban amenities exist.

Mayor Ryu called for public comment.

(a) Dick Nicholson, Shoreline, on behalf of the Ridgecrest Neighborhood Association said he and his organization have sponsored several amenities in the Ridgecrest community. He said the rezone to form-based zoning at corner of 5th Avenue NE and 165th Avenue NE is the outgrowth of the visioning initiated by the Economic Development Department. He outlined the benefits of form-based codes for the Ridgecrest Business District and said he supported the proposal.

(b) LaNita Wacker, Shoreline, urged the Council to support the item with no revisions. She said it represents the creative thinking and innovation of the University of Washington and is a compromise of all the views. She said adopting zoning codes are one of most important powers that a Councilmember has, and the Council should listen to their professional planners. She said Ridgecrest is a place where people can retire and it needs to remain affordable.

(c) Liz Poitras, Shoreline, stated that what is being proposed is a six-story building with no sustainability factors required unless the building is at least five stories high. Additionally, there is no affordable housing required unless the building is four stories high. She noted that 50-100 Crest Theater customers use the parking lot. She said if the City is dedicated to sustainability, then it should require sustainability factors in a three to four story building. She urged the Council to remand this back to the Planning Commission.

(d) Tom Poitras, Shoreline, discussed the car-sharing program in Ridgecrest. He also asked why the City amended the draft to allow an additional 30% reduction in parking. He wondered how mitigation will work and how much of it is sufficient. He concluded that this proposal sacrifices the quality of life.

(e) John Behrens, Shoreline, wanted to know what affect the rezone will have on adjacent businesses, including the Crest Theater. He also assumed that the Crest Theater will ask for the same rezone if this is approved. He commented that the number of units will determine how much they are rented for, so affordability is artificial. He concluded that they will be affordable if there are 200 units built. He asked what will happen to the traffic migrating south down 165th Avenue NE towards 3rd Avenue. He concluded that this development will create a traffic problem and become a burden to the neighborhood.

(f) Boni Biery, Shoreline, stated this item is precedent-setting for future economic development plans in Shoreline. She commented that the minimum square footage for tenants should be 800 square feet. She also asked if there are any requirements for outdoor common areas and if there was a parking option for the Crest Theater to share some of the parking spaces.

(g) Steve Pepin, Shoreline, said he has attended all of the meetings pertaining to this location and the process has evolved. He said the City got the opinions of the neighbors and took them into account with the developer's ideas and formed consensus. Based on the consensus, the zoning code was developed and this has evolved to where there is now balance between the City, the neighborhood, and the developer. He hoped the Council appreciates all the work up to this point.

(h) Jim Potter, Chairman of Kauri Investments and the developer of the project, stated that there isn't any project currently designed for the site. He concurred that parking is big issue, but there can't be assigned parking stalls. He said parking needs to be circulated with on street parking front. There will need to be innovative concepts, such as back-to-back parking. His firm is interested in improving storm water drainage His firm has a considerable amount of experience in retail and every building they have developed has retail space. He explained that the population in Ridgecrest has been going down for the past 20 years. Finally, he stated his firm has experience with the development of third places and building communities.

Responding to Deputy Mayor Scott, Mr. Potter responded that examples of their work can be viewed at www.kauri.com and it contains some buildings in Fremont and Wallingford.

Councilmember Eggen said he has viewed their website and asked why the older developments were dropped from their site. He also said he didn't see anything similar to this proposed site.

Mr. Potter replied that most of the mixed use (MU) codes didn't come into the region until the 1980's and they are currently doing a MU townhouse project in downtown Redmond. He noted that they are also working on two projects in Fremont and several in Seattle.

Councilmember Way asked if they have considered ways to make the corridor and corner across from the Crest more accessible by adding amenities. Mr. Potter commented that they have added courtyards to sites, but nothing has been designed yet.

(i) Dennis Lee, Shoreline, felt the corner of the building should be 45 degrees and the Council should insist on it being an entry. He said he is offended at the threat that the City could get bad development if the project is opposed. He said the PC is against the development, but is also afraid of no development happening or bad development occurring. He emphasized that form-based code processes need to succeed here. He stated he would also like to see a community business (CB) zone in this area that cannot be down-zoned to residential.

(j) Les Nelson, Shoreline, was surprised at the PC vote and said they were concerned about the scale of the project. He concurred that they felt threatened about it getting worse throughout the area. He assumed that this may have to be done with Growth Management Act and Comprehensive Plan amendments and the City needs to make sure what happens at the site is consistent and that the proper public process is followed. He expressed concern about the parking and the setbacks.

(k) David Layton, Edmonds, on behalf of the owner of the 7-11 property, applauded the City's vision. He said the right tools are here and the pieces are in place. His only regret, he commented, is that the real incentives for development were removed, with the exception of the Bingo site. This, he stated, leaves the 7-11 in limbo; they would love to move forward but are uncertain about what they are going to do. He noted that the 7-11 property owner supports this item.

Councilmember Way highlighted that the community values that 7-11 and it is very popular. She asked what the property owner has in mind. Mr. Layton said the owner is very interested in staying and possibly expanding into a newer facility but it depends on leasing and timing considerations.

(l) Gretchen Atkinson, Shoreline, urged the Council to approve the Ridgecrest development. She said it is an asset to our City and has the ability to be even better than North City. She added that the amenities the public will gain will be an asset and the people in the neighborhood really want this. She also stated that the developer has a great reputation and that this is a "win-win" for Shoreline.

(m) Tom Teigen, Shoreline, expressed excitement about this opportunity. He said this will not be an easy process and said some of the neighbors are anxious about it. However, as a neighbor to the proposal, he feels the City has genuinely engaged the public by bringing the University of Washington in and having over seven meetings on the item. They will continue to

have opportunities to engage the process and everyone wants to make this a success. He is in favor of the project and is looking forward to further discussions as it moves forward.

(n) Lisa Kennan-Meyer, Seattle, said she has a vested interest in the site and is an architect. She communicated that there is not any design done and the sketch-up is not what the final building will look like. She revealed some of the details of design work and other examples her firm has done on sustainable projects.

(o) Wendy DiPeso, Shoreline, commented that while she has some mixed feelings, change is an improvement over what is currently in place. However, there are still unresolved questions such as sufficient infrastructure and parking. She added that if the public understood the story height process this would be easier to understand. She highlighted that the zone change will allow the developer to return with proposals.

(p) Joe Kraus, Shoreline, discussed affordable housing and the SHAG project on 130th and Linden Avenue. He revealed the rental costs of one of the senior apartment complexes in the City. He communicated that it was expensive and seniors cannot afford to live there. He added that the builder's plan for parking is inadequate.

Mr. Olander recommended rescheduling the public hearing on the tax credits, and he will respond to all of the questions in writing. He also recommended that the Council end the meeting soon because of weather conditions.

MEETING EXTENSION

At 10:00 p.m. Councilmember Way moved to extend to the meeting to 10:20 p.m. Deputy Mayor Scott seconded the motion, which carried 7-0.

8. ACTION ITEMS: PUBLIC HEARING

(a) Public hearing to consider citizens' comments on Ordinance No. 479, amending Ordinance No. 310, Property Tax Exemption Program

Mayor Ryu opened the public hearing.

(a) JJ McCament, Tacoma, on behalf of John Stephanus, the developer of Arabella Apartments, said that three questions which generate the most interest from the public concerning property tax exemptions: 1) is it for multi-family versus single family; 2) is it an incentive or an investment; and 3) is it being offered at the expense of another taxpayer. She explained that this tax exemption was instituted by the state to encourage people to move out of single family homes and into multi-family homes when the choice becomes available to them. She urged Council support of Ordinance No. 479.

(b) John Stephanus, Kirkland, developer of the Arabella Apartments, stated that his firm cannot build the project without the property tax exemption. He highlighted that the property tax exemption allows them to build structured parking beneath the building.

Additionally, the 8-12 year program allows for reduced rents at the Arabella. He strongly urged support of the property tax exemption.

Councilmember Way inquired if the Arabella has a property tax exemption and if the property tax exemption was given to allow for the underground parking. She also said that there are neighbors who have felt the impact of parking and that the Arabella charges too much for parking in the garage.

Mr. Stephanus responded that there was a property tax exemption to allow underground parking and he noted that it costs \$25,000 - \$40,000 in building costs per parking stall. He concluded that the rate charged for parking doesn't cover that amount.

(c) Bill Austin, Redmond, Epic Asset Management, manager of the Arabella Phase 1 and manager of Phase 2, stated that the property tax exemption allowed for increased parking density. He stated that 35-40% of the people at the Arabella work in Shoreline, Lake Forest Park, and Lake City. He commented that the rent structure meets affordable housing guidelines to qualify for the 12-year program.

Councilmember Ryu asked if there was a plan for an active parking management plan because there have been complaints from residents about tenants parking in front of their houses. Mr. Austin stated that some will take care of itself as Phase 2 progresses because of more parking.

Councilmember Eggen questioned why they changed the mix from 2-3 bedrooms to 1 bedroom units and studios. Mr. Austin responded that it was to make the new units affordable and to have some economic viability.

MEETING EXTENSION

At 10:20 p.m. Councilmember Eggen moved to extend to the meeting to 10:26 p.m. Deputy Mayor Scott seconded the motion, which carried 5-1, with Councilmember McGlashan dissenting and Councilmember Hansen abstaining.

(d) LaNita Wacker, Shoreline, supported the concept. She added that the City wants affordable housing and economic development and the tax incentive is a tool that allows both to happen. She summarized that the City will be gaining property taxes from new investments, which will be far in excess of what would be received from a one-story building. She urged the Council to adopt Ordinance 479.

(e) Chung Lee, Shoreline, said he owns property on 15th Avenue and was attracted to Shoreline eight years ago because of its foresight in establishing North City. He felt the City wants to do what's desirable and what's right and there is nothing better than having a vibrant downtown area. He concluded that this is a positive thing and he supports it.

Councilmember Way moved to extend the public hearing until January 28, 2008. Deputy Mayor Scott seconded the motion, which carried 6-0, with Councilmember Hansen abstaining.

10. ADJOURNMENT

At 10:30 p.m. Mayor Ryu declared the meeting adjourned.

Scott Passey, City Clerk

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Approval of Expenses and Payroll as of January 30, 2008
DEPARTMENT:	Finance
PRESENTED BY:	Debra S. Tarry, Finance Director 

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to formally approve expenses at the City Council meetings. The following claims/expenses have been reviewed pursuant to Chapter 42.24 RCW (Revised Code of Washington) "Payment of claims for expenses, material, purchases-advancements."

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of \$2,456,328.07 specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
12/30/07-01/12/08	1/18/2008	22350-22534	7267-7305	35288-35299	\$492,899.42
					<u>\$492,899.42</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
1/16/2008	35164	35191	\$774,230.24
1/17/2008	35192	35193	\$9,201.62
1/17/2008	35194		\$7,266.27
1/18/2008	34875		(\$235.20)
1/18/2008	35195		\$235.20
1/18/2008	33472		(\$81.07)
1/18/2008	35196		\$81.07
1/18/2008	35017		(\$40.00)
1/22/2008	35197	35216	\$330,724.58
1/22/2008	35217	35231	\$295,880.77
1/23/2008	35232	35256	\$36,386.12
1/23/2008	35257		\$27.42
1/24/2008	35258	35287	\$55,540.88
1/28/2008	35300		\$17,302.55

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
1/28/2008	35301		\$10,812.46
1/30/2008	35302	35319	\$407,938.75
1/30/2008	35320	35324	\$9,454.70
1/30/2008	35325	35333	\$8,702.29
			<u>\$1,963,428.65</u>

Approved By: City Manager _____ City Attorney _____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Motion to authorize the City Manager to execute a contract with King County Parks to obligate grant funding totaling \$50,000 for Cromwell Park Improvement Project.
DEPARTMENT:	Parks, Recreation and Cultural Services (PRCS)
PRESENTED BY:	Dick Deal, Director PRCS Maureen Colaizzi, Parks Project Coordinator Bethany Wolbrecht-Dunn, Grant Specialist

PROBLEM/ISSUE STATEMENT:

Staff is requesting Council to authorize the City Manager to execute a Contract between the City and King County to obligate grant funding totaling \$50,000 for the Cromwell Park Improvement Project.

On May 16, 2006, the citizens of the City of Shoreline supported the passing of an \$18.5 million dollar Park and Open Space Bond Levy to complete eleven projects. The Cromwell Park Improvement Project was approved as part of the Bond Levy. The City has been awarded this Youth Sports Facility Grant from King County Parks. This funding would help pay the planned field and play ground improvements at the Park. Entering into this contract will provide the project with additional funding specifically for the play equipment and field improvements of the proposed design.

FINANCIAL IMPACT:

Project Costs:

The Cromwell Park Improvement Project is identified in the 2008-2013 Capital Improvement Program. Completing the projects approved in the 2006 Parks Bond is identified as Goal Number 1 in the City Council's 2007-08 Work Plan Goals. The 2008-2013 Capital Improvement Program includes this \$50,000 grant as part of the construction budget for the project. The grant requires a minimum of \$25,000 match from the City. Of this match, 1/4 or \$6,250 of it must be in-kind service from a community partner. Richmond Little League is the City's community partner in this grant.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a contract with King County Parks to obligate grant funding totaling \$50,000 for the Cromwell Park Improvement Project.

Approved By: City Manager  City Attorney _____

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Motion to authorize the City Manager to execute a contract with the Washington State Recreation & Conservation Office to obligate grant funding totaling \$300,000 for Richmond Beach Saltwater Park Improvement Project.

DEPARTMENT: Parks, Recreation and Cultural Services (PRCS)

PRESENTED BY: Dick Deal, Director PRCS
Maureen Colaizzi, Parks Project Coordinator
Bethany Wolbrecht-Dunn, Grant Specialist

PROBLEM/ISSUE STATEMENT:

Staff is requesting Council to authorize the City Manager to execute a Contract between the City and Washington State Recreation & Conservation Office to obligate grant funding totaling \$300,000 for the Richmond Beach Saltwater Park Improvement Project.

On May 16, 2006, the citizens of the City of Shoreline supported the passing of an \$18.5 million dollar Park and Open Space Bond Levy to complete eleven projects. The Richmond Beach Saltwater Park Improvement Project was approved as part of the Bond Levy. The City has been awarded this Recreation & Conservation Office Grant from Washington State. This funding would help pay for planned improvements at the Park. Entering into this contract will provide the project with additional funding for specific design elements of the proposed design..

FINANCIAL IMPACT:

The Richmond Beach Saltwater Park Improvement Project is identified in the 2008-2013 Capital Improvement Program. Completing the Park Bond projects is identified as Goal Number 1 in the City Council's 2007-08 Work Plan Goals. The 2008-2013 Capital Improvement Program includes this \$300,000 grant as part of the construction budget for the project. The grant requires a minimum of \$150,000 match from the City.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute a contract with the Washington State Recreation & Conservation Office to obligate grant funding totaling \$300,000 for the Richmond Beach Saltwater Park Improvement Project.

Approved By: City Manager  City Attorney ____

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Cromwell Park Final Master Plan & Phase I Design
DEPARTMENT:	Parks, Recreation and Cultural Services (PRCS)
PRESENTED BY:	Dick Deal, Director PRCS Maureen Colaizzi, Parks Project Coordinator Jerry Shuster, Surface Water & Environmental Services Manager Ross Heller, Capital Projects Manager

PROBLEM/ISSUE STATEMENT:

This staff report provides Council with background and information for approval of the Final Master Site Plan for Cromwell Park. The Phase I design will be used to construct the improvements identified in the Capital Improvement Program (CIP) for Cromwell Park and the Master Plan. The design is expected to be completed in 2008 with construction of the improvements scheduled for completion in 2009. This project supports the completion of Council Goal #1: Complete the projects of the 2006 Parks and Open Space Bond.

To consider possible directions for future park use, the Parks, Recreation and Cultural Services (PRCS) Department has determined that a master plan for Cromwell Park is an important tool to guide short and long-term capital improvements, program initiatives and proposals for new park uses. After an RFQ, interview process and Council authorization, the City entered into a contract with the design team of Susan Black & Associates, Gaynor Inc., Pace Engineers and Touchstone Ecoservices to assist staff with the development of a master plan and subsequent design and construction assistance.

On May 16, 2006, the voters of Shoreline supported the passing of an \$18.5 million Park and Open Space Bond Levy to complete eleven projects. The Cromwell Park Master Plan and construction of \$1 million of improvements were approved as part of the Bond Levy. In addition, the Stormwater Utility had identified the area in and around Cromwell Park for major storm water and wetland improvements and is able to fund \$650,000 for such improvements. Cromwell Park is an ideal location for storm water detention and water quality treatment to help reduce high flows entering Ronald Bog and the Thornton Creek channel and clean road runoff. The Final Master Plan addresses both improvements for a first phase project at Cromwell Park.

- On December 10, 2007, Council was presented with a draft plan for Cromwell Park. Council endorsed the overall master plan with a few comments listed below. These comments have been addressed with the Final Master Site plan which will serve as the guideline for the design and construction of Phase I.

- Environmental interpretive signage about the Thornton Creek Watershed;
- Maximizing the detention and water quality treatment in the park;
- Control of surface water flow to the southwest to help alleviate flooding north of 175th;
- Addressing security and visibility within the park.
- Support for the system of trails and walkways with benches along the way for increased functionality of the park;
- Consideration for more recreational areas including the full-size basketball court.
- Use of native plantings;
- If appropriate, use of previous pavement as a demonstration project,
- Grant funding to support the cost estimate for the full plan.

In addition, the City will work with King County to develop a Surface Use Agreement to allow the City to:

- Relocate the detention of their on-site storm water east of the Courthouse building;
- Redevelop the courthouse property behind the building with pathways and landscaping improvements for passive park use;
- Formalize the City's use of the courthouse parking-lot after 5pm on week nights and all day on weekends.

This report includes an executive summary of the Master Plan including:

- 1) public information and involvement during the Master Site Plan development process;
- 2) the City's program for development for park and storm water improvements;
- 3) overview of the contents of the Final Master Site Plan;
- 4) planning level cost estimate for the complete Master Plan including a first phase which will implement the identified 2008-2013 CIP projects for Cromwell Park.
- 5) SEPA process and comments

FINANCIAL IMPACT:

Project Costs:

Engineering:

Contracted Services ¹	\$ 93,000
Susan Black and Associates	\$ 173,500
Direct City Costs ²	\$ 82,900
Subtotal Engineering	\$349,400

Construction:

Contract (Estimate)	\$1,280,000
Contingency	\$ 128,000
Subtotal Construction (includes Contingency)	\$1,408,000

1% for the Arts	\$ 12 800
Total Project Costs	\$1,770,200

¹ Contract services includes Master Plan development

² Direct city costs include staff time and miscellaneous costs and expenses

Project Revenue:

Parks Bond	\$ 1,161,000
King County Youth Sports Facility Grant.....	\$75,000
Surface Water Utility	\$650,000
Total Project Revenue	\$1,886,000
Project Balance (Project Cost – Project Revenue)	\$115,800

The proposed contract with Susan Black & Associates in the amount of \$173,500 is a new contract for the design and construction phases including schematic design and development of plans and specifications for construction for the Phase 1 projects. Funding for this design activity will come from the voter-approved bond issue and the Stormwater CIP projects.

RECOMMENDATION:

Staff recommends that Council : 1) adopt the Master Site Plan for Cromwell Park and 2) authorize the City Manager to execute a consultant contract with Susan Black and Associates for \$173,500 for design and construction of Phase 1 projects.

Approved By: City Manager  City Attorney ____

BACKGROUND:

The Master Plan for Cromwell Park was developed using the existing conditions and natural features of the park. The public's concerns and opinions were solicited in four public meetings, comment forms and at two special events at the park. Several user groups were interviewed to understand the current and future use of the park. Comments were used to create the design alternatives and the Master Site Plan. Recreation facilities and supporting features were identified for the park. Stormwater features (detention, infiltration, water quality) were preliminarily sized to provide a facility that will be a significant addition to the management of stormwater runoff in this area of the City. This plan is supported by a planning level estimate of construction costs.

Cromwell Park History

Cromwell Park is located at 18009 Corliss Avenue North in Shoreline WA. This 9-acre park is located in the central portion of the City in the Meridian Park Neighborhood. The park is comprised of two separate parcels. The park is located on the original Cromwell Elementary School site and is named after a nearby housing development. King County bought the property from the Shoreline School District after it closed the school and developed the park and the District Court building on the property. The northern portion of the site is open and is highly visible to the neighborhood. The southern portion of the site is smaller, heavily wooded and lacks any significant development. A wetland area exists between the two portions of the site. The immediate area surrounding the park is completely developed and consists of single family homes. King County District Court building and parking lot is located on the north and west boundary of the park and at the north and east portion of the site is located the Zion Presbyterian Church. Key features include a soccer field, baseball field, basketball court, picnic tables, benches; children's play area, pathways, natural wooded area and a nine car parking lot along Corliss Avenue North.

Storm Water Background

Cromwell Park is located in the upper portion of 2,418 acres of the Thornton Creek watershed that is located within Shoreline's city limits. This location makes Cromwell Park an ideal location for stormwater detention to help reduce high flows entering Ronald Bog and the Thornton Creek channel. The basin improvement plan for the Ronald Bog sub basin includes detaining flows upstream of the Bog at Cromwell as a solution element to reduce the occurrence flooding in the area immediately south of the Bog and further downstream. This master plan for the park also includes a water quality treatment element to clean the road runoff with bio-filtration swales prior to releasing it downstream to the Bog and the rest of Thornton Creek.

Public Information

The Shoreline PRCS Board reviewed the site plan at their November 15, 2007 meeting and recommended that the plan be forwarded to City Council for approval. PRCS has been using the Council-approved process for soliciting public participation for all Parks, Open Space and Trails Bond related projects. This includes, but is not limited to: community mailing to 1000' of the project, currents articles and the new "What's Happening" public notice, Enterprise newspaper public notice, Channel 21 slide, posting on the construction sign at the site; posting of the public mailer at all City facilities where public information is posted; the City's website project webpage; PRCS Board Agenda; and City Manager's weekly reports.

Public Involvement

Two open house meetings, one PRCS Board Workshop and two regular PRCS Board meetings were held about the Draft Cromwell Park Master Site Plan in 2007: May 31st, September 26th, September 27th, October 25th and November 15th. In addition, staff and consultants attended the Swing'in' Summer's Eve event on July 25th at the park to share information and hand out comment forms. Comment forms were provided at all four public meetings in addition to being posted to the City's Website and all public facilities directly following these public meetings. City staff received over 35 comment forms from May through October.

No active neighborhood association exists for Meridian Park; however, most of the participants of the public meetings were adjacent, long time residents of the Meridian Park Neighborhood. Most residents who attended our public meetings had lived in the neighborhood for over thirty years. The adjacent neighborhood, Echo Lake, does have an active neighborhood association and had representatives who did participate in the meetings.

Comments received from the public varied from recreational improvements, safety and questions about the stormwater improvements proposed for the park. Additional questions included the concern of adequate parking, traffic and pedestrian safety in the neighborhood. PRCS worked to address all of these concerns by coordinating with other City departments and analyzing the site for ways to address these concerns. The City is also working towards a neighborhood traffic action plan that will address neighborhood-wide concerns. PRCS Department will continue to work with the Traffic Engineer to incorporate the comments that PRCS Department has received during the Cromwell Park Master Planning process that relate to neighborhood-wide concerns over traffic and pedestrian safety.

Over 30 members of the community attended the first open house, information gathering/sharing meeting in May 2007. Approximately 25 community members attended the design alternatives meeting held in the Zion Presbyterian Church. Four alternatives were presented to the community and the PRCS Board in September. The PRCS Board, along with public comment, provided staff and the design team with the needed direction to develop a preferred design option. That option was presented at the October PRCS Board workshop discussion. With final direction from the PRCS Board, the design team prepared the draft master site plan for recommended approval by the PRCS Board in their November meeting.

Master Site Plan Development Process

The Draft Master Site Plan was developed from a series of alternatives that explored various arrangements of the programmed stormwater and recreation facilities. All of the alternatives utilized the existing wetlands and a subterranean bog/wetland in the southern portion of the property as a starting point for the stormwater facilities. The alternatives explored expanding detention, water quality, and recreation functions within the park. Several background studies were completed that provided technical information for the Master Site Plan. They include a topographic survey of the site, wetland delineation report, geotechnical report and historic documents including aerials, photos and as-built surveys.

For each alternative, the use areas were defined to accommodate ease of use, safety, emergency and maintenance access. Opportunities for on-site and on-street parking were identified that distribute vehicular access around the site. The available on-site and on-street parking provides over 200 spaces area available to park users especially on evenings and weekends when the use rate is at its highest.

Development Program

The design team met with staff to determine long term program needs for the park to provide for both recreation and stormwater facilities. The development program identified from these meetings and public input includes:

Stormwater

- Create an additional one to two acre-feet of detention storage to take some burden off of stormwater flows entering Ronald Bog
- Treatment of a portion of piped flows from the Meridian Avenue system using linear water quality bioswales
- Improvements that will alleviate localized drainage problems that affect adjacent properties

Recreation

- Athletic Fields
 - Baseball field for Little League use
 - Soccer fields for a variety of age groups
 - Provide safe, maintainable turf surfaces with irrigation and under drains as necessary
- Playgrounds
 - Interesting and challenging equipment
 - Swings (children and belt seats)
 - Safe and maintainable play surfaces
 - Sand filled areas for toddler play
- Play Courts
 - Basketball court (full size)
- Other Park Development
 - Walking paths around and through the park
 - Informal meadow gathering area with space for a portable stage, electrical access and requirements for musical and other such performances
 - Controlled access to the park for maintenance and emergency vehicle access
 - Small picnic areas, benches, trash receptacles, and other park furniture
 - Fencing and vegetative buffer around the park boundary
 - On-site, adjacent and on-street parking

Master Site Plan

The Master Site Plan for Cromwell Park balances the programmed stormwater and recreation facilities. Please refer to the Master Site Plan and the companion elevations and perspective in your packet to understand the following description of the Master Site Plan.

Pathways

Paving for the pathways will be evaluated during the design process. Analysis will include pervious pavements for potential demonstration. A new primary pedestrian entrance will be created along the park's edge facing Meridian Avenue North. This access path sweeps from Meridian Avenue N through the park and exits the park on N 179th Street. Off of this primary path are secondary paths and trails providing circulation to most areas of the park. Circulation is provided through a hierarchy of paths and trails of varying widths and surface materials that loop around and bisect the park. They have generally been located where existing trails and social paths have been established. Pathway materials were studied for the park looking at porous materials, and traditional concrete, asphalt, crushed rock, and mulch. Because this site has such good infiltration and the pathways designed to slope towards the infiltration areas, there was no practical need for the use of porous asphalt or concrete. The planning level cost estimate assumes the use of asphalt for the main pathways, mulch or crushed rock for the other pathways and Grass-Crete pavers for the stage area.

Reshaping topography

The topography of the northeast end of the site is reshaped into hummocky hills for free play and exploration, reflecting the historic condition of the site. Winding paths lead to a picnic area and a highpoint, overlooking the playfield and the natural wetland and forested areas further to the south.

Parking

The Master Site Plan provides for parallel parking along Corliss Avenue N and a parking lot within the area inside the park that contains the unimproved right of way of N 180 Street at Meridian Avenue North. These two parking areas will provide approximately 30 new parking spaces with the redevelopment of the park. Parking in the vicinity of Cromwell Park (including all off-street and on-street parking) exceeds 220 spaces including approximately:

- 100 spaces in the King County Courthouse parking lot
- 35 on-street parking spaces along Corliss Avenue
- 25 on-street parking spaces along Meridian Avenue
- 15 on-street parking spaces along 179th Street
- 45 spaces in the Zion Presbyterian Church parking lot

In addition, City staff is analyzing the use of existing parking at park sites of similar size and use to determine how these areas are being used to help inform the development of parking for Cromwell Park. This data is being gathered and will be incorporated into the development of Phase I and Phase II designs.

Stormwater Areas

Generally, the plan locates the stormwater detention and wetlands in the southern portion of the park as dictated by the natural conditions. Linear water quality swales extend and frame passive areas of the park thus using this utility function as buffers between more active use areas. The active recreation use areas (baseball, soccer, basketball, playground) are centrally located on the site. The amphitheater is framed by the natural-looking water quality features and is near the primary entrance to the park off Meridian Avenue N.

The Master Site Plan shows stormwater channels integrated with activity areas near the center of the site. The channels were designed to detain and treat runoff from three sources: Meridian Avenue N piped system, Corliss Avenue N piped system, and N 180th Street ditch. In this design, the King County detention pond is eliminated and its functions are replaced in the proposed stormwater channels and facilities.

Wetland Areas

Wetlands will provide additional storage and treatment for stormwater. Existing wetland areas that are currently fragmented within the park at the south end of the park are connected and expanded into a greater wetland bog, into which the stormwater channels release the cleaned runoff water. The expanded wetland extends west in the area of the park that contains the 180th Street right-of way. Through geotechnical studies, an existing bog was discovered buried below the existing baseball field's outfield.

Natural Areas

Pathways in natural areas will be soft-surface materials. The existing upland forest and meadow area at the south end of the site from N 179th Street will feature a primary path entrance, existing picnicking and passive recreation opportunities. The Master Plan will create a corridor along the primary pathway through the wetlands to open up views of this area and to the north and northeast, over the playfield and to the play hills beyond.

View Vistas

Other view corridors created on site will include a vista from the main entrance at Meridian Avenue N over the amphitheater and play area spaces towards the entrance at Corliss Avenue N and N 180th Street, and from the corner of Meridian Avenue N and N 180th, near the outlet of the wetlands, towards the play hills in the northeast end of the park.

Planning Level Construction Cost Estimate

The planning level cost estimate provides the City with an assurance that most of the Cromwell Park Master Site Plan can be constructed within the approved 2008-2013 CIP budget of the combined Park and Stormwater funds. The cost estimate is broken down into the sequence of construction activities to be performed by a contractor. The last column of the cost estimate identifies that all of the drainage improvements will be constructed in phase I. The remaining phase II improvements primarily include some additional: drainage and paving; native landscape plantings and irrigation; and site furnishings including play structure pieces to be added to the play area. As the City seeks additional grants, these items can be easily implemented and with possible community volunteer assistance.

SEPA

The Master Plan identifies the necessary environmental/development permits for the implementation of the Master Site Plan along with a State Environmental Policy Act Checklist. Based on the extensive public involvement and environmental documentation provided, a threshold determination of non-significance has been made. The Checklist was mailed to appropriate agencies, and the comment period of 12/28/07 to 1/14/08 was advertised on 12/28/07 in the Seattle Times.

FINANCIAL IMPACT:

Project Costs:

Engineering:

Contracted Services ³	\$ 93,000
Susan Black and Associates	\$ 173,500
Direct City Costs ⁴	\$ 82,900
Subtotal Engineering	\$349,400

Construction:

Contract (Estimate)	\$1,280,000
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RECOMMENDATION:

Staff recommends that Council : 1) adopt the Master Site Plan for Cromwell Park and 2) authorize the City Manager to execute a consultant contract with Susan Black and Associates for \$173,500 for design of Phase 1 projects.

³ Contract services includes Master Plan development

⁴ Direct city costs include staff time and miscellaneous costs and expenses

ATTACHMENTS:

- A. Final Cromwell Park Master Site Plan
- B. Planning Level Cost Estimate
- C. Perspective
- D. Elevation

City of Shoreline Master Plan Cromwell Park



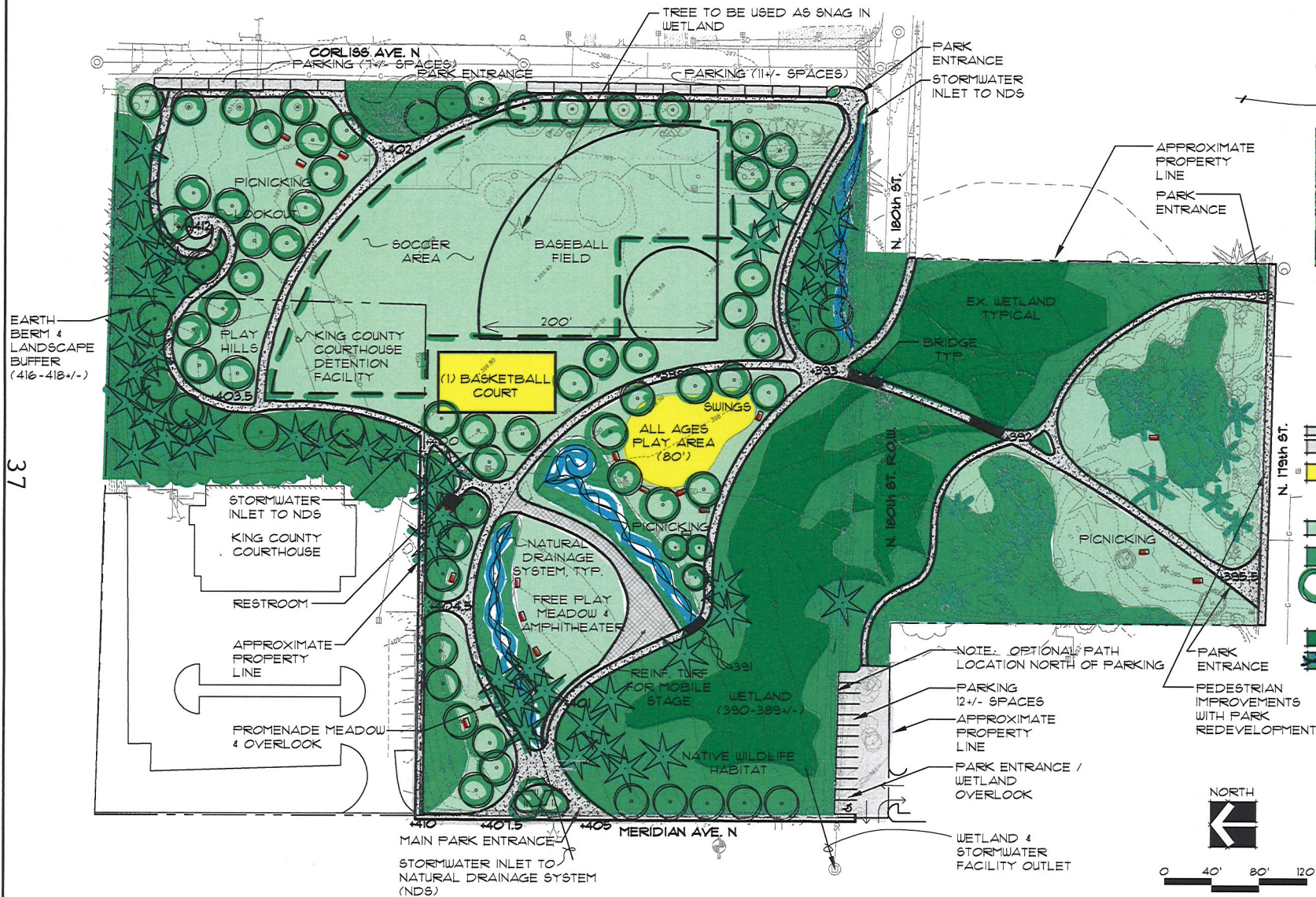
Draft Master Site Plan

LEGEND

- PEDESTRIAN PATH OR TRAIL (4'-6')/MAINTENANCE ACCESS (10')
- PLAY AREA OR COURT
- PICNIC TABLE BENCH
- MEADOW OR PLAYFIELD
- LANDSCAPE AREA (TREES, SHRUBS, GROUNDCOVER)
- DECIDUOUS TREE
- EVERGREEN TREE
- WETLAND AREA
- STORMWATER FACILITY



GAYNOR, Inc.





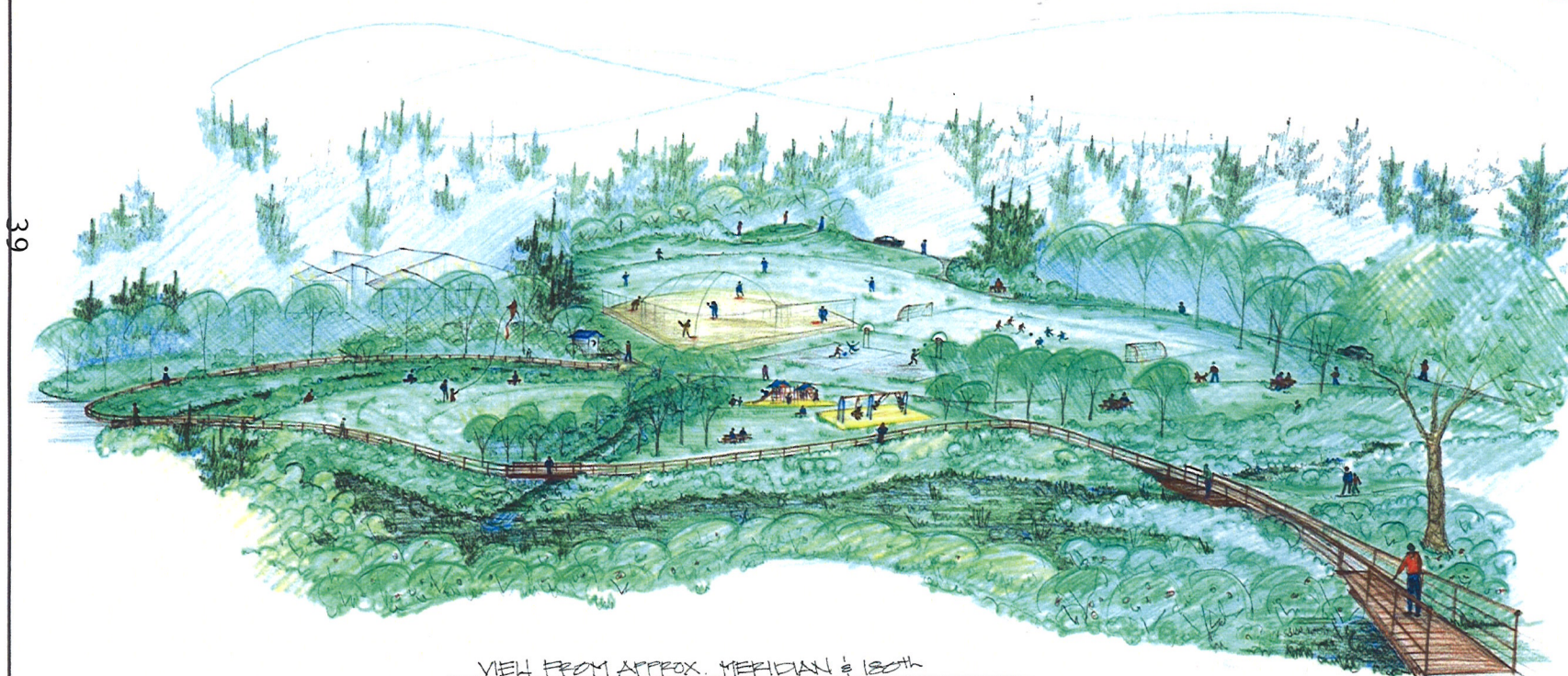
Cromwell Park
Summary Master Plan Cost Estimate 11/28/07

Item	Phase 1	Phase 2	Drainage Share Phase I
MOBILIZATION 5% of Total Hard Construction Cost	53,845.00	28,404.00	40,090.00
SURVEYING	2,500.00	0.00	975.00
CLEARING & DEMOLITION	12,000.00	0.00	4,680.00
TEMPORARY FACILITIES	15,000.00		5,850.00
EARTHWORK	120,000.00		60,000.00
DRAINAGE	349,533.00		349,533.00
SITE ELECTRICAL	25,000.00		
PAVING	60,000.00	147,350.00	8,800.00
STRUCTURES (Restrooms, bridges, bleachers in Phase II)	25,000.00	128,000.00	
PLAY AREAS	80,000.00	20,000.00	
SITE FURNISHINGS	35,000.00	24,200.00	
ATHLETIC FIELDS	95,070.00		
LANDSCAPING / IRRIGATION	225,000.00	231,500.00	57,000.00
Subtotal including mobilization	1,097,948.00	559,454.00	526,928.00
Contractor O&P - 7%	76,856.36	39,161.78	36,884.96
Construction Contingency - 10%	109,794.80	55,945.40	52,692.80
Sales Tax @ 8.9%	96,619.42	49,231.95	46,369.66
Total Construction Costs	1,381,218.58	703,793.13	662,875.42
A&E - 12%	138,121.86	70,379.31	66,287.54
City Costs - 6%	82,873.12	42,227.59	
Additional Surveys/information Gathering	35,000.00		
Planning Level Estimate Total	\$1,637,213.56	816,400.03	\$729,162.97

City of Shoreline
Master Plan
Cromwell Park



Perspective



VIEW FROM APPROX. MERIDIAN & 180th

Sept. 26, 2007

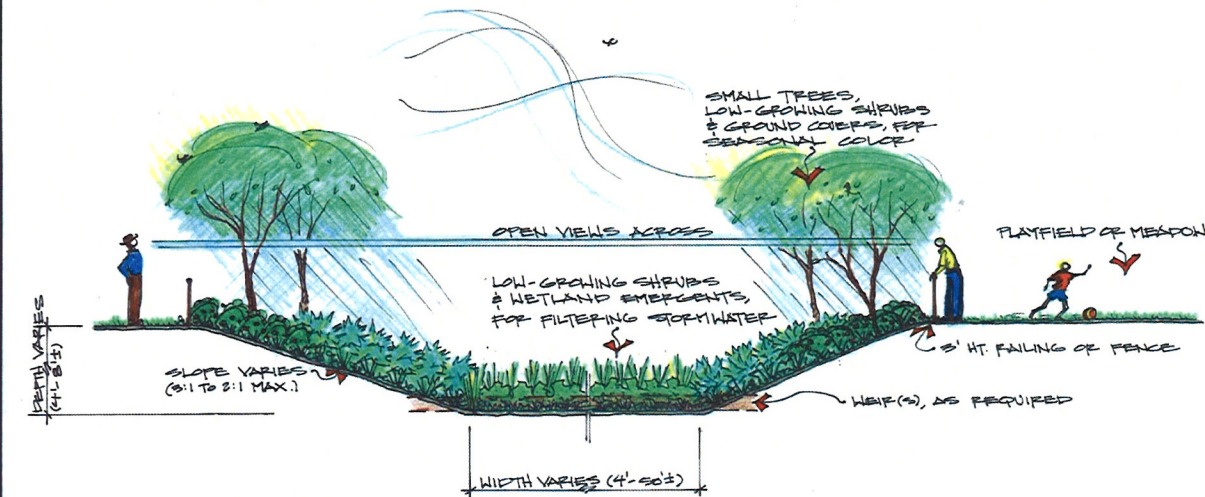


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City of Shoreline
Master Plan
Cromwell Park

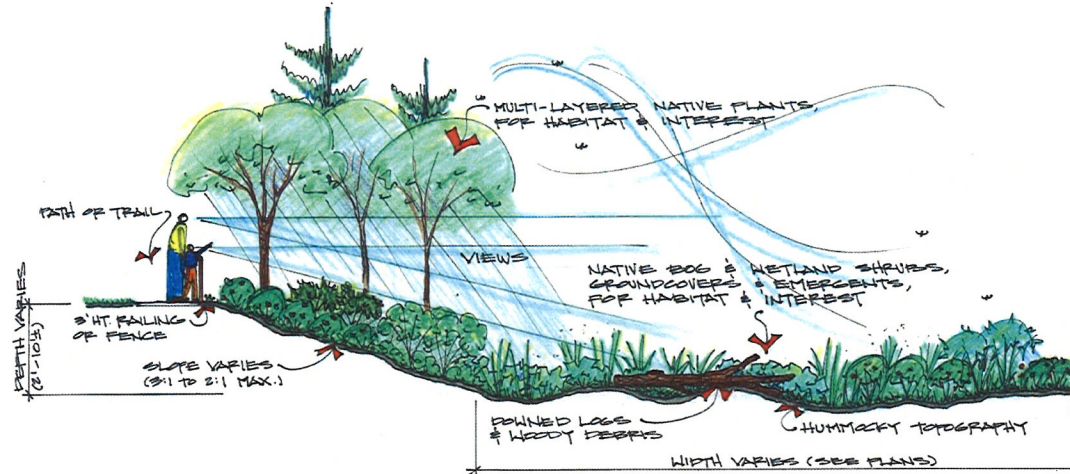


Sections



TYPICAL NATURAL DRAINAGE SYSTEM:
SECTION & LANDSCAPE

1/4" = 1'-0"



TYPICAL WETLAND: SECTION & LANDSCAPE

1/4" = 1'-0"

Sept. 26, 2007



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