

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Southeast Neighborhoods Subarea Plan Citizen Advisory Committee (CAC) Update
DEPARTMENT: Planning and Development Services
PRESENTED BY: Joseph W. Tovar, FAICP, Director of Planning and Development Services
Steve Cohn, Project Manager, Senior Planner
Miranda Redinger, Project Manager, Associate Planner

PROBLEM / ISSUE STATEMENT:

The Southeast Neighborhoods Subarea Plan Citizen Advisory Committee began meeting in July of 2008. This memo and the presentation on April 6th will serve to update Council on their progress to date, products anticipated in the final plan and those created thusfar.

The presentation will be provided by the following committee members: Dick Nicholson, Scott Solberg, Arthur Peach, Rebecca Tracy, Mark Holmes and Dennis Lee.

FINANCIAL IMPACT:

This work will be handled by current staff and is assumed in this year's budget. Staff does not foresee a request for additional funds as the project is currently under budget.

RECOMMENDATION

This memo and presentation are informational only. No action is required at this time.

Approved By: City Manager  City Attorney ____

BACKGROUND

When the official City Comprehensive Zoning Map was adopted by Ordinance 292 on January 7, 2002, several segments were classified as "Special Study Areas" (SSA). This designation was intended to be a place-holder until the areas could be analyzed in further detail to determine a long-range vision for the development of the area. Two of these are the Briarcrest SSA and the Paramount SSA.

In April, 2008, Council approved the plan to appoint a Citizen Advisory Committee to create a subarea plan to address long-range planning for those study areas. The committee dubbed the project the Southeast Neighborhoods Subarea Plan and began meeting in July, 2008.

The 16 person committee that was appointed by Council represented a cross-section of residents with diversity of age, gender, race, length of residence, occupation and views on growth. Over the last nine months, three members have resigned, but all for personal reasons unrelated to committee process.

The CAC began their task with a tour of the subarea. As they were introduced to the elements of Comprehensive Planning, they decided to invite experts (mostly City staff) on different topical areas to speak so that they would all be working from a similar base of knowledge. After that phase was complete, they began working on creating statements that expressed subarea issues to consider as well as their vision/values, operating assumptions, goals and policy recommendations. They have just starting looking at maps of the subarea and considering if and where changes to zoning designations may be appropriate to recommend to Planning Commission and eventually Council.

Committee deliverables include:

- Creation of a Subarea Plan that will mimic many elements of the Comprehensive Plan. Subjects will likely include Economic Development, Land Use, Housing, Transportation, Utilities, Community Design, Natural Environment and Capital Facilities.
- Comprehensive Plan Map designations that reflect the long-range vision for the area

Policy recommendations will be crafted by staff and the Planning Commission into Development Code Amendments as necessary to implement identified standards and zoning.

With the addition of the educational component to the work plan, the CAC is currently behind the preliminary schedule that staff proposed at the last Council update. Staff is working with the CAC to develop a revised work plan and time line for the remainder of the planning effort, and hopes to update Council soon.

RECOMMENDATION

No action required at this time.

Attachments:

Attachment A: Products adopted by the CAC to date

Council Staff Report on SE Neighborhoods CAC

Appendix A:

Items Adopted by Committee to Date

The CAC Committee

Committee Goal:

To recommend a plan for the City of Shoreline S.E. Subarea that, first, satisfies the desire of residents to preserve and enhance the current quality of life in the Briarcrest and S.E. Ridgecrest neighborhoods and, second, satisfies the need to accommodate some increase in residential and business density in these neighborhoods over the next 20 years.

The S.E. Subarea Plan

Plan Purpose:

To identify valued quality of life characteristics of the S.E. Subarea, to identify existing problems or issues that require attention from the City, to identify what level of increase in residential and business density is reasonable and desirable in the subarea over the next 20 years, and to identify means of accomplishing changes in density with maximum benefit to and minimum harm to the existing quality of life.

Plan Goals:

- Provide a specific and detailed summary of characteristics that have been identified by residents in the community as describing the quality of life they value. This is to be accomplished through discussion within the committee, through informal solicitation of comments from outside the committee, and through a formal, public community workshop.
- Provide a detailed summary of issues that have been identified by residents as currently affecting neighborhood quality of life, or as posing the potential to affect quality of life, as possible outcomes of increases in residential or business density.

- Provide policy recommendations that would create a framework for constructively addressing issues arising directly from growth that may change the existing quality of life.
- Provide recommendations for specific actions to address identified issues.
- Strive to balance social, economic, and environmental components of sustainability in decision-making and recommendations.

Operating Assumptions

1. The subarea plan should facilitate and compliment the objectives established by the Comprehensive Plan, and the Housing, Sustainability and Economic Development Strategies.
2. The committee should accept problems that are out of our control for exactly what they are – problems (i.e. 145th St. traffic), and try to develop policies and regulations that do not worsen the problem.
3. Property owners have a reasonable expectation that their interests will be considered in future land use actions.
4. Neighborhood character can be preserved and even improved. This could be accomplished through a variety of methods including: design review, proscriptive regulations and/or bulk and height restrictions.
5. Demographic changes (aging population, fewer couples with children, more singles, etc.) and rising costs will increase demand for housing alternatives that are not the traditional single-family home.
6. Neighborhoods should strive to balance environmental sustainability with social equity and economic development.
7. Small scale retail and personal service uses are appropriate in designated areas to accommodate the everyday needs of nearby residents.
8. The community values its parks and open spaces and will look for opportunities to enhance forest and ecosystem health, with consideration for financial limitations of the City and its residents.
9. Development in Shoreline is likely to continue, so rather than attempting to stop it, the community should prepare by crafting policies and regulations that will mold it into something attractive and amenable to neighbors.
10. Increased density may be acceptable when it provides a benefit to the community.

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