

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF BUSINESS MEETING

Monday, May 11, 2009 - 7:30 p.m.
Shoreline Conference Center
Mt. Rainier Room

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

ABSENT: None

1. CALL TO ORDER

At 7:33 p.m. 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. CITY MANAGER'S REPORT

Bob Olander, City Manager, provided reports and updates on various City meetings, projects, and events. He announced that May is National Bike-to-Work Month. He displayed photos of the Boeing Creek Park Improvements and stated that the stormwater project is working well in enhancing retention, reducing flooding, enhancing water quality, and serving as an aesthetic for park visitors.

4. REPORTS OF BOARDS AND COMMISSIONS

Councilmember Hansen reported on his Flood Control Zone District meeting, where they approved a change in their bylaws and revised the workplan for 2009-2010. He said he also attended the Regional Water Quality meeting and received a Brightwater construction update. He noted that the total cost of the project is now at \$1.8 billion. Responding to Mayor Ryu, Councilmember Hansen stated that there haven't been any sinkholes or sand issues, but problems still persist on the "second" section of the project.

5. GENERAL PUBLIC COMMENT

a) Laethan Wene, Shoreline, stated that the Chamber of Commerce 2009 Annual Report is completed and available.

b) Tracy Tallman, Edmonds, stated that the Shoreline School District (SSD) needs to be honest regarding the Shoreline Historical Museum. She said the Museum's trust has been violated because the SSD won't protect it. There has been no communication between SSD and the museum management regarding their eviction. The Richmond Beach store and the Ronald School are the only landmarks in Shoreline and the SSD states that they are only preserving the building facade. She said she is stunned.

c) Robert Phelps, Shoreline, Board of Trustees, Shoreline Historical Museum, said there is a public notice sign announcing a meeting of the Richmond Highlands Neighborhood Association (RHNA) with Sue Walker. He said he attended and was shocked to learn they were planning to move the museum out of Ronald School. He said the Director or the Board of Trustees of the Museum still hasn't been contacted, so further communication is needed. He noted that the Shorewood High School plans are excellent, but he cannot support the bond issue if it includes moving the museum.

d) Bill Dunbar, Seattle, Principal of Shorewood High School, spoke in support of Ordinance No. 536 and outlined the benefits of multi-story buildings. He noted that the Shorewood design team worked with Bissetti Architects who assisted them with green open spaces and other features. The Planning Commission recommended adoption of the design by a vote of 5-1. He stated that passage of Ordinance No. 536 allows the School District to move forward.

Councilmember Way inquired if Mr. Dunbar saw the history of the museum as valuable. Mr. Dunbar said he wasn't prepared to discuss the museum. Mayor Ryu asked if the museum was ever considered. Mr. Dunbar said it was, but he wasn't prepared to comment on it. Councilmember Eggen inquired what the timeline was for the conceptual design completion. Mr. Dunbar replied that it would be revealed at the June 4 open public meeting where there will be two conceptual designs for the taking of public comment. Councilmember Way questioned if the design team has any interest in contacting the museum board. Mr. Dunbar stated that that will take place at the school board level.

e) Les Nelson, Shoreline, commented that he saw the evasiveness with the school district. He said he is skeptical. He said the City may lose the history of Shoreline if the place where the documents are kept is lost. He commented that there is lots of open space there now and he feels as if they are working with developers about housing and other structures. He said the process is not open to the public.

f) Bob Ransom, Shoreline, commented that he was on the school board when the Ronald School was sold to the Museum and the Museum got the deed. He said he didn't know the superintendent put a rider in there and if they declare a special need they could take it back. He said they did that with other properties and wanted to know if they are going to take back Cromwell Park. He explained that this is a deeded property which has been declared an historical landmark which forbids them from changing the face or the interior of the building. The public should be outraged by this attempt to take the museum, he stated.

g) Wes Branden, Shoreline, said he spoke to the public four years ago about the levy bond campaign. He said Shorecrest High School has a great theater and its height is 70 feet. He urged the Council to discuss a timeline later as the SSD needs a decision by November in order to put something on the ballot. Mr. Olander clarified with Mr. Branden that the designs are online at www.shorelineschools.org.

h) Pat Haggerty, Principal of Shorecrest High School, supported Ordinance No. 536 and that the recommendation is in keeping with community feedback the high school has received. The Shorecrest community supports this ordinance, he stated. He said this development means fewer disconnected buildings, which is essential to Shorecrest's future plans.

i) Bill Meyers, Shoreline, discussed the business license tax. He said taxing casual and isolated sales will have a big impact. He said the City is creating this license because of Code compliance and revenue collection. The City's plan, he communicated, requires him to get a license.

j) Wendy DiPeso, Shoreline, commented that the business license proposal was sent to the Chamber of Commerce for consideration. She discussed the contract extension for City Hall. She felt it would be less expensive to include energy efficiency in new construction and hoped the City works with SCC and the Chamber of Commerce to leverage grant funds.

k) Dom Amor, Shoreline, commented on item 7(c) regarding building heights. He said this is a practical measure for the benefit of students and he has seen other schools with similar designs and their effect on communities. He felt that the design was on the right track.

Councilmember Way favored a compromise to allow the Shoreline Historical Museum to stay in the current building and allow Shorewood to stay at the current height.

Responding to a question from Mayor Ryu, Mr. Amor stated that there was a capital bond four years ago and an operations levy. He also stated that the tax rate isn't increasing in 2010.

l) Dale Lyden, Shoreline, member of the Shorewood Design Committee, stated that his kids are in the SSD. He said he is a civil engineering design professional and he supports Ordinance No. 536. Sustainability, he pointed out, is a goal in our City. Higher buildings, he said, reduce the footprint and increases pervious surface. He clarified that the 70' height only applies to gyms and theaters. The conditional use permit means the City can still guide the process, he said. He noted that the SSD has never had a desire to evict, nor has he heard anyone express a desire to evict the museum. He said the new building will embrace the Ronald School. He noted that there have been two public meetings.

Councilmember Way favored a compromise that would allow the necessary height and also preserve the museum. Mr. Lyden responded to Mayor Ryu that he can't recall the museum being excluded on any of the design alternatives.

m) Lisa Surowiec, Shoreline, asked the Council to support Ordinance No. 536. She stated that having fewer exits is good for security in school buildings for lockdown purposes. As a citizen she supports it because it is the most conservation-minded and environmentally favorable option because it is cheaper to heat, deal with stormwater, and takes up less green space. Additionally, as a neighbor, she noted that she asked for the Richmond Highlands Neighborhood Association meeting with Sue Walker and heard no concerns about building heights in the neighborhood. She said the SCC auditorium is consistently booked and a new auditorium would be a community benefit. She added that she has heard nothing but positive things from the superintendent and school board members about wanting to preserve the building and retrofitting it.

Responding to an inquiry from Mayor Ryu, Ms. Surowiec felt that her neighbors wouldn't oppose a four story building and that there is encouragement about turning a part of the museum into a library. Councilmember McConnell commented that the community around Shorewood has not opposed the height change and doesn't think it would be problem since the new building would be so much better.

n) Todd Crandall, Shoreline, member of Shoreline Design Committee, supported item 7(c). He said it allows the flexibility to have benefits of security, more open space, etc. He replied to an inquiry from Mayor Ryu and stated that he doesn't feel there would be an issue with a four story building on the site.

o) Howard Brady, Shoreline, supported item 7(c) for the same reasons given by previous speakers such as safety, security for lockdown conditions, efficiency, avoiding a campus-type structure, and certain environmental elements. He stated that he has no issue with four story compared to three or the museum coexisting on the site.

p) Richard Hill stated that he is the land use counsel for the SSD. He strongly urged the Council to separate these issues. He said they are two completely different uses and it isn't the City's role to regulate tenant uses. Additionally, he said there is interest in the museum as an entity and he said the structure is intended to remain and will be enhanced. He said there is no final decision regarding the use and the museum is welcome to participate in the process, as are the Councilmembers. The SSD Board, he explained, has the duty to use its assets as it sees fit and the SSD won't support bringing the Ronald School into this process.

q) Dwight Gibb, Shoreline, said it seems that it shouldn't be difficult to work this out. He felt that neighborhood character is an issue and that historic and public buildings of importance should be maintained.

r) Bergith Kayyali, Shoreline, said she has been a Westminster Triangle resident for 25 years and doesn't support tall buildings along the Aurora corridor. She

thanked the Council for the revisions in the Vision Statement, however, it doesn't talk about heights. She urged the Council to include a limitation of building height and size in the Vision Statement. She concluded that this would protect Shoreline from extreme density and overdevelopment.

6. APPROVAL OF THE AGENDA

Mr. Olander recommended postponing item 9(a). There was Council consensus to remove items 9(a) and 9(b). Councilmember Eggen moved to pull item 7(c) and place it as item 8(a). Motion carried 6-1, with Councilmember McGlashan dissenting. Deputy Mayor Scott moved approval of the agenda as amended. Councilmember Way seconded the motion, which carried 7-0 and the agenda was approved.

7. CONSENT CALENDAR

Deputy Mayor Scott moved approval of the Consent Calendar as amended. Councilmember Eggen seconded the motion, which carried 7-0 and the following items were approved:

(a) Minutes of Workshop Dinner Meeting of April 13, 2009

(b) Approval of expenses and payroll as of April 30, 2009 in the amount of \$1,335,401.63 as specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
3/22/09-4/4/09	4/10/2009	28621-28822	8682-8728,8730 8702	39829-39837	\$431,787.46
Prior period checks voided and reissued			8427/8680		\$0.00
			8669/8681		\$0.00
			8585/8729		\$0.00
					<u>\$431,488.87</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
4/20/2009	39821		\$36,715.50
4/20/2009	39822	39828	\$76,750.07
4/21/2009	39838	39840	\$65,562.55
4/21/2009	39841	39877	\$172,816.08
4/22/2009	39878		\$1,814.84
4/22/2009	39879	39888	\$19,983.55

4/22/2009	39889	39900	\$58,867.73
4/22/2009	39901	39902	\$18,254.17
4/23/2009	39903	39921	\$1,963.90
4/24/2009	39922	39923	\$60.00
4/27/2009	39924		\$10.00
4/27/2009	39925		\$8,100.75
4/28/2009	39926		\$25,467.64
4/28/2009	39924		(\$10.00)
4/29/2009	39927	39955	\$392,632.35
4/29/2009	39956	39958	\$26,698.83
4/29/2009	39959	39965	\$32,816.62
4/30/2009	39822	39828	(\$76,750.07)
4/30/2009	39966	39989	\$40,489.75
4/30/2009	39990	40000	\$1,668.50
			<u>\$903,912.76</u>

(d) **Ordinance No. 542 Extending the Seattle Public Utility Water Franchise**

(e) **Motion to Approve a Phase 1 Contract with JS Design Studio, LLC for Design Services for the Kruckeberg Botanic Garden Master Plan**

(f) **Motion to Authorize the City Manager to Execute a Contract Amendment with Hewitt Architects for Design Services for Richmond Beach Saltwater Park**

(g) **Motion to Approve the Economic Development Advisory Committee Appointments**

(h) **Motion to Authorize an Increase in the Developer's Guaranteed Maximum Price (GMP) to \$29,104,125 and the Increase of the Civic Center's Total Project Cost to \$33,596,918 for the Inclusion of Grant Funded Energy Efficiency Systems; Character Generator for the AV System; and the Component and Programming for the Video Adaptability to the LAN System for the Civic Center Project**

8. ACTION ITEMS

(a) **Ordinance No. 536 Adoption of Development Code Amendment for High School Building Heights**

Joe Tovar, Planning & Development Services Director, discussed the history of this item and noted the revisions on page 16-7. He said they were there so they could propose taller structures which would include a gymnasium and theater fly space. He stated this would apply to Shorewood, Shorecrest, Shoreline Christian, and Kings High Schools.

Councilmember McGlashan moved to adopt Ordinance No. 536. Councilmember Hansen seconded the motion. Councilmember Way moved to table Ordinance No. 536. Councilmember Eggen seconded the motion.

Councilmember Way discussed the footprint that is being proposed. She wanted to know how much the existing footprint will be increased. Mayor Ryu stated she would like to explore this as well.

Councilmember Hansen said he is afraid the Council is delaying decisions again and he is not in favor of delaying this. He said this doesn't preclude any adjustments relative to the museum because it is simply adopts a height variance. Councilmember McConnell concurred.

Councilmember McGlashan commented that everyone wants the museum to stay, but it has nothing to do with this ordinance. He felt the decision shouldn't be delayed.

Councilmember McConnell commented that this is one of the most important partnerships in the City and doesn't feel the Council should include another issue in this. She said she is sure this community will be talking to the SSD board. She concluded that this is a separate issue and the Council needs to show the community that the City can move forward.

Mayor Ryu questioned if there is a mechanism for the SSD to build more than three stories if the Council adopts this item. Mr. Tovar responded that the SSD hasn't indicated anything higher than 50 feet except for the gym and theater. Mr. Sievers commented that code changes can be written in regarding surrounding land uses. Mr. Olander added that the Council could pass a resolution to the SSD Board regarding support for the concept.

Councilmember Way commented that there are still certain things that are unresolved so it should be tabled. Mayor Ryu wondered if the Council is still interested in pursuing language for the height bonus. She added that it makes sense for SSD, Council, and museum to work the resolution out. Councilmember Eggen stated that the May 18 meeting could be a special meeting.

Deputy Mayor Scott referred to the diagrams and wondered how the proposed ordinance affects the Kings High School campus since they can put a high school anywhere inside the boundary, to include some residential areas. Mr. Tovar replied that he was correct, but they must have a master plan approved by ordinance before building. He noted that it would allow the Planning Commission to comment and limit what would happen.

Mayor Ryu discussed the Shoreline Christian School and inquired if they could build without a master plan.

Councilmember Hansen called for a point of order. He noted that the Council hasn't addressed the motion on the table.

Mr. Hill commented on postponing this item until May 18 and noted that the SSD strongly urges the Council to approve this technical amendment. He said attempting to bring Ronald School into this process is inappropriate. He said every day of delay frustrates the public's expectations that SSD will proceed with a rational process on how to educate children through the use of SSD property.

Mayor Ryu wanted to know when SSD notified the tenant. Mr. Hill pointed out that the museum owns the building and state law requires SSD the opportunity to recapture the building for educational purposes and the museum has always known that. He added that the SSD is in the middle of the planning process and there hasn't been any decision. The museum has been welcome to attend every planning session and participate in the process.

Councilmember McGlashan called for a point of order. He noted that the Council hasn't addressed the motion on the table and that the museum discussion does not relate to the motion to postpone.

Ian Sievers, City Attorney, stated that the topic concerns a text change to the City's zoning regulations that under the Growth Management Act has been noticed to the public, PC recommendation, and notice to the state. This conversation should be about those narrow text changes and it is off point from this ordinance, he said. He confirmed that the Council could discuss and add language about height bonuses. Mr. Hill added that the SSD has no interest in four-story schools.

Deputy Mayor Scott stated that the scope of this ordinance involves building heights. He stated that he hopes SSD hears the community and agreed with sending a resolution to the SSD Board.

Councilmember Hansen called for the question. Councilmember McConnell seconded the motion, which failed 2 – 5, with Councilmember McConnell and Councilmember Hansen voting in the affirmative.

Councilmember Eggen commented that there are some frustrations with limitations placed on design by City regulations and it is something that should be discussed. He said it may be appropriate to delay this in order to have that conversation. Additionally, the Council just got the ordinance last week and people are demanding a decision today. He said a bad decision is worse than a slow decision, and the issue is fairly narrow.

Councilmember Way said Mr. Ransom's comments about how the building came to be owned raises important questions that could inform our process. She communicated that it would be wise to take a little more time on this issue because it could have irreparable effects. She urged the Council to support postponing this item and discussing it at a date to be determined.

Deputy Mayor Scott said this ordinance deals with building heights, and the Ronald School is a separate matter. The Ronald School shouldn't hold this ordinance ransom, he

noted. He stated that the SSD elected its school board, which then came to the Council and requested a building heights change, which does not involve the use of Ronald School.

Councilmember Way withdrew the motion to table Ordinance No. 536.

Mayor Ryu said she would like to add language to enable Shorewood to increase the height of their building because they're close to the RB zone.

Councilmember McGlashan suggested the Council move forward without amending the ordinance since SSD hasn't asked the City for four stories.

Councilmember McConnell noted that the SSD came to Council with a specific proposal, and she felt the Council should not second guess what the School District wants. She felt that SSD has thought about this very carefully and the levy results will dictate how high they can go. She said she felt very satisfied with letting the community dictate the numbers. Councilmember Eggen confirmed that 50 feet would accommodate a fourth floor.

Councilmember Hansen felt the City has a stake in the museum and the City supports it. Unfortunately, he felt the Council strayed and talked too much about the topic. He noted that the museum isn't on the agenda.

Councilmember Eggen called for the question. Councilmember Hansen seconded the motion, which carried 7-0. A vote was taken on the motion to adopt Ordinance No. 536 adopting a Development Code Amendment for High School Building Heights, which carried 6-1, with Councilmember Way dissenting.

Mr. Olander commented that the City staff will prepare draft resolution concerning the Council support for the museum staying at its current location.

RECESS

Mayor Ryu called five minute break at 9:21 p.m. The meeting reconvened at 9:28 p.m.

- (b) Continued public hearing to receive citizens' comments on the Proposed Updated Vision Statement and Framework Goals of the City of Shoreline Comprehensive Plan; and Ordinance No. 547 Amending the Comprehensive Plan to Amend the "Vision" and "Framework Goals"

Mr. Tovar stated that the Council continued the public hearing. He handed out a packet of information to the Councilmembers, which included the *Currents* article, three different town hall forums, information concerning the process, and other related documents. He reviewed the proposed changes by Mayor Ryu and Councilmember Eggen and also

provided a copy of the Planning Commission work plan. He noted that the Vision informs everything else on the work plan.

Mayor Ryu called for public comment.

a) Meghan, Peterka, Shoreline, commented that the 2029 Shoreline Vision and Goals can be met through community gardens. She said they bring people together and are examples of sustainability. She invited anyone interested to meet on May 26 at the Shoreline Library. The City of Seattle coordinated land access with their neighborhoods associations for pea patches and it is a great plan the City of Shoreline could incorporate. She stated that it is very frustrating and it wastes a lot of time to listen to the Council argue about tabling an item on the agenda.

b) Mary Jo Heller, Shoreline, said she sent website references on issues to the Council and is glad to see Vision statement has changed, but it is still vague. She said it is clear that while the Council is trying to make changes that the neighborhoods can work with, the neighborhoods can't support them. Additionally, she is unhappy to hear Mayor Ryu's comments about building heights. She noted that there are fourteen members of the Westminster Triangle Association at the meeting and many have left due to the late hour. She added that now there is a building proposal in the Sears complex that includes 10-story buildings and wants the Council to reconsider the Vision statement because it is too vague.

Deputy Mayor Scott recalled that Ms. Heller was at the Council meeting a couple of weeks ago saying that the Vision should not include high-rise buildings. He noted that the Council is considering the term "mid-rise." Ms. Heller replied that mid-rise is acceptable.

c) Charlotte Reed, Shoreline, also commented that the language is too vague and would like to see clear language for heights. She said mid-rise is about five stories.

d) Bob Capinas, Shoreline, said there have been efforts for the past ten years by the Council to destroy the Westminster Triangle neighborhood. He said he lives close to the trail and has raised his kids and his community under siege by the City. He said a 12-story building would be the death for the Westminster Triangle. He strongly urged the Council to change the wording to limit the building height to mid-rise, or about 50 feet.

e) Les Nelson, Shoreline, commented that mid-rise is vague too. Height is a big issue in Shoreline and he is bothered by what Commissioner Hall said concerning tall buildings in Shoreline. Visioning is like changing the table of contents in the Comprehensive Plan. He testified last year that the City needs to inform the public what this is all about, but he hasn't seen anything change. He commented that the City is required to do specific notice for a Comprehensive Plan amendment and he said there wasn't any public notice done.

f) Bergess Kayyila, Shoreline, discussed mid-size buildings and said she is used to the description. However, she said the neighborhood needs buildings that can fit

into the neighborhood. She said there needs to be discussion about a limit on height and bulkiness. Additionally, she said it needs to fit with the trail. She suggested a non-bulky building with a 50 feet height limit.

Mr. Tovar responded to Mr. Nelson's comments concerning people not knowing about this being a Comprehensive Plan amendment. He said Mr. Nelson has made comments referring to it as a Comprehensive Plan amendment. Additionally, the articles in *Currents*, the letters to and from the state, and the notices that have been posted and published in the Enterprise and Seattle Times all have referred to it as such. He stated that the discussion of what is mid-rise is healthy, and RB allows 65 feet, which is five to six stories depending on a number of factors. He noted that "bulk" and other questions will all be contemplated in the future. Mr. Olander added that the proposed amendments suggested by Councilmembers have merit and the City staff supports them. He explained that the Vision Statement is supposed to be aspirational and the heights are in the development regulations. The Vision, he commented, doesn't get down to details and it is followed up when the more detailed policy elements are completed.

MEETING EXTENSION

At 9:59 p.m., Councilmember Hansen moved to extend the meeting to 11:00 p.m. Councilmember McGlashan seconded the motion, which carried 7-0.

Councilmember Way read language concerning the Council considering only one CP amendment per year and said she read the docketing done on March 23 and counted seven different items. She questioned which of them are considered exceptions to the once a year rule. Mr. Tovar explained that items 1-11 are on work program and the Growth Management Act (GMA) allows for exceptions to the once a year rule. He noted that items 2, 3, and 4 are not CP amendments, 5 is reporting, 6, 7, 8 are subarea plans, and 9, 10, 11 are all quasi-judicial master plan permits.

Councilmember Way inquired about the CP map amendment. Mr. Tovar responded that the City has the option to declare an emergency and adopt it or to have the Commission make a recommendation to adopt in 2010. The GMA doesn't challenge emergency clauses, he said. Councilmember Way inquired about consideration of RB to R-48. Mr. Tovar replied that that will accompany the permanent regulations.

Mayor Ryu declared the public hearing closed.

Councilmember Hansen moved to adopt Ordinance No. 547 Amending the Comprehensive Plan to amend the "Vision" and "Framework Goals." Councilmember Eggen seconded the motion.

Councilmember McGlashan suggested inserting the term "mid-rise" back into the Vision. Mr. Tovar said it would be best if the term was put back in as the PC recommended. He also suggested adding "City of mid-rise buildings 5-6 stories." However, he felt that the legislative process can define this. Mayor Ryu added that as part of the PC work

program, in the design review process, the term "bulk" can be considered. She questioned if item #4 is where setbacks and transitions are added.

Councilmember Hansen stated that this is a vision statement and a lot of things will happen between now and 2029. He felt that naming specific parcels is way too prescriptive and any specific details will have to be authorized by the Development Code.

Mr. Olander noted that if the Council goes with the amendments as proposed, the current height limit is 65 feet in RB and the only way to change is that is through a Code change.

Deputy Mayor Scott agreed with Councilmember Hansen. However, he said his concern is that years down the line if it doesn't say higher than mid-rise there will be the potential for debate. He felt the Council should consider some general language around mid-rise and include "subarea plan" in the language.

The Council then turned its attention to the proposed Vision Statement as outlined on new pages in the Council packet starting on page 64-1. **Councilmember Way moved to insert "Shoreline is a safe and progressive place to live. It is known region wide for the effectiveness of its police force and for programs that encourage troubled people to pursue positive activities and provide alternative treatment for non-violent and non-habitual offenders" as the second paragraph under the "Healthy Community" section. Councilmember Hansen seconded the motion.**

Deputy Mayor Scott commented that the Vision is supposed to be aspiring and wondered if the changes would be more appropriate in a human services document.

Councilmember Way replied that this is a realistic statement. Councilmember Eggen said many people talk about how they want to emphasize progressive treatment for non-dangerous offenders, and the City is already doing many of these types of things now.

A vote was taken on the motion, which carried 5-2, with Deputy Mayor Scott and Councilmember Hansen dissenting.

Mayor Ryu moved revisions to "The Signature Boulevard" section to read as follows: "Aurora Avenue is Shoreline's grand boulevard. It is a thriving corridor, with a variety of shops, businesses, eateries and entertainment, and includes clusters of some mid-rise buildings, well-designed and planned to transition to adjacent residential neighborhoods gracefully. Shoreline is recognized as a business-friendly city. Most services are available within the city, and there are many small businesses along Aurora, as well as larger employers that attract workers from throughout the region. Here and elsewhere, many Shoreline residents are able to find family-wage jobs within the City." Councilmember Way seconded the motion.

Mr. Tovar responded to an inquiry from Mr. Olander that the revisions don't preclude the City having high rise elsewhere and doesn't specify whether it would preclude something higher in Aurora Square. He stated that defining a corridor is the issue because it is zoned

RB. He also stated that the subarea plan might be the way to do that without alarming people. The challenge, he noted, is how much specificity you can give.

Deputy Mayor Scott commented that there are other supporting documents on which this statement is based and if they can be referenced in the Vision, mid-rise can be included. He said this process has involved a lot of citizens and it also included comments about high rise. Mr. Olander added that people will point to this and the Council will need to clarify the CP amendment in order to be specific.

Councilmember McGlashan inquired why the original statement from the PC can't be used. Councilmember Eggen commented that it is hard to project ahead 20 years so he felt that the Council should be as specific as possible. He noted that RB was just a name when the City was established and then a Development Code amendment changed the density, but it was still the same in the CP.

A vote was taken on the motion to revise the Vision Statement as stated by Mayor Ryu, which carried 7-0.

Councilmember Way moved to insert "community gardens" after "housing choices" in the Healthy Community section of the Vision Statement. Mayor Ryu seconded the motion. Councilmember Way explained that this was brought it up at the Council retreat and in the community conversations process so it should be included in the language. **A vote was taken on the motion which carried 7-0.**

Councilmember Way moved to adopt the proposed Framework Goals as produced by the Planning Commission, with the following alternatives substituted for proposed Framework Goals 4, 9, 12, 14, and 15 and adding new Goal FG 19 renumbered as FG 18: "Alt 4.1: Provide a variety of gathering places, parks, and recreational opportunities for all ages and expand them to be consistent with population changes; Alt. 9.2 Promote quality building, functionality, and walkability through good design and development that is compatible with the surrounding area; Alt. 12.2 Support diverse and affordable housing choices that provide for Shoreline's population growth, including options accessible for the aging and/or developmentally disabled; Alt. 14.1 Designate specific areas for high medium density development, especially along major transportation corridors; Alt. 15.1 Create a business friendly environment that supports small and local businesses, attracts large businesses to serve the community and expand our jobs and tax base, and encourages innovation and creative partnerships; FG 18: Encourage Master Planning at Fircrest School that protects residents and encourages energy and design innovation for sustainable future development." Mayor Ryu seconded the motion.

Mr. Tovar commented that this is the first time medium density is used in any City regulations. He noted that it is defined in the Comprehensive Plan as 12 units per acre. He questioned if the Council wishes to limit density to 12 units per acre along major corridors. Councilmember Way suggested revising it to mid-rise density. Mr. Olander highlighted that density is controlled by the zoning regulations and this departs

significantly from the community and PC recommendations. **Councilmember Way retracted her reference to medium density so the proposal read "Alt. 14.1 Designate specific areas for high density development, especially along major transportation corridors" as originally proposed by the Planning Commission. There was Council consensus to remove proposed Framework Goal 18 due to redundancy.**

Councilmember Eggen commented that he can't support having language concerning high density along arterials, and Mayor Ryu noted that the language says it says "transportation corridors." He inquired what the definition was for "major transportation corridor." Mr. Tovar noted that there was no definition, but the intent wasn't to describe every arterial because the Vision is a broad statement of aspiration. Mr. Olander added that it depends on what the Council designates as a major transportation corridor and that the current CP includes more detailed policies, which would come later.

A vote was taken on the motion to adopt the Framework Goal amendments, which carried 7-0. A vote was taken on the main motion to adopt Ordinance No. 547, the 2029 Vision and the Framework Goals as amended, which carried 7-0.

- (c) Public hearing to receive citizens' comments on Ordinance No 546, Creating New Interim Regulations for Portions of the RB Zone That Front Midvale Avenue Between N 175th Street and N 185th Street; and Motion to adopt Ordinance No. 546

Mr. Tovar reviewed the staff report. He outlined the new version of Ordinance No. 546. Mayor Ryu questioned if this would be included in the PC work program or Town Center subarea plan, despite whether it is adopted at this meeting or not. Mr. Tovar explained that it would create interim regulations that would apply to the Midvale Demonstration Area (MDA) and the intent is to see if something can happen. He noted that whatever is learned can be utilized for other parts of RB or Town Center.

MEETING EXTENSION

At 11:00 p.m., Councilmember McGlashan moved to extend the meeting until 11:30 p.m. Councilmember Eggen seconded the motion, which carried 7-0.

Mayor Ryu opened the public hearing.

- a) Robert Ransom, Shoreline, said he has a counseling office at 180th Avenue N and Midvale and is in favor of the demonstration project. He said the area has not improved over time. He said there needs to be time to allow the buildings to be redone on Midvale.

- b) Les Nelson, Shoreline, commented that the Council adopted a new vision statement and framework goals without removing the old ones. He discussed the MDA and said this will put density in an area that the transit system cannot handle. He said the

residents have asked the City staff and Commission to study what density is appropriate and he doesn't see any progress on that. He urged the Council to do some planning first.

c) Marlin Gabbert, Shoreline, announced that he served on the Planning Commission for eight years and has presided over quasi-judicial hearings. He said it pains him to watch the Council not listen to the recommendations of the Commission, the advice of the City staff, and the knowledgeable citizens. He said the Council only listens to a select few who works adversely to the economic health of the City. This agenda, he pointed out, has delayed projects and thwarted people from investing in this community, thus costing citizen taxpayers millions through micromanagement and not governing properly. Setting limits on density in a prime commercial area provides no protections that are not already provided by bulk regulations and parking requirements; it only discourages good design, amenities, development, and economic opportunity. He stated that a slow delayed decision is worse than a bad decision because you have time to correct a bad decision and make changes.

Responding to Mayor Ryu, Mr. Gabbert stated he is still the architect of project at 185th Avenue N and Midvale Avenue. He noted he would respond to the Council concerning the Central Shoreline Subarea Plan. Councilmember Hansen said the public comment period is not the place for interrogating citizens.

d) Steve Cupik stated that he is an owner of property on Midvale Avenue and he encouraged the Council to approve the MDA. He said although his property can be refurbished, it is not the highest and best use of it. He said his intent is to develop a property that would fit the criteria of the Planning Department and include an administrative design review. He commented that in every local city around Shoreline, mid-rise is between 60-70 feet. He said his intentions are to go with RB zoning, 65 feet, and to design a building the City could be proud of. He noted that he bought the land shortly before the moratorium was passed. He agreed that there shouldn't be tall buildings built next to houses, but the MDA is different.

Mayor Ryu closed public comment.

Councilmember Hansen moved to adopt Ordinance No. 546 Creating New Interim Regulations for Portions of the RB Zone That Front Midvale Avenue Between N 175th Street and N 185th Street. Councilmember McGlashan seconded the motion.

Councilmember McGlashan moved to strike "3. Include electric vehicle plug-in facilities in parking areas." Councilmember Hansen seconded the motion.

Deputy Mayor Scott said he thought this area would be improved with an anchor store and noted that the likelihood of having small shops only is high without one.

Councilmember Way agreed with Deputy Mayor Scott and felt there is a need to encourage significant retail. She disagreed with striking #3, requiring electrical plugs for electric vehicles, and noted that the sustainability strategy clearly states that as a goal.

Councilmember Hansen stated that the language concerning item #3 doesn't suggest, but requires that this feature be installed in the building.

Mr. Olander referred to #5 and said the Council has talked about wanting to retain commercial space. Thus, two-thirds of the area is consistent with past Council policy. He added that the term "retail" might be too specific. Regarding #5, there was discussion of whether the phrase "at 30 foot depth" was necessary for the purposes of the Midvale Demonstration area.

Councilmember McGlashan spoke to item #3 and asked where someone would charge their electric car if they were driving from Seattle to Portland. He noted that there isn't a population of electric cars on the road right now. Mr. Tovar commented that the legislature passed a bill stating that there would be future infrastructure for electric vehicles. Councilmember McGlashan felt the Council should consider making it an incentive for developers rather than forcing them to include it. Councilmember Way added that many advocacy groups support this. Councilmember Eggen pointed out that this will be a factor in the future, adding that this is about residents charging their vehicles, not the general public.

A vote was taken on the motion to strike item #3 from Ordinance No. 546, which failed 3-4, with Councilmember Hansen, Councilmember McGlashan, and Councilmember McConnell voting in the affirmative.

Councilmember McGlashan moved to change "retail" to "commercial" and to strike "at 30 foot depth" from item #5. A vote was taken on the motion, which carried 7-0.

Mr. Tovar read into the record new item #7, that "All buildings and required parking shall be located on the RB-zoned property and not off-site." Mayor Ryu moved to insert this as item #7. Councilmember Way seconded the motion, which carried 4-3, with Councilmembers Hansen, McConnell, and McGlashan dissenting. There was unanimous consent to change "20 feet from property lines..." to "200 feet from property lines" in item #1.

A vote was taken on Ordinance No. 546 Creating New Interim Regulations for Portions of the RB Zone that front Midvale Avenue between N 175th Street and N 185th Street, as amended, which carried 7-0.

10. ADJOURNMENT

At 11:32 p.m., Mayor Ryu declared the meeting adjourned.

Scott Passey, City Clerk