

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING

Monday, March 28, 2011
5:45 p.m.

Conference Room C-104 - Shoreline City Hall
17500 Midvale Avenue N.

PRESENT: Mayor Keith McGlashan, Deputy Mayor Will Hall, and Councilmembers Chris Eggen, Doris McConnell, Chris Roberts, and Terry Scott

ABSENT: Councilmember Shari Winstead

STAFF: Julie Underwood, City Manager; Dan Eernisse, Economic Development Program Manager; Scott MacColl, Intergovernmental Programs Manager; Joe Tovar, Planning & Development Services Director; Rob Beem, Community Services Manager; Dick Deal, Parks, Recreation & Cultural Services Director; Scott Passey, City Clerk

GUEST: none

Mayor McGlashan called the meeting to order at 5:55 p.m.

Dan Eernisse, Economic Development Program Manager, began the meeting by discussing the proposed timeline and process for the update of the Economic Development Strategic Plan. He stressed the importance of building partnerships with other entities and encouraging involvement by all relevant groups.

Councilmember Eggen hoped the Chamber of Commerce, Shoreline Community College, and Shoreline School District would be included on the list of partners so there is a local voice on economic development.

Mr. Eernisse added that the Strategic Plan is mostly a compilation of large-scale, long-term goals that consider the "big picture," so they will take some time to achieve. Responding to Councilmember Roberts about economic development and land use along major transportation and residential corridors, Mr. Eernisse noted the importance of making sure everything the City does encourages multi-story development and cohesion with the Development Code. He went on to discuss Aldercrest and Cedarbrook, the two surplus school district properties. He noted that Aldercrest is a win-win solution; however, Cedarbrook continues to be an issue.

Julie Underwood, City Manager, noted that Councilmembers Eggen and Roberts have met and discussed the Cedarbrook question and the consensus is to have the Council take

up this issue again. The neighborhood did not support multi-family housing, so the question of how to retain some open space on this difficult parcel remains.

Councilmember Eggen added that if the developer were relieved of some of the issues on the lower portion of the parcel, perhaps that would encourage some creative ideas. He said there are still many unknowns and suggested that this matter be considered at a future Council Study Session.

Mr. Eernisse stated that it is not an attractive parcel for development due to the configuration and wetlands. He felt the best approach is for the school district to sell it for an institutional use such as a school.

Joe Tovar, Planning & Development Services Director, noted that the sensitive areas are a concern, and development of the parcel presumes filling in some of the wetlands or land-swapping. He said he is not sure what the Planning department would approve at this point so there is a lot of uncertainty.

Councilmember Eggen pointed out that the property appraised for a high price at the height of the real estate market; however, the appraisal did not consider possible wetlands.

Deputy Mayor Hall suggested that allowing time to pass between the Aldercrest development and the Cedarbrook question will help the Council and the community reassess the situation. Councilmember McConnell agreed, noting that there may not be a viable real estate market for a while.

Councilmember Eggen noted that Cedarbrook might not be an immediate priority, but there should be a plan on how to move it forward. Therefore, he suggested putting it on a Council agenda in the next few months. Mayor McGlashan asked why the Council should invest time in figuring out the unknowns. Councilmember Roberts noted that the Cedarbrook group put matching funds into the site studies and reached different conclusions than those of the school district. Councilmember Eggen felt the Council should identify the issues and see if anyone in the community has a new idea on what to do. He said this would be useful for future decision-making.

Councilmember Roberts was reluctant to put it on a Study Session agenda until the Council knows what the school district and the Cedarbrook group are going to do. Deputy Mayor Hall added that it is probably a good time to have a discussion with the school district to frame the questions. Councilmember Roberts noted that there was a proposal brought forth. Dick Deal, Parks, Recreation and Cultural Services Director, pointed out that the City cannot pursue funding without an agreement with a willing seller. He said getting the property listed on the Parks, Recreation and Open Space (PROS) Plan is the first step. Councilmember Eggen said the Council is happy to talk to the school district but they need some assurances that they will make money, not lose money.

Ms. Underwood suggested that the Council meet with the Shoreline School District Board at a future date to discuss what it can do to assist with Cedarbrook.

Mr. Eernisse turned to the topic of the Bus Rapid Transit Study. Scott MacColl, Intergovernmental Programs Manager, said the City is asking Metro to study the full range of options for Aurora Village and the property at 192nd Street and Aurora Avenue N. Mr. Eernisse briefly discussed a potential development option for Metro on the east side of Aurora and 192nd Street, near the currently located Aurora Rents. He suggested that the City first work on “place-making” and provided a handout to explain this approach. He noted examples of place-making such as the Park at Town Center, Farmer’s Market, “College Way,” a theater company, Aurora Square, and the North City Jazz Walk. Councilmember Eggen noted that some in the community hope the new Shorecrest High School auditorium could be used as a venue for a community theater company.

Councilmember Scott pointed out that place-making is a challenge in the City of Shoreline because existing hubs of activity are in the Northgate area and Alderwood Mall. He said the City must be creative within the context of the environment. He posed the rhetorical question “Why should I stop in Shoreline?” Mr. Eernisse noted that Shoreline has the right demographics for place-making.

Councilmember Roberts asked why the City missed the last development boom. Mr. Eernisse attributed it to expensive land, cheap gasoline, and retail “leakage,” which he defined as retail activity going places outside the City.

Rob Beem, Community Services Manager, then discussed the Provail Project, a private housing project that proposes to build an 8-bed home for traumatic brain injury victims, a daytime drop-in center for traumatic brain injury victims. The proposal is to support their efforts to get funding from the State Legislature in this legislative session.

Ms. Underwood noted that this would be a lobbying effort, which aligns with the Council’s affordable housing and economic development strategies. It does not affect the City’s regular Community Development Block Grant (CDBG) allocation and is different than the City’s typical human services grant process.

Responding to the question of whether this would create competition for the same human services funding, Mike Pollowitz, representing Provail, explained that the project would not be eligible for CDBG funding. However, Provail is requesting the City’s assistance in lobbying for a line-item in the state capital budget for the project. Therefore, they are requesting Mr. MacColl’s help in Olympia. He noted that it is on a short time-line and clarified that the request is for a “center,” not residential housing.

Councilmembers expressed support for the proposal. Mayor McGlashan expressed concern that he does not know anything about Provail. Deputy Mayor Hall asked if there is any risk that this would be a waste of the City’s lobbying time. He said he would favor it if it’s in the budget, but would be against it if they try to “shoehorn” something in at the last minute. Councilmember Scott agreed with Mayor McGlashan.

It was noted that groups could make presentations at Council meetings under the "Community Group Presentation" rule.

After further Council discussion, there was no objection to having Mr. McColl work with the Provail lobbyist in Olympia, provided that it does not adversely impact the City's other legislative priorities.

The meeting adjourned at 6:55 pm.

Scott Passey, City Clerk