

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF STUDY SESSION

Tuesday, July 5, 2011
7:00 p.m.

Council Chamber - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor McGlashan, Deputy Mayor Hall, Councilmember Eggen, Councilmember McConnell, Councilmember Roberts, and Councilmember Scott

ABSENT: Councilmember Winstead

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor McGlashan, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor McGlashan led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present, with the exception of Councilmember Winstead.

Upon motion by Councilmember Eggen, seconded by Councilmember McConnell and unanimously carried, Councilmember Winstead was excused.

3. CITY MANAGER'S REPORT AND FUTURE AGENDAS

Julie Underwood, City Manager, provided reports and updates on various City meetings, projects, and events.

4. COUNCIL REPORTS

Councilmember Eggen reported on the Growth Management Planning Council meeting. He discussed a proposed amendment to grandfather sewers and the group deferred a decision until September.

Mayor McGlashan reported on the Calvin Presbyterian Church community garden ribbon-cutting.

5. PUBLIC COMMENT

a) Mary Ann Monty, Arlington, stated that her firm appealed the City's decision to disqualify her firm's bid for the chip seal job on Meridian Avenue.

b) Jody Wold, Arlington, stated that the bid disqualification was a big surprise and the packet given to the City Clerk provides her firm's background and experience.

c) Ralph Monty, Arlington, said that he listed himself as the general contractor for the Meridian Avenue bid, but has done most of his work under "Wold."

d) Janet Way, Shoreline, on behalf of Shoreline Preservation Society (SPS), urged the Council to consider the concept that SPS submitted to the City for the Town Center Plan.

e) Debbie Kellogg, Shoreline, stated that the Council tried to get an anti-democratic bill in the state legislature passed that would have removed the citizens' right to vote on the acquisition of Seattle City Water District system.

6. APPROVAL OF THE AGENDA

Upon motion by Deputy Mayor Hall, seconded by Councilmember Eggen and carried 6-0, the agenda was approved.

7. STUDY ITEMS

(a) Town Center Subarea Plan

Joe Tovar, Planning and Development Services Director, Dan Eernisse, Economic Development Manager and David Levitan, Project Manager, reviewed the Environmental Impact Statement (EIS) Process and detailed the proposed subarea plan and development code amendments for the area designated as Town Center. Mr. Tovar presented the background to include the steps the City has taken concerning the plan. He discussed the framework goals, design charrette, Citywide Vision, tax exemptions, parking, heritage/history, and the urban growth area.

Deputy Mayor Hall discussed a *Seattle Times* story on the proposed Black Diamond development project. He communicated that, from a regional perspective, this project will save 10,000 trees by accommodating 1,200 households, and building in the urban area rather than in rural areas. Councilmember Eggen agreed, adding that the City must focus on quality of housing so people want to live here. He said the Shoreline Municipal Code should stimulate desirable places to live and be respectful of neighborhoods.

Mr. Tovar discussed the core principles of sustainable development and various Town Center policies and enhancements.

Councilmember Eggen confirmed with Mr. Levitan that the EIS is in the draft phase and the 30-day public comment period was May 10 – June 9, 2011 and only one comment was received. Councilmember Eggen discussed the overlay plan for transitions and asked if it might move as Town Center is expanded. Mr. Tovar replied that the City staff has described the boundaries in the packet and an overlay seems to make more sense for what the City is trying to do.

Councilmember Roberts expressed concern that this is will be the fourth subarea plan that the City adopts and so far only one building has been built. He felt the Town Center and residential areas within the City need to be attractive for development. Mr. Earnisse replied that Aldercrest has not had an opportunity to be proven as a good subarea plan because the property has not gone to market yet. He noted that North City still has a permit for a new building pending. He stated that Town Center does need to be attractive and the subarea plan will have elements added to attract development and residents. The proposed adoption of the EIS and the subarea plan at the same time is attractive to developers and it means developers do not need to do a SEPA process before building. He also stated that the support of current business owners and parking flexibility in the plan is also an incentive for developers. Mr. Tovar confirmed with Councilmember Roberts that the existing utility infrastructure in the Town Center area could handle future development.

Deputy Mayor Hall noted there could be some non-residential uses along Linden Avenue. He inquired about the potential for Linden Avenue to become a storefront street and Mr. Tovar replied there is neighborhood concern about Town Center expanding there and has tried to reassure the residents that there would not be any impact on them and that the current zoning would not change. Additionally, he noted that the Transportation Master Plan (TMP) contemplates Linden as through-street. Deputy Mayor Hall added that the subarea plans look different and they are great, but urged the Council to find a way to decide how to transition this into the single-family neighborhoods.

Councilmember Scott noted that single-family was removed as an option at the Aldercrest site. Additionally, he felt it might be viable to remove any detached single-family structures from the zoning. Mr. Tovar explained that single-family was moved to the top of the chart, not realizing that would allow single-family in the commercial zones. He added that the Council could easily adopt policy not allowing single-family in TC-1, TC-2, and TC-3. Councilmember Eggen said that the transition zones protect single-family zones and the City needs to be careful where they go. Councilmember Scott stated that the plan includes all stakeholders and reflects broad support. He felt the City needs to be careful not to expand it such as intensifying use along Linden Avenue. He suggested using the process to identify common core values that the City can learn from and apply citywide as baselines.

Councilmember McConnell suggested that the Council consider each area unique because “cookie-cutter” solutions might not work everywhere.

Mayor McGlashan pointed out a couple of years ago the consideration to have apartments built on Linden was rejected by the Planning Commission and the item never came before the Council. Deputy Mayor Hall explained that the owner was trying to decide whether to redevelop or repaint buildings and the Planning Commission wanted to wait and look at it from an overall Town Center planning perspective.

Mayor McGlashan continued and discussed storefront streets and the possibility of development around 180th and 182nd. Mr. Tovar replied that the plan calls for 182nd to be closed and 180th being opened as a storefront street.

There was further discussion concerning the timing of amendments and subarea plan adoption.

(b) Review of Park at Town Center Master Plan

Dick Deal, Parks, Recreation & Cultural Services Director, Jon Jordan, Capital Projects Manager, Greg Brower, Berger Partnership, provided the staff report detailing the proposed plan for the Park at Town Center. They asked for Council direction on the proposed vision, adding that City staff will bring back this item for adoption at the July 25 Council meeting.

Mr. Deal discussed the historical use and the guiding principles for maintaining and keeping the red brick road bricks. A significant effort has been put forth with Seattle City Light (SCL) on researching the site and making sure it fits the subarea plan and design concepts, he said.

Greg Brower shared a PowerPoint presentation with the vision strategy and said this is a unique site that calls for a unique solution. He added that this is not a highly-populated area and SCL is the major landowner.

Mr. Deal highlighted that there will be new banners going up, a farmer's market, trees in the triangle area next to Walgreen's, an art walk, and other things to energize the area, including a new high school and Town Center. He said the City could do some enhancement type things sooner that would not cost too much.

Jon Jordan said they are still gathering public comments and the period ends July 15 with the notice period for SEPA DNS ending on July 20. He said the staff will accept the Council comments and incorporate them for adoption later.

Councilmember Roberts highlighted that the Gateway sign was leased by SCL to the property owners and asked how signs fit in with the entire plan. Mr. Brower replied that the intent is to blend patterns with existing elements like signs. Mr. Jordan replied to Councilmember Roberts that Metro has already established branding for their Rapid Ride station design. Further, he said Metro has no intention of changing them, but there are things the City can do to complement or accent the art. Councilmember Roberts suggested naming the park, "Judge Ronald Park at Town Center".

Councilmember Eggen stated that there is no representation on the maps of the stops at 185th, to which Mr. Jordan replied that they are scheduled to be north of the intersections. Councilmember Eggen also inquired where the farmer's market would be and Mr. Deal replied that the ideas are close to the storage area, by the Gateway area, or next to City Hall or in the City Hall parking garage. He communicated that the Gateway Plaza would be best because of parking.

Deputy Mayor Hall said there are many flexible ideas passed around in this plan and he said it feels squishy to him. He asked why the Council is adopting something not prescriptive enough, especially given that there is no major constituency. Such a flexible plan assumes closure of businesses, he said. This sends mixed messages and he said he is struggling on how he can approve this. Mr. Deal replied that the master plan gives the City a greater opportunity for

success in obtaining funding in five years and puts it in the PROS plan. Mr. Jordan explained that the intent is to focus on one to ten years and beyond that, the rest is really conceptual.

Deputy Mayor Hall said he is not sure what the Council is being asked to approve. Mr. Deal replied that they are being asked to approve a vision and admitted that this is different from anything the City has done. Mr. Jordan also replied that in a 1-10 year plan the sidewalks are an example of something tangible and desired in the future.

Deputy Mayor Hall expressed concerns in the short and long term of this plan. He added that regional trails with crisscrossing pathways also concern him. He does not support this item. Mr. Deal replied that more experienced bicyclists do not utilize the Interurban Trail and this provides a route for them along Midvale Avenue.

Councilmember Scott said he sees this as synergistic with Town Center Subarea Plan and allows for the unknown. He said if it is too concrete too soon it will not fit with development. It is a vision and it needs to be flexible, to evolve and develop. He favored the item.

Councilmember Eggen agreed with Deputy Mayor Hall and said showing businesses closing is not good, but he said he also sees Councilmember Scott's point. He inquired if this should be on a ten year plan and call it a plan as opposed to a vision.

Councilmember McConnell said she has always looked at this as more of a vision. She said she does not want to lose these plans that the community has worked on. She suggested taking out the design for the bank and Walgreen's and encouraged the Council to support this work.

Councilmember Roberts commented and summarized the discussion. He said he has mixed feelings and almost wants to leave the decision to future constituency groups, but there are small things the Council could agree on, such as keeping bricks in place, adding trees, and where/how to connect Aurora Avenue to the Trail.

Mayor McGlashan said he felt this is adopting objectives and guiding principles. He sees it to be more concrete, with pockets of flowers and has concerns about parking at a farmer's market in the Gateway Plaza on the north end and at City Hall.

Mr. Deal asked for clarification and discussed property acquisition language concerning possible acquisition in twenty years. Mayor McGlashan responded that this is conceptual and comfortable either way.

Deputy Mayor Hall said that Mr. Deal just mentioned a substantial policy statement about acquiring commercial property for park space. He said he would rather encourage moving forward with some of these things like planting trees and having a farmer's market, but he does not feel comfortable adopting this entire plan.

Councilmember Eggen inquired how the City would apply for funding without a specific plan. There needs to be a plan in place to justify grants for specific projects, he explained. He said Shoreline has limited commercial land for development and it is a huge policy issue.

Councilmember Roberts noted that all the projects in the PROS plan total \$17 million and felt there are specific projects the City has identified. However, he felt that having a specific master plan beyond the guiding principles does not make much sense when there are other projects.

Councilmember McConnell disagreed with idea regarding grants and the City needs to keep itself open for the possibilities. She said she is comfortable either way with this item being a guiding principle. Mr. Deal responded that the comments from the community identified things that were very hard to do on the SCL property. However, doing something creative was the main focus.

(c) Continued Discussion of the Parks, Recreation and Open Space (PROS) Plan

Dick Deal, Parks, Recreation & Cultural Services Director, explained that staff is seeking Council direction on the entirety of the PROS plan prior to next week's public hearing.

Councilmember Roberts noted that most of his questions were answered by City staff, but he wanted to know what the process was for each part of the plan. Mr. Deal responded that the Parks Board and the input from the community led to the three different categories (high, medium, low).

Deputy Mayor Hall asked Mr. Deal to distinguish between the Park at Town Center Master Plan and PROS Plan. Mr. Deal replied that the PROS plan picks up on what is in the Capital Improvement Plan (CIP), which would give the City the ability to take it beyond a 20 to 40 year vision. Mr. Deal responded to Deputy Mayor Hall regarding the funding for the Park at Town Center Plan.

8. ADJOURNMENT

At 9:55 p.m., Mayor McGlashan declared the meeting adjourned.

Scott Passey, City Clerk