

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, March 6, 2017
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Roberts, Deputy Mayor Winstead, Councilmembers McGlashan, Scully, McConnell, and Salomon

ABSENT: Councilmember Hall

1. CALL TO ORDER

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

2. FLAG SALUTE/ROLL CALL

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

Deputy Mayor Winstead moved to excuse Councilmember Hall to conduct official city business. The motion was seconded by Councilmember McConnell and passed unanimously, 6-0.

3. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided reports and updates on various City meetings, projects and events.

4. COUNCIL REPORTS

Deputy Mayor Winstead said she attended a King County Regional Water Quality Committee Meeting and reported their 2017 Work Plan and a West Point Treatment Discharge debriefing was presented.

Councilmember McConnell reported attending the SeaShore Transportation Forum Meeting and said they discussed Metro fares, ST3, and the 145th Street Corridor.

Mayor Roberts reported the City Council's Annual Strategic Goal Setting Workshop was held on March 3 and 4, 2017.

5. PUBLIC COMMENT

Ian Taylor, Shoreline resident, recommended the City install a new entrance to Grace Cole Nature Park for Briarcrest residents. He read a letter regarding a proposal for a formal entryway into the Park and submitted it for the record.

Thomas Mercer, Seattle resident, proposed Shoreline's Municipal Code be changed to require solar power on government buildings.

Greg Logan, Shoreline resident, commented on the Highland's Conditional Use Permit (CUP) revisions and said they have resulted in significant impacts and are illegal. He suggested all revisions to original CUP be rescinded, and requested the restoration of judicially established noise mitigation, and solutions to decrease the noise. He shared there are two uses and one is nonconforming. He invited Councilmembers to visit his house so they can hear the noise.

Councilmember Scully requested the City Manager follow up on the request from the Briarcrest residents for a new entrance to Grace Cole Nature Park.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Winstead and seconded by Councilmember McGlashan and unanimously carried, 6-0, the following Consent Calendar items were approved:

- (a) Minutes of Regular Meeting of January 23, 2017**
- (b) Adopting Ordinance No. 770 - Repealing All Prior City of Shoreline Public Art Policies**
- (c) Adopting Resolution No. 404 - Approval a Public Art Plan for 2017-2022**
- (d) Adopting Resolution No. 405 - Adoption of a new Public Art Policy pursuant to SMC 3.35.150**

8. STUDY ITEMS

- (a) Discussion of Affordable Housing Options for 198th Property

Dan Eernisse, Economic Development Program Manager, displayed a map identifying the property located at 198th and Aurora Avenue, and said it was purchased as part of the Aurora Corridor Project. He shared the property consists of three tax parcels and is near transit service. He recalled the outcome of Council's August 8, 2016 discussion regarding the property was to direct staff to engage in discussions with King County Department of Community and Human Services (KCDCHS) to pursue affordable housing development opportunities. He reviewed highlights from the Massing Study and potential development options. He then introduced

KCDCHS Representatives Jackie Moynahan, Capitol Projects Manager, and Mark Ellerbrook, Housing and Community Development Manager. Mr. Ellerbrook conveyed KCDCHS' interest in pursuing the project and Ms. Moynahan reviewed the RFP process. She shared they have a slew of developers, some with a focus on the lowest income households, and others at 60% King County Area Median Income (AMI). Mr. Ellerbrook added they also work with agencies, like Compass Housing, that serve the very low income and homeless populations. He shared there is approximately \$10-12 Million per year of restricted funding to put towards projects that can be used with grants and a variety of federal and state resources.

Mayor Roberts inquired if revenue sources can be combined. Mr. Ellerbrook responded affirmatively, and provided examples. Councilmember Salomon asked if the development serves the lowest income, or chronically homeless, would there be a limit on how long an individual could live in the unit. Mr. Ellerbrook replied there is no limit on how long a person can live there.

Mr. Eernisse asked the Council if the City should formally engage with KCDCHS on a RFP for affordable housing development, and there was consensus by the Council to proceed. Mr. Eernisse asked for the Council's direction on AMI requirements.

Deputy Mayor Winstead asked if the Massing Study depicted what the buildings would look like, and said she would be interested in considering a parking reduction since the target population would likely not have access to vehicles. Mr. Eernisse replied that the buildings would follow the City's commercial design guidelines.

Councilmember Scully said he would like to proceed with a partnership with KCDCHS to develop the property for low income housing, and to let them decide what AMI is needed. He also expressed a desire to make the property affordable to KCDCHS. Councilmember Salomon stated he is willing to donate the property for affordable housing, and asked if Council would need to amend parking standards prior to the RFP process so the development can be designed with parking reductions. He recommended leaving AMI to the market, and said he does not want to forget the middle income population because 60% AMI helps people transition to 100% AMI. Mr. Ellerbrook replied that information about parking reductions can be included in the RFP.

Councilmember McGlashan asked if there are current projects that mix AMI. Mr. Ellerbrook said mixed AMI works well when tenants in the lowest income units do not suffer from chronic conditions and need intensive services support. He explained it is difficult to mix that population because it takes more effort and requires more skilled providers.

Councilmember McConnell talked about mixing 30% and 60% AMI populations and the need to address issues neighborhood residents may have. She shared she is not ready to donate the property because it belongs to the Community and she would like to hear from them. Mr. Eernisse said he heard consensus to issue a RFP and to not target a specific AMI. Deputy Mayor Winstead stated that the lowest income population will need corresponding services offered at the site location. Ms. Moynahan responded the RFP requires applicants to describe services that will be provided and how they plan to meet those services.

Councilmember Salomon stated although his preference is to target the workforce population, he shared that he does not want to discourage other great innovative proposals.

Councilmember McGlashan asked who makes the final selection. Mr. Ellerbrook described the underwriting and committee review process and said the City Council will be included in the final decision. Ms. Tarry explained the Council will also have to authorize the sale of the property and other necessary agreements.

Mr. Eernisse said the value of the property is approximately \$2 Million and asked Council for direction on making the property available for development.

Mayor Roberts asked if the City could retain ownership of the property. Ms. Moynahan replied the City could retain ownership through a lease. Mr. Ellerbrook added the lease would need to be 50 years or longer.

Deputy Mayor Winstead stated she appreciates this proposal and recognized the property belongs to the citizens of Shoreline. She expressed interest in pursuing the lease option and asked if there are other cost savings options the City could consider.

Councilmember McGlashan asked if the property can legally be donated, expressed concerns over gifting the land, and said he is leaning towards a lease option. Margaret King, City Attorney, responded that the Constitution makes property donations exceptions for housing for the poor and infirm.

Councilmember Salomon asked about the pros and cons of gifting versus leasing the property. Mr. Ellerbrook replied there is not a big difference and minimal costs are incurred in the processing of a lease. He explained that KCDCHS places a regulatory agreement on the property stating it is for affordable housing and specifies a lease period. He said functionally it needs to look like the leasee has ownership over the property. Councilmember Salomon said he does not have any strong feelings on whether the property is donated or leased.

Councilmember McGlashan stated he is leading toward donating the property to serve the population with the greatest need.

Ms. Tarry clarified that the Council wants to provide the property at minimal cost for the development of affordable housing. Mayor Roberts stated there was interest from Council to have the Planning Commission look at minimum parking requirements for affordable housing. Ms. Tarry responded that she will confer with the Planning & Community Development Director regarding parking reductions.

(b) Discussion of Light Rail Station Subareas Parks and Open Space Plan

Eric Friedli, Parks, Recreation, and Cultural Services Director, and Maureen Colaizzi, Parks Projects Coordinator, presented the report. Mr. Friedli recalled that last year the Council was introduced to the Parks, Recreation and Open Space (PROS) Plan, the public participation process, and in January 2017, introduced to the PROS Plan's vision, mission, goals, and action

initiatives. He said tonight's discussion is about the PROS Capital Improvement Projects, and noted the Aquatics and Community Center Feasibility Study will be presented in a couple of weeks.

Ms. Colaizzi shared the Light Right Station Subarea Plan indicates a demand for one new neighborhood park and or recreation facility in each Subarea by 2035, and between two and nine at full built out. She shared the Draft PROS Plans identifies specific needs and opportunities and incorporates capital improvement projects. She reviewed existing and future demands, 2035 targets, and future capacity planning recommendations. She reviewed the opportunity mapping process identifying opportunities for connections, acquisitions, and improvements.

Councilmember Scully pointed out the "Demand and Need" Chart identifies 66 acres of current park land and a projected need for 200 acres by 2035. He expressed concern that the natural area park land only increases from 30 to 40 acres and said it is not enough natural park land. He stated he is not comfortable with the multiuse of public spaces, using sidewalks as park land, and proposed the City buy land for dedicated park space. He said pocket parks are not enough.

Mayor Roberts agreed with Councilmember Scully regarding natural park land and said there is immense value in having non developed space, like Hamlin Park. He expressed concern that there is not enough park space within the Subareas and wants to look at acquiring land for parks when properties go up for sale. Mr. Friedli responded the parks between the two Subareas do not provide high quality recreation and new amenities are required to improve the parks.

Deputy Mayor Winstead said Shoreline has significant parks, like Hamlin, Southwoods, and Saltwater Park, and it is not realistic to acquire land for more parks like them. She said compromise is needed between transit oriented development and making space available. She spoke about the benefits of pocket parks and how they provide people a break from dense development.

Councilmember Salomon pointed out Council's goal to expand Twins Ponds and Paramount Parks during the rezone process. He asked for data on the value of pocket parks. Mr. Friedli replied that pocket parks serve as a place for picnic areas or for music in dense environments.

Councilmember McConnell commented that pockets parks are used and are less expensive.

Councilmember McGlashan recommended increasing existing park space and selling city property to use the money to buy more useful land. Deputy Mayor Winstead requested examples of pocket parks.

(c) Discussion of Parks, Recreation and Open Space Plan Six and Twenty Year Capital Improvement Priorities

Mr. Friedli explained CIP priorities will be identified as part of the PROS Plan. He shared the City parks and facilities do not have a large backlog of things to maintain, and said if high priorities are addressed the City will be in good shape. He stated the pool is well maintained but has reached its age. He reviewed priority and secondary criteria for rating projects and

summarized project categories. He shared the Aquatics and Recreation Center is top priority on the Project List followed by the Kruckeberg Botanic Garden residence. He recommended conceptual level master plans be developed for James Keogh, Ridgecrest, Brugger's Bog, and Shoreview Parks, and a master plan be developed for Hillwood Park in conjunction with school district planning.

Deputy Mayor Winstead asked about the status of the Kruckeberg residence. Mr. Friedli responded that Joe Abken, the new Executive Director of the Kruckeberg Botanic Garden is exploring using the main level as an educational facility. Mr. Friedli said it might work for small classes and explained it is not currently publicly assessable. He shared the Master Plan calls for the residence and cottage to be demolished, and a new facility constructed. Councilmembers Salomon and Scully stated they do not want to replace a house for \$3 Million. Deputy Mayor Winstead said the Kruckeberg Botanic Garden is a regional gem and a lot of restoration work will be needed to update it to have it ultimately generate revenue. She envisions it being supported through fundraising efforts by the Foundation, and said although the project scored high it does not mean the City needs to fund it.

Councilmember McGlashan pointed out that work needs to be done at North City Park.

Mayor Roberts confirmed that there are no objections to criteria being used to evaluate the Parks. Councilmember Scully stated he does not support jeopardizing the natural spaces at Southwoods Park for a Frisbee golf course. Councilmember McGlashan commented that the City of Mountlake Terrace has a Frisbee Golf Course and it works within the park's natural environment. He suggested advertising the use of Hamlin Park for mountain biking. Deputy Mayor Winstead recalled that the Frisbee Golf supporters were huge contributors to the 2006 Parks Bond Levy Campaign.

Mr. Friedli presented recommended capacity expansion projects and said they will be included in the park impact fee discussions with the consultants. Mayor Roberts recalled there was a list of potential acquisitions from previous park plans and inquired if they will be integrated in the PROS Plan. Ms. Colaizzi said she will confirm that the lists from past plans are included in the current PROS Plan.

Councilmember McGlashan asked about pickle ball courts. Mr. Friedli responded pickle ball is active at the Spartan Recreation Center and that they have discussed adding it to the tennis courts.

9. ADJOURNMENT

At 9:03 p.m., Mayor Roberts declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk