

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, January 27, 2020
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Hall, Deputy Mayor Scully, Councilmembers McGlashan, Chang, and Robertson

ABSENT: Councilmembers McConnell and Roberts

1. CALL TO ORDER

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

2. FLAG SALUTE/ROLL CALL

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

Councilmember McGlashan moved to excuse both Councilmembers for City business in Olympia. The motion was seconded by Councilmember Chang and passed unanimously, 5-0.

(a) Proclaiming Black History Month

Mayor Hall proclaimed the month of February as Black History Month in the City of Shoreline. Fraol Debele, a representative of Shorewood High School's Black Student Union (BSU), accepted the proclamation. Miss Debele said it is important to recognize the accomplishments of Black people and spoke about the powerful impact the BSU makes by providing an opportunity for students to learn about Black leaders, past and present. She invited everyone to attend Shorewood High School's annual Black History Month show on February 13, 2020.

Mayor Hall reflected on the privileges White men in America have and said it is important for people of color to see leaders that look like them.

3. REPORT OF CITY MANAGER

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

4. COUNCIL REPORTS

Councilmember Chang attended the Regional Transit Committee meeting and was elected vice-chair of the Sound Cities Association group for the Committee. She reviewed the discussion of the workplan for the year, which focuses on updating Metro documents. She said there is a survey available on the Metro website to gather feedback on bus line changes when the Northgate Metro Station opens and encouraged the public to comment.

5. PUBLIC COMMENT

Dan Keusal, Seattle resident, asked the Council to work with Save Shoreline Trees to preserve the trees that are at risk as part of the WSDOT renovation project. He said this issue merits the Council's attention because of the benefits trees bring to mental health and that tree lined streets make cities happier and healthier.

Jan Buchanan, Shoreline resident and member of Save Shoreline Trees, commented on the WSDOT building remodel and frontage requirements that require the removal of 130 mature trees. She said the neighborhood feels strongly about trees being preserved. She suggested less destructive alternatives for the City to consider.

Janet Way, Shoreline resident, spoke on behalf of the Shoreline Preservation Society and said all of Ms. Buchanan's suggestions are viable alternatives. She requested that Council direct staff to find an alternative to traditional sidewalks to preserve as many trees as possible.

Kathleen Russell, Shoreline resident and member of Save Shoreline Trees, commented on the potential removal of significant trees as part of the WSDOT renovation project. She read excerpts of public comment submitted on the proposed action. She asked the Councilmembers to talk to staff about alternatives for the sidewalks.

John Ramsdell, Shoreline resident and Chair of the Westminster Triangle Neighborhood Association, brought to Council's attention the prospect to purchase a parcel in the center of the neighborhood to be used as a park. He mentioned the benefits of increasing community open spaces and urged Council to take advantage of this immediate opportunity.

Kristi Magee, Shoreline resident and member of Save Shoreline Trees, said Shoreline is transforming into a city of dense housing, eliminating the urban forest. She listed the benefits of trees and said policy should be developed for application review that includes impact on the overall tree canopy and the large mature tree population.

Mark Stevens, Shoreline resident, said he was moved by Miss Debele's comments about ostracism. He said he grew up in Dallas during segregation and shared examples of his experiences in this era and how his awareness of the plight of the Black person grew.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

Upon motion by Councilmember McGlashan and seconded by Councilmember Robertson and unanimously carried, 5-0, the following Consent Calendar items were approved:

- (a) Approving Minutes of Regular Meeting of November 18, 2019
Approving Minutes of Dinner Meeting of January 13, 2020**

- (b) Approving Expenses and Payroll as of January 10, 2020 in the Amount of \$1,607,939.62**

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
12/15/19-12/28/19	1/3/2020	89146-89418	16862-16885	77365-77370	\$708,287.94
					<u>\$708,287.94</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
12/31/2019	77225	77244	\$99,583.46
12/31/2019	77245	77257	\$275,592.94
12/31/2019	77258	77262	\$1,000.00
1/2/2020	77263	77276	\$195,537.76
1/9/2020	77277	77306	\$192,615.36
1/9/2020	77307	77307	\$200.00
1/9/2020	77308	77316	\$12,696.02
1/9/2020	77317	77336	\$95,803.15
1/9/2020	77337	77337	\$1,670.00
1/9/2020	77338	77353	\$4,006.61
1/9/2020	77354	77360	\$19,298.99
1/9/2020	77361	77361	\$200.00
1/9/2020	77362	77364	\$1,447.39
			<u>\$899,651.68</u>

- (c) Adopting Resolution No. 451 - Amending Resolution No. 432 Recreation Program Refund Policies and Procedures**

- (d) Authorizing the City Manager to Enter into the Puget Sound Emergency Radio Network End User Service Level Agreement with King County**

- (e) Adopting Ordinance No. 880 - Amending the Shoreline Municipal Code to Modify Any and All Masculine or Feminine Language to Gender-Neutral Nouns and Pronouns**

- (f) Authorizing the City Manager to Execute a Six-Month Lease Agreement in the Amount of \$1,200 with the State of Washington Department of Social and Health Services to Continue Operating the Two-Acre Off-Leash Dog Area at the Fircrest Campus Located at 1750 NE 150th Street**
- (g) Authorizing the City Manager to Enter Into an Interlocal Agreement with eCityGov Alliance for GIS Aerials project**
- (h) Adopting Resolution No. 452 - Authorizing an Interfund Loan to the General Capital Fund for the Purchase of Property for a Future Shoreline Aquatics, Recreation and Community Center in an Amount Not to Exceed \$17,200,000 with Interest Charges**
- (i) Authorizing the City Manager to Enter Into a Full-Service Property Management Contract with Advance Management for the Storage Facility Located at 17828 Midvale Avenue North**

8. STUDY ITEMS

- (a) Discussing the 145th and I-5 Interchange Project Delivery Strategy

Nytasha Walters, Transportation Services Manager, delivered the staff presentation. Ms. Walters said the update focuses on discussion of the project delivery options and funding status and seeks Council direction on next steps. She introduced project partners Celeste Gilman, Deputy Regional Transit Division Coordination Director; and Paul Cornish, BRT Project Director; and listed the partnerships for the project and shared her appreciation for the support.

Ms. Walters reviewed the current conditions of the 145th and I-5 Interchange and described the need for improvements to reduce congestion and increase access. She said the City has to support the higher density rezones that are in development and their associated transportation needs. She reviewed the criteria for assessing capital improvement options in the categories of performance, cost, safety, and risk. She displayed a diagram of the proposed 145th Interchange roundabouts and described it as an integrated, regional, multi-modal solution and gave examples of the collaborative partner improvements.

Ms. Walters shared a video that displayed the coordination of the different agencies in testing ‘roundabout rodeo’ designs for the Interchange with Metro busses, which included attention to the bicycle and pedestrian experience.

Ms. Walters described the project costs and said that Federal funding has been secured for the planning and design process. She said the City is also assuming the allocation of \$3 Million in funding from Connecting Washington, but stated the funds are currently on hold due to the passage of State Initiative 976. She said the City is working with the partners and the Washington State Legislature to get the hold released. She shared the potential funding sources being pursued to meet the \$18 Million gap, which includes the option of pursuing a BUILD grant.

In listing the essential Lynnwood Link Extension projects to complete by 2024 (SR 522/NE 145th BRT and I-5 and NE 145th Interchange) Ms. Walters emphasized that if the I-5 and NE 145th Interchange project is done in coordination with the other projects before the Light Rail Station opens it will make construction less disruptive than if postponed.

Ms. Walters listed the two alternative project delivery options: with Option One stopping at 10 percent design concept and returning the federal funds awarded; and Option Two continuing to 30 percent design, which would allow for completion of environmental design and potentially be poised to turn over to WSDOT to complete the design. She said the latter option has significant benefits, listed the advantages and disadvantages of both options, and then asked for Council's input.

Councilmember Robertson asked if the Sound Transit funding mentioned in Option Two would be a gift or a loan, and Ms. Walters said the specifics of the term sheet are still being worked out, but Sound Transit's intention is to help progress the project should Council decide to move forward, so the resources would move the project to 30 percent completion.

Deputy Mayor Scully said this version of the design fixes all of his previous concerns. He asked if there is a risk of having to put in roundabouts without some of the design features if funding runs low. Ms. Walters said the design needs to have the characteristics that are defined here, which is why it is taking so long to get to 10 percent design. He asked if there are cheaper alternate designs that meet all the modalities in consideration. Ms. Walters said she is not aware of any and noted roundabouts are very effective and have some of the best performance at relatively the same or lower cost for all modes of transportation.

Councilmember Chang asked why Shoreline is in charge of securing funding for this WSDOT project. Ms. Walters outlined the funding sources identified by the City and described the partnership with WSDOT. Councilmember Chang said she is trying to get a sense if WSDOT wants the project to proceed or not. Ms. Gilman explained that there are always competing priorities. She said that as a state agency WSDOT has very little control and discretion on how funds are spent, and generally there is significant direction from the legislature on what projects should be funded. Councilmember Chang asked if Seattle is providing any funding, and Ms. Gilman said Seattle is on the list of local partners but right now neither King County nor the City of Seattle have committed any funding.

Councilmember McGlashan asked about the proposal for a third roundabout that was on 5th Avenue North and Ms. Walters said it is not part of this design since it was not determined to be a critical component and it could be revisited in the future. He asked how users of the Trail Along the Rail would get across the path where it switches from the east to west side, and Ms. Walters said by crosswalk.

Mayor Hall thanked Ms. Walters for her work with all the associated agencies. He said he looks forward to continuing to work for a financial contribution from the City of Seattle and hopes Seattle will come to recognize the benefits to their residents for station access. He said if this

project does not get built, the interchange will fail, as will the ability of people to get to and from the Light Rail Station, which will have trickle down effects.

Mayor Hall said he appreciates WSDOT taking on this project and said Council will continue to work on securing more funding. He said he agrees that the redesign is a good improvement, but asked if the HOV lane becomes metered, there could be a possibility that the meter could back traffic up through the roundabout. Ms. Walters said the second lane will help ensure that those concerns are addressed.

Mayor Hall summarized that the roundabout solution was proposed to deliver better performance at a lower cost than the alternative, and he confirmed that WSDOT is still asking that the nonmotorized vehicle bridge planned for 148th Street be a clear span across the freeway with no center pier. Ms. Walters said the freeway in this area is very constrained, so there is no space to safely place a pier, and that none of the currently designed bridges are being changed. Mayor Hall responded that there are many center piers all up and down I-5, and it is his understanding that including a center pier could significantly decrease the construction cost by shortening the span. He encouraged Ms. Walters to discuss the tradeoff of reducing costs by accommodating a pier.

The Council expressed support for moving forward with the 30 percent design option.

Deputy Mayor Scully said he is usually opposed to study/design only proposals without a funding source identified. He said this is different because he thinks the design is appropriate, since there are two lanes. He emphasized there is interest now, and now is the right time to construct in the intersection. He said he is willing to take a risk to improve this intersection that is already at capacity. Although it is great that WSDOT has capacity to take the project on, he said it makes him nervous to turn design control over to WSDOT.

(b) Discussing Ordinance No. 876 – Amending Chapter 3.70 of the Shoreline Municipal Code to Modify the System Improvements Eligible for Park Impact Fees

Eric Friedli, Parks, Recreation, and Cultural Services Director; delivered the staff presentation. Mr. Friedli said the proposed amendments will meet the requirements of the Shoreline Place/Merlone Geier Partners (MGP) Development Agreement and allow the use of Park Impact Fees to address park and open space needs in the Westminster Triangle neighborhood. He shared background on the establishment of Park Impact Fees and the newly identified acquisition opportunity in the Westminster Triangle neighborhood. He displayed a map of the areas identified as needing additional park amenities and said this amendment is just for the Westminster Triangle neighborhood.

Mr. Friedli said in the Park Impact Fee analysis based on the Parks, Recreation, and Open Spaces (PROS) Plan, one of the areas identified as in need of additional park property is the area within the boundaries of Aurora Avenue, I-5, 155th Street and 165th Street and identified two projects to be funded with Park Impact Fees. He explained that acquisition and development was not included in the Westminster Triangle Park area, so amending the Ordinance is necessary to extend the boundaries to include it.

Councilmember Robertson said everyone in Shoreline should be within walking distance of a park, so she supports the amendment and asked for information on the property identified for acquisition. Mr. Friedli described it and said the homeowner is interested in selling it to the City. He emphasized the discussion tonight does not mean that Park Impact Fees will be spent to acquire the property, but it does open it to the opportunity.

Councilmember McGlashan expressed support for the Amendment, saying the area has needed a park for a long time. He said he is glad there will not be playground amenities because he worries about the safety of children in such a trafficked area. Additionally, he said he supports the acquisition of the property for a future park.

It was agreed that the Ordinance should return as a Consent Item.

- (c) Discussing Ordinance No. 879 – Amending SMC Section 3.27 for Multi-family Property Tax Exemption Conditions within the Shoreline Place Community Renewal Area

Nate Daum, Economic Development Manager, delivered the staff presentation. Mr. Daum explained that staff seeks Council’s feedback on the proposal to eliminate the Multifamily Property Tax Exemption (PTE) cap that is unique to the Shoreline Place Community Renewal Area (CRA). He described the PTE program and the affordable housing it incentivizes. He explained that the first PTE project in the Community Renewal Area will take 330 of the currently allotted 500 units. He stated that staff believes reviewing the policy conditions now is in line with Council Goals. He said property tax exemptions are a common practice, regionally, and that many developers of multi-family housing only work in areas where it is available.

Mr. Daum shared a hypothetical example of the resource and financial impact and identified revenues that would be generated by PTE development projects. Mayor Hall confirmed that the parcel owners would still pay taxes on the current value of property, and the exemption would only apply to the new improvements. Mr. Daum said the staff recommends repealing the 500-unit cap on PTE in the Community Renewal Area, and stated the alternatives would be to maintain or raise the cap.

Councilmember Chang said she would prefer raising the cap instead of completely lifting it. Her concern with lifting the cap entirely is that it would be possible for the remaining area to be developed as 100% housing, which she is not in favor of since she thinks Shoreline Place should be the location for retail and dining. By lifting the cap, there will be incentive for commercial to be built, Merlone Geier will get what they need, and the City will have time to look at the zoning in the area to ensure mixed uses in the area.

Deputy Mayor Scully said that he is hopeful the City takes a close look at PTE in the future on a Citywide basis, since he is not convinced that it is the correct path forward given the current economic conditions. He said he supports eliminating the cap because he is not sure the City would get to more retail by keeping it. He said his fear is that without the PTE the City will get either no development, or really expensive apartments. Mr. Daum replied that the demand in the

current market is for housing, and although he cannot predict what will happen, any time incentives for development are reduced, you reduce development that would bring in density that will help support eventual commercial development. He agreed that a proactive search for other incentives is a good idea.

Councilmember McGlashan said he supports removing the cap, since he does not want to lose the opportunity for affordable housing. He recalled that the developer said they cannot find an anchor tenant for that property and reflected that the retail landscape is changing, so perhaps the Development Code should be revised to require retail on the bottom floor of multi-family developments in some areas of the City. He said removing the cap may spark some interest in the other parties within the CRA area that would include more retail and public amenities.

Councilmember Robertson said she would like more discussion on the topic before making a decision. She wants more commercial properties built, and affordable housing to be included, but does not know how to get a good balance. She asked what happens to the affordable housing after the PTE contracts expire and wondered if extending the length of the contracts would be beneficial. Mayor Hall speculated that as buildings age, the rents will naturally decrease.

Mayor Hall said he is supportive of removing the cap to complete the implementation of the Development Agreement, or at least increasing the cap in order to not hinder completion of the approved agreement. He agreed that a citywide evaluation of the PTE program would be a good activity.

Councilmember McGlashan suggested offering a longer duration PTE contract with the requirement of providing a certain percentage of retail. Mr. Daum said he would research it and that the affordability levels are at the City level, and the 12 year exemption period is the longest available to offer. Ms. Tarry said the City is looking into additional incentives that might be possible and that a general evaluation will be part of the upcoming Housing Action Plan work.

Mayor Hall asked staff to draft an amendment that would raise, rather than repeal, the cap. The item was scheduled to return as an Action Item on February 10, 2020.

9. ADJOURNMENT

At 8:47 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk