

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<b>AGENDA TITLE:</b>	Annual Discussion with the Planning Commission
<b>DEPARTMENT:</b>	Planning & Community Development
<b>PRESENTED BY:</b>	Nora Gierloff, Planning Manager Steven Szafran, Senior Planner
<b>ACTION:</b>	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

**PROBLEM/ISSUE STATEMENT:**

Every year, staff looks to the City’s Work Plan to discuss ideas and priorities for upcoming planning projects. This includes a review of the Planning Commission’s letter to Council regarding the work that they have achieved and suggestions for next year (Attachment A), 2019 development permit activity and planning projects, and work plan projects for the next couple of years. This staff report will provide an overview of these topics. Tonight, Council will be joined by the Planning Commission to have this discussion.

**RESOURCE/FINANCIAL IMPACT:**

Most of the items on the Department and Planning Commission work plans have been approved by Council and do not have a resource or financial impact, including the Housing Action Plan, Ground-Floor Commercial Development Code Amendments, and the Point Wells Subarea Plan Comprehensive Plan amendments.

**RECOMMENDATION**

Staff recommends that Council review and affirm the Planning and Community Development Department’s planning projects and the Planning Commission’s work plan for 2020-2021.

Approved By:            City Manager **DT**    City Attorney **MK**

## **BACKGROUND**

Every year, staff looks to the City's Work Plan to discuss ideas and priorities for upcoming planning projects. This includes a review of the Planning Commission's letter to Council regarding the work that they have achieved and suggestions for next year (Attachment A), 2019 development permit activity and planning projects, and the Planning Commission's work plan projects for the next couple of years. This staff report will provide an overview of these topics. Tonight, Council will be joined by the Planning Commission to have this discussion.

### **Work Delayed by Governor's, "Stay home, stay healthy" Order**

The Governor's Stay Home, Stay Healthy directive on March 25, 2020 suspended Open Public Meeting Act requirements around allowing physical attendance at public meetings, but also limited the topics of these meetings to "necessary and routine" or COVID-19 related items. Therefore, most items on the Planning Commission calendar have been delayed. Staff has not taken anything substantive to the Planning Commission since March 5, 2020, when the Commission discussed the Development Code amendments to allow professional office uses in R-8 and R-12 zones. The floodplain amendment discussion happened May 7, 2020, with the public hearing scheduled for June 4 in order to meet the Federal 6-month timeline for updates to maintain the City's flood insurance eligibility. The other agenda items that are waiting for a resumption of new business are:

- Development Code Amendments to allow professional office uses in R-8 and R-12 zones Public Hearing;
- Community Redevelopment Area (Shoreline Place) Sign Code Update Discussion and Hearing;
- 2020 Batch Amendments, Discussions and Public Hearing;
- Ground-Floor Commercial, Discussions and Public Hearing;
- Housing Action Plan Briefings;
- Comprehensive Plan amendments related to Parks and Point Wells; and
- Point Wells Development Code amendments.

### **2019 Permit Activity**

Permit activity was very strong in 2019, with permit fee revenue totaling \$4,896,507. Some of this increased revenue can be attributed to the School District projects.

P&CD processed 3,099 permits in 2019 and is currently reviewing 151 active permits. There were 81 preapplication meetings held in 2019 and to date, 17 preapplication meetings have been held or scheduled in 2020. Notable development projects in this timeframe include:

- Paramount Apartments – 35 units at 304 NE 152nd St (MUR-70') (permit issued).
- Midvale Apartments – 210 units at 18110 Midvale Ave N (adjacent to Chase Bank) (permit approved).
- 18815 Aurora Apartments – 318 units at 18815 Aurora Ave N (directly south of Shoreline Park and Ride) (permit submitted).

- Intracorp 147th Apartments – 299 units (4 buildings + parking garage) (generally between NE 147<sup>th</sup> St and NE 148<sup>th</sup> St and between 1<sup>st</sup> Ave NE and Corliss Ave N).
- Densmore Ave Townhomes – 7 units at 18526 Densmore Avenue (under review).
- Birchman Townhomes – 11-units at 18512 Meridian Ave (2 buildings) (permits approved).
- Ashworth Townhomes – 7 units at 18529 Ashworth Ave N (permits issued).
- Whitman Ave Townhomes – 12 units at 14545 and 14547 Whitman Ave N (permits approved).
- Trad Apartments – 122 units at 17567 15<sup>th</sup> Ave NE (under construction).
- Crux Apartments – 241 units at 19022 Aurora Ave N (permit issued).
- Vail Apartments - 163 units at 180<sup>th</sup> and Midvale Ave (under construction).
- Vail 2 Apartments – 215 units at 18004 Midvale Ave N (under review).
- Alexan Apartments - 324 units at 15560 Westminster Way (under construction).
- Apartments – 15 units at 1719 N.185<sup>th</sup> Street (MUR-45') (permit issued).
- Apartments – 21 units on 185<sup>th</sup> (MUR-45') (under review).
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- Kattera Apartments – 243 units at 175<sup>th</sup> and 15<sup>th</sup> Avenue NE (under construction).
- Ballinger Apartments – 227 units at 20057 Ballinger Way (100% affordable at 60% AMI) (under review).
- Townhomes – 81 units between 1<sup>st</sup> Ave NE and NE 147<sup>th</sup> St. (under construction).
- Townhomes – 6 units at 1117 N 199<sup>th</sup> Street (under construction).
- Townhomes – 6 units at 224 NE 180<sup>th</sup> Street (under construction).
- Townhomes – 4 units at 15313 15<sup>th</sup> Avenue NE (permitted).
- Shoreline Place Binding Site Improvement Plan.

**Preapplication Meetings of note:**

- Apartments – 115 units at 305 NE 152<sup>nd</sup> Street (MUR-70' zone near 145<sup>th</sup> Station).
- Apartments (condos) – 48 units at 14550 Westminster Way (near corner of Westminster and NE145th Street).

**DISCUSSION**

**2019-2020 Planning Projects**

The Planning and Community Development (P&CD) Department is currently working on several planning projects that include:

- **E-TRAKiT and Bluebeam Electronic Plan Review** – An interdepartmental team is working on implementation of online permit submittal and electronic plan review.
- **Station Subarea Plan Implementation** – Staff is developing affordable housing and deep green incentive program forms and procedures.

- **Sound Transit Lynnwood Link Extension Project** – Sound Transit staff and City Project Manager, Juniper Nammi, are scheduled to give Council an update on Sound Transit’s progress with station and rail construction through the City on June 15, 2020.

## **2020-2021 Planning Commission Work Plan Projects**

### ***Council Directed Projects***

These projects have been added to the P&CD Department’s 2020-2021 work plan and require Planning Commission study and recommendations:

- **Annual Comprehensive Plan Docket** - Annual project with amendments to the Parks, Recreation, and Open Space Master Plan and the Point Wells Subarea Plan.
- **Annual “Batch” of Development Code Amendments** - Annual project that will include corrections and amendments to clarify confusing or conflicting regulations.
- **Development Code Amendments to allow Professional Office uses in R-8 and R-12 zones Public Hearing** – The Planning Commission is scheduled to hold the public hearing on this item on July 2, 2020.
- **185<sup>th</sup> Station Area Monitoring Report** – The phased rezone around the Link Light Rail Station Area requires a report to Council on development that has occurred in the first phase prior to the Phase 2 rezone on March 31, 2021.
- **145<sup>th</sup> Station Area Monitoring Report** – This report will go to Council at the end of 2021.
- **Community Redevelopment Area (Shoreline Place) Sign Code** – Update of the sign code for the phased redevelopment of the Sears property with 1,400 apartment units and 70,000 square feet of retail.
- **Continue Evaluation of the Landscape Conservation and Local Infrastructure Program (LCLIP).**
- **Ground-floor Commercial Development Code Amendments** – In response to community interest in including commercial spaces within new multi-family developments staff is developing regulations and incentives. These will first be applied to the Community Business (CB) zoned areas within Ridgecrest and North City as a pilot that may be extended to other commercial areas.

### ***State Mandated Projects***

- **Comprehensive Plan Update** – The next periodic review of the Comprehensive Plan is due in June 2024, a one-year delay from the regular schedule. PCD staff will begin coordinating with other city departments (Public Works, Parks, Economic Development) to update goals, policies, Master Plans, and supporting analysis in a coordinated way that doesn’t duplicate staff resources and create meeting fatigue for the public.
- **Floodplain Ordinance** – The Planning Commission discussed this item on May 7 and is scheduled to have a public hearing on June 4, 2020.

### **2020 Work Plan Projects - Projects Approved by City Council**

- **Housing Action Plan** – With the acceptance of a Department of Commerce grant this item was expanded from an examination of missing middle housing types, such as, Cottages, Accessory Dwelling Units, Tiny Homes, and Multiple Homes on One Lot. It now includes development of a Housing Needs Assessment that will document current housing stock and population and employment trends to identify housing needs. A Housing Toolkit will be developed with best practices and policy options to address Shoreline’s housing gaps. This project extends to June 2021 because it will involve community outreach, Planning Commission and Council review, and possible code amendments.

### **Areas of Interest from the Planning Commission**

- **Planning for Walkability** – The Planning Commission believes walkability can be enhanced through zoning, setbacks and other regulations. In support of the City’s recently supported ballot measure to fund sidewalk development and the recent trend of closing streets to encourage neighborhood activity, the Planning Commission would like to learn more about walkability with the goal of recommending amendments to the Shoreline Municipal Code, if appropriate, to increase walkability in Shoreline. Students from the UW Evans School for Public Policy have conducted a study of tools and policies to increase connectivity around the Link Light Rail station areas.
- **Neighborhood Design Planning to identify and enhance the unique character in each of Shoreline’s neighborhood** – Shoreline’s neighborhoods are unique and could be enhanced with more focused planning specific to each neighborhood.

### **Modification of Planning Commission/P&CD 2020-2021 Work Plan**

If the Council is interested in adding any optional ideas for inclusion in the 2020-2021 Planning Commission or P&CD work plan, then staff may need to determine if a substitution of work items would be necessary to ensure successful completion.

### **RESOURCE/FINANCIAL IMPACT**

Most of the items on the Department and Planning Commission work plans have been approved by Council and do not have a resource or financial impact, including the Housing Action Plan, Ground-Floor Commercial Development Code Amendments, and the Point Wells Subarea Plan Comprehensive Plan amendments.

### **RECOMMENDATION**

Staff recommends that Council review and affirm the Planning and Community Development Department’s planning projects and the Planning Commission’s work plan for 2020-2021.

### **ATTACHMENTS**

Attachment A – June 8, 2020 Planning Commission Letter to the City Council



City of Shoreline  
Planning  
Commission

Laura Mork  
Chair

Jack Malek  
Vice Chair

Janelle Callahan

Andy Galuska

Mei-shiou Lin

Julius Rwamashongye

Pam Sager

June 8, 2020

Mayor Hall and Members of the City Council:

Shoreline Municipal Code section 2.20.060 Duties-Responsibilities (F) states “The planning commission shall submit written periodic reports annually to the city council setting forth its progress in completing its work program for the current fiscal year.” The purpose of this letter is to serve as the annual report to the City Council by including a summary of the Planning Commission’s activities for the past year. First, four new Commissioners were appointed in March 2020 – Janelle Callahan, Andy Galuska, Julius Rwamashongye, and Pam Sager.

Since our last annual report to Council on February 11, 2019, the Planning Commission has advised the Council on several projects of note. The Planning Commission spent 2019 studying and providing recommendations to the Council on:

- 2019 Comprehensive Plan Amendments including changing the Land Use Designation from Medium Density Residential to Mixed-Use 2 and changing the Zoning from Residential, 8 units/acre (R-8) to Community Business (CB) of Two Parcels at 1510 and 1517 NE 170th Street, updating Natural Environment Goal V by limiting greenhouse gas emissions to 1.5° C of global warming above pre-industrial levels, and amending Comprehensive Plan Policy LU2 to allow for professional offices in the R-8 and R-12 zones.
- Townhouse Development Code Amendments – included creating new dimensional and design standards for all new townhouse developments.
- Shoreline Place Development Agreement - includes redevelopment of the existing Sears site; developing seven (7) multi-family buildings providing 1,358 residential units, and two (2) commercial buildings adding 72,160 square feet of new space; public and private outdoor space; and street, intersection, and bike lane improvements.
- Master Development Plan and Special Use Permit Code Amendments – included updating the procedures and decision criteria for MDP and SUP permits.
- Update of the Planning Commission Bylaws.
- Shoreline Management Plan – the Commission completed a periodic review of the plan, which is a less prescriptive and intensive process intended to ensure consistency with the SMA and its regulatory guidelines along with the City’s Growth Management Act (GMA)-enacted Comprehensive Plan and development regulations.

The Commission is looking forward to continuing work with staff in 2020 to address:

- Creation of a Housing Action Plan;
- Professional Offices in R-8/R-12 Zones Public Hearing;
- Shoreline Place Sign Code Update;
- Ground-Floor Commercial Development Code Amendments;
- 2020 Development Code Amendment Batch;
- 2020 Comprehensive Plan Amendments;
- Floodplain Amendments; and
- Point Wells Subarea Plan Amendments.

2019 Parking Lot Items - Neighborhood design, neighborhood compatibility, and walkability, TDR/LCLIP Development Code Amendments, and Wireless Telecommunication Facilities Update.

The Commission especially looks forward to the City's workplan to address the community-wide topic of housing choices and protections in our single-family neighborhoods in 2020.

Thank you for your support.

Sincerely,

Laura Mork, Planning Commission Chair