



SHORELINE CITY COUNCIL STUDY SESSION

Monday, February 4, 2008
6:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

	<u>Page</u>	<u>Estimated Time</u>
1. CALL TO ORDER		6:30
2. FLAG SALUTE/ROLL CALL		
3. CITY MANAGER'S REPORT AND FUTURE AGENDAS		
4. COUNCIL REPORTS		
5. GENERAL PUBLIC COMMENT		6:40
<i>This is an opportunity for the public to address the Council on topics other than those listed on the agenda and which are not of a quasi-judicial nature. Speakers may address Council for up to three minutes, depending on the number of people wishing to speak. If more than 15 people are signed up to speak each speaker will be allocated 2 minutes. When representing the official position of a State registered non-profit organization or agency or a City-recognized organization, a speaker will be given 5 minutes and it will be recorded as the official position of that organization. Each organization shall have only one, five-minute presentation. The total public comment period under Agenda Item 5 will be no more than 30 minutes. Individuals will be required to sign up prior to the start of the Public Comment period and will be called upon to speak generally in the order in which they have signed. If time is available, the Presiding Officer may call for additional unsigned speakers.</i>		
6. STUDY ITEMS		
(a) Economic Development Advisory Committee	<u>1</u>	7:10
(b) Ronald Bog Drainage System Update	<u>9</u>	7:45
(c) Resolution No. 271 adopting the Planning Commission's 2008 Work Plan	<u>21</u>	8:30
7. ADJOURNMENT		9:30

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 546-8919 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 546-2190 or see the web page at www.cityofshoreline.com. Council meetings are shown on Comcast Cable Services Channel 21 Tuesdays at 12 noon and 8 p.m., and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m. Online Council meetings can also be viewed on the City's Web site at <http://cityofshoreline.com/cityhall/citycouncil/index.cfm>.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Economic Development Advisory Committee DEPARTMENT: City Manager's Office PRESENTED BY: Tom Boydell, Economic Development Manager
--

PROBLEM/ISSUE STATEMENT:

The Council directed staff to establish an Economic Development Advisory Committee (EDAC) by Ordinance 475 (Attachment B) adopted on July 9th. Applications then were solicited over a 6-week timeframe, ending on August 31. Twenty-nine applications were received. At the request of Council, the application process was re-opened in January 2008, at which time five additional applications were received.

BACKGROUND:

Ordinance 475 provides that the EDAC should consist of 16 members, representing a balance of business and commercial property interests and expertise in the community. Specifically, 5 members are to represent various organizations, 3 members from Aurora Avenue businesses, 3 members from neighborhoods, and 5 members appointed "at-large." Section C of this ordinance provides that members will be recommended for appointment by the City Manager and confirmed by the City Council.

Advertisement for Committee applications took place as follows: The City Clerk released an announcement and application documents to the public, including posting on the City's web site and other forms of notice. An announcement was also sent to business associations, the Chamber of Commerce, community groups, and interested individuals by word of mouth, mail and email. The public application period was July 18 to August 31. Twenty-nine applications were received. The application process was re-opened in January 2008 by request of Council at the November 26, 2007 meeting. At that time five additional applications were received, two requested transfer for consideration on another upcoming committee appointment, two withdrew, and one was incomplete.

The City Manager reviewed the remaining 29 applications received and recommends that the City Council confirm the appointments of those recommended in Attachment A. The recommended list of appointees is based on a desire for balance and selection of individuals with longer business experience and a history of leadership in the Shoreline community. Balance included many things, such as gender, minority-representation, representation from different commercial areas of the city, and types of business, commercial property management or development expertise. While all of the applicants

are well qualified, the need to provide the balance required in the ordinance was the most important factor in selecting nominees.

FINANCIAL IMPACT:

None

RECOMMENDATION:

The City Manager recommends that the City Council confirm the appointments of the 16 individuals listed in Attachment A.

ATTACHMENTS

- A. List of recommended appointees
- B. Ordinance No. 475
- C. Demographics of applicants

Approved By:

City Manager



City Attorney



ATTACHMENT A

FOR MEMBERSHIP ON THE

Economic Development Advisory Committee

Applicants/Potential Members Recommended by Staff (includes 4 women, 3 minorities). Those designated by the plus sign (+) before their name are appointed for one year terms. All other terms are two years. All members may be reappointed for multiple terms.

Appointments by Organizations

- Chakorn Phisuthikul – Architect, Multi-family Housing Developer (Richmond Beach and Shoreline Planning Commissioner)
- + School Board Representative TBD (backed up by Craig Dessingen from the Superintendent's office as an alternate)
- + Rick Stephens – Highland Ice Arena (Chamber of Commerce)
- + Marty Rood, Principal, Mr. 99 & Assoc. Commercial Brokers (Forward Shoreline)
- Susan Hoyne, Dean of the Engineering, Math and Science, SCC (Shoreline Community College representative)

Aurora Avenue

- +Joo Sun Choe, Shoreline Bank (Aurora Ave/Aurora Square area, Korean-speaking, female)
- Jim Abbott, SGA (Construction business and developer, along Aurora Ave – 1st, 2nd and 3rd miles; business office is across from Aurora Village)
- Greg Olson, Olson Chevy (Aurora Ave – central area, car dealerships)

Neighborhoods

- Michelle Cable, Triune Development and Cable Financial CPAs (Ballinger)
- Andy Anderson, Anderson House (North City, 25 years in business, 44 in residence)
- + Dick Nicholson – Council of Neighborhoods, Ridgecrest Association President, Shoreline Rotary, CPA. business experience in finance and surety bonding (Ridgecrest)

*Note: No applications were received from Richmond Beach or Richmond Highlands.

General At-Large

- + Dale Horton, Horton Properties (Aurora Ave – central area; 31 years in Shoreline)
- Tom Nasky, property owner, owner of 7 businesses including recycling, ABC team member (Aurora Avenue – 1st and 3rd miles; 7 years in Shoreline and 34 years in area)
- Warren Johnson, Vice President of Business Development, Bayley Construction, expertise in development process, site assembly, and design of buildings, malls, and town centers, ICSC and NAIOP member (National Developer, Innis Arden Resident)
- + Daniel A. Mann, small business owner, former School Board member, Chamber and Shoreline Merchants Association member, and other public involvement experience (resident of Central Shoreline at Stone Ave and 180th Street)
- + Wendy DiPeso, employee at Cat's Exclusive, Sustainable Shoreline Board Member, Chamber of Commerce Vice President (resident of Echo Lake)

Other applications received (in alphabetical order):

- Sami Abdalla, Manager, Old Country Buffet (restaurant on Aurora Ave), Chamber Board
- Paula Anderson, home based business in telecom consulting, experience at Qwest and in neighborhood, citizen and school involvement (Westminster Triangle neighborhood)
- Wade Carter, Carter Motors, Inc. on Aurora Avenue (resident of Woodinville)
- Jack Hagel, home-based business/seafood broker (resident of Innis Arden Neighborhood)
- Corbitt Loch, City of Snohomish Planning Director (does not operate a business or own commercial property in Shoreline, resident of Richmond Beach)
- Larry Owens, NW Mechanical, Solar Shoreline, and Sustainable Shoreline (resident of Seattle)
- Greg Price, home-based sales, marketing, and training business, publishing experience (Publisher of OutdoorsNW.com, resident of Richmond Highlands)
- Robert L. Ransom, Consulting business owner, former Mayor and School Board Member
- Lyanne Scott, home based internet business called Blue Mountain Coffee, experience in local schools and church (Ridgecrest neighborhood)
- Elaine Solberg, Catalina Properties, residential construction and brokerage (resident of 20th and NE 177th)
- John Stebbins, employed at State L&I/Occupational Health and Safety (Paramount Park)
- Jerry Wilkins, CPA, Chamber of Commerce and Rotary (Westminster, business at 149th/Aurora)
- Ken Winnick, Winnick & Assoc. (6 mo.), GIS/Economics Consulting (Paramount/15th/Ridgecrest)

Other withdrawn due to change of residence status:

- Barclay Fitzpatrick, Boeing engineer
- Terra Laggner, President of Urban Green

Applications transferred to the Financial Policy Advisory Committee (for consideration):

- Gretchen Atkinson, member of NCBA, formerly owner of a travel agency business in North City, PTA, ABC Team, Chamber experience (resident from the Richmond Highlands)
- Gary Batch – Certified Financial Planner, NCBA and Shoreline Chamber of Commerce Board member, co-organizer of the Small Business Forum and the North City Jazz Walk, Zoning Advisory Committee (professional services business located in North City)
- Shari Tracey – staff assistant to King Co. Councilmember Bob Ferguson, Co-Chair of Bond Advisory Committee, real estate and land use experience working at Davis Wright Tremaine, Richmond Beach Little League Board (Echo Lake Neighborhood Resident)

LAWS

ORIGINAL

ORDINANCE NO. 475

**AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON,
CREATING AN ECONOMIC DEVELOPMENT ADVISORY
COMMITTEE.**

WHEREAS, on March 27, 2006, the City Council unanimously approved Resolution No. 214-A-4, adopting the Economic Development Strategic Plan 2006-2011; and

WHEREAS, the City Council wishes to encourage ongoing citizen input and business input into the economic development planning process by establishing a permanent advisory committee to assist the City; now therefore,

**THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO
ORDAIN AS FOLLOWS:**

Section 1. New Chapter. A new Chapter 2.65 *Economic Development Advisory Committee* is added to the Shoreline Municipal Code to read as follows:

.010 Created – Purpose-Responsibilities. The Economic Development Advisory Committee is created to provide guidance and direction for Shoreline's future economic prosperity and growth. The Advisory Committee will provide citizen review and business expertise in advising the City Council and City Manager on the implementation and updating of the City's Economic Development Strategic Plan including budget allocations and administration of the economic development program. The committee shall submit an annual report to the City Council by July 1st reviewing its activities of the past year and recommending actions that will advance the City's economic development goals.

.020 Membership-Appointments.

A. The Economic Development Advisory Committee shall consist of sixteen (16) members, each of whom shall be appointed for two year terms. To allow the staggering of terms for the initial committee and appointment or reappointment as appropriate, the initial terms shall be as follows: Eight members for terms of one year, and eight members for terms of two years. Terms shall expire the 31st day of May. No member shall be appointed for more than three (3) consecutive terms.

B. Members shall reside, own property or operate a business in Shoreline and represent interests in economic development, community development, business, or real estate development. Members should be selected as follows:

1. Representatives from the Chamber of Commerce, Forward Shoreline, Shoreline School District, Shoreline Community College, and the Shoreline Planning Commission.

2. Six (6) business representatives from the Aurora Corridor (including Aurora Village and Aurora Square) (3), the Ballinger Commercial Area (1), Richmond Beach or Richmond Highlands (1), and North City or other Eastside commercial neighborhoods (1).

3. Five (5) "at large" members.

C. Members will be recommended for appointment by the City Manager and confirmed by the City Council.

D. Members may be removed by the City Manager, with the concurrence of the City Council, for failure to comply with laws and city policies relating to conduct of public officials, failure to meet membership qualifications, or for unexcused absence from more than three (3) consecutive regular meetings. Vacancies shall be filled for unexpired terms in the same manner as for appointments.

.030 Organization: Members will serve without compensation but may be reimbursed for reasonable expenses associated with committee activities pursuant to City policy. Members shall select a chairperson and vice chairperson and establish rules for conducting their meetings. The committee shall meet regularly at least every 60 days and as needed, and issue meeting agendas and minutes. Administrative staff shall be provided to support the Committee's meetings and other activity.

Section 2. Publication, Effective Date. This ordinance shall take effect and be in full force five days after passage and publication of a summary consisting of the title.

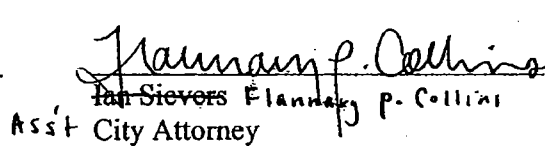
PASSED BY THE CITY COUNCIL ON JULY 9, 2007.


Mayor Robert L. Ransom

ATTEST:

APPROVED AS TO FORM:


Scott Passey
City Clerk


P. Collins
Asst City Attorney

Date of Publication: July 12, 2007
Effective Date: July 17, 2007

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Ronald Bog Drainage System Up-date
DEPARTMENT:	Public works
PRESENTED BY:	Mark Relph, Public Works Director; Jesus Sanchez, Public Works Operations Manager; Tricia Juhnke, PW Capital Projects Administrator

PROBLEM/ISSUE STATEMENT:

The City has been pursuing a series of storm water improvements throughout Shoreline since its incorporation in 1995. One of those basins has been the Thornton Creek/Ronald Bog Basin. This report and staff's presentation on February 4th, will review what has been accomplished, our current Capital Improvement Program (CIP) project for 2008 and our strategies for the basin.

The residential area south of Ronald Bog is part of the much larger Thornton Creek drainage basin (attachment A). This basin drains through Shoreline and into Seattle before it eventually ends at Lake Washington. Ronald Bog itself has historically flooded during significant rain storms greater than a 50 year storm. Most recently this neighborhood was severely flooded during the December 3rd storm which was an event greater than a 100 year storm event.

The City has pursued solutions since the flooding of several homes during a large rain-on-snow storm that occurred in early 1997. Currently there is a \$3.1 million CIP project under design utilizing primarily Public Works Trust Fund Loans. The project is scheduled for construction in the summer of 2008. It will replace the street drainage on the west side of Corliss Ave, between 171st and 172nd, and remove the 3 restrictive culverts along Corliss Place south of 170th and replacing them with fish passable boxes (attachment B). Though these changes will assist in mitigating some degree of flooding, it is not the complete solution for alleviating flooding in the Ronald Bog area.

To complete the list of projects that will provide the ultimate solution for flood protection beyond the 2008 project will require a more detailed analysis of the entire Thornton Creek basin from the headwaters to the south city limit. This proposed "basin plan" will provide a more complete understanding the projects necessary for flood protection, plus allow a more strategic approach to funding, including surface water rate structure and grant opportunities. Based on the historical nature of Ronald Bog, groundwater must also be considered when analyzing the basin and developing long term solutions.

FINANCIAL IMPACT:

The 2008 – 2013 adopted CIP budget includes four significant projects with the basin that are intended to a large measure address the storm water problem. They include the \$3.1M Ronald Bog South project (mentioned above), the \$747,000 Cromwell Park Improvement Project (construction of 1 to 2 acre-feet of upstream detention), the \$264,000 Pump Station No.25 and the \$571,000 Ronald Bog Park Detention/Wetland Project. However, additional projects beyond the current CIP will be needed to provide the residents south of the Bog a higher level of flood protection.

Within the "Discussion" section of this report, there is a funding section that proposes how the City may approach completing the basin plan and the pursuit of other financial opportunities to complete a more detailed and comprehensive project approach for this basin.

RECOMMENDATION

No action is required by the City Council at this time. This report is for information only.

Approved By: City Manager  City Attorney ____

INTRODUCTION

On December 3rd, 2007, a storm dropped more than 4 inches of rainfall in about 21 hours on the City and Public Works crews responded to hundreds of calls from residents. This rainfall amount exceeded the 100-year storm, and thereby exceeded the design capacity of the stormwater infrastructure. The volume of runoff from this storm entering Ronald Bog was more than 20 acre-feet above flood stage. Consequently, flooding occurred in the residential area south of Ronald Bog. These homes were flooded with up to 3 feet of water for a second time in 11 years.

The City has pursued solutions to flooding since incorporation, and the Ronald Bog area has been a significant portion of the list. Currently, the City has a 2008 CIP project for improvements to the drainage totaling \$3,100,000. If these improvements had been implemented prior to December 3rd, it would not have eliminated the flooding that occurred in December. An additional \$3,000,000 in improvements, proposed as part of the 30% design and subsequently dropped due to budget, may have added further protection immediately South of Ronald Bog, but would more likely have caused additional flooding further downstream.

Public Works has prepared an action plan with immediate, near term, and long term approaches aimed at working within available and foreseeable funding to provide the greatest relief to this area. Part of the proposed strategy is the pursuit of grants. If the City is successful, then the completion of projects could be accelerated.

BACKGROUND

Early accounts of Shoreline tell how Native Americans collected wild cranberries at Ronald Bog. Named after Judge James Ronald, an early Shoreline philanthropist and Seattle mayor from 1892-93, Ronald Bog was historically a peat bog wetland. In 1923, the US Geological Survey estimated Ronald Bog peat deposits to be 40 feet deep over 25 acres. After World War II, George Webster obtained ownership of the land it was mined for its peat, forming the square sided shape open water pond that is seen today.

The neighborhood to the south of present day Ronald Bog Park was originally part of the Bog. The area was platted for residential use by King County in 1955 and homes were built on fill not long afterwards. Construction of Interstate 5 began in the area in the early 1960's and fill from the construction was used to reduce the open water portion of the Bog. Runoff from development since then in the 690 acres upstream has been directed to the Bog since it is the low spot in the Upper Thornton Creek basin. Sometime after it began being used as a regional stormwater facility, the Bog was directly connected to Thornton Creek (Bogs are usually isolated and are only connected to other surface waters through groundwater flow).

The studies completed subsequent to the 1997 flood were conventional in design, and did not address the downstream effects, including backwater. None of the studies account for the movement and impact of groundwater. It is clear from the event in December that maintenance completed on the drainage system has significantly restored the flow capacity of the system, and improved the capacity to handle moderate

storms, but has had less impact in providing relief for localized flooding from major severe storms. This is a strong indication that simply building a bigger pipe or a wide open channel is not the entire solution to the flooding in the Ronald Bog area. A basin-wide study, from headwaters to the south city limit, is needed to fully assess the proposed solutions. This study may likely need to include backwater-and groundwater analysis of properties beyond the City limits.

In 2005, the city adopted its first Surface Water Master Plan. This Plan was in part an attempt to identify the significant basins within the city and then prioritize a list of projects that were going to be necessary to begin addressing the history of known problems. This Plan was not a complete listing of all projects within the city that were going to be necessary to reduce flooding. This Plan does not provide a detailed correlation between the level of flood protection required and the magnitude of improvements. More specifically, the Plan states that additional engineering analysis will be required to properly determine the appropriate level of infrastructure given the desired level of flood protection¹. Staff would suggest that the timing of the next CIP process in the spring of this year would be an optimum time to pursue the basin plan for Thornton Creek/Ronald Bog and develop a long term strategy for flood protection within the basin. The initial Ronald Bog Drainage Improvement Project was created by the city in response to the flooding of many homes during a large rain-on-snow storm that occurred in early 1997. Attachment C provides a detailed chronology of events that surround Ronald Bog area.

DISCUSSION

As the threat of flooding continues, an immediate action plan is appropriate and measures have already been taken. The City is also poised to begin construction this summer, and next, on projects that will start to reduce the level of flooding. It is clear that more work beyond what is planned will be needed to resolve the issue. The City's response to the flooding issue has been divided into a three pronged approach:

1. Immediate Action
2. Near term construction
3. Long Term study and plan implementation

1. Immediate Action Plan: This includes installation of an early warning system to alert residents to the pending flooding. The City has placed sand bags at strategic locations and has an ongoing training plan for neighborhood response. A 6" pump will be located at the south end of Corliss to serve as a high-flow bypass on an as needed basis. Maintenance continues on the existing system downstream of the Bog to keep it free flowing. Staff has identified potential grant opportunities and will pursue applications including:

- King County Flood Control Zone District "Opportunity Fund"
- FEMA Disaster Mitigation grant
- FEMA Pre-Disaster Hazard Mitigation Grant.
- Other State and Federal alternatives

¹ Surface Water Master Plan, Adopted July 11, 2005; Section 5.3 - Proposed Flood Protection Projects and Programs.

2. Near Term Plan: This will continue with the replacement of the street drainage system along the west side of Corliss Avenue. The existing system is in need of replacement and a new pipe will increase the effectiveness of the bypass pump. The replacement of the fish barriers on Thornton Creek, west of Corliss Place, will also reduce the likelihood that these will become debris will accumulators in these areas.

The maintenance of the downstream system and the elimination of the fish barriers are aimed at returning the Bog to its historic levels; about 2 feet lower than present. This could add as much as 5 acre-feet of storage at the Bog. Lowering areas within Ronald Bog Park could add an additional 5 acre-feet.

The design and construction of Cromwell Park improvements, scheduled to be completed in 2009, will include 1 to 2 acre-feet of upstream detention and will reduce flooding at Ronald Bog by that amount.

The 2005 Surface Water Master Plan recommended additional hydraulic and hydrologic studies and surveys be completed. FEMA grants will also require additional studies to assess the effectiveness and level of protection that will be provided by proposed solutions, along with the establishment of the 100-year flood plain elevation. The work to date, important, well guided, and intentioned, has been to triage problems with the existing system and effect repairs. To significantly reduce flooding, a more comprehensive long-term plan is necessary.

3. Long-Term Plan: There exists a very shallow or limited hydraulic profile (2 feet of fall from the Bog to N 168th Street), which necessitates a detailed downstream evaluation and analysis; as does any solution that involves more pipe capacity. These dynamic factors have not been studied with the conventional modeling that has been completed.

The scope of the study will need to reach beyond this localized area and will require a look at all of Thornton Creek from the headwaters to the City Limit; and beyond as necessary for analysis. The Long Term Plan will need to analyze and evaluate a variety of alternatives and solutions including:

- Increasing Upstream detention
- Diversion of water away from Ronald Bog
- Terracing the Ronald Bog Park to store more water in the park area
- Additional detention facilities and acquisition of property
- Improving & increasing conveyance capacity of the downstream system
- Identify Grant Funding Opportunities and requirements including the FEMA Pre-Disaster and Hazard Mitigation Programs.
- Evaluate the Surface Water Rate Structure to help fund solutions

With the analysis will come the development of a strategy to fund the proposed solutions. The ultimate goal of the study will be to propose solutions matched to available funding.

Funding

The following table shows the current funding that is available based on the 2008-2013 Capital Improvement Plan (CIP) for the Thornton Creek/Ronald Bog Basin.

Project	Scheduled Year(s)	Surface Water Funded	Public Works Trust Fund Loan	Total Amount
Ronald Bog South	2008	\$416,910	\$2,052,090	\$2,469,000
Ronald Bog Park Wetland	2009-2010	\$571,000		\$571,000
Cromwell Park Pond/Wet Pond/Wetland	2008-2009	\$747,000		\$747,000
Pump Station No. 25	2009	\$264,000		\$264,000
Total		\$1,998,910	\$2,052,090	\$4,051,000

Fundamentally, in developing long range planning for addressing flooding, water quality and habitat enhancements, one needs to understand the hydrologic behavior of the entire basin. To accomplish this, a quality master basin plan that will help guide the City in developing quality CIP projects with reasonably predictable costs needs to be developed. This will assist the city in understanding exactly what we can afford and where surface water rates need to be based on priorities developed on a basin-by-basin basis.

Thornton Creek Basin is ready for such a study and in need of developing not only short term, but long term improvements that address flooding, plus water quality and habitat enhancements. The need for a comprehensive basin plan for Thornton Creek will not only provide a benefit for flood protection, but will also provide benefit for a whole host of other environmental issues. Comprehensive basin plans will help prevent future flooding caused by over development (the root cause of the current problem) since they can provide information on the capacity of the existing systems and, therefore, the City has a rational basis for restricting additional stormwater flows from new or re-development project. The results can also have benefits to water quality compliance with Ecology's Western Washington Municipal Stormwater permit and assist in developing habitat recovery plans for fish and other aquatic organisms in the basin.

The ultimate goal is to provide the maximum flood protection possible to the residents directly south of the Bog, to those adjacent to Pump Station 25 on 2nd Place NE, to all residents upstream of the Bog who were impacted on December 3rd, and to the downstream residents in Shoreline and our neighbors in Seattle. This needs to be accomplished in accordance with all environmental requirements and within reasonable budgetary constraints.

In order to prepare for a comprehensive basin plan, staff proposes to pursue a scoping process in the spring of this year to ultimately assemble a detailed Request for Proposals with a schedule to complete the basin plan. The cost of this work is within the budget of the current 2008 Ronald Bog project. The cost and schedule for the basin plan would be submitted as part of the City's CIP process later this spring. This timing will also allow staff to pursue more information about how possible grants may fit into our financial plan and ultimately our construction schedule.

Staff is also pursuing our periodic review of the Surface Water Utility's rate structure. This will be very valuable information as the Council considers the options for funding all projects within the Surface Water Utility Fund.

RECOMMENDATION

No action is required by the City Council at this time. This report is for information only.

Attachments:

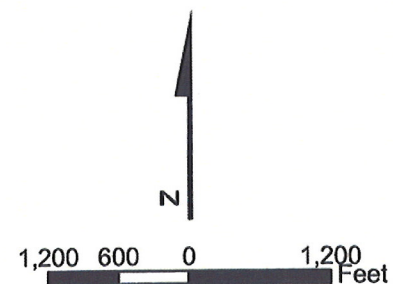
Attachment A – Thornton Creek Drainage Basin

Attachment B – The 2008 CIP project of Ronald Bog South

Attachment C – A Chronology of Events within the Thornton Creek/Ronald Bog
Drainage Basin.

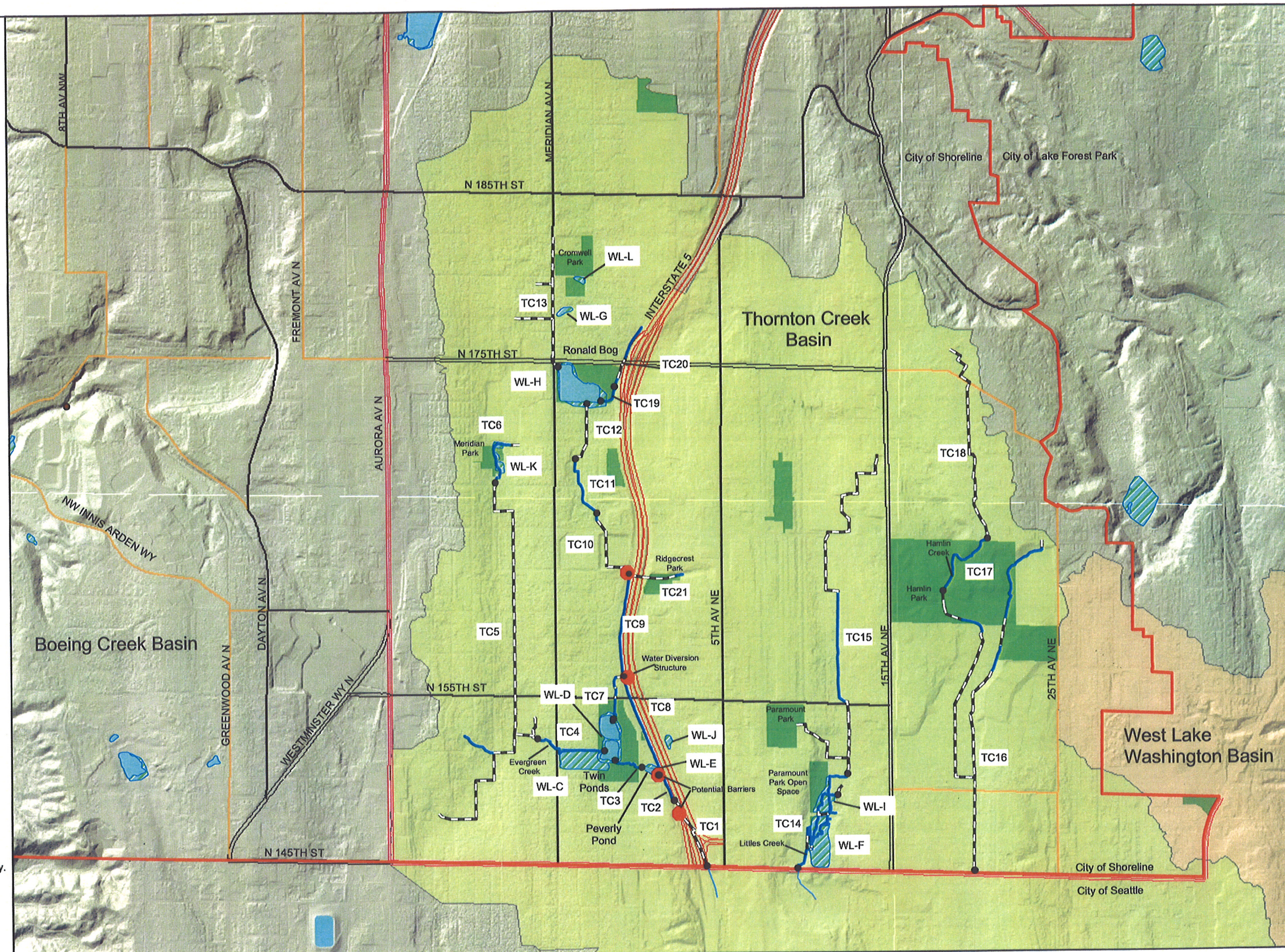
Legend

-  Open Water Course
-  Piped Water Course
-  Wetlands
- WL-C Wetland ID
-  Parks
- TC1 Reach ID
-  Reach Starting Point
-  Fish Passage Barrier
-  Thornton Creek Basin
-  W. Lake Washington Basin
-  Waterbodies
-  Shoreline City Limits
-  Interstate
-  State Route
-  Principal Arterial
-  Minor Arterial
-  Collector Arterial



No warranties of any sort accompany this product or are implied including accuracy, fitness, or merchantability.

For regulatory purposes, segments within a reach are classified on a site-specific basis. The mapping in this document provides a general guide to classification.



Tetra Tech / KCM
1917 1st Avenue
Seattle WA 98101



Thornton Creek Basin Characterization Report

Figure 2-3
Stream Reaches, Wetlands
and Fish Passage Barriers

\\baker\firm\Des-05_2007-10-52am - R:\Seattle\011262 City of Shoreline\11-01165-10000 Thorntons-Final-Design\03-60% C&V\PUBLIC MEETING\Thornton-Public-Figure-Color.dwg

SECTION 8, TOWNSHIP 26N, RANGE 4E

RONALD BOG

IE = 362.19

N. 172nd STREET

WEST BRANCH STREET
DRAINAGE (REPLACE FAILING
18-INCH DIAMETER WITH NEW
18-INCH DIAMETER)

EXISTING
60 FOOT CITY
RIGHT-OF-WAY

EXISTING EAST BRANCH
(30-INCH DIAMETER)

CORLISS AVENUE

N. 171st STREET

MERIDIAN AVENUE NORTH

EXISTING SYSTEM
SUBSTANDARD
FISH BLOCKING
CULVERT

EXISTING
NORTH CHANNEL

EXISTING
30-FOOT CITY
EASEMENT

NEW FISH PASSABLE
BOX CULVERT

EXISTING
SOUTH CHANNEL

N. 170th STREET

N. CORLISS AVENUE NORTH

NEW
FISH PASSABLE
BOX CULVERT

ABANDON
EXISTING BOX
CULVERT

ABANDON
EXISTING

DUAL 36-INCH
DIAMETER
CULVERTS

CORLISS PLACE NORTH

NEW FISH PASSABLE
BOX CULVERT

N. 167th STREET

LEGEND

- NEW STRUCTURE
- EXISTING PIPE
- NEW PIPE
- EXISTING CHANNEL

1"=50'-0" Scale
0 50 100 Feet

PLAN
SCALE 1"=50'-0"

17544 Midvale Ave. N
Shoreline, WA 98133
(206) 546-1700

RW BECK

R.W. Beck, Inc.
1001 Fourth Ave, Suite 2500
Seattle, WA 98154-1004

UPPER THORNTON CREEK

Basin Drainage Improvement

PUBLIC MEETING

EXHIBIT

Project No.

Sheet

Sheet - of -

Initials	Date	Description
Designed		
Checked		
Revisions		
Revisions		
Revisions		
Accepted for construction by City Engineer		
Date	Signature	

Attachment C - A Chronology of Events within the Thornton Creek/Ronald Bog Drainage Basin.

- November 1998 - The City Council adopts City's first Capital Improvement Plan (CIP). This CIP includes three separate drainage projects within the Ronald Bog Drainage basin.
- June 1999 - Staff presents to Council the steps for the Ronald Bog project pre-design study titled the "Ronald Bog Subbasin Study." Council approves combining the three previously mentioned CIP projects into one. This Council agenda item authorized the City to hire Otak for a basin solutions analysis.
- Staff works with Technical and Citizen Advisory Committee (CAC) to review subbasin flooding options. Staff meets with citizen and technical advisory committees (Residents, the Departments of Ecology, Transportation, and Fish and Wildlife, and the Army Corps of Engineers) to discuss technical and citizen concerns at same time. This advisory committee meets on June 20, August 1, and October 5, 2000. The final CAC met on January 11, 2001.
- February 2001 - Staff requests Council select a combination of projects as the basin-wide preferred alternative based a document completed by Otak entitled "Ronald Bog Drainage Improvements Phase 1, Thornton Creek Tributary Flood Reduction Study." These basin-wide alternatives include two projects east of I-5 (upgrades to pump station 25 and drainage improvements near 10th Ave NE and Serpentine Place NE), two in Cromwell Park, one in Ronald Bog Park, and one downstream of the Bog.
- June 2001 - Council adopts the preferred basin-wide alternative and authorizes staff to move forward with the design and environmental work. Staff negotiates with Otak to began 30% design and environmental permitting.
- Early 2002 - Former Shoreline City Manager Steve Burkett calls for independent review of Ronald Bog Drainage Improvements Project as well as four other large CIP projects. The 30% design and environmental permitting is stopped while independent review completed.
- Fall 2002 - Following the recommendations of the independent review by Gray & Osborn, the project is broken up into short term and long term improvements by the Council during 2003-2008 CIP process. (Short term improvements for 2003 included:
 - Cleaning/video of pipes and removal of roots in storm lines south of Ronald Bog, and at 10th NE/175th Street (completed in 2003).
 - Full design, permitting, and construction of the Serpentine Place improvements (see below).
- December 2002 - The City completes drainage improvements upstream of Ronald Bog along 1st Ave NE near NE 185th St to detain flows prior to reaching the Bog (oversized storm pipe with some in-line detention).

- March 2003 – The City begins the process of developing a Surface Water Master Plan that will include a discussion of which of the other Ronald Bog drainage improvements are appropriate.
- April 2003 – City decides that it is appropriate to construct the following “early outs” instead of the entire Serpentine Project. The two pieces of storm line to be constructed as early out improvements include: 175th Street (between 10th and 11th Avenues NE) and north on 10th Avenue from 175th Street to catch grade AND Serpentine Avenue from 5th Avenue NE west to 175th Street (this is a portion of the original Serpentine Project). These projects were completed in March of 2004 at a cost of \$1,100,000.
- Spring 2004 - City begins stepped up annual maintenance schedule for all pipe and catch basins in the Ronald Bog basin. All pipes are cleaned, root cut, and catch basins vacuumed out. This extends the useful life of the pipes.
- November 2004 – Additional drainage improvements are constructed by the City in the area of 10th Ave NE and NE 175th St. \$75,000.
- Late 2004 – WSDOT completes construction of detention/water quality pond at intersection of I-5 and N 175th St. that may help flows entering Ronald Bog.
- Summer 2005 – Council approves the first city-wide Surface Water Master Plan that adopts the projects suggested in the 2001 “Ronald Bog Drainage Improvements Phase 1, Thornton Creek Tributary Flood Reduction Study”, with modifications. These projects are priority level 1 and scheduled to be completed during the first 6 years of the plan. The study also recommends further survey, hydrologic analysis, and hydraulic analysis be completed.

The Surface Water Master Plan did not contain detailed basin modeling. The prioritization of projects was based on known flooding, water quality and habitat problem areas from resident and business service requests.

- Early 2006 – City initiates design contract to design the portion of the Ronald Bog Drainage Improvements from the outlet from the Bog to N. 167th St (Ronald Bog South Project).
- May 2006 – Parks bond measure passes that includes master plan for Cromwell Park. Ronald Bog Drainage Improvements that include Cromwell are integrated into the Parks Master Plan for Cromwell.
- November 2006 – Public Meeting held for preliminary design of Ronald Bog South Project.
- December 2006 – 30% design for Ronald Bog South Project is completed.
- January 2007 – The 30% plan is presented to Council.
- Spring 2007 – Washington Department of Fish & Wildlife insists on either an open channel or fish-passable box culverts from the Bog outlet to the open channel. The cost of this is far in excess of available resources (**doubled the**

costs) and this approach would have increased downstream flows substantially South of the Bog and into the City of Seattle. This result was deemed unacceptable by Staff. A phased approach for completing the downstream portion of the project is currently underway.

- The rain event of December 3rd 2007 provided significant insight into how the Bog functions. In early November 2006, a 50-year storm dropped 3.7 inches of rain on the City. The weather was relatively dry prior to this event and flooding downstream of the Bog did not occur. The December 3rd event was just over 4 inches with a snow and small rain event preceding it and this resulted in over 20 acre-feet of surface water over and around Ronald Bog beyond the capacity of the system. This volume estimate does not include the high ground water that continued to recharge the flooded areas as the water was pumped and subsequently receded. This new information warrants re-looking at alternatives and solutions to include the groundwater contribution component.

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

AGENDA TITLE: Planning Work Program for 2008 DEPARTMENT: Planning and Development Services PRESENTED BY: Joseph W. Tovar, FAICP, Director

PROBLEM/ISSUE STATEMENT:

Draft resolution No. 271, Attachment A, identifies the tasks on the Planning Commission and PADS proposed Planning Work Program for 2008 and the schedule for public input, Commission review, and City Council action. The Planning Commission has reviewed this proposed Work Program and recommended that the Council approve it. Staff will bring this Resolution to the Council for action at the February 11 meeting. The Commission has also recommended that the Council temporarily re-assign certain quasi-judicial items to the hearing examiner. If Council concurs, the Planning Commission will schedule a public hearing on this temporary procedural change.

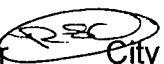
FINANCIAL IMPACT:

There would be no significant impact to the adopted city budget. City staff, report production, and publication/notice requirements would remain unchanged. If any future quasi-judicial items are re-assigned from the planning commission to the hearing examiner, the cost of the hearing examiner's time would be borne by the permit applicants.

RECOMMENDATION

Staff recommends that Council review Resolution No. 271 which would adopt the Planning Working Program for 2008, and direct that a hearing be set on an ordinance to temporarily re-assign the hearing responsibility for certain quasi-judicial items from the Planning Commission to the Hearing Examiner. The staff will return to the Council at the February 11 business meeting for adoption of the final Resolution.

Approved By:

City Manager 

City Attorney 

INTRODUCTION

Beginning in 2007, the City Council began adopting the City's Planning Work Program by resolution, providing direction and clarification to the Planning Commission and city staff about priorities, methods and schedules. With the Planning Commission's agreement, the city staff recommends that the City Council adopt the Planning Work Program for 2008 as shown in Attachment A. In addition, the Commission and staff recommend that the Council direct preparation of an ordinance to temporarily re-assign the responsibility for certain quasi-judicial hearings items to the hearing examiner.

BACKGROUND

Many of the items shown in Attachment A have been on the work program for some time. The "Comprehensive Housing Strategy" and "Environmentally Sustainable Community Strategy" are nearing the end of their time on the Work Program, with Council adoption projected for each in the first quarter of the year. It is expected that those two City Strategy documents will in turn engender possible amendments to the City's comprehensive plan and development regulations, which would be taken up as agenda items later in 2008. We also hope that the "Ridgecrest" item will soon be completed and "retire" from the Work Program.

The "Town Center" and "Southeast Shoreline" subarea plans have been on the Work Program since late 2007. Phase I Framework Policies for Town Center were adopted by Council in October, and funds to support the Southeast Shoreline effort were authorized in the budget process. A new entry on the Work Program is the preparation of amendments to the "Regional Business" (RB), "Community Business" (CB), and "Industrial" (I) zones. This task is in response to the moratorium adopted by the Council late last year regarding certain types of uses in portions of these three zones. Because of the six-month term of the moratorium, Council must adopt the "permanent" amendments by the end of April, or consider a time extension.

Another significant proposal for the 2008 Work Program (and beyond) is to create a geographic framework and schedule for the City to consider and adopt comprehensive plan subarea plans and implementing zoning regulations for all of the commercially zoned lands along the Aurora corridor. The Council previously identified the northern and southern extent of the "Town Center" subarea as N. 170th Street and N. 195th Street, respectively.

The Commission and staff agree that the City's interests are better served by breaking this three-mile long corridor down into five geographic subareas rather than trying to apply the same set of policies and regulations throughout these very different areas. There is wide variety in topography, parcel depth and size, existing and adjacent land uses, and permit activity, such that "one size does not fit all." See Attachment B. Moreover, we have discovered in many land use controversies in recent years that the comprehensive plan does have many detailed policy statements that garner broad understanding and agreement when considered in isolation and in the abstract. However, when one tries to apply these many policies to a specific site or project, there is far less agreement about which policies control. When a specific rezone or

development permit is considered, it becomes very apparent that many of these policy statements are in tension, if not outright contradiction. The subarea planning process is one way to apply all these existing policy statements to a specific set of facts in a geographically defined area and yield a locally appropriate synthesis about land use, building form, infrastructure improvements, etc.

The Work Program shows the "Southbridge" subarea as a next priority after the Town Center and Southeast Shoreline subarea plans are complete. The name refers to the lands along Aurora south of the Interurban Bridge. Recall that in 2007 we began work on the "South Aurora Triangle" which was a commercial area on the west side of Aurora, between N. 145th Street and approximately N. 155th St. One of the criticisms that we heard at the time was that we should be looking at both sides of Aurora when we revisit the questions of land use and building form. Indeed, the controversy over the proposed development on the Overland Trailer Park site on N. 152nd St. suggests that the City should examine the future relationship of the commercial properties on the east side of Aurora to the residential neighborhoods further east. The proposed Work Program would fold the old South Aurora Triangle area into the larger "Southbridge" subarea and schedule it for 2009.

The Work Program also shows a number of code amendments and Master Plans likely to come before the Planning Commission this year. To give the Council a more detailed picture of other items in the Planning Commission's pipeline for 2008, we have attached the current draft of their Agenda Planner for 2008. See Attachment C.

From the more detailed Agenda Planner, you can see that there is a lot more on the Commission's plate than the big items that fit onto the Work Program document itself. Because of the heavy load of high priority legislative items on the Planning Commission's agenda, the Commission has agreed that the City Council should temporarily (e.g., for the next twelve months) re-assign the hearing responsibilities for certain quasi-judicial items from the Planning Commission to the Hearing Examiner. For example, subdivisions, special use permits, street vacations and quasi-judicial rezones are agenda very time intensive. In 2006 and 2007, such items consumed over three months of agenda time each year. The City Council would continue to decide these items as they have in the past but on the basis of the hearings, record, facts, and decision of the Hearing Examiner instead of the Planning Commission.

The Commission is agreeable to having the Examiner take on those hearing responsibilities. The exceptions that would still be heard by the Planning Commission would be institutional Master Plans, such the Community College and Crista proposals, and any quasi-judicial rezones in areas shown on the comprehensive plan as "special study areas" or as subarea plan updates on the Planning Work Program (e.g., in Town Center or Southeast Shoreline).

RECOMMENDATION

No action is required. A resolution adopting the Work Program and an ordinance modifying the hearing process for certain quasi-judicial items will be on the Council's February 11, 2008 agenda for action.

ATTACHMENTS

- A. Resolution 271 to adopt proposed 2008 Planning Work Program
- B. Proposed Subarea Plan Framework for the Aurora Corridor
- C. Planning Commission's detailed Agenda Planner for 2008

RESOLUTION NO. 271

A RESOLUTION OF THE CITY COUNCIL, CITY OF SHORELINE, WASHINGTON, PROVIDING DIRECTION REGARDING THE CITY'S PLANNING WORK PROGRAM AND ADOPTING A SCHEDULE FOR THE PLANNING COMMISSION'S ACTIVITIES IN 2008

WHEREAS, the Shoreline Planning Commission met on January 3, 2008, and January 17, 2008 to discuss progress on the Planning Work Program and to consider appropriate updates and amendments to the Work Program as it applies to Planning Commission activities in 2008; and

WHEREAS, the Planning Commission thereafter forwarded its recommendations regarding the Planning Work Program for consideration by the City Council; and

WHEREAS, the City Council agrees that the items shown on the recommended Planning Work Program includes legislative amendments to the City's comprehensive plan and development regulations that are of a high rank order of importance; and

WHEREAS, the processing of a number of quasi-judicial hearing items is problematic due to a lack of clear and current land use policies and regulations, and this situation cannot be rectified until the Planning Commission has sufficient agenda time to process and recommend for City Council adoption a series of legislative amendments; and

WHEREAS, the City Council concludes that in order for the Planning Commission to complete review in a timely fashion of the high priority legislative tasks shown on the attached 2008 Planning Work Program, certain quasi-judicial hearing items should be re-assigned from the Planning Commission to the city's Hearing Examiner; and

WHEREAS, the City Council expects that the adoption of a Comprehensive Housing Strategy and an Environmentally Sustainable Community Strategy in the first half of 2008 will provide further policy direction and priorities to be reflected in updated comprehensive plan and development regulations.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council will meet twice in joint session with the Planning Commission, once in the spring and once in the fall, to hear progress on the Planning Work Program, promote a constructive exchange of ideas between the two bodies, and provide any necessary clarification or policy direction deemed appropriate.

Section 2. The City Council approves of the continuation of the Shoreline Speaker Series in 2008, and directs that these be televised on the City's cable access

channel, and that the community at large be alerted to this opportunity through *Currents*, the City website and other appropriate media.

Section 3. The City Council affirms its support first expressed in Resolution 254 for the concepts of subarea plan updates, legislative planned area zones and form-based codes as innovative techniques to refine and update and apply the City's land use policies, and

Section 4. The City Council requests that the Planning Commission and Park Board meet in joint session to review the draft Environmentally Sustainable Community Strategy and provide their input and recommendations prior to the Council's deliberations on the matter in April.

Section 5. The City Council adopts the Planning Work Program for 2008 as shown in Attachment 1 hereto.

Section 6. Having reviewed the important legislative items on the Planning Work Program for 2008, and considered the heavy demand that these priorities place on scarce Planning Commission agenda time, the City Council declares its intent to adopt appropriate legislation to temporarily re-assign the hearing responsibility for certain quasi-judicial hearing items from the Planning Commission to the hearing examiner.

ADOPTED BY THE CITY COUNCIL ON FEBRUARY 11, 2008.

Cindy Ryu, Mayor

Scott Passey
City Clerk

SHORELINE

Geographic Information System

COMPREHENSIVE PLAN

Representation of Official
Comprehensive Land Use
Map Adopted By
City Ordinance No. 292.

Shows amendments through
August 1, 2006.

Comprehensive Plan Land Use Designations

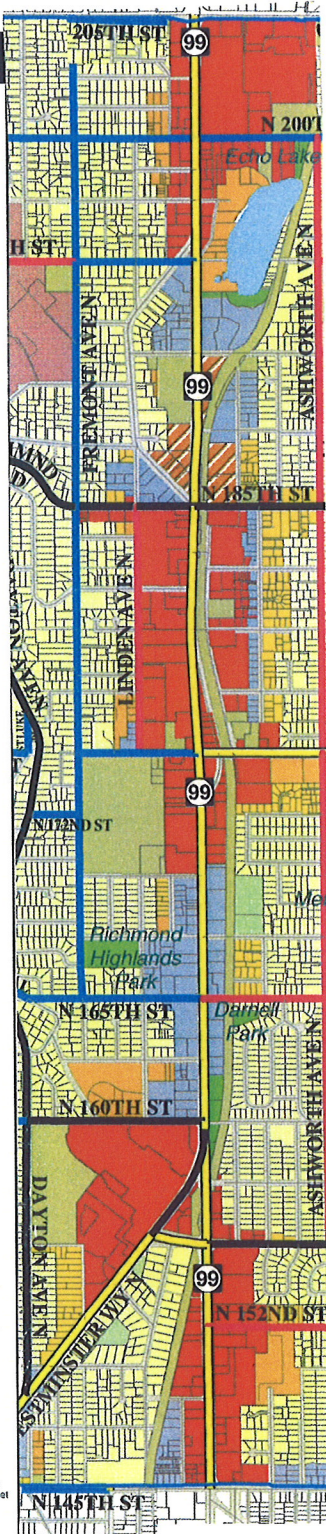
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Mixed Use
-  Community Business
-  Regional Business
-  Public Facilities
-  Single Family Institution
-  Special Study Area
-  Ballinger Special Study Area
-  Briarcrest Special Study Area
-  North City Business District
-  Paramount Special Study Area
-  Private Open Space
-  Public Open Space

Other Map Features

-  Open Water
-  City Boundary
-  Unclassified Right of Way
-  Outside Shoreline
-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector Arterial
-  Neighborhood Collector
-  Local Street

1 inch equals 2,000 feet

0 500 1,000 2,000 3,000 4,000 Feet



NORTH AURORA

ECHO LAKE

TOWN CENTER

NORTH OF BRIDGE

SOUTH OF BRIDGE

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 30-Jan-08	Location: Fire Station HQ Time: 7:00 PM
Charrette: Town Center Vision and Sustainable Design Workshop	
Date: 7-Feb-08	Location: Mt. Rainier Room Time: 7:00 PM
Discussion: Discussion on seamless Transit on Aurora	
Public Hearing: Midvale Street Vacation	
Study Session: 2008 Comprehensive Plan Docket	
Planned Absences:	
Date: 21-Feb-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Review Planning Commission Hearing Rules and Bylaws	
Staff Report: Southeast Shoreline Subarea Plan Update	
Public Hearing: CB Amendment, <i>if needed</i>	
Public Hearing: Hart, #201680, 17562 12th Ave NE, Rezone Request	
Planned Absences:	
Date: 6-Mar-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Transition regulations to replace moratorium	
Public Hearing: Matulovich, #201699, 16526 - 16538 Linden Ave N, Rezone Request	
Planned Absences:	
Date: 20-Mar-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Prepare for joint meeting with City Council	
Public Hearing: Transition regulations to replace moratorium	
Planned Absences:	
Date: 27-Mar-08	Location: Cascade Room Time: 7:00 PM
JOINT MEETING with Park Board	
Discussion: Environmentally Sustainable Community Strategy	
Planned Absences:	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 3-Apr-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Transition Regulations	
Study Session: Crista Master Plan	
Other Business: New Planning Commissioners take office & Officer Elections	
Planned Absences:	
Date: 7-Apr-08 JOINT MEETING with City Council	Location: Mt. Rainier Room Time: 7:00 PM
Topics:	
Planned Absences:	
Date: 17-Apr-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Housing Strategy Update	
Study Session: Planned Area Regulations for Institutional Districts	
Study Session: Miscellaneous Development code Amendments - Bundle #1	
Public Hearing: Crista Master Plan	
Planned Absences:	
Date: Monday, 4/24/2008	Location: Time: 7:00 PM
Speaker Series Complete Streets	
Date: 1-May-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Town Center Update	
Public Hearing: Planned Area Regulations for Institutional Districts	
Planned Absences:	
Date: 15-May-08	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: Miscellaneous Development code Amendments - Bundle #1	
Study Session: Planned Area Regulations for Institutional Districts	
Planned Absences:	
Date: Thursday, 5/29/2008	Location: Time: 7:00 PM
Speaker Series Managing the Urban Forest	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 5-Jun-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Shoreline Community College Master Plan	
Study Session: Miscellaneous Development Code Amendments - Bundle #2	
Planned Absences:	
Date: 19-Jun-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Southbridge Planned Area (expanded SAT area) update	
Public Hearing: Shoreline Community College Master Plan	
Public Hearing: Miscellaneous Development Code Amendments - Bundle #2	
Planned Absences:	
Date: Thursday, 6/26/2008	Location: Time: 7:00 PM
Speaker Series Street Graphics/Signs	
Date: 3-Jul-08	Location: Mt. Rainier Room Time: 7:00 PM
No meeting	
Date: 10-Jul-08	Location: Fire Station HQ Time: 6:00 PM
2008 Planning Commission Retreat	
Date: 17-Jul-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: SE Shoreline Subarea Plan Update	
Study Session: Shoreline Community College Master Plan, <i>if needed</i>	
Planned Absences:	
Date: 7-Aug-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Town Center Update	
Study Session: Goal 6 implementation	
Planned Absences:	
Date: 21-Aug-08	Location: Mt. Rainier Room Time: 7:00 PM
No meeting	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 4-Sep-08	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: Goal 6 implementation	
Planned Absences:	

Date: 18-Sep-08	Location: Mt. Rainier Room Time: 7:00 PM
Staff Report: Low Impact Development Regulations	
Study Session: Develop more definitive Comprehensive Plan designations/MU discussion	
Planned Absences:	

Date: 2-Oct-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Develop more definitive Comprehensive Plan designations/MU discussion	
Study Session: Is Shoreline's Vision still valid?	
Planned Absences:	

Date: 16-Oct-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Town Center Subarea Plan	
Planned Absences:	

Date: 6-Nov-08	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: Town Center Subarea Plan	
Planned Absences:	

Date: 20-Nov-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: Town Center Subarea Plan	
Planned Absences:	

2008 PLANNING COMMISSION AGENDA PLANNER

Date: 4-Dec-08	Location: Mt. Rainier Room Time: 7:00 PM
Study Session: SE Shoreline Subarea Plan	
Planned Absences:	

Date: 18-Dec-08	Location: Mt. Rainier Room Time: 7:00 PM
No meeting	

Date: 8-Jan-09	Location: Mt. Rainier Room Time: 7:00 PM
Public Hearing: SE Shoreline Subarea Plan	

To be scheduled in 2007-08 "Frontburner"
Item
Is Shoreline's Vision still valid?
Low Impact Development regulation and code
Mixed Use Designation
Design Review
Full report on SAT

Planning Commission "Backburner"	
Date added	Item
07 Retreat	Adult Family Homes and Emergency Planning
07 Retreat	Open Space / Habitat Connectivity
07 Retreat	Sign Code Amendments
07 Retreat	Central Shoreline Sub-area Plan Assessment
07 Retreat	Transit

Shoreline Planning Work Program

Revised 12/27/07

Legend	
	Planning Commission Role
	Other Action
X	Council Adoption

2007 → 2008 →

Comprehensive Housing Strategy (CHS)

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Citizen Advisory Committee meetings																		
Council check-in points																		
Public meeting(s)																		
Council adopts CHS								X										
Council considers implementation as part of budget																		
Staff prepares possible Plan and Code Amendments																		
Plan and Code Amendments heard by Planning Commission (as component of Subarea Planning)																		

Environmentally Sustainable Community (ESC) Strategy

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Consultant drafts ESC Strategy																		
Staff prepares final draft of ESC Strategy																		
Public meeting(s)																		
Council adopts ESC Strategy											X							
Planning Commission review of implementation Strategies																		

Ridgecrest Commercial Area Community Vision

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff drafts zoning																		
Neighborhood Meetings/Planning Commission Hearings																		
Council adopts new zoning							X											

Town Center

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Council & public engage in Civic Center/City Hall Design																		
Council adopts final design for Civic Center/City Hall						X												
Staff prepares Town Center Framework Policies																		
Planning Commission reviews Town Center Framework Policies																		
Council adopts Town Center Framework Policies				X														
Staff and consultants conduct charettes/community outreach																		
Staff prepares Plan & Code Amendments for Central Shoreline																		
Plan & Code amendments heard by Planning Commission																		
Council adopts Plan and Code Amendments																	X	

South Bridge Subarea Plan

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff prepares Form Based Codes/Neighborhood outreach																		
Neighborhood Meeting																		
Plan & Code amendments heard by Planning Commission																		
Council adoption of Plan & Code amendments																		

Shoreline Community College

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff and College outreach to neighborhood																		
Staff prepares Comprehensive Plan and Code Amendments																		
Comp. Plan and Code Amendments heard by Planning Comm.																		
Council adopts Comprehensive Plan and Code Amendments											X							

Southeast Shoreline Subarea Plan and Zoning

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Staff prepares Subarea Plan																		
Open House																		
Planning Commission reviews Subarea Plan																		
Council adopts Subarea Plan																		

Fircrest Master Planning

	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
DSHS Phase I Public Outreach																		
DSHS Report to Legislature/Legislative Decision																		
Phase II Master Plan Permit Development																		
Staff/PC Master Plan Review (January 2009)																		

Other Work Program Items: Crista Master Plan, Revised Transition Requirements (moratorium follow-up)