

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Long Range Planning Work Program Update
DEPARTMENT: Planning and Development Services
PRESENTED BY: Rachael Markle, Asst. Director of Planning and Development Services; Joseph W. Tovar, FAICP Director of Planning and Development Services

PROBLEM/ISSUE STATEMENT:

Council has inquired about the timing, status and inclusion of a few long range planning work items. The purpose of this report is to present the Council with:

- ⇒ An updated list of the major long range planning work program items;
- ⇒ A proposed schedule for addressing each work plan item; and
- ⇒ Referral of new Development Code amendments to the work program.

FINANCIAL IMPACT:

The financial impacts are primarily associated with staff costs. Council has already budgeted additional funds to assist with the following:

- ⇒ Adoption of the new Stormwater Manual
- ⇒ Town Center Subarea Plan
- ⇒ Southeast Neighborhoods Subarea Plan
- ⇒ Fircrest Master Plan
- ⇒ Environmentally Sustainable Community Strategy
- ⇒ Shoreline Master Program (\$60,000 – Department of Ecology grant)

RECOMMENDATION

Staff recommends that Council move to accept the updated Long Range Planning Work Program and direct the Planning Commission to review the following four Development Code amendments as part of the review of amendments that is scheduled to occur in the Fall:

1. Requirement for recycling space for multifamily developments.
2. Requirement for bicycle racks for multifamily developments.
3. Requirement for Electric Vehicle Recharging capability in multifamily developments.
4. Parking requirements for the North City Business District (NCBD).

Approved By: City Manager  City Attorney ____

INTRODUCTION

The purpose of this report is to update the list of major long range projects and the estimated timeline for each project. The Council is also being asked to consider the addition of a few amendments to the Development Code as future work items. The Council last discussed the Long Range Planning Work program on April 28, 2008 in reference to confirming the Planning Commission's Work Program for 2008.

Attachment A includes:

- ⇒ An updated list of the major long range planning work program items;
- ⇒ A proposed schedule for addressing each of work plan item; and
- ⇒ Referral of new Development Code amendments to the work program.

BACKGROUND

There are several long range planning projects that are currently in progress and planned to begin in the next year. Some of these projects are associated with Council Goals:

- ⇒ Environmentally Sustainable Community (ESC) Strategy;
- ⇒ Fircrest Master Plan permit;
- ⇒ Southeast Shoreline Neighborhoods Subarea Plan and Zoning; and
- ⇒ Town Center Subarea Plan.

There are a few long range planning projects that have been expressed directly or indirectly by Council:

- ⇒ Amending the Tree Protection regulations in the Development Code;
- ⇒ Joint Planning Commission/Council committee to consider design review; and
- ⇒ Revisiting the vision for the Comprehensive Plan.

These projects have been added to the list. A tentative schedule has also been identified.

There are also projects that are mandated by the State:

- ⇒ Major update of the Comprehensive Plan;
- ⇒ Adoption of a new Stormwater Manual; and
- ⇒ Update of the Shoreline Master Program.

In addition to the projects noted above, a few amendments to the Development Code have been suggested by Council members and staff. Staff is asking for the Council to decide whether or not these amendments should be added to the Long Range Work Program for analysis and ultimately review by the Planning Commission and consideration to adopt by the Council.

Multifamily Development Amendments

As a result of several discussions of multifamily development, Councilmember Eggen requested that the City consider modifying the Development Code to include additional requirements for multifamily development. Deputy Mayor Scott is co-sponsoring the request. The proposed amendments are:

1. Requirement for recycling space for multifamily developments.
2. Requirement for bicycle racks for multifamily developments.
3. Requirement for Electric Vehicle Recharging capability in multifamily developments.

North City Parking Requirements

The City has heard concerns regarding parking following the construction and occupation of the first multi family project constructed in the North City Business District (NCBD), Arabella 1. Based on these concerns, staff recommends that further analysis of parking in this area be performed. This analysis may lead to amendments to the parking standards for NCBD.

If the amendments are added to the Commission's list of Development Code amendments, staff would work with the Commission to refine the proposals and bring them to a study session. The Commission would then hold a hearing and send a recommendation on to the Council. It would be the Council's discretion whether to accept or deny the Commission's recommendation. The next review is scheduled to occur in the Fall.

Tonight, the Council is only deciding whether or not the four amendments should be added to the list. In adding them to the list, the Council is not making a commitment as to whether it will or will not accept the Commission recommendation.

CONCLUSION

This table in Attachment A represents a significant commitment of staff resources and Planning Commission and Council time. There are approximately four planners routinely assigned to work on long range planning projects. Currently there are about ten members of Planning and Development Services working on the projects listed in Attachment A. Each of the projects listed also requires support from Public Works and the City Attorney's Office. This information is provided to assist in future decision making and management of resources.

RECOMMENDATION

Staff recommends that Council move to accept the updated Long Range Planning Work Program and direct the Planning Commission to review the following four Development Code amendments as part of the review of amendments that is scheduled to occur in the Fall:

1. Requirement for recycling space for multifamily developments.
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4. Parking requirements for the North City Business District (NCBD).

ATTACHMENTS Attachment A

Updated Long Range Planning Work Program Schedule 2008

Long Range Planning Work Program

Legend		Denotes Staff Work		Active Public Input		X Council Adoption												
2008		2009		2010														
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
							X											
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X																	
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
	X																	
Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May							

NOTES: These schedules are tentative and subject to change.

* Southbridge Subarea Plan is pending and is expected to resume upon completion of Southeast Neighborhoods Subarea Plan and Zoning.