

CITY OF SHORELINE

**SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING**

Monday, September 24, 2007
6:00 p.m.

Shoreline Conference Center
Highlander Room

PRESENT: Mayor Ransom, Deputy Mayor Fimia, and Councilmembers Gustafson, Hansen, McGlashan, and Way

ABSENT: Councilmember Ryu

STAFF: Julie Modrzejewski, Acting City Manager; Joe Tovar, Planning & Development Services Director; Rachael Markle, Planning & Development Services Assistant Director; Dick Deal, Parks, Recreation & Cultural Services Director; Eric Bratton, Management Analyst; Scott Passey, City Clerk

GUESTS: Shoreline Planning Commission: Rocky Piro, Chair; Sid Kuboi, Vice Chair; Will Hall; David Harris; Chakorn Phisuthikul; David Pyle; Michelle L. Wagner

Mayor Ransom called the meeting to order at 6:28 p.m. There were introductions around the table.

Mayor Ransom explained that the topic of tonight's discussion is the Fircrest Master Plan. He noted that the 1992 Fircrest master plan included mixed use development, which can be used as a point of reference for this evening's discussion. The Fircrest campus encompasses 86 acres, and the request from the State is to determine issues such as "highest and best use" and "community benefit" as they relate to any property deemed to be in excess of future operational needs of the existing campus uses/users.

Mr. Piro noted that the Planning Commission briefly discussed this topic at its last meeting in preparation for tonight's discussion. He characterized the state's request for City input on this issue as an "awkwardly challenging timeline." He also said the task of defining "highest and best use" is one that should be considered with the citizens through a public dialogue. He wished to see options for redeveloping the existing facilities at Fircrest.

Ms. Modrzejewski suggested that Ms. Markle explain the desired work product and timelines.

Ms. Markle provided background on Fircrest and said that the State Legislature approved funding for a master plan of the excess property at the Fircrest site. She explained that the State Legislature expects a report from the Department of Social & Health Services (DSHS) that defines options for the highest and best use of the property that is in excess to the existing campus. DSHS has requested the Council's and Planning Commission's input on two specific questions in advance of two public open houses to be held by DSHS on October 10 and November 8 of this year, as follows:

- 1) What would the City consider a "community benefit" in regards to future use of excess land at Fircrest?
- 2) What would the City consider to be the highest and best use for the excess property?

Ms. Markle explained that most of the excess property is located on land held in trust by the Department of Natural Resources (DNR). Of the total 86 acres, 33.6 acres are considered excess (not being used now or in the foreseeable future). She emphasized that the master plan is not a plan to close Fircrest, but a plan to redevelop and make the best use of the property. She pointed out that the State Public Health Laboratory purchased its own land on the site a few years ago.

Referring to the provided maps, Councilmember Way pointed out that most of the buildings on the areas designated as excess lands are not there anymore, so most of the property is open space.

Responding to Mr. Piro, Ms. Markle explained that the DNR does have some presence and oversees some of the property on the campus.

Ms. Markle then outlined the three options for public consideration as identified by DSHS, adding that DSHS is asking for the City's input on Option #3:

- Option #1 – Highest and Best Use as defined by financial return to the State
- Option #2 – Highest and Best Use as defined by benefit to State operations
- Option #3 – Highest and Best Use as defined by benefit to the local community

Councilmember Way asked how the three options would impact the status of the existing facilities. Ms. Markle clarified that the existing uses will not change; tonight's meeting is to share ideas on the preferred new uses of the excess property. Councilmember Way commented that new uses must be compatible with existing uses.

Ms. Modrzejewski noted that Deputy Mayor Fimia and Councilmember Way submitted their recommendations via e-mail, and that Deputy Mayor Fimia suggested consideration of existing and potential stakeholders in the process. Deputy Mayor Fimia suggested that the City not ask the State to select one option but to rank them in the following order: 1) benefit to the local community; 2) benefit to State operations; 3) financial return to the State.

Mr. Pyle asked about the current zoning and the Comprehensive Plan designation on the subject site. He asked if a conditional use permit would be required for expansion of the Department of Health facility, and if there would be a proposal to change the zoning or Comprehensive Plan as part of the master plan.

Ms. Markle responded that the zoning is R-6, and the Comprehensive Plan designation is Single-Family Institution. She said there is no current proposal to change the existing zoning.

Mr. Tovar noted that the Council can and should consider all possible uses for the property, so they should not necessarily dismiss the idea of zoning or Comprehensive Plan changes. He encouraged the group to “brainstorm” and undertake a visioning process for the site.

Ms. Markle then asked the Council members and Planning Commissioners to write down their ideas on note pads, which were then transcribed and shared with the group. Councilmembers, Planning Commissioners, and staff identified the following concepts they felt would provide a community benefit and highest/best use of the property:

Housing

- Affordable Housing
- Housing for All Age Groups
- Variety of Housing Styles
- Housing for All Income Groups
- Senior Citizen Housing (low cost housing)
- Affordable housing for Fircrest staff and client family members
- Large Residential Housing / Condos
- Housing for All People - for Sustainability
- Housing – Increase Density on 15th where there is bus service
- Housing Compatible with Fircrest School
- Market Rate Housing – capping size and number based on community

Trail Connectors – Walking Trails, Paths

- Paths, Trails, and Walkways Linking Hamlin Park with Southwood, Shorecrest--a Continuous Pedestrian corridor
- Use of Pervious Pavers and Concrete on pedestrian/bike paths
- Trails Compatible with Fircrest School
- Brainstorm with Parks Board

Community Centers

- Shoreline Youth and Family Center – Recreation, Vocational
- Affordable Childcare Center
- Community Gathering Place – Third Place – Showcase. Facility Integrated with Retail and Restaurants

- Community Center – Inclusive ie. Computer, Child Raising, Cooking etc / Meal Prep

Services

- Emergency Homeless Shelter
- Branch to one of Local Colleges
- Open Campus
- Place for All People
- Library

State/Municipal Operations

- Transit Center (ex. 200th/Aurora)
- Move WSDOT to Fircrest & sell the WSDOT site
- Low risk/non-violent offender program or Municipal Jail (another participant stated that a jail facility would not be a good use of the property)

Community-based Developmentally Disabled Facilities – Maximize What's There

- Respite Care for Developmentally Disabled Population
- Training for Community Based Developmentally Disabled Staff and Managers
- Expand Services currently there
- Community Medical, Dental and Counseling Facilities for General Public and DD Population

Uses

- Light Retail – Industrial
- Compatible With Fircrest School
- Light Industrial - Talk to State in terms of percentage
- Compatible Retail
- Non-Profit Space
- Sub-Regional Office or Headquarters for Non-Profits
- Low Cost or Co-Cost Rental for Non-Profits
- Urban Uses (residential, retail, comm.) that serve and extend adjacent neighborhoods
- Compatible Uses Concept – N-Mixed Use -- Public places may be more compatible - This should benefit our community, not just the State
- Long Term Stay Hotel for Families
- Neighborhood Food Production/Native Plants
- Low Impact Development of State Buildings and LEED

Under current zoning and use designations:

- Public Institutions: Social Services, Parks & Recreation, Healthcare, Education, etc.
- Public Institutions or R-6. Any change to uses should provide benefit to local community

Open Space

- N-S Green Linkage
- For Future Planning Keep Spaces Open – Undeveloped
- Playgrounds
- Dog Park
- Bicycle Track – similar to Marymoor Park
- Open Space Connected with Hamlin Creek
- Hamlin Creek Channels Daylighted
- Open Space - Keep options open as highest/best use today may not be highest/best use 10-20 years from now
- Pea Patch

Development Standards

- Form-Based Development – Market determines highest demand and best use
- Focus on Bulk/Scale and Design Standards Instead of Actual Use
- Model Development Standard, Green and Sustainable Development Standard
- Low Impact Development Standards
- Provide a buffer between the campus and the single family neighborhood south of 150th

Environment/ Sustainability

- Restore the Creek
- Save Existing Trees
- Built Green
- Natural Drainage and Swale, Ponds
- Increase Vegetative Cover – trees and save most existing trees
- Garden nurseries
- Recycling/ Composting done by DD Residents
- Neighborhood Food Production, Greenhouse of Native Plants. Health Benefits to DD Population
- Waste = Food. Reduce Carbon Footprint. Close loops as part of the equation
- Education Opportunities for School/Community Back to Innovative Strategy
- Innovative Re-Use Strategy to Address Riparian Health, Waste Reduction, Onsite Sewer

Cultural/Historical

- Arts Center
- Historical Markers
- Chapel – Historic Designation?

Economic Development/ Employment

- Commercial/Office at Street Level – Residential Above/Behind
- Tax Revenue Producing Enterprises Along 15th: Technology Business, Office
- Mixed-Use Business - Residential Providing some Low Income Housing. Private Developers.

- Mixed-use Retail, Office and Community Services at Street Level on West Side, with Housing Above and Behind
- Mixed-use Retail/Office Bottom Floor with Apts./Condos Above (mostly 15th NE)
- \$ by Entertain(ing) Developers to Implement their Projects
- Combine – No Single Use, but Multiple Uses
- Revenue Generating Biz on 16th – Office Uses/Not Industrial
- Mixed-use with Retail and Affordable Housing
- Tax Revenue / Employment
- Consolidating Uses on Site to Create more Excess Property to Yield a Higher Return

Citizens in attendance provided the following written recommendation:

State offices consolidation --

- Move WSDOT from Dayton and 160th to Fircrest site --staff there say it is an inefficient building
- Would free up the large site for redevelopment (along with Sears, into new commercial business)

At 7:30 p.m., Mayor Ransom thanked the group for sharing their ideas and declared the meeting adjourned.

Scott Passey, City Clerk