

**CITY OF SHORELINE
COUNCIL OF NEIGHBORHOODS MINUTES**

March 5, 2008
7:00p.m.

Shoreline Center
Spartan Room

COUNCIL OF NEIGHBORHOODS REPRESENTATIVES PRESENT:

Ballinger – Londa Jacques
Briarcrest – Bill Bear, Bettelinn Brown
Echo Lake – Marcie Reidinger, Barbara Guthrie
Highland Terrace – Bob Barta, Nate Cataldo
Hillwood – Lee Michaelis
Innis Arden – Stacy Gillett
Richmond Beach – Tom Peterson
Ridgecrest – Patty Hale

VISITORS PRESENT: Briarcrest resident Dan Henry; North City resident Nan Skinner

CITY STAFF PRESENT: Rob Beem, Community Services Division Manager; Nora Smith, Neighborhoods and Public Outreach Coordinator.

I. Call to Order

Chair Patty Hale called the meeting to order. The meeting agenda was approved unanimously. The minutes of the February 6, 2008 meeting were approved.

II. A. New Business

◆ **Comprehensive Housing Strategy**

Chair Hale said in fall 2006 the Shoreline City Council convened a Citizen's Advisory Committee to develop a housing strategy. The Committee met for more than a year, and recently presented their recommendations to the City Council. Chair Hale then introduced three Citizen Advisory Committee members to present the Housing Strategy: Sid Kuboi, Kierdwyn Cataldo and John Behrens.

Sid Kuboi, Chair of the Citizen's Housing Advisory Committee, said the committee was made up of 16 members with diverse perspectives, chosen from approximately 60 committee applicants. Mr. Kuboi reported the committee decided to focus on three areas: affordability, housing choice and neighborhood character. Affordability was important to allow anyone who wants to live in Shoreline to be able to and to keep a vibrant, diverse population. Housing choice is important because families are getting smaller and people are looking for more options. Neighborhood character is a major factor because residents currently like their neighborhoods.

Mr. Kuboi said the report also spells out operating assumptions which the committee identified to reflect community values. The report includes "findings and strategies" which the committee feels are the best ideas that might be successfully implemented in Shoreline.

To address why we need a housing strategy in Shoreline, Mr. Kuboi outlined several factors:

- Household demographics are changing and we must ask if the housing stock matches;
- 50% of the housing market is currently the “Four S’s”: seniors, single-parents, single adults, and starters – or young couples without children looking for their first home;
- People are looking for smaller, more affordable homes closer to amenities.

Mr. Kuboi said what we have is a mismatch between today’s demographic and the types of housing choices that are available to support it. The committee hopes the housing strategy will address:

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- Preservation of currently affordable housing through direct actions.
- Incentives for developers to produce a broader choice of housing types.
- Greater recognition and respect for the character of neighborhoods.
- Less incremental redevelopment that fractures the character of existing neighborhoods.
- Well-conceived physical transitions between different scales of housing.
- More equitable distribution of new density across neighborhoods.
- Create a link between neighborhood changes and neighborhood needs and character, so that change becomes an asset instead of being perceived exclusively as an “impact.”

Keirdwyn Cataldo reviewed some of the operating assumptions which were developed to encompass the values of the community. Ms. Cataldo stated that some of the options presented in the strategy will be unfamiliar to residents but the committee believed that the new housing development will be embraced by the residents of Shoreline if it is based on public understanding and sensitivity to the existing community.

Ms. Cataldo emphasized the strategy stating the City should initiate a community education and outreach program to promote an open dialogue with citizens before implementation of the recommended housing strategies. She noted as an example that at the October 2007 open house most attendees said that they could see townhouses or other multi family structures in their neighborhood but they stressed the need for transition or buffers between the larger buildings and the single family homes.

Ms. Cataldo encouraged the Council of Neighborhoods representatives to read the whole report and stated that as leaders in the community the representatives could help facilitate a successful outcome.

John Behrens said the committee is encouraging an intelligent mixture of housing options to meet housing needs. Mr. Behrens mentioned the need for adequate infrastructure to support future growth. Mr. Behrens also said the committee concluded that subarea planning was a key method to engage citizens in feeling ownership of the change that is coming.

Mr. Behrens said pilot projects of increased density coupled with public amenities to offset

impacts on a neighborhood were suggestions of the committee. In addition design standards, transition in size of buildings, and using design to blend new developments into existing buildings are all options.

Mr. Kuboi concluded the presentation by stating that the committee hopes Comprehensive Housing Strategy Report could be a starting point in a public outreach process to include wider community participation. He stated that we'll need to make a long term commitment to making a grass roots case for taking action and assuring citizens that neighborhood character will be respected. He asked Council of Neighborhoods representatives to take on the role of keeping the dialogue open and constructive in a collaborative civic environment and to help facilitate a successful outcome.

The housing committee members listened to questions from neighborhood representatives. The topics raised included:

- Is a survey of citizens planned? Mr. Kuboi responded that the Housing Strategy didn't go into that depth of detail like a plan would but that a survey was not inconsistent with the strategies.
- How will affordability be addressed?
- What are the next steps and what are the barriers and obstacles? Mr. Kuboi responded that bringing the community along is a key; people need to understand that something is broken and needs to be fixed on housing issues in the City.
- Is there an underlying assumption that density is better? Is the citizen's committee promoting a staff idea? Ms. Cataldo responded that the 16 members of the housing committee were a group of diverse citizens with disparate opinions and perspectives. She said this committee of Shoreline citizens worked hard to create this strategy and their process included several open houses to ask other citizens for feedback. She concluded by saying that collaborative efforts specific to each neighborhood are important. Mr. Behrens said citizen input into the committee composition and process of subarea planning is something to consider.
- Did you talk to developers about what gets in the way? Mr. Kuboi said one big issue in affordability is "site control" meaning developers need to know what they can expect in terms of land, variables, regulations and costs.

Chair Hale said the City Council's public hearing on the housing strategy is scheduled for Monday, March 24.

Mr. Beem provided some information in response to the question what is next on this issue?

- Already underway is the Ridgecrest commercial area proposed rezoning at NE 165th and 5th Ave NE. The idea to allow a different combination of housing and retail units.
- Currently the City is looking at affordability recommendations including identify properties currently at or below market and contacting the owners to see if they are available for priced purchase with a goal of stabilizing rents.
- Subarea planning process starting up in the southeast corner of the city. One issue that will be brought up in that process is what type of housing do we want permitted in this area?

Mr. Beem concluded that the Council may review recommendations in the strategy when they do their goal setting in April, and identify priorities that they have the staff time to carry out in 2009.

B. Old Business

◆ Board Report

Chair Hale reported on the Board's follow up discussion to Greg Logan's request for help to Council of Neighborhoods regarding the impacts of a conditional use permit for the Highlands utility yard behind his house.

Ms. Hale reported the Board understands this issue impacts Mr. Logan and that Mr. Logan brought legal action challenging the conditional use permit and has exhausted the legal process. The Board discussed this issue and felt the Council of Neighborhoods role regarding an individual issue is to hear the concerns and make suggestions as happened at the last meeting.

Ms. Hale said one outcome of bringing an issue up at Council of Neighborhoods is city staff connects representatives to the appropriate channels. In this case Mr. Logan has been connected to the city's project manager who currently has invited him to review the landscape and noise attenuation plans submitted by the Highlands.

The role of the Council of Neighborhoods was raised. Chair Hale clarified that the role of the Council of Neighborhoods is primarily that of communication, sharing ideas and promoting neighborhood involvement. The Council of Neighborhoods role is to look for patterns of issues across the city and, when appropriate, ask the city staff to research or address the issues or concerns.

III. Public Comment

IV. Neighborhood Roundtable

Mr. Bear said he thinks the most important role of neighborhood representatives is to listen to what people in the neighborhoods say and encourage action.

Ms. Gillett asked if the role of the Council of Neighborhoods was written down and could it be distributed, along with information such as the contact list of neighborhood representatives. Ms. Smith said she would follow up with a notebook for all representatives with basic documents for April.

Lee Michaelis, Hillwood – City Traffic Services has started a Neighborhood Traffic Action Planning process in Hillwood that will continue for several months. New playground equipment is going into Hillwood Park. Working on administrative tasks such as neighborhood logos and signs.

Barbara Guthrie, Echo Lake – planning is underway for a couple of Earth Day activities at Echo Lake and Shoreline Parks. Neighborhood picnic planned for July. Work has started on a mission statement.

Marcie Riedinger, Echo Lake – installation of new art in Echo Lake Park is proposed for June. Working to collect hours that are a match for the Mini-Grant funds which have been combined with some old grant money and 1% for Art money.

Bill Bear, Briarcrest – Planning is underway for the neighborhood anniversary party on March 29. The subarea planning process is starting up.

Patty Hale, Ridgecrest – The May meeting will be the general election of officers and a spring topic presentation. The Ridgecrest commercial zoning proposal has been the focus of attention. A new veterinarian hospital is going in on 15th Ave NE.

Bob Barta, Highland Terrace – A follow up meeting on the Neighborhood Traffic Action Plan is scheduled this spring. There is a Fremont Trail work party scheduled for April 5.

Bettelinn Brown, Briarcrest – reported that she has a problem with the name Southeast Neighborhoods Subarea Plan and she felt that in her neighborhood they felt it should be called the Briarcrest plan. The kick off meeting is scheduled for March 19. All are invited to the neighborhood 11th anniversary party on March 29 at 5 pm.

Stacy Gillett, Innis Arden – There are work parties removing invasive species and planting native species in the reserves. The annual neighborhood rummage sale is scheduled for March 8 & 9. Sewer construction continues. A spring garden tour in Richmond Beach and Innis Arden is planned.

Tom Petersen, Richmond Beach – in lieu of the regular February meeting there was a Youth Jam (battle of the bands). Lots of activities including park work parties planned for spring and the association is alternating regular meetings with activities. Sustainable gardening and health and safety are meeting topics for April. There will be a big board turn over this spring, and several new potential board members have been identified.

Londa Jacques, Ballinger – several new people showed up at the Saturday monthly neighborhood cafe which was very exciting. Ballinger has almost completed Neighborhood Traffic Action Planning.

V. Neighborhoods Program Report

Nora Smith, Neighborhood and Public Outreach Coordinator reported on an upcoming workshop on Asset Based Community Development Training scheduled for April 26. Jim Diers, former director of Seattle Office of Neighborhoods will lead the training, and this will be a real opportunity in Shoreline to rally new people to get active. She asked representatives to pass out flyers in their neighborhoods and to their larger networks and encourage participation in this workshop.

Ms. Smith also encouraged neighborhood representatives to participate in the March 19 training on How to Form a Nonprofit.

Ms. Smith reported that the late February start up meeting at Meridian Park was a great success.

VI. New Business – Neighborhood Representatives

Chair Hale proposed the idea of a neighborhood pride day in May where different neighborhoods undertake cleanup projects to promote pride in their neighborhood. She suggested starting small with a few neighborhoods and projects. She asked neighborhoods to consider it and report back.

VII. Adjourn

The meeting was adjourned.