

AGENDA
 CITY OF SHORELINE PLANNING COMMISSION
 REGULAR MEETING



Thursday, December 14, 2006
 7:00 p.m.

Shoreline Conference Center
 Mt. Rainier Room
 18560 1st Avenue NE

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S REPORT	7:03 p.m.
5. APPROVAL OF MINUTES	7:13 p.m.
a. November 16, 2006	
6. GENERAL PUBLIC COMMENT	7:15 p.m.

The Planning Commission will take public testimony on any subject which is not of a quasi-judicial nature or specifically scheduled for this agenda. Each member of the public may comment for up to two minutes. However, Item 6 (General Public Comment) will be limited to a maximum period of twenty minutes. Each member of the public may also comment for up to two minutes on action items after each staff report has been presented. The Chair has discretion to limit or extend time limitations and number of people permitted to speak. In all cases, speakers are asked to come to the front of the room to have their comments recorded. Speakers must clearly state their name and city of residence.

7. REPORTS OF COMMITTEES AND COMMISSIONERS	7:20 p.m.
a. Report by Commissioners on State APA Conference <i>What did you find interesting?</i>	
8. STAFF REPORT	7:35 p.m.
a. Status Report on Town Center & Central Subarea Plan	
9. PUBLIC COMMENT	8:15 p.m.
10. UNFINISHED BUSINESS	8:20 p.m.
11. NEW BUSINESS	8:25 p.m.
12. AGENDA FOR January 4, 2007	8:30 p.m.
Public Hearing: Site-Specific Rezone 18501 Linden Ave. #201570 Development Code Amendments (to delete "cottage housing")	
13. ADJOURNMENT	8:35 p.m.

The Planning Commission 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 telephone service call 546-0457. For up-to-date information on future agendas call 546-2190.

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

November 16, 2006
7:00 P.M.

Shoreline Conference Center
Mt. Rainier Room

COMMISSIONERS PRESENT

Chair Piro
Vice Chair Kuboi
Commissioner Pyle
Commissioner Hall
Commissioner Harris
Commissioner McClelland
Commissioner Phisuthikul
Commissioner Wagner

STAFF PRESENT

Joe Tovar, Director, Planning & Development Services
Steve Cohn, Senior Planner, Planning & Development Services
Alicia Sherman, Planner II, Planning & Development Services
Jessica Simulcik Smith, Planning Commission Clerk

COMMISSIONERS ABSENT

Commissioner Broili

CALL TO ORDER

Chair Piro called the regular meeting of the Shoreline Planning Commission to order at 7:05 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Piro, Vice Chair Kuboi, Commissioners Pyle, Hall, Harris, Phisuthikul, McClelland, and Wagner. Commissioner Broili was absent.

APPROVAL OF AGENDA

The agenda was approved as submitted.

DIRECTOR'S REPORT

Mr. Tovar reported that Washington State voters turned down Initiative 933, which would have had a significant impact on land use planning regulation issues. However, a number of issues were raised over the past several months regarding fairness and reasonableness of regulations. As an officer of the Washington State Chapter of the American Planning Association and a member of the Legislative Advisory Committee of the Association of Washington Cities Mr. Tovar said he plans to participate in future discussions regarding this issue and will keep the Commission apprised of what is going on. At some point, he will come before the Commission to discuss code amendments for regulatory reform in Shoreline to provide greater equity, certainty and clarity in the current process.

Mr. Tovar advised that he has recently spent time visiting sites of projects throughout the City that are in various stages of completion. He suggested it would be appropriate to schedule a tour of these sites for the Planning Commission. He asked the Commissioners to share their thoughts about sites they would like to visit.

Chair Piro recalled that at the last meeting the Commission discussed the idea of visiting neighboring cities. The Commission was interested in seeing some of their successes with town center planning. He suggested that perhaps they could visit Mountlake Terrace since they are close to completing their town center plan. Mr. Tovar agreed that visiting other communities would be appropriate.

Commissioner McClelland reported that at the recent American Planning Association Conference, a question was raised about whether or not it would be appropriate and useful for neighboring planning commissions to meet together upon occasion to share ideas. Mr. Tovar agreed to contact planning departments from the neighboring cities to see if they would be interested in this type of opportunity.

Commissioner Pyle said he would like staff to arrange a Commission tour of the City to visit some of the projects that have recently been built. He would also like to visit projects on sites that were recently rezoned to review the results of the change in zoning. Commissioner Phisuthikul suggested staff could also identify sites where large projects are anticipated to occur. The Commission agreed to bring back more ideas at their next meeting.

APPROVAL OF MINUTES

The September 7, 2006 Planning Commission and Park Board Joint Meeting Summary was approved as submitted. The October 19, 2006 Planning Commission Meeting Minutes were approved as submitted, as well.

GENERAL PUBLIC COMMENT

There was no one in the audience to address the Commission during this portion of the meeting.

REPORTS OF COMMITTEES AND COMMISSIONERS

Commissioner Pyle said he recently viewed the first part of a television series on KCTS regarding Green Buildings, and he was so impressed by the presentation that he purchased a DVD of the series. He indicated his willingness to share the DVD with other Commissioners when it arrives.

Commissioner Pyle recalled that the City is currently pursuing a Buildable Lands Analysis, and he was able to review the draft map that has been produced. He asked what the estimated timeline for when the analysis would be completed. Mr. Cohn said staff is hoping to have the analysis completed by the end of the year at the earliest, or the end of February at the latest. He noted that all jurisdictions in King County were asked to complete this work by the end of 2006. However, at a recent meeting, only Shoreline and one other City have even started their work.

Commissioner Pyle referred to the recent closure of the Albertson's Store on 145th and 15th Avenue. He asked if the staff has any information about why this store was closed. Mr. Tovar said he would forward the question to Mr. Boydell, the City's Economic Development Director, who has been working with the property owner. Commissioner Pyle suggested that when grocery stores start to close in a neighborhood, it is often a symbol that the population trends in the area are changing.

STAFF REPORTS

Aurora Corridor Project Update

Mr. Tovar introduced Alicia Sherman, a member of the Aurora Project Team, who was present to provide an overview and update on the Aurora Corridor project.

Ms. Sherman pointed out that Aurora Avenue is under construction from 145th Street to 165th Street, which is the first mile of the project and noted that the project is basically on schedule. All of the underground conduits have been installed, and the final overlay has been put down. Now the final width of Aurora Avenue is apparent, and new sidewalks and light poles are being installed. Power lines are being pulled and the power poles are being removed. Many of the property interfaces, where there is a road elevation change, may require retaining walls or driveway reconstruction. In addition, the landscaped medians must still be installed. Many of the trees within the amenity zone have been installed, and work is progressing on the two Interurban Trail Bridges. The final bridgework (arches and glass on the Aurora Bridge and the mesh and glass on the 155th Street Bridge) must still be installed. Both projects are scheduled to be substantially complete in early January, but there may be some spill over into February.

Ms. Sherman advised that the next two miles of the project include the areas between 165th Street and 205th Street. Staff are currently working on the design and environmental work. A lot of pre-environmental work and public outreach has taken place over the last 18 to 24 months. Staff met with every property owner within the two-mile stretch, as well as some business owners, to let them know of the City's plans for the median, the state requirements, and the process for designing the next segment. Those in attendance were given an opportunity to voice their concerns and identify their desires for the

project. In addition, a public meeting was conducted in August of 2005 and a lot of great feedback was collected at that time.

Ms. Sherman explained that staff is getting ready to start the environmental process for the second phase of the project. Because federal funding is involved, the City would be required to go through the State Environmental Policy Act (SEPA) Process and the National Environmental Policy Act (NEPA) Process. In October, the City hired an environmental firm to assist them in getting through the process, and the contract includes two sub consultants to complete expanded economic and stormwater work. As the Aurora Team met with business and property owners, they learned that economic impacts and stormwater were the two most significant issues.

Ms. Sherman reported that the City is in the process of forming a staff advisory group called the Aurora Business and Community Team (ABC Team) to assist the staff through the environmental process. The ABC Team will consist of 12 to 15 business owners and community members at large. The group's purpose is to ensure that the discipline reports capture all of the data and information needed for review. She explained that these reports are required as part of the NEPA Process, and a series of very specific topics must be covered through the environmental process such as economics, stormwater, environment, traffic, historic and cultural resources, etc. The team would also help ensure that the process is transparent and open.

Ms. Sherman advised that the Planning Commission should let staff know if they would like to have representation on the ABC Team, which would meet one or two times per month, January through May of 2007. The team members would be appointed by the City Manager. Mr. Tovar urged the Commissioners to seriously consider providing at least one representative for the ABC Team. Participation on this team will provide excellent background information for future Commission discussions.

Ms. Sherman announced that the first step in the environmental process is to hold scoping meetings. Scoping meetings/open houses have been scheduled for November 30th from 6:30 to 9:00 p.m. at Meridian Park Elementary School and December 6th from 6:30 to 9:00 p.m. at Shorewood High School. At the meetings, staff plans to illustrate the three alignment concepts that will be evaluated during the environmental process. The purpose of the scoping meeting is to present the concepts to the community, make sure the community understands what the concepts are, and then give the community an opportunity to comment. The scoping period will last until January 2, 2007. The environmental process will take about a year to complete (completion anticipated in the fall of 2007). Ms. Sherman advised that in approximately May of 2007, the City would select a preferred alternative and then meet with their funding partners to determine the level of environmental review.

Commissioner Phisuthikul asked how the City would make a choice regarding the preferred alternative. Ms. Sherman answered that the City Council would make the final decision on the preferred alternative. She explained that because federal dollars will be used for the project, the environmental review would be done with federal partners through the Washington State Department of Transportation. She noted that for the first phase of the project, the City completed an environmental assessment under NEPA and

an Environmental Impact Statement (EIS) under SEPA. However, at this point, they do not know what level of environmental review will be required for the second phase.

Ms. Sherman emphasized that the environmental process must be completed in 2007 so the right-of-way acquisition process could begin for the two-mile stretch. The City has received a significant amount of federal funding for the project, which requires that construction be started in late 2008 or early 2009. The right-of-way acquisition process will take the City about a year to complete and then construction could begin. At this point, the timing of the construction has not been decided.

Ms. Sherman advised that a team of staff is currently considering three alternatives. Two of the alternatives would have a 110-foot cross section, which is what is being built in the first mile. This provides two through lanes in each direction, a business access/transit lane in each direction, a center landscaped median, an amenity zone, and a sidewalk. The difference between the two alternatives is where it shifts east and west. Primarily these locations are at 175th Street and 200th Street. She recalled that several years ago, an ordinance was approved to amend the Comprehensive Plan to set the western line of Aurora Avenue at its location between 172nd Street and 192nd Street. The City has been told by the State and Federal Governments that they cannot have any predetermined conditions as they move through the process. Therefore, the City will develop alternatives that shift both to the east and to the west in that location. The other alternative would have a 98-foot cross section that would include the same travel lanes and sidewalks, but there would be no amenity zone or landscaped median.

Ms. Sherman reported that all three alternatives anticipate the installation of two new signals; one at 182nd Street and one at 195th Street. They also include improvements to Midvale Avenue from about 175th Street up to 183rd Street. In that area of Midvale, the Interurban Trail would function as the sidewalk, so there would be no additional sidewalk on the east side of Aurora Avenue. The sidewalk would go from the intersection of 175th Street just past Walgreens, and then it would dip in and connect to the trail.

Ms. Sherman advised that over the past year, the City has implemented an Interurban Project Policy for properties on Aurora Avenue where redevelopment is occurring. At this time, they don't know the exact alignment of the project. Instead of having property owners construct permanent improvements that may have to be removed, the City implemented a policy that allows these developers to construct interim project improvements and pay a "fee in lieu of" to the Aurora Project. This money would be used later to construct the permanent improvements. So far, all of the developers have been happy to install the temporary improvements.

Ms. Sherman reported that there are six segments to the Interurban Trail Project. One segment (bridges) is currently under construction, and four have been completed. The last segment from 175th Street to 192nd Street is out to bid, and they hope to begin construction in January and complete the project by early summer of 2007. She noted that the City of Seattle would be constructing a full signalized intersection at 145th and the trailhead. In addition, Edmonds is working to connect their Interurban Trail to Shoreline's at 205th Street. Eventually, it should be possible to ride from Seattle to Everett on the Interurban Trail.

Vice Chair Kuboi recalled that there was previously a lot of debate amongst the Commission about whether the Planning Department should release the GIS drawings that identified the maximum right-of-way options so that property owners have an idea of what the worst case scenario could be. The final decision was to release these drawings in order to provide a level of certainty to property owners. He asked if this ended up being a good decision for getting adequate information out to the property owners. Ms. Sherman said the property owners did find the drawings useful in determining the possible impacts to their properties.

Commissioner Harris asked if the City would displace any buildings as part of the right-of-way realignment process. Ms. Sherman said the Aurora Project has built-in flexibility to help minimize impacts such as narrowing sidewalks, etc. However, sometimes the impacts are unavoidable. Whether they build a 98 or 110-foot cross section, the right-of-way issue will be a challenge to address. There are some sections where the City only has 98 feet of right-of-way, and they will need to require up to 20-feet. This would have an impact to some properties, parking lots, and buildings. If a building must be removed, the City must follow a federal process for providing compensation.

Commissioner McClelland questioned what lessons the City has learned about business loss and impacts while constructing the first segment that could be helpful during the second segment to help businesses stay viable and healthy. Ms. Sherman said that staff members, along with a few City Council Members, are visiting different sections of the corridor to talk to business owners. They have launched a program to bring people back to the area along Aurora Avenue that is nearing completion. They are also working with the Chamber of Commerce to encourage people to shop on Aurora Avenue. They have learned lessons regarding visibility, access, etc., that can be utilized during construction of the second segment to help minimize impacts.

Chair Piro advised that Commissioners who are interested in serving on the ABC Team should contact staff. He also encouraged them to visit segments of Highway 99 in South King County, which was reconstructed using an inner-jurisdictional process, including WSDOT. Because each of the jurisdictions utilized their own design and flavor, the project represents a good picture of the difference between utilizing a full boulevard treatment and a scaled back, skimpier treatment.

South Echo Lake Update

Mr. Cohen advised that he is the project manager for the actual construction and design of the South Echo Lake Project. He reported that staff met with the developer in a pre-application meeting in April. At that time, staff thoroughly reviewed the project and provided a copy of the conditions that were adopted by the City Council as part of the rezone approval. The developer submitted an application to subdivide the property into five parcels, and that was followed by a site development permit for the whole site that is currently being reviewed. Staff is also currently reviewing a building permit for the first structure (senior housing) that would be constructed on the site.

Mr. Cohen thanked the Commissioners who contacted him regarding their concerns about the process involved with a project of this size and how staff makes decisions that interpret conditions of the rezone. Commissioners also raised questions about site access, view preservation, and public open space. Mr.

Cohen distributed copies of the adopted rezone conditions and accompanying generalized site plan. He explained that the generalized site plan was created in 2005 to accompany staff's proposed conditions and rezone application. It was intended to illustrate what was possible on the site and included a City Hall site and a YMCA site. However, the City Hall portion is no longer part of the project. He read the note on the bottom of the generalized site plan which states, "The site plan illustrates the potential location of the proposed uses on the site, but does not necessarily represent the final design or configuration of each use." He summarized that staff interprets the document as a conceptual site plan.

Mr. Cohen provided an illustration of the site plan that was rejected by staff last summer, which proposed large apartment-like buildings, mixed-use development, and parking on all sides. He advised that staff encouraged the applicant to propose something that is closer to the generalized site plan. Next, he provided a copy of the second site plan that was submitted, which depicts a major access through the site to the lake and a major access to the site from Aurora Avenue. Staff asked the developer to consolidate the parking and the buildings on the site and to bring out the plaza. They also asked them to make sure the lake was protected. Although this site plan does not look just like the generalized site plan, staff felt it was much closer and addressed some of the key concerns and specific conditions that were called out in the rezone approval.

Mr. Cohen pointed out the location of the primary access points for the site. He explained that in order to provide secondary access, staff required the developer to push the retail office and over-the-building residential units up against Aurora Avenue and 192nd Street. The developer expressed concern about requiring customers who use the retail spaces to come to the interior of the site from behind. They wanted the drive access to be as direct as possible. Therefore, parking was placed between the buildings, and parking garages would be provided under all of the buildings.

Mr. Cohen noted the location of the proposed senior-assisted apartment building that is currently being reviewed by staff for construction permits. He noted the location of the driveway, the plazas, and interior courtyards.

Mr. Cohen explained that the generalized site plan shows just two access points. However, because of the concern about getting people to the lower elevation on the site, the developer needed additional access points. The traffic engineer reviewed the developer's proposed site design to make sure it was pedestrian friendly and would meet the City's requirements for separation and setbacks from the corner.

Mr. Cohen referred to the area identified on the site plan as Tract A, and explained that the City would require pedestrian access from Aurora Avenue to connect with the boardwalk on the site and then to an ADA ramp to the Interurban Trail. This would provide an 8 to 10-foot pedestrian connection through the site close to the lake. A connection would also be provided from the lower end of the plaza to the lake edge. The interior park would be planted and restored with all wetland species. Part of the tract is a proposed buffer area where no construction would be allowed. Mr. Cohen continued to describe the location of all of the public access locations. He also noted the pedestrian access areas that would not be considered public.

Mr. Cohen reminded the Commission that the rezone conditions require that no more than 50% of the required parking stalls could be at surface level. The developer was allowed a 20% parking reduction overall on the site. All of the residential development would be on the east side of the property with commercial on the west, with some overlap.

Mr. Cohen provided elevation drawings of the proposed project but emphasized that they have not been approved yet. He also provided conceptual drawings of the town homes, the mixed-use buildings, and the YMCA facility. He emphasized that staff continues to remind the developer that they are keeping track of the square footage and number of units of each of the buildings.

Commissioner Hall thanked Mr. Cohen for his updated information and suggested that when things change, this type of communication can do so much to help the Commission understand what is going on.

Commissioner Pyle noted that Condition 12 specifically requires the developer to construct a boardwalk with public access through the buffer area. It further requires that the boardwalk not intrude within the existing natural or newly restored areas. While the boardwalk in the original site plan went east/west, the newly proposed boardwalk includes an extension going north to the lake. He suggested this would be in direct conflict with Condition 12. He pointed out that Condition 11 specifically describes an area that is being restored along the lake to the north side of the boardwalk, and Condition 12 specifically states that the boardwalk shall not protrude into that area. Mr. Cohen explained that staff's conclusion was based also on Condition 10, which states that developers must restore and enhance all but a contiguous 70 feet of the lake's shoreline of which 10 feet would be used for a boardwalk to the lake. Commissioner Pyle noted that the City's code specifically allows for a boardwalk within a critical area buffer, so the boardwalk would not be contrary to code.

Commissioner McClelland asked if the developer still intends to apply for a permit to construct a publicly assessable beach and dock. Mr. Cohen said he does not have the final drawings or plans for the Wetland Tract A. While the developers could propose a publicly assessable beach, they would not be required to do so. They are currently debating this issue, recognizing that they would have to obtain approval from the Department of Fish and Wildlife. Commissioner McClelland said that from her perspective, the proposed project is intended to be a large residential community that isn't much different than what previously existed on the site. The lake has no public access. The notion that the people of Shoreline would have any access to the lake is totally diminished by the proposed site plans. She said she thought some of the conditions were an attempt to set the stage for public access. While she understands the need to protect the environment, she wished the City could fight a little harder to make the lake more accessible to the public.

Mr. Tovar explained that when considering access to the lake, staff looked closely at what could take place in the marine area and what a permit would require or enable to happen. Staff made a strong distinction between public access, which is plainly required, and public use, which they didn't see as a requirement. The developer would be required to provide an access easement with appropriate signage, but they would not be required to provide a public use or park. He recalled that Mr. O'Neil previously suggested that the City consider purchasing the green area for public space, and the property owners

were interested in preserving an opportunity for the City to own the property in the future. However, it is still an open question as to whether the City has an interest in owning the property. In the meantime, staff must administer the conditions identified at the time the rezone application was approved.

Commissioner McClelland referred to Condition 4d and asked if the staff's interpretation of the term "open to the sky" would allow more surface parking than what was intended. Mr. Cohen explained that staff would review each of the segments of the development separately. They don't have any parking counts for any of the segments, except the senior housing segment. About 85% of the parking for the senior assisted housing would be located under the building.

Commissioner McClelland also referred to Condition 4b, which requires the developer to assert effort into providing affordable housing. Mr. Cohen said this condition requires that the developer attempt to incorporate affordable housing into the development, and he reported that the developer obtained state support to make the senior-assisted housing development affordable housing. Mr. Tovar suggested that during their future discussion regarding housing strategies, the Commission could consider the option of requiring that a certain percentage of housing must meet affordability requirements. They cannot reach this goal by only asking developers to try.

Commissioner McClelland expressed her opinion that access to the lake should be more inclusive than just a front yard for the 800+ people who will live in the new development. Mr. Tovar said that if the community wanted public ownership of some of the lakefront land, they could have insisted on this access as a tradeoff. However, these negotiations did not occur. Now the City staff is left to impose the conditions that were identified as part of the rezone.

Chair Piro pointed out that the Commission would not have an opportunity to review the rezone application again to come up with language that better expresses their intent. Mr. Cohen agreed but suggested it would be helpful for the Commissioners to provide comments that could be considered as staff reviews upcoming development permits. However, the Commission must understand that staff has already reviewed the site plan and given the developers a general okay to move forward based on their reading of the conditions.

Chair Piro said it is good to see a true mixed-use development being constructed on the site. He noted that some of the design features illustrated by staff have some merit. However, there are some design elements that are disappointing to him. He said that having four access points is overkill for the project. He questioned why the buildings all have to have their own access point rather than sharing access. He asked that the staff revisit this issue. He also expressed disappointment that the City missed an opportunity for providing an access view of the lake. Mr. Cohen pointed out that the building would be lower in height to enable the view of the lake to splay out a bit. Chair Piro suggested that the circulation design should utilize a complete streets type treatment to mix the pedestrian, bicycle and vehicular access.

Vice Chair Kuboi pointed out that the rezone does not include a contract requirement as to what goes into the buildings on the site. Right now, the site plan identifies six boxes and indicates the YMCA, senior housing, etc. However, the site plan may set unreasonable expectations about what would

eventually be constructed on the site. He asked if the site plan for the senior housing element is actually a final plan. Mr. Tovar said the developer has applied for a building permit for this segment of the project, and the development must move forward in a timely manner in order to take advantage of State financing associated with the affordable housing aspect of the project.

Vice Chair Kuboi suggested that because this project is one of the larger redevelopments occurring in the City, perhaps it would be appropriate to provide periodic updates to the public to keep them apprised of the status.

Commissioner Hall said he appreciates staff's effort to work with the developer to come up with a site plan that is more consistent with the generalized site plan and the rezone conditions that were previously adopted. He expressed his belief that the new proposed locations for the boardwalk, walkway and trail appear to meet the Commission's intent of allowing the public an opportunity to get to the lake. However, the plan falls short of what they discussed at their meeting regarding the public's need to be able to see and enjoy the lake. He appreciates that the staff has attempted to address visual access to the lake through building elevation changes.

Commissioner Hall referred to the northern side of the property where a narrow walkway has been proposed and recalled that the Commission made a conscious, deliberative decision not to change the Comprehensive Plan Land Use Designation from Public Open Space. While the Commission understood that the Public Open Space designation would not, in and of itself, regulate development, one feature that was an intrinsic part of the original site plan was the lack of any permanent building in the area designated as Public Open Space. He asked staff to encourage the developer to consider shifting the building to the south to open up a more inviting corridor since this would connect Echo Lake as an amenity to the Aurora Corridor, which is the backbone of the City.

Commissioner Hall agreed with Chair Piro's comment regarding the need to consolidate and reduce the access points, particularly since Aurora Avenue is a high-occupancy, bus rapid transit route. Every turn pocket in and out of Aurora Avenue could potentially slow down tens of thousands of people per day and create a greater relationship between vehicles and pedestrians. While the proposed access points might meet the City's engineering standards, the staff should remember that the rezone was a quasi-judicial action and not an administrative action. He encouraged staff to work with the developer to address this concern even if the conditions do not specifically require them to do so.

Commissioner Pyle questioned if the multiple access points was a direct result of the parcels having different ownership. While shared driveways are very successful, the marketability of the site may be reduced by reducing the number of driveways. Commissioner Harris said he is uncomfortable with the Commission second guessing the Planning Department and Engineering Department staff. If there were not so many planning professionals on the Commission, they would probably not scrutinize the project quite so hard. Chair Piro said the City Council is very aware of who they have appointed to the Planning Commission to deliberate and review these matters so it would not be inappropriate or futile for them to provide their comments.

Chair Piro expressed his belief that even though a second access point on Aurora Avenue would be feasible, it doesn't mean it would be the best or most desirable thing to do from a traffic perspective. Traffic flow on Aurora Avenue and within the project for residents and potential customers would be greatly enhanced by having only one access point on Aurora Avenue. Many of the Commissioners agreed they would like staff to remind the developer that limiting the number of access points was important to the Commission and also an expectation of the public given the generalized site plan that was reviewed in concurrence with the rezone application.

Commissioner Hall pointed out that the current site plan does not yet reflect the kind of landscaping or sense of place that the first drawing did. He said he hopes that landscaping and preservation would become an integral part of the site plan. He recalled that the contract rezone waived the tree retention requirements, which was a significant gift to the developer. Because the developers got a lot of what they wanted, staff should remember to keep the public's intent in mind when a development application for this site is reviewed.

Commissioner Hall said circulation and parking still appears to be a more pronounced feature of the site than in the previous diagrams. While he is glad that much of the parking would be underground, it would be helpful for the staff and developer to consider further options for consolidating parking and reducing emphasis on vehicular access. More emphasis should be given to the pedestrian and bicycle access on the site.

Commissioner Hall suggested that the proposed row of parking that separates the southeasterly apartment building from the Interurban Trail would only diminish the amenity value of the trail. The trail in the original diagram had landscaping, and the new design would make the trail less pleasant.

Commissioner Harris asked if the parking requirement for senior housing would be less than for other types of apartment buildings. Mr. Cohen said senior apartments would not have a lower parking requirement, but senior assisted living apartments would have a lower parking requirement of one space for every three units. Right now, staff is trying to discern whether the new project would be truly assisted housing or if they would be regular apartments for seniors only.

Commissioner McClelland said she was thrilled to see housing units being constructed along Aurora Avenue, especially in light of the Aurora Avenue improvements that are being made. Mr. Cohen advised that staff worked closely with the Aurora Corridor Team when reviewing the site plan to make sure the right-of-way width and grade would not conflict with the planned Aurora Avenue improvements.

Follow Up on Joint Meeting with City Council

Mr. Tovar referred the Commission to the list that was prepared by staff to outline their understanding of the direction the City Council gave the Planning Commission at the joint meeting on October 30th. After the Commission's discussion, he said it is staff's intent to present a revised list to the City Council in the form of a resolution for adoption. This resolution would formally establish the decisions and direction that came out of the October 30th joint meeting.

Chair Piro invited the Commissioners to provide feedback so that staff could finalize the document.

Commissioner Hall referred to Item 4 and noted that the Comprehensive Housing Strategy Citizen Advisory Committee has already been formed, so there is no need to include this item in the resolution. He suggested the Commission provide their brief comments on the document and then allow staff to forward it to the City Council for deliberation and adoption. In addition, he suggested the Commission consider what commitments are appropriate for them to make and then offer a parallel resolution to the City Council. Chair Piro expressed his belief that the proposed resolution captures the intent of the discussion that took place at the joint meeting on October 30th.

Commissioner Phisuthikul said it is important for the City Council, the Planning Commission and the citizens to meet together to consider a vision statement for the City. This vision statement could become the focal point of many issues identified as goals and objectives for the City Council. Chair Piro agreed. He said there is value in attending joint meetings on a regular basis to work in common on a vision for the City. Mr. Tovar suggested that the joint meetings should occur before the budget process and before the City Council's spring retreat.

The Commission agreed that staff should forward the draft resolution to the City Council as written.

PUBLIC COMMENT

There was no one in the audience.

UNFINISHED BUSINESS

Vice Chair Kuboi recalled that the Commission asked staff to provide a report on the results of the City of Kirkland's survey regarding the success of their cottage housing demonstration. Mr. Cohn answered that Kirkland's Planning Commission just reviewed the survey information. He agreed to contact the City of Kirkland's Planning Department staff to obtain feedback regarding the results.

Chair Piro pointed out that the Comprehensive Housing Strategies Team has not been completely formed yet. Mr. Tovar said the City Council reviewed a list of 14 recommended names, but asked staff to consider finding representation from other areas of the town. As a result two more names were added to the list. The City Council plans to take action regarding this issue on November 20th, and staff hopes to have a final list in the near future.

NEW BUSINESS AND AGENDA FOR NEXT MEETING

Chair Piro noted that the Commission's next scheduled meeting is actually the second Thursday of the month on December 14th. The Commission agreed to hold an end of the year celebration on December 21st.

Mr. Tovar reminded the Commission of their earlier decision to meet periodically with the Park Board. He suggested the Commission invite the Park Board to attend their January 18th meeting. Staff could provide a presentation to the joint group to indicate the City's progress in meeting City Council Goal 6 – Environmentally Sustainable Communities. He said the City Council has not made the decision to form any kind of public advisory group to support the effort. Perhaps this might be a logical function for the joint Planning Commission/Park Board if they plan to meet on a three to four-month cycle. Chair Piro agreed that would be appropriate. He noted that the Park Board and Planning Commission previously made a commitment to meet together again by February at the latest.

ADJOURNMENT

The meeting was adjourned at 9:20 p.m.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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Memorandum

DATE: December 5, 2006

TO: Shoreline Planning Commission

FROM: Paul Cohen, Senior Planner *PK*

RE: Town Center Planning

On December 14th I will present to you the status of the Town Center Planning project. I have attached the project charter and the basic information that we have at this time. We are currently in the inventory stage and do not have any recommended vision or plan for the Town Center at this time. However, I would like to talk with you about the Central Shoreline Subarea Study. I have been reviewing the minutes of the Commission and Council. I look forward to hearing your ideas about the major concepts in the Central Shoreline Study that should be brought forward into the Town Center Plan.

I have given a copy of the study to our consultants as a resource as well as a record of what the Planning Commission recommended to the City Council. I will also forward the ideas from tonight's meeting to the consultants so that they have the benefit of your thoughts as well as those from staff.

**Town Center - Project Charter
September 5, 2006**

Project Definition

Create a distinctive and cohesive center that consolidates public facilities and services, a mix of commercial services, and housing appropriate to the size and needs of the community.

The Town Center Plan is a strategy to:

- Define the vision for long-term design and improvements in the quadrants surrounding N 175th and Aurora Ave N in a wider study area.
- Coordinate approved CIP projects – City Hall, Aurora Ave., Interurban Trail, and Heritage Park and coordinate economic development actions with key property owners and developers.
- Plan near-future (6 to 10 years) CIP projects and continue to coordinate key property owners and developers to facilitate economic development actions.
- Buffer single family neighborhoods.
- Complement Housing Strategy and Sustainable Community goals.
- Amend the Comprehensive Plan and Development Code.

Problem / Opportunity

Over the past 10 years the City has been trying to improve economic development and provide a distinctive city center. Our opportunity is to gather these actual public projects as well as the changes in the market and coordinate and help shape them into a distinct district.

- The City Council's first city vision showed this part of the city as a civic center.
- Other public facilities exist nearby such as the fire station, Shoreline Historic Museum, and Ronald Waste Water offices.
- Since Top Foods was built PADS has received many inquiries about property redevelopments in the area near N 175th and Aurora Avenue.
- City efforts have been made to resolve the Ronald south wedge land ownership and traffic patterns.
- Recently inquires have come in regarding properties along the east side of Midvale since the clearing of structures in the Interurban Trail.
- City has begun large projects such as the Interurban Trail and associated heritage park, Aurora Avenue improvements, and a new City Hall. These projects converge in the NE quadrant of the Intersection of N 175th and Aurora Ave N.
- Indications that the development market has changed from 5 years ago to mixed uses and structured parking.
- Banks are more willing to loan for mixed use developments.

Relationship to Council Goals

ITEM 8.a

- Goal 2 – Economic Development Strategy. The Town Center strategy is to use public development to jump start private development efforts as part of the town center strategy will include incentives for development here.
- Goal 3 – Affordable civic center / city hall project. A town center plan will help guide the design so that it contributes to a civic center theme and is coordinated with future adjacent projects that serves civic needs.
- Goal 4 – Complete the Aurora improvements. These are major improvements that will be central to the appearance and function of a town center such as gateway features.
- Goal 5 – Comprehensive Housing Strategy. The town center strategy will consider where housing can be integrated.
- Goal 6 – Environmentally Sustainable Community. The town center strategy will consider incentives than encourage low impact and environmentally friendly development.

Relationship to CIP

One focus of the strategy will be to coordinate the current CIP projects in this area. In addition, the strategy will provide information on town center development potential and design standards in a timely manner so as to not delay these projects. These projects will be the core of implementing the first phase of the town center. Secondary CIPs will likely be the vacation of Ronald Place South, widening of N 175th between Midvale and Aurora, and improvements on the east edge of Midvale.

Work Plan

1. Inventory problems, assets and opportunities - Fall 2006
2. Development Vision and Strategy – Winter 2006/07
3. Coordinate current CIPs (Aurora Ave, Interurban) and secondary CIPs (Heritage Park, Midvale, 175th widening, and Ronald Place South) – Fall 2006 – Spring 2007
4. Develop Phases and quadrants with CIP projects - Summer 2007
5. Town Center Preferred Alternative with variables - Summer 2007
6. Begin Public Process - community meetings, planning commission, and city council – Winter 2007
7. Town Center amendment to the Comprehensive Plan – Winter / Spring 2007
8. Amend Development code to implement design guidelines, form-based code, and development incentives – Spring / Summer 2008

Products

Inventory
Development Market Update
Plan Alternatives, Strategies, Incentives
Town Center Plan

Comprehensive Plan Amendments
Development Code Amendments

Sponsor

Shoreline City Council

Project Manager

Paul Cohen

Team Members

Joe Tovar
Steve Cohn
Glen Pickus
Paul Haines
Dave Buchan
Tom Boydell
Rich Meredith
Kirk McKinley
Alicia Sherman
Dick Deal
Maureen C.

TOWN CENTER PLAN

Create a distinctive and cohesive center that consolidates public facilities and services, a mix of commercial services, and housing appropriate to the size and needs of the community.

- The Town Center Plan is a strategy to:
 - Provide analysis and a vision for architectural and street design in the area surrounding N 175th and Aurora Ave N.
 - Coordinate approved CIP projects – City Hall, Aurora Ave., Interurban Trail, and Heritage Park including 1% for public art and coordinate economic development actions with key property owners and developers.
 - Plan near-future (6 to 10 years) CIP projects and continue to coordinate key property owners and developers to facilitate economic development actions.
 - Buffer single family neighborhoods.
 - Complement Housing Strategy and Sustainable Community goals.
 - Amend the Comprehensive Plan and Development Code.

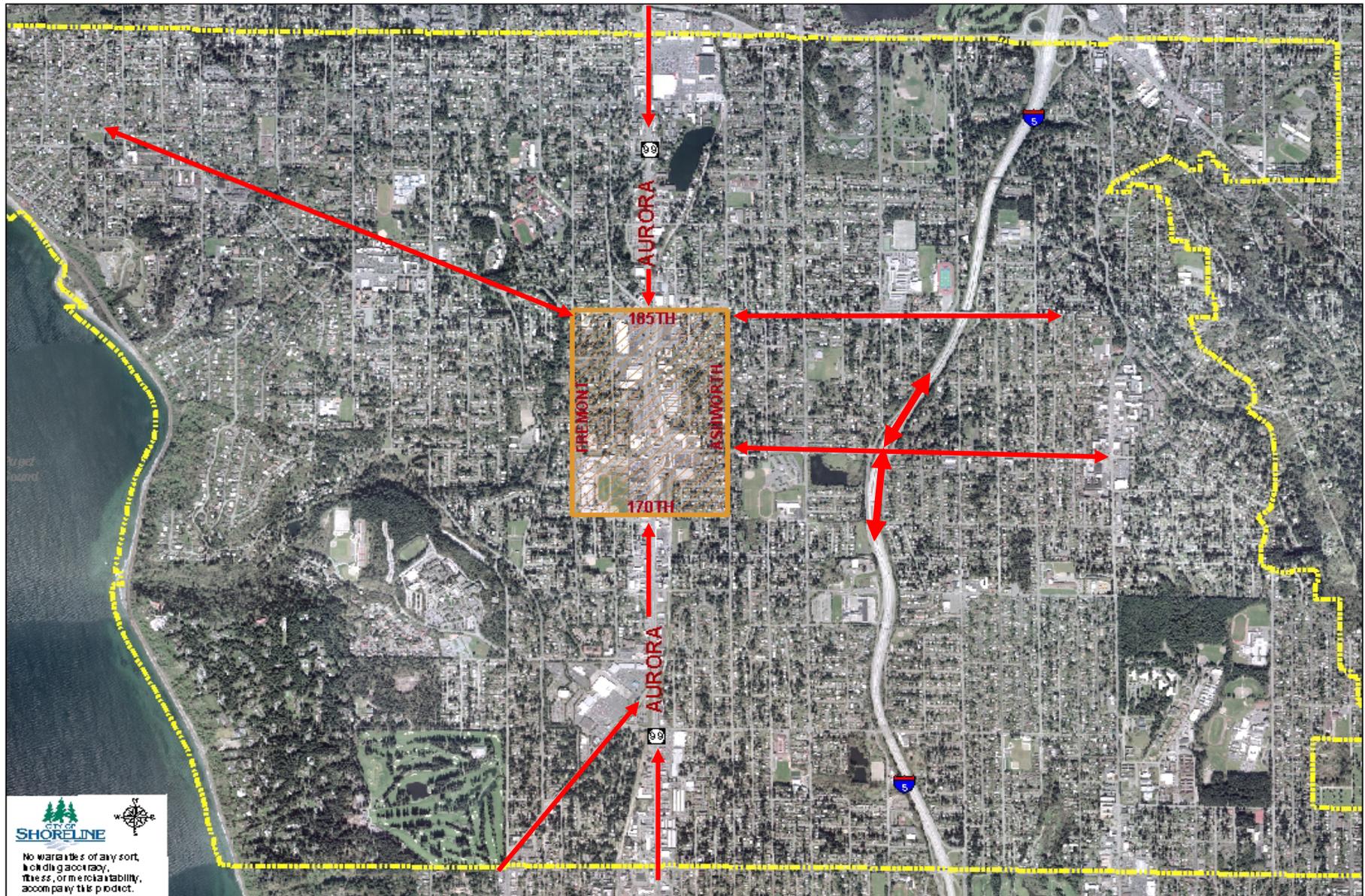
1998 & 2005 COUNCIL VISION



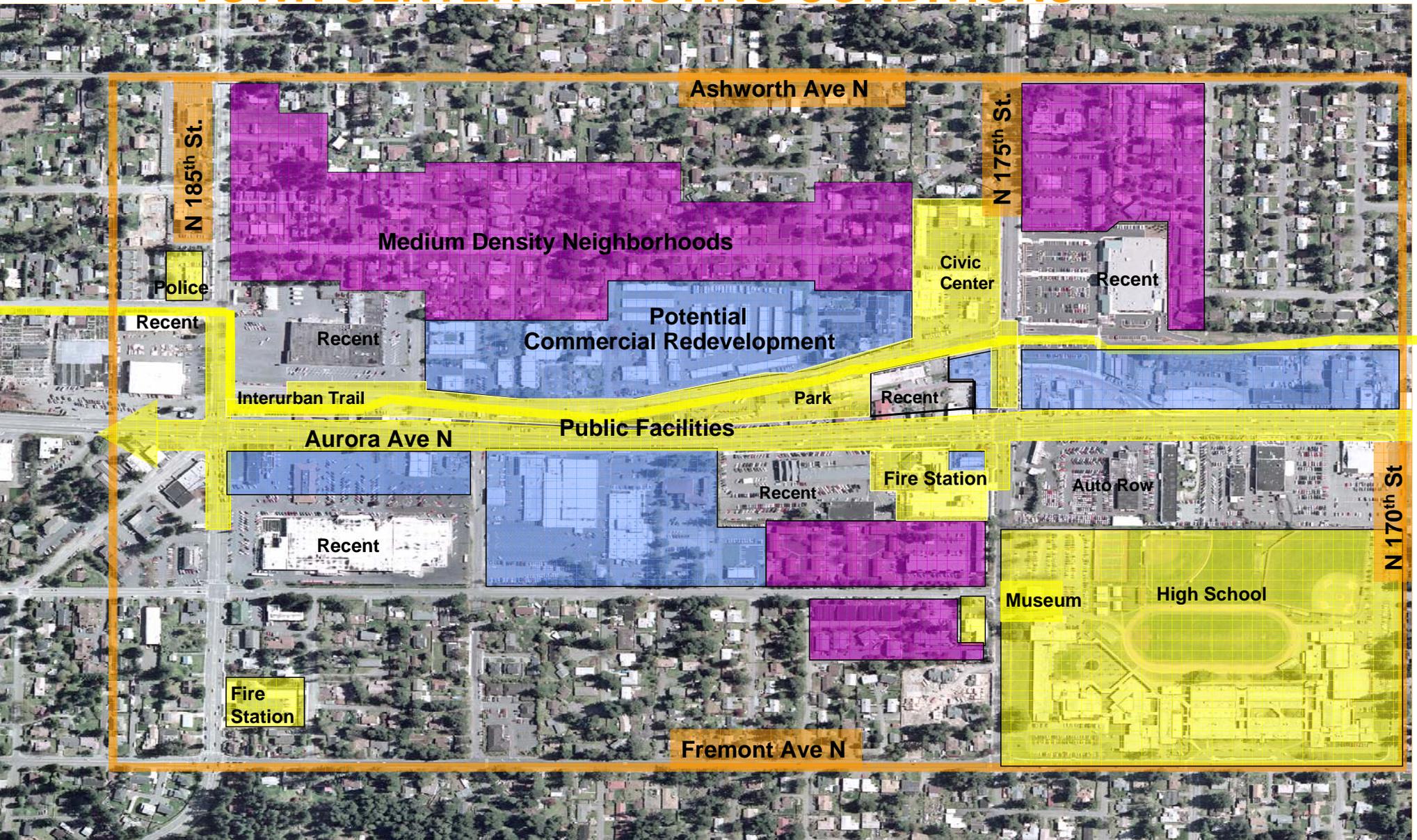
DIRECT POLICY SUPPORT

- LU21 Ensure vital and attractive commercial areas through a public/private investments including ped. amenities, plazas, parks, intersection treatments, gateway treatments and public art.**
- LU27 Ensure that street design and urban design is distinctive in the center part of the Aurora Corridor, from 175th through 185th.**
- LU29 Create opportunities to stimulate development of a “showcase” example and template for future development.**
- LU30 Encourage a mix of residential and commercial development in close proximity to create retail synergy and activity.**
- LU31 Protect adjacent single-family neighborhoods from traffic, noise, crime, and glare impacts of the Corridor through design standards and other development criteria.**
- LU36 Provide opportunities and amenities for higher density residential communities to form within or adjacent to the Aurora Corridor in harmony with the surrounding neighborhoods.**
- LU37 Assist with land assembly and redesign rights-of-way to improve intersections for redevelopment.**
- LU38 Use a phased approach to implementing the Plan.**
- LU39 Direct special projects toward sites with the greatest development potential.**
- LU40 Master Plan areas of the Aurora Corridor to include smaller city blocks, a park/plaza in the Seattle City Light Right-of-Way, a transit center, and large public areas for a mix of city activities.**
- LU41 Pursue methods to consolidate developable lands in order to facilitate economic revitalization.**

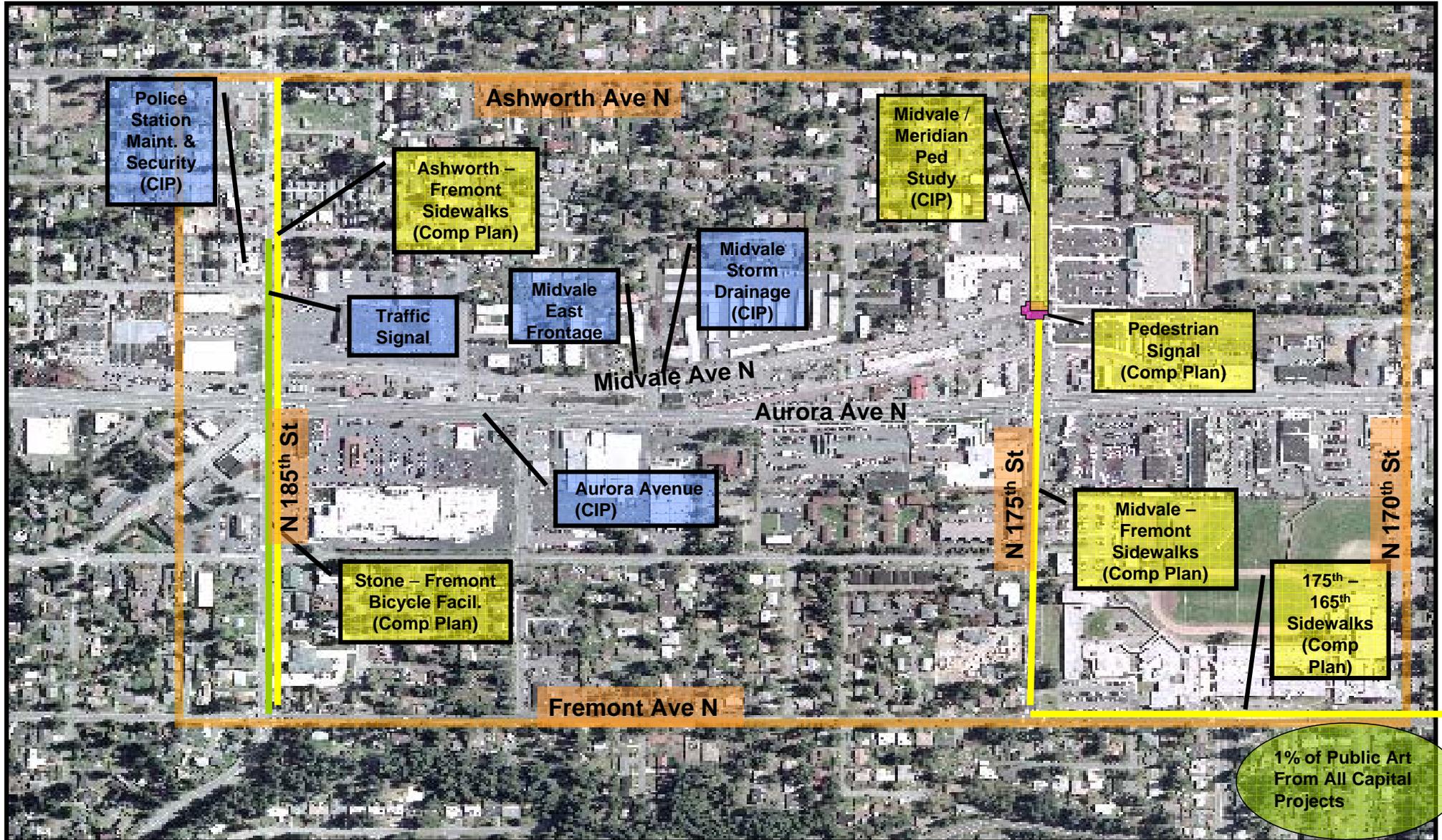
TOWN CENTER PLAN - STUDY AREA



TOWN CENTER – EXISTING CONDITIONS



TOWN CENTER – FUTURE CITY PROJECTS



TOWN CENTER – PROJECT COORDINATION

