

AGENDA
 CITY OF SHORELINE PLANNING COMMISSION
 REGULAR MEETING



Thursday, January 15, 2009
 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 COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
a. December 4, 2008	
6. GENERAL PUBLIC COMMENT	7:10 p.m.
<p><i>During the General Public Comment period, the Planning Commission will take public comment on any subject which is not of a quasi-judicial nature or specifically scheduled later on the agenda. Each member of the public may comment for up to two minutes. However, the General Public Comment period will generally be limited to twenty minutes. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Speakers are asked to come to the front of the room to have their comments recorded and must clearly state their first and last name, and city of residence.</i></p>	
7. STAFF REPORTS	
a. 2009 Work Program Discussion	7:25 p.m.
b. Visioning: Preparation for Jan. 29 Workshop	8:15 p.m.
8. PUBLIC COMMENT	9:15 p.m.
9. DIRECTOR'S REPORT	9:20 p.m.
10. UNFINISHED BUSINESS	9:25 p.m.
11. NEW BUSINESS	9:30 p.m.
12. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	9:35 p.m.
13. AGENDA FOR Special Meeting on Thursday, Jan. 29	9:40 p.m.
Next Regular Meeting on Thursday, Feb. 5	
14. ADJOURNMENT	9:45 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION SUMMARY MINUTES OF REGULAR MEETING

December 4, 2008
7:06 P.M.

Shoreline Conference Center
Mt. Rainier Room

Commissioners Present

Chair Kuboi
Commissioner Behrens
Commissioner Kaje
Commissioner Perkowski
Commissioner Piro
Commissioner Pyle
Commissioner Wagner

Staff Present

Steve Cohn, Senior Planner, Planning & Development Services
Steve Szafran, Associate Planner, Planning & Development Services
Flannary Collins, Assistant City Attorney
Jessica Simulcik Smith, Planning Commission Clerk

Commissioners Absent

Vice Chair Hall
Commissioner Broili

CALL TO ORDER

Chair Kuboi called the regular meeting of the Shoreline Planning Commission to order at 7:06 p.m.

ROLL CALL

Upon roll call by the Commission Clerk, the following Commissioners were present: Chair Kuboi and Commissioners Behrens, Kaje, Perkowski, Piro, Pyle and Wagner. Vice Chair Hall and Commissioner Broili were excused.

APPROVAL OF AGENDA

The agenda was accepted as proposed.

DIRECTOR'S COMMENTS

Mr. Cohn announced that a Regional Jail Planning Process Neighborhood Meeting has been scheduled for Monday, December 15th, in the Shoreline Room from 6:30 to 8:30 p.m. The meeting will focus on the site in Shoreline at 2545 Northeast 200th Street. Staff will be present to answer questions and explain how the environmental review process would work.

Mr. Cohn reviewed that Part 2 of the Town Hall Meeting for the Visioning Process has been scheduled for January 8th, and the Commissioners are encouraged to attend. At the regular meeting of January 15th the Commission will review the public input received at the public meetings. They will also review the first draft of "Community Concepts," which is a list of ideas submitted by the community about what the Vision statement should look like. On January 29th the City Council and Commission would meet together in a workshop to review and discuss the Vision and provide direction on the framework goals. Staff anticipates they would meet with the Commission or a subcommittee of the Commission in February to further discuss the framework goals and convert them into actual Vision statements in preparation for the community meeting in March. The Commission and City Council would have another workshop discussion on March 2nd, and the City Council will conduct a public hearing on April 13.

Mr. Cohn announced that at the Commission's December 18th meeting Mr. Tovar would provide a detailed discussion about the staff and Commission's 2009 Work Program.

Commissioner Wagner inquired if the City has received any "Community Concepts" from the public yet. Mr. Cohn said he is not aware of any, but they are not due until December 20th. Commissioner Wagner asked what the Commission's role in Part 2 of the Town Hall Meeting would be. Mr. Cohn said he does not anticipate a Commission role in the meeting, but it would be appropriate for them to attend the meeting in preparation for their workshop discussion on January 15th. Commissioner Wagner expressed her belief that the City Council appreciated the Commission's amalgamation of the public comments at Part 1 of the Town Hall Meeting, and she suggested the Commission consider doing the same for Part 2.

Commissioner Wagner noted that a legislative public hearing before the City Council has been tentatively scheduled for April 13, 2009. She asked if the Commission would hold a public hearing, as well, and provide a formal recommendation to the City Council. Mr. Cohn answered that he does not anticipate the City Council would request a formal recommendation from the Planning Commission. Instead, the City Council and Commission would work together on January 29th and March 2nd to develop recommendations. If the Commission wants to submit a formal recommendation, they could do so by testifying at the hearing or writing a letter to the City Council on behalf of the Commission. He suggested they wait to make this decision until after the March 2nd joint meeting with the City Council.

APPROVAL OF MINUTES

The minutes of November 20, 2008 were approved as amended.

GENERAL PUBLIC COMMENT

Art Maronek, Shoreline, provided a copy of an email he submitted to the Commission, as well as his resume. It was identified in the record as Exhibit 1. Mr. Maronek asked the Commissioners to take a few minutes to review his resume, which makes it clear that he is not just an angry citizen, but a professional with concerns about the proposed Development Code amendments that are scheduled for discussion later on the agenda.

Commissioner Behrens asked Mr. Maronek to share his previous role in Shoreline's Government. Mr. Maronek answered that he worked for the City as their interim Public Works Director.

STAFF REPORT ON DEVELOPMENT CODE AMENDMENTS

Mr. Cohn referred the Commission to the eight proposed Development Code amendments. He emphasized that this is a study session and the first time the Commission has seen them. He recalled that the purpose of the study session is for the Commission to ask questions and identify concerns.

Sections 20.30.370 and 20.30.380

Mr. Szafran explained that the City Attorney has recommended that the words "condominiums" and "interests" be deleted from these two sections. The City Attorney has determined that condominiums and interests are not divisions of land and should not be subject to subdivision regulations.

Ms. Collins referred the Commission to a memorandum prepared by the City Attorney. It explains that the City's subdivision statute makes no mention of condominiums or interests, and that was the primary reason for his recommended amendment to Section 20.30.370. The City Attorney also proposed amendments to Section 20.30.380 to be consistent with the change that was made in 2006, which removed condominiums from the binding site plan requirement. Ms. Collins noted that binding site plans are only required for commercial and industrial types of development. She explained that the subdivision statutes focus on the division of land and not form of ownership, which is what a condominium is. When condominiums are created, the land is not divided. Instead, a developer is required to file a declaration that is similar to a plat. While the declaration does not have to be approved by the government, the survey and maps must be attached.

Commissioner Piro asked if the current language was inherited from previous code language before the City incorporated, or if it was composed after incorporation. Ms. Collins answered that the current language was adopted in 2000, but she is not sure where terms such as "interests" and "condominiums" came from. Again, she noted that these terms are not included in the subdivision statute.

Commissioner Pyle asked that in the future staff provide hard copies of memorandums or other documents that are sent to the Commissioners via email.

Commissioner Pyle asked Ms. Collins to further explain the changes that were made in 2006. Ms. Collins explained that the binding site plan section of the code (20.30.480) used to include condominiums, but that was removed in 2006 because condominiums are not required to go through the binding site plan process since they are not considered a division of land. Commissioner Pyle asked if case law was cited related to the 2006 amendment. Ms. Collins answered that no case law was cited in the memorandum. Commissioner Pyle expressed his belief that the proposed amendments would drastically change the process. Whether they are considered formal or informal divisions of land, condominium developments allow more people to take partial ownership and interest in the land and more structures can be built. Ms. Collins said the legal position is that condominiums do not fall within

a division of land, so they should not be required to go through the binding site plan process. The parcel would still be only one lot, but there would be multiple owners.

Ms. Collins suggested that Mr. Cohn and Mr. Szafran outline what the required process would be for developing a condominium based on the proposed changes. Commissioner Pyle suggested staff survey other jurisdictions that are similar to Shoreline to find out whether or not they allow for the development of one single-family residential parcel with more than one single-family unit. Ms. Collins pointed out that the City of Shoreline is unique in that most jurisdictions only allow one primary use per single-family parcel without going through a process. Commissioner Pyle noted that the City's current process is not unique, because it requires a condominium developer to go through the subdivision process. The proposed amendment would make the City unique. Mr. Szafran said staff could not find any examples of the City processing multi-family developments on one lot using the binding site plan process, and it has not been the City's policy to do so.

Commissioner Behrens pointed out that the City of Bothell requires a short-plat process for condominium developments in residential zones. They only allow condominium development in multi-family zones using a site plan requirement. Mr. Szafran noted that the City of Shoreline uses a site development permit process for condominium developments in multi-family zones. If the proposed amendments are adopted, Commissioner Behrens asked what process would be used to regulate condominium development. Mr. Szafran answered that Section 20.30.315.B states that the construction of two or more detached single-family dwelling units on a single-parcel would be subject to the site development process.

Mr. Cohn referred the Commission to a memorandum from Paul Cohen, which points out that the key regulatory difference between subdivided and un-subdivided single-family development is that un-subdivided development does not have internal setbacks between units except those required by the building and fire codes. Other than that, all other development standards would remain the same, including stormwater, critical areas, parking and tree preservation.

Commissioner Kaje suggested there must be a record to explain why the terms "interests" and "condominiums" were added to the language in the first place. He encouraged staff to locate this history so the Commission can have a better understanding of the impacts associated with the proposed amendments. Commissioner Piro said the purpose of his earlier citation of Section 20.30.315.B was to establish a fuller context for the proposed amendment to ensure the new language would be consistent. He agreed it would be appropriate to study the history of why the current language was adopted. He also agreed it would be helpful to have examples of how other jurisdictions in the region deal with condominiums.

Commissioner Behrens noted that several other cities have an extensive process for site development permits associated with condominium developments. He expressed his belief that because condominiums are not typical types of development for single-family zones, more information and background should be required to address the impacts. He asked staff to explain what the required review process would be if the proposed amendments were adopted. Mr. Cohn answered that the review

process would include a review of the stormwater requirements, parking requirements, and all other requirements that apply to development in single-family zones.

Commissioner Pyle pointed out that Section 20.30.315.C states that the development permit must comply with all applicable development regulations and requirements for construction. He summarized that, as proposed, the subdivision process would no longer be required, and neither a short plat nor a binding site plan would be required for the development of two or more single-family units on one single-family lot. The project could be converted to a condominium at a later date or occupied by the same owner because the City does not regulate the condominium component. He explained that a project of this type would require a site development permit, which would be reviewed by the Public Works Department and the Development Review Engineer to check for compliance with low-impact development requirements, drainage requirements, etc. Frontage improvements would be required as part of the project. The project would also be reviewed by a City Planner to make sure it is consistent with the parking and perimeter setback requirements and lot coverage and hardscape requirements. He noted that all of these requirements are the same as those for a formal short plat or subdivision. Mr. Szafran agreed there is no difference between the short plat and site development permit requirements. Commissioner Pyle noted the only benefit is the associated process that comes with the permit.

Commissioner Pyle explained that short plats are approved administratively. Staff would review a short-plat permit application to make sure it conforms to all of the dimensional standards, lot coverage, etc. and potentially place conditions on the preliminary short plat. The developer would then prepare a site development permit application to identify the infrastructure (sewer lines, frontage improvements, etc.) and come back with a final short plat application that would allow them to record and create the real property. Mr. Szafran added that final drainage would also have to be worked out prior to approval of a final short plat. Commissioner Pyle noted that, currently, the formal long-plat process is used for development of five or more units on a property. This process would require a SEPA review and a neighborhood meeting. Mr. Szafran clarified that the short plat process would require a neighborhood meeting, as well. However, SEPA would not be required for four or fewer units unless a certain threshold is exceeded. Commissioner Pyle pointed out that with a formal long-plat process, the burden of proof would lie with the developer to indicate they are conforming to all of the development requirements identified in the code. The staff would be required to prepare a report and present it to the Planning Commission, who would hold a public hearing and forward a recommendation to the City Council. The City Council would make the final decision.

Commissioner Pyle summarized that, as proposed, a developer could develop the number of units allowed by the current zoning without going through the subdivision process described above. There would be no discretionary approval, and the decision would be administrative as to whether the application conforms to the standards or not. The City Council and Planning Commission would not be involved in the review process.

Commissioner Wagner asked staff to review the current public process for short plat applications. Mr. Szafran answered that a neighborhood meeting would be required, but the decision would be made administratively without a public hearing before the Planning Commission and City Council. No neighborhood meeting would be required for a condominium project, either. Commissioner Wagner

recalled a previous concern that the proposed amendments could create a loophole for developers to avoid frontage improvements if they don't have to go through the short-plat process.

Commissioner Piro thanked Commissioner Pyle for articulating the distinctions between the various processes. He suggested that when the proposed amendments come back before the Commission it would be important to reassess the scenarios he described. He noted that rather than just being technical amendments as initially presented, eliminating the terms would also result in a different review procedure. He expressed concern that life safety issues that are normally considered through the formal plat or short plat processes may be overlooked if staff only applies the development standards.

Commissioner Pyle raised the question of how taxes would be assessed on condominium properties. Mr. Cohn explained that while a condominium owner owns a portion of the building, the property is owned in common. Taxes are based upon a percentage of the total property that each person owns.

Section 20.30.410

Mr. Szafran referred to a replacement page (page 18 of the packet) that was provided for Section 20.30.410. He explained that the proposed amendment would eliminate Item 4, which makes reference to minimizing off-site impacts of drainage and views. He explained that Sections 20.30.410.D and 20.60.070 already require that all preliminary subdivisions demonstrate adequate levels of service and that review of conceptual stormwater drainage systems be performed in conjunction with the preliminary plat review. Therefore, Section 20.30.410A.4 is redundant. In addition to the redundancy regarding drainage review, Mr. Szafran pointed out that the City of Shoreline does not have any regulations, ordinances or supporting language in the Development Code regarding views. Therefore, the current language is misleading to the general public that comments regarding views can and will be evaluated. Mr. Cohn added that it would be impossible to make determinations regarding a view during the subdivision process since an applicant would not be required at that point to present a development plan.

Commissioner Pyle said he agrees with the proposed amendment to remove Item 4. He pointed out that the actual development of a subdivided property would be regulated by the City's standard zoning controls. Issues such as views should not be addressed during the subdivision process. Commissioner Piro concurred and suggested it may be of value to site some of the Commission's previous conversations where they had to deal with view considerations. He noted there is currently no definition for view, and he welcomes the opportunity to remove this confusing reference.

Section 20.50.150

Mr. Szafran explained that Section 20.50.150 lists the regulations for storage space of garbage and recyclable materials. Because the section heading is misleading, staff recommends it be changed to make finding specific regulations easier. He said staff is currently having conversations with Cleanscapes to make sure the ratio of 1½ square feet per residential dwelling unit is sufficient space for garbage and recycling areas (Section 20.50.150.A.1). Staff would have a recommendation from

Cleanscapes when the amendments are presented again for a public hearing. The proposed amendment would change Item 6 to include “garbage.”

Commissioner Wagner suggested that if the language is changed to be specific about garbage, perhaps they should also include composting, since that is one of the services that Cleanscapes offers to residents of Shoreline. She summarized that composting, garbage and recycling materials are now placed in three separate bins so additional space may be necessary.

Table 20.50.390.E

Mr. Szafran explained that this table is a new addition to the parking section of the Development Code and would add new electrical vehicle parking standards. Staff’s initial proposal is to require the necessary infrastructure to accommodate one electrical parking space for residential buildings with 100 units or more and all new commercial and/or mixed-use buildings. He noted that the market for electric vehicles has not reached this part of the country yet, but it would be prudent and less expensive to install infrastructure during construction of new buildings.

Commissioner Piro suggested that this section should spell out the term “electric vehicle” to make the language more readable. He also suggested the section should cite where the ADA standards can be found.

Commissioner Kaje asked how staff came up with the “1 per 100 unit” number. He also questioned how many developments of 100 units or more the City anticipates in the future. He said that while he supports the concept, he would like more information about whether or not the proposed table is in line with Councilmember Eggen’s suggestion. He said it would also be helpful to have more information about what the correct requirement should be and what impact the requirement would have on developers. Mr. Szafran said staff and Councilmember Eggen did not specifically discuss the proposed number, but the draft table was forwarded to him and he did not identify any concerns. Mr. Szafran said it has been difficult for staff to find examples from other jurisdictions, and most of the examples from the western half of the United States came from Central and Southern California where there are many facilities.

Commissioner Kaje expressed concern that the proposed table does not clearly outline what a developer would be required to provide. It would be helpful for this section to refer to specific standards that have been used elsewhere. Mr. Szafran said staff does have examples of standards that could be applied.

Commissioner Behrens said he recently listened to a radio talk show where electric car facilities were the topic of discussion. Concern was expressed that property owners should avoid running extension cords from buildings to parking lots and sidewalks. He said it appears the intent of the proposed table is to reserve one parking space in a parking lot for an electric vehicle. He suggested a better approach would be to concentrate on the concept of designing infrastructure in such a way that people in parking lots would be able to get access to recharge their vehicles no matter which stall they park in. Mr. Szafran pointed out that a certain kind of plug is required to accommodate electric cars.

Section 20.50.440

Mr. Szafran said staff was asked to look at other jurisdictions for bicycle standards and determine if Shoreline's regulations are sufficient. Through their research, staff has concluded that Shoreline's standards are more stringent than all adjacent cities and more stringent than the Cities of Seattle and Portland. Therefore, they are not proposing any changes to the number of required bicycle facilities. However, Item B would become a requirement rather than an exception, which means one indoor bicycle storage space must be provided for every two dwelling units in townhouse and apartment residential uses unless individual garages are provided for every unit.

Section 20.60.050

Mr. Szafran said the purpose of this amendment is to make sure the fire protection standard is consistent with the provisions of Chapter 15.05 of the Shoreline Municipal Code.

Section 20.90.080

Mr. Szafran explained that this code amendment would change the parking ratios in the North City Business District. He advised that it has been determined that the ratio of one parking stall per residential unit is too low and is causing parking problems the City did not anticipate when the North City Business District was adopted. The proposed parking regulation would mirror the regulation that was adopted for Planned Area 2 (Ridgecrest Commercial District.) Mr. Cohn explained that when the north City requirement of one stall per unit was originally adopted, the assumption was that there would be shared parking. However, because no office developments have been constructed, there are few opportunities for shared parking.

Commissioner Behrens noted that parking is a very controversial issue for the people who live in the North City Business District. He asked if staff is convinced the proposed amendment would be adequate to provide the amount of parking that is necessary to handle the additional units that could be built. Mr. Cohn said staff has studied the parking problems on 15th Avenue and concluded that it is likely that some of the people who park on the street actually live on the street. In addition, the apartment complex tenants park on the street because the property owner charges them for a parking space. Increasing the required number of parking spaces per unit would not prohibit a property owner from charging tenants for the available parking spaces. Because Shoreline provides good transit on 15th Avenue, staff believes it would be reasonable to have a parking standard that is less than the citywide parking standard. He said that from staff's perspective, it does not make sense to have a flat one car per unit requirement. It would be better to tie the requirement to the number of bedrooms.

Commissioner Behrens inquired if would be possible to have language in the code that would only allow a developer to reduce the parking requirement if the cost of the parking space was included as part of the rent. As long as tenants are required to pay for a parking space, many will continue to avoid paying whenever possible. Mr. Cohn answered that it would be very difficult to enforce a regulation of this type. Commissioner Kaje suggested that developments of a certain size should not be allowed to charge for parking. Again, Mr. Cohn said he does not believe a requirement of this type would be enforceable.

He noted that developers have made the argument that some tenants don't want to have a car, and they don't want to subsidize the people who do own cars.

Chair Kuboi questioned how staff reached the conclusion that changes were necessary to the parking requirements in the North City Business District. He noted that the City does not really have a defined methodology for identifying parking problems. He suggested this issue be looked at more broadly at some point in the future.

PUBLIC COMMENT

Jill Simonson, Shoreline, referred to the proposed amendments to Section 20.30.370. She expressed concern that the amendments appear to have greater ramifications than just a few wording changes. While she is not a legal expert, she tried to evaluate how the proposed amendment would impact her neighborhood. As proposed, a developer who wants to build six detached single-family homes would be required to go through a subdivision process while a person who wants to construct a condominium project might be allowed to construct seven attached units on the same size of property. This would result in more homes, less open space, fewer trees, more demand on the infrastructure, and more traffic. However, the developer would not be required to go through the more rigorous subdivision process. She urged the Commission to carefully analyze the public concerns, which are significant and could be far reaching for Shoreline. If the proposed amendments are adopted, it would be advantageous for developers to utilize the condominium concept.

Commissioner Pyle clarified that density is derived based on a ratio of units to square footage. If the lot size is the same, then the same number of units would be allowed. Ms. Simonson pointed out that a condominium development would have less space between the homes, so more homes could be constructed on a site. Again, Commissioner Pyle emphasized that this would not be a function of density. Commissioner Wagner suggested that staff consider different scenarios where it might be possible to develop more units on the same size of property using the condominium concept.

Commissioner Behrens reminded the Commission that throughout the visioning process, members of the public have expressed concern about "neighborhood character." He asked Ms. Simonson to share her perspective on how a condominium development would alter the character of her neighborhood. Ms. Simonson said she does not necessarily believe a condominium development would have to alter the neighborhood character. There are ways to work with developers to maintain the character of a neighborhood, but the process must be two-way and not all developers are interested in participating. Allowing developers an opportunity to add density randomly and without a thoughtful process would be disappointing to her.

Art Maronek, Shoreline, referred to the proposed amendment to Section 20.30.370.A and noted that two opinions have been issued regarding the term "interests:" one by the City Attorney and one by the attorney that was hired by the Highland Terrace Neighborhood. He expressed concern that removing the term "interest" from the Development Code would lessen the requirements for a formal subdivision. He noted that State Law requires either a formal subdivision or a binding site plan for developments of more than four units (RCW 58.17.035). He summarized that the City cannot choose another process

that is different than State Law, yet that is what the proposed amendment attempts to do. It would weaken the argument that developments of more than four units must go through the subdivision process.

Mr. Maronek said the same argument would apply to the proposed amendment to Section 20.30.380.D, which would remove the binding site plan requirement for condominium developments. He encouraged the Commission to read the memorandum from the City Attorney dated March 31, 2008, which addresses this issue in part. He also encouraged them to read the memorandum from the neighborhood's attorney because it completes the City Attorney's analysis and points out that subdivision is required for every condominium development over four homes, unless an alternative binding site plan is used. There are no other options available under State Law.

Mr. Maronek explained that when the Highland Terrace Neighbors first met with the developer of a proposed new single-family, detached condominium project on Greenwood Avenue North in 2007, they asked a number of questions such as why they are using condominium as opposed to single-family. The developer answered that they wanted to avoid the formal subdivision process, which takes too much time. When the neighbors asked when they could see the CCR's, they were told the CCR's would be done by the individual owners after the units were sold. They asked about tree retention, and the developer responded that the City would only require them to save 12 of the 63 significant trees. Since trees work best in groups to defend and support one another during the winter months, the trees remaining on the edges could fall onto the houses to the north. They would have no protection from the strong winds in the winter. The neighborhood group has offered to pay for an arborist to go on site and study the tree situation and identify what is and is not safe, but the developer has declined.

Mr. Maronek expressed concern that if the proposed amendment to 20.30.410.A.4 is approved, the City would not have to consider off-site impacts as part of their review of a proposal. No developer would have to consider the potential impact of trees falling on adjacent homes. If off-site impacts are not considered, any tree that falls could result in a lawsuit because the City would have authorized a developer to not address the danger. He pointed out that if this particular amendment were adopted, a property owner in the Richmond Beach Neighborhood could lose his/her entire view, because the City would no longer have to worry about view impact on other properties.

Mr. Maronek summarized that the proposed amendments also put the developer at risk because trees could fall into the opening he creates for the new homes. No one has addressed this concern. It appears that the proposed amendments are political changes that empower a pushy developer to get what he wants and get him out of the face of the City Council and City staff.

Commissioner Behrens asked how many trees would be removed if the property discussed by Mr. Maronek were short platted in the traditional fashion. Mr. Maronek said that in two meetings with the City Council, Mr. Tovar indicated the design could be changed by moving the houses around on the lot to retain the trees and maintain public safety. However, the developer has not indicated support for this type of change. The neighbors are concerned that significant trees could fall onto homes if all but a few of them are removed. He emphasized that if the term "interests" is removed from Section 20.30.370, the public hearings before the Planning Commission and the City Council would be removed from the

process, and the decision would be made by staff. He expressed his belief that staff is not good at opposing arrogant, strong developers or City Councilmembers that may support them.

Commissioner Piro said he appreciates the efforts of the Highland Terrace Neighborhood to work with City staff and the developer to address their concerns. While the Commission does not have the ability to deal with this particular project, he said he can see how the proposed amendments are related to the neighborhood's concerns. He asked how the proposed changes would impact the development referred to by Mr. Maronek. Ms. Collins said that would depend on where the project is in the process. If the developer has already submitted a building permit application, the project would be vested under the current code language. Mr. Maronek said the developer has indicated that, given the current market, he doesn't intend to move forward with the project until approximately November 2009. This would afford time for a certified arborist to visit the site and determine which trees have to be saved and which ones can be removed while maintaining public safety around and within the development. Mr. Cohn agreed to check where the application is in the process and inform the people who left contact information at the study session.

Commissioner Kaje referred to Section 20.50.350, which has to do with tree retention and noted that the current standards require that a developer save 20% of the significant trees. However, the Planning and Development Services Director also has the discretion to demand that more trees be saved using SEPA substantive authority. He suggested that the current problem lies in the tree retention ordinance in terms of how many trees need to be saved and the lack of explicit language related to the safety of trees. However, he pointed out that the standards would not be any different if Sections 20.30.370 and 20.30.380 were amended as proposed. The difference would be that the proposed changes would eliminate the public's opportunity to comment and perhaps convince the Planning and Development Services Director to require greater retention.

Commissioner Kaje said he shares Mr. Maronek's concerns about removing the terms "interests" and "condominiums," but it is important to keep in mind that the tree standards would remain the same even if a formal subdivision process were required. Mr. Maronek agreed the standards specify a minimum that must be preserved, but they do not specify the number that should be preserved for public safety. No one knows how many trees must be retained for public safety. The Planning and Development Services Director has the authority to order such a study by an arborist of his choice at the developer's expense, and the neighborhood has offered to pay for the study, as well.

Ning Jin, Shoreline, expressed support for the comments provided by Mr. Maronek and said he appreciate the Commission's rigorous discussion regarding the proposed code amendments. He agreed that tree retention is a major concern for him. He expressed concern that if the developer's proposed plan is approved and constructed, his property would be placed in serious danger.

Commissioner Behrens suggested the neighborhood would probably be happier with a binding site plan, which would allow a professional to engineer the development in a way that would address their concerns. Mr. Maronek said he does not believe the binding site plan option would be the best approach, since it would require all the owners to sign off on the plan before it could be finalized. Anytime a condominium parcel is sold under a binding site plan, a significant administrative process

would be required, and this would be in the best interest of the developer. He suggested that a formal subdivision would be a better option for all parties.

Helen Drummond Maronek, Shoreline, recalled that earlier in the meeting Commissioner Behrens asked Ms. Simonson to share her thoughts about how a condominium development would alter the character of her neighborhood. Ms. Maronek expressed her opinion that the proposed hammerhead street that would provide access to the new units should not be counted as part of the available land for development. If six homes were developed instead of seven, each individual lot could be larger. However, if seven units are constructed there would be more garbage cans on the street at the end of the hammerhead and more parking on the street, which would require drivers to exit their cars into the traffic area. Allowing developers to get by with less planning and oversight could result in potential lawsuits for the City.

Commissioner Piro reiterated the need for staff to provide clarification to the Highland Terrace Neighborhood Group about the status of the proposed project. Commissioner Pyle said he would be interested in learning whether this particular developer could forward vest in order to take advantage of less restrictive requirements adopted after the application has been submitted.

Commissioner Pyle noted there are different interpretations of the subdivision law and whether a condominium or interest is a “division of land.” He asked that the City Attorney provide case law regarding this issue. Ms. Collins advised that she has been unable to find case law. While the Highland Terrace Neighborhood’s attorney cited one case in her interpretation document, the City Attorney does not believe the case is applicable because condominiums do not create legal lot divisions. However, she agreed to search for more case law. She clarified that the binding site plan process was removed from the City’s Development Code in 2006 as an option for condominiums. Currently, the subdivision process applies to condominiums, and the proposed amendment would remove that option, as well.

Commissioner Pyle requested feedback from the City’s SEPA responsible official or environmental coordinator about whether or not they feel they have substantive authority under SEPA to review development proposals of four or more units. He further questioned if this person would be willing to utilize the authority to require an environmental assessment and condition a building permit to address potential impacts on the environment. If so, he requested feedback from staff about how the City would defend this authority if it is ever challenged.

DIRECTOR’S REPORT

Mr. Cohn did not have anything further to report during this portion of the meeting.

UNFINISHED BUSINESS

No unfinished business was discussed.

NEW BUSINESS

Commissioner Wagner suggested the Commission should spend time at their next meeting talking about how they want to proceed with their upcoming role in the Visioning process.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Pyle reported that Commissioner Perkowski put together a very good document to kick off the Commission's discussion of design review. Many of the questions he raised at the end of the document centered on identifying what the Commission is trying to achieve. Commissioner Perkowski noted that, so far, the document has only been distributed amongst the three committee members. However, he agreed to forward the document to all the Commissioners and staff, as well.

AGENDA FOR NEXT MEETING

Chair Kuboi reminded the Commission that the December 18th agenda would include a discussion of the Commission's 2009 Work Program. In addition, the Commission would spend some time preparing for their participation in the remainder of the Visioning process. The Commission also agreed it would be appropriate to have an initial discussion about the draft design review document that was prepared by Commissioner Perkowski.

ADJOURNMENT

The meeting was adjourned at 9:10 P.M.

Sid Kuboi
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

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Memorandum

DATE: January 8, 2009
TO: Planning Commission
FROM: Steve Cohn, Senior Planner
RE: 2009 Work Program Discussion

At the Planning Commission's December 18 meeting, staff intended to discuss the upcoming year's work program in preparation of taking it to the City Council at its January 5 study session. Since the December 18 meeting was cancelled, staff emailed a copy of the Council agenda memo for Commission review and asked for comment in order to convey the Commissioner's ideas at the study session.

At your January 15 meeting, staff will report back to you on the discussion that took place. You may also watch streaming video of that discussion from the City's website: <http://shorelinewa.gov/index.aspx?page=71>. The Staff Report to City Council and attachments are also included in this packet.

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Council Meeting Date: January 5, 2009

Agenda Item:

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Planning Commission 2009 Planning Work Program DEPARTMENT: Planning and Development Services PRESENTED BY: Joseph W. Tovar, FAICP Director</p>
--

PROBLEM/ISSUE STATEMENT:

In order to enable the staff to properly allocate resources, order the Planning Commission agendas, and communicate the City's work order priorities to the public, the City Council adopts the Planning Work Program at the beginning of each year.

FINANCIAL IMPACT:

The financial impact of the Planning Commission and Planning Work Plan items discussed herein have been addressed in the PADS budget that Council adopted for 2009.

With several important caveats, noted below, the Planning Department can provide the necessary staff support to help the Planning Commission and City Council accomplish thee recommended. Adjustments to the scope, cost, or timing of the Planning Work Program must be done with close attention to the City's limited staff resources and other Planning Department responsibilities.

RECOMMENDATION

Staff recommends that the City Council review the items listed on the draft 2009 Planning Work Program and provide needed clarification and direction on several points. Staff will return to the Council on January 26 with any additional input from the Planning Commission and responses to the questions or direction provided by the Council on January 5.

Approved By: City Manager ____ City Attorney ____

INTRODUCTION

The Planning Work Program enables the Planning Department and Planning Commission to set the priorities for how staff resources and Planning Commission agenda time will be allocated in the coming year. January 5 is a preliminary discussion to familiarize the Council with the process, schedule, and rank order priorities as the staff understands them. In addition to Council affirmation of the items and schedule, the staff needs clear direction about the scope of several of these items, most importantly the design review effort and the tree regulations.

All the items shown on this draft have received some prior indication of priority from the Council. The Planning Commission was scheduled to review this material at a study meeting in December, but that was unfortunately cancelled due to inclement weather. The staff will have an opportunity to review this with the Commission in early January, and will work with them to forward any additional or different input and opinions to the Council before this matter is taken up again by Council at the January 26, 2009 meeting.

BACKGROUND

I. Items on the 2009 Planning Work Program

The 2009 Planning Work Program shown on Attachment 1 reflects 10 major items that will require Planning Commission agenda time in the coming year. Many of these are continuations of efforts already underway in 2009 (e.g., Item 1: Visioning Process, Item 4: Permanent Regulations for the RB zone, Item 8: S.E. Neighborhoods Plan and Zoning update). Some are items that have been listed on the Work Program, but for which substantial work will only begin in 2009 (e.g., Item 2: Design Review,; Item 7: Town Center Subarea Plan, Item 9: Master Development Permit for Crista). Still others are things new to the Work Program, but which the staff believes the City needs to undertake, including Item 3: Code amendments for tree regulations, Item 6: a response to Snohomish County's Point Wells Plan amendment and Item 5: coordinating the update of our Transportation Master Plan with all these other land use items.

Shown on Attachment 1 are the approximate months in which the Planning Commission will be conducting study sessions and public hearings on these items. The target date for City Council action on each of these items is shown with a large red "X". Item 10, Master Development Plans for Fircrest and Shoreline Community College, are noted with question marks to reflect that we expect to see submittals in 2009, but are uncertain as to when. From a workload perspective, it would be helpful if the submittals occur in the middle or end of 2009, because the staff and Planning Commission are going to be quite busy with these other items for at least the first half of the year.

Following are some clarifying remarks about the ten Items listed on Attachment 1.

Item 1: Visioning Process. The Council and Planning Commission process continues into 2009, culminating in its projected adoption on April 13. The schedule that has been posted on the City website is Attachment 2. It will be important to stay on track with this task because virtually all of the subsequent items will rely upon the important policy direction to be imparted by the updated Vision and Framework Goals.

Item 2: Design Review. A three member subcommittee of the Planning Commission has discussed this item over the last few months and Commissioner Perkowski assembled a working paper describing the existing Comp Plan policies about design, a brief overview of recent issues, and initial thoughts about alternative ways to approach design. The Council was to appoint a subcommittee too, but has not yet done so.

Staff recommends that the Commission subcommittee report be refined by the entire Commission and presented to the full Council for a discussion at a Council meeting in early February. At the meeting, the Council could offer suggestions about problem definition and provide direction about the scope and methods for further refinement later in the year. One important factor to keep in mind is that the geographic and topical focus of different approaches to design review may have greatly different impacts on a finite staff resource. For example, a full-blown architectural design review board (such as the Edmonds model) is beyond the staff's ability to staff at this point. Likewise, having design review boards for individual neighborhoods (the Seattle model) is well beyond the present staff resources. In my view, these staff level limitations mean that we need to be very careful about which of the approaches we ultimately take.

Item 3: Development Code Amendments. This work item includes four discrete packages of varying magnitude.

- (a) Package #301543, already studied by the Planning Commission in December, includes code amendments to require recycling and electric car charging facilities in multi-family projects.
- (b) The "Comprehensive Plan Amendment (CPA) regulations in development code" is a staff initiated proposal that we codify the City's annual docketing process (i.e., setting the deadline and format for people to initiate amendments).
- (c) The "Tree Regulations" code amendment is potentially a very large and controversial task, but one that the Council has asked us to undertake. It may be wise to initiate a companion comprehensive plan amendment to provide a broad policy context and objectives for re-visiting our tree regulations. We would like to meet with the Commission and Council early in 2009 to firm up the problem definition, identify priorities and establish a firm scope and schedule.
- (d) The "office zone" amendment would create a new medium density/moderate scale office zone that could be used as a transition zone between existing RB and CB zoned properties and adjacent single family neighborhoods.

Item 4: Permanent Development Regulations for the Regional Business (RB) zone. The current interim regulations, which put a 110 unit per acre density cap on the RB zone, expire this spring. This task would revisit and refine the questions of use, density, building design and transition standards, with the objective of adoption of permanent regulations by May of 2009. As staff has previously indicated, it may be useful to "re-name" the RB zone to something else to eliminate the historical confusion

between that term as used in the Comprehensive Plan and in the development code. We might also wish to create sub-sets of a re-named "RB" zone to reflect different standards that may be appropriate in different parts of the City presently zoned RB.

Item 5: Check in points for the Transportation Master Plan and Shoreline Master Program. The Public Works department is undertaking an update to the City's functional Transportation Master Plan, which will include a traffic model and new policies to reflect major transit improvements such as BRT on Aurora and the LINK light rail line along I-5. It is important that their work parallel and support the rest of this Planning Work Program and ultimately the land use designations in our updated Town Center Subarea Plan and, by 2011, the city-wide comprehensive plan update. A 2010 deadline exists for the updating of our Shoreline Master Program, so check-in points along the way are appropriate for both the Commission and Council.

Item 6: Point Wells. The Supplemental Environmental Impact Statement (SEIS) for the Snohomish County plan amendment for Point Wells is scheduled to be issued by the end of 2008. The City will want to provide a response to the SEIS and staff will schedule briefings for both the Commission and Council. Attachment 3, an aerial photo of the area, shows the existing conditions, including structures, the existing road network, and the city limits of both Shoreline and Woodway. Attachment 4 is the proposed Snohomish County Plan Amendment proposed by Paramount of Washington, Inc., the owner of the industrial land in the area.

The City may wish to consider an amendment about Point Wells in our own Comprehensive Plan, with the objective of being clear about our concerns and positions regarding land use, circulation, impacts and mitigation, and governance of all or portions of the Point Wells unincorporated island.

Item 7: Town Center Subarea Plan. The City Council adopted Framework Policies for Town Center in 2007 (See Attachment 5) and identified the boundaries of the study area as N. 170thSt. on the south, Stone Ave N. on the east, N. 192nd on the north, and Linden Ave. N. on the west.

We show this Subarea Plan and implementing regulations effort for the second half of 2009 and into 2010. We are awaiting the completion of the City's Vision process before getting underway with this subarea plan, because we believe the Vision will provide useful policy direction. We also expect to have the benefit of the community, Planning Commission and Council discussions about building form, use, and density during the RB regulations effort as inputs to the Town Center Plan.

It will also be important to look at the potential growth capacity of Town Center when we receive more detailed population target information by mid-year. How much of our growth can we hope to accommodate in the Aurora corridor between N. 170th and N. 192nd? From previous discussions, staff and Commission have identified the need for companion zoning amendments to accompany final adoption of the Town Center Subarea Plan. That could take the form of more Planned Areas, form based zoning, and/or the design standards and/or processes that come out of the Design Review work under Item 2.

An important input to the capacity discussion will be the results of the traffic modeling analysis we're going to be doing with the Transportation Master Plan. Many of the efforts on the Planning Work program are inter-related and additive, rather than disjointed and stand-alone. Town Center is where many of our new planning ideas and concepts will come together.

Item 8: SE Neighborhoods Plan and Zoning Update. This subarea plan effort is intended to “fill in the blanks” for those portions of the Ridgecrest and Briarcrest neighborhoods that have been shown as “special study areas” since 1995. A citizen advisory committee and staff have worked on this effort since last spring, and we expect to bring the proposed plan and code amendments to the Planning Commission for public hearings in early summer. This has been a staff-intensive process and will continue to be so well into 2009.

Item 9: Master Development Plan for the Crista Campus. On December 8, the City Council adopted new code and plan policies for the Crista, Fircrest, the Public Health Lab, and Shoreline Community College campuses. We expect that Crista will be ready to undertake the required stakeholder and neighborhood meetings under the new requirements early in 2009, and have a proposal before the Planning Commission for public hearing in the spring. Given the size of the campus and the concerns of the neighborhoods, it is likely that the Commission will take several evenings to complete their work.

Item 10: Master Development Plans for Fircrest, Health Lab, and Community College. It is uncertain specifically when Master Development Plans will be undertaken for these three campuses, but we are confident that at least two of them will come through the process in 2009. If we are fortunate, they will be later in the year.

II. Organizing for achievement of the Planning Work Program

I believe that we can provide sufficient staff report for this ambitious Planning Work program, however, I do have several caveats and understandings I would like to be clear about. We have an experienced and competent planning staff, but it is not a large staff compared to other cities of a similar size (e.g., Kirkland, Redmond, Federal Way). I believe we can handle the workload if the Council, Commission and staff are organized and disciplined in our approach. Using my experience as a Planning Director in successful cities, I would like to emphasize the following:

First, the City Council and Planning Commission need to be realistic about how many night meetings a month the staff can attend on an ongoing basis. With the visioning meetings in October my staff put in an extraordinary amount of time because that is what the situation required. However, we need to keep the number of Planning Commission monthly meets to two in order to avoid burning out my staff. Occasionally, we may need to have a third meeting – but that must be the exception, not the norm.

Second, the Council needs to be very thoughtful about adding any other tasks to the work program. It is Council's prerogative to re-order the priorities, or to add other tasks; however, if they do so, I will need to make you aware of what other tasks must be removed or deferred.

Third, the Council is the legislative policy-making body of the City, and relies upon its Planning Commission to do the heavy lifting on the public hearings on the items on the Work Program. You selected the Commissioners to do this job for you, and you actually have one of the most expert and committed Planning Commissions I have ever seen. You need to rely on their judgment – in my experience, the Council agrees with the Commission well over 90% of the time.

This is not to say you must always agree with them, but rather to respect the process when you do not. This means that Commission recommendations you are uncomfortable with or disagree with should be remanded to the Commission with specific direction, rather than having the Council undertake repeated hearings on its own. Respecting the process also means that citizens should be directed to give their input to the Planning Commission rather than ignore that process and address their questions or concerns to the Council at the 11th hour.

Fourth, staff is presenting you with a full work program that doesn't include all the items that will arise to take staff time over the coming year. Recognize that, except for Master Development Plans, the work program assumes no quasi-judicial hearings on this work program. However, if an applicant applies for a rezone early next year, staff is obligated to process it. Given how packed the first six months of Commission agendas will be, I must again ask the Council to consider re-routing such hearings to the Hearing Examiner, at least until July of 2009.

RECOMMENDATION

Staff recommends that the City Council review the items listed on the draft 2009 Planning Work Program and provide needed clarification and direction on several points. Staff will return to the Council on January 26 with any additional input from the Planning Commission and responses to the questions or direction provided by the Council on January 5.

ATTACHMENT

Attachment 1 – Draft 2009 Planning Work Program

Attachment 2 – Visioning Process Schedule

Attachment 3 - Aerial of Point Wells

Attachment 4 – Snohomish County Point Wells Plan Amendment

Attachment 5 – Town Center Framework Goals and Oblique aerial of Core Area

Council's Visioning Process

Draft Schedule and Next Steps

JANUARY

MARCH

APRIL

January 8, 2009

Council's "Town Hall Meeting" - Part 2: Join the City Council and Planning Commission to continue the "conversations" from the Nov. 19 Town Hall Meeting and review the proposed themes that came out of the October Community Conversations. This date is also the deadline for additional Public Comment and "Final Community Concepts"

March 2, 2009

"Community Check-in Meeting" held jointly by the City Council and Planning Commission to review and provide input on the draft Framework Goals, "bullets," and Vision Statement - To be done in roundtable discussion - This meeting also includes a workshop with the Council and Planning Commission in order for the Council to provide direction for final drafts

April 13, 2009

Council conducts a Legislative Public Hearing on the draft Framework Goals, "bullets," and Vision Statement - This meeting may also include Council adoption.

January 15, 2009

Planning Commission Study Session: The Planning Commission and staff will review the public's input and prepare substantive ideas and concepts for discussion with the City Council

March 27, 2009

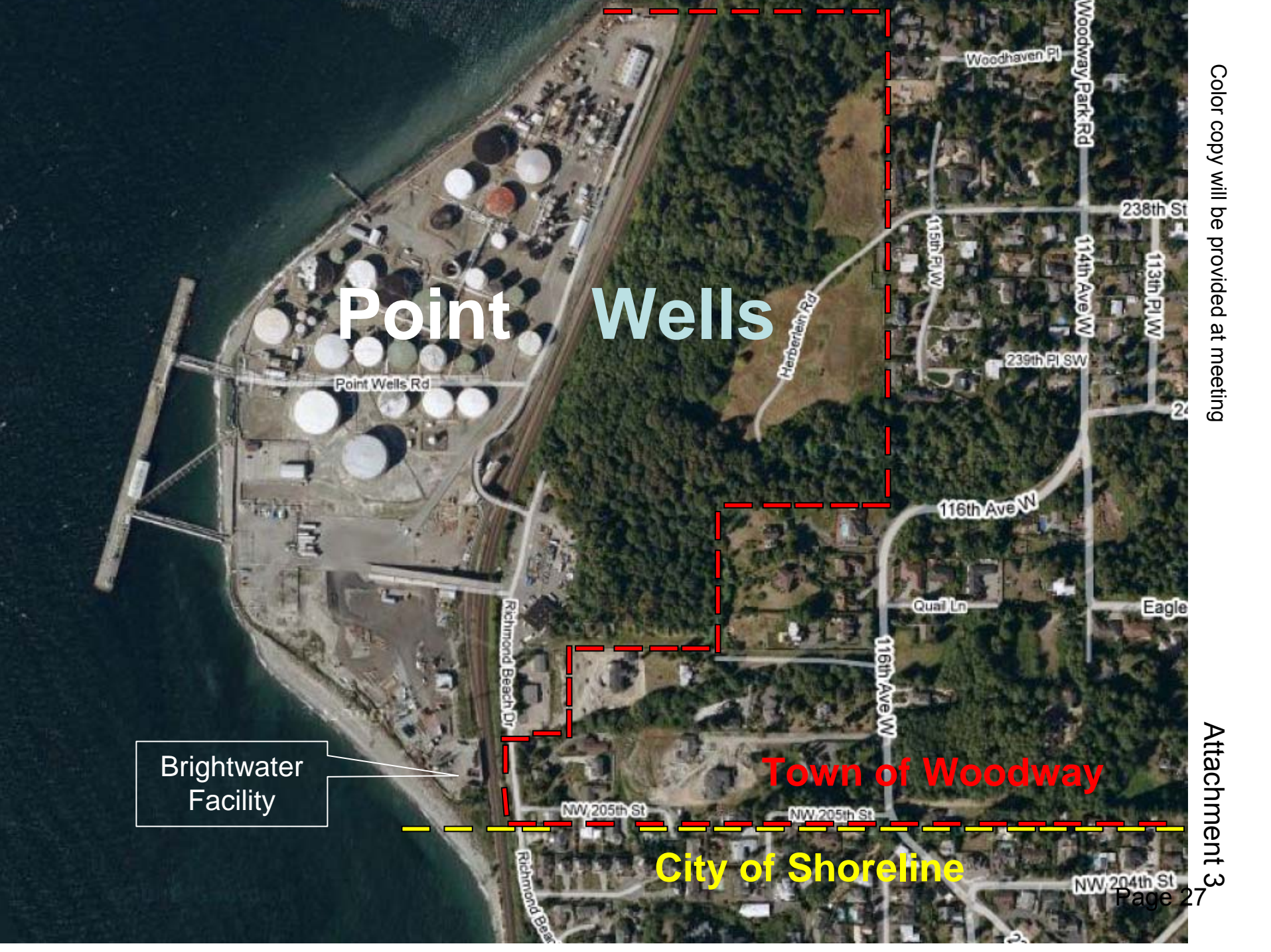
All drafts and comments will be posted and available on the City's website; 10-day public hearing notice published

January 29, 2009

Joint Council and Planning Commission Workshop: The City Council and Planning Commission will review and discuss what to include in the Framework Goals and the draft Vision Statement.

*November 19, 2008- Council's Town Hall Meeting Held

* October - "Community Conversations" Held



Point Wells

Brightwater Facility

Town of Woodway

City of Shoreline

Docket XII

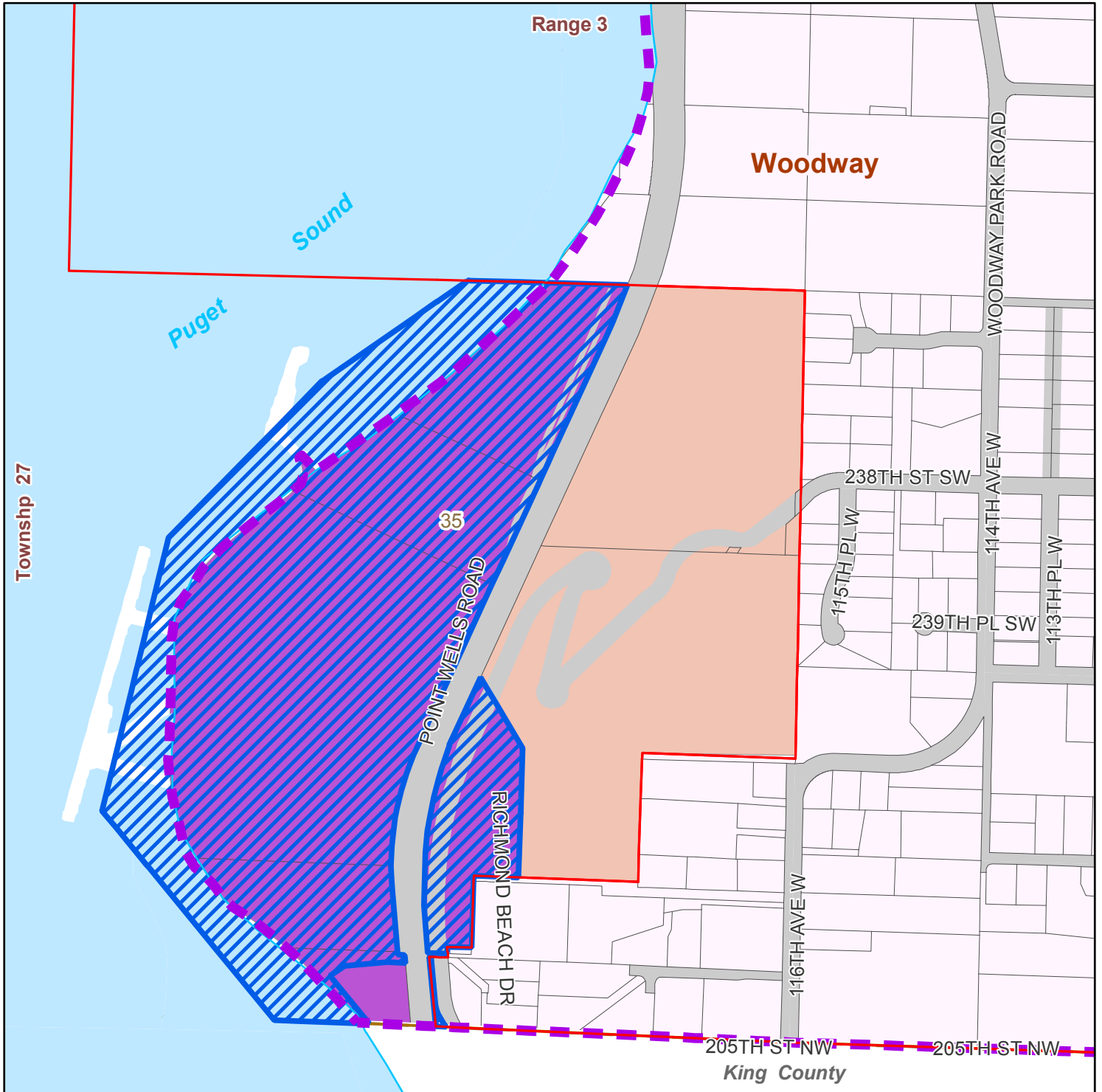
Attachment 4

Proposed Comprehensive Plan Amendment

Paramount of Washington Inc.



Snohomish County



Proposed Plan Amendment:

Paramount of Washington Inc.

Redesignate Urban Industrial to Urban Center

Existing Plan Designations

- Urban Low Den. Res. (4-6 DU/Ac.)
- Urban Industrial

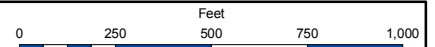
UGA Boundary

Parcel Boundary

Section Grid

Township-Range Grid

Cities



Snohomish County disclaims any warranty of merchantability or warranty of fitness of this map for any particular purpose, either expressed or implied. No representation or warranty made concerning the accuracy, currency, completeness or quality of data depicted on this map. Any user of this map assumes all responsibility for use thereof, and further agrees to hold Snohomish County harmless from and against any damage, loss, or liability arising from any use of this map.

Map Document: (W:\plng\carto\doctet\Docket 2007\Maps\Individual UrbanLU Re-Design\Paramount Washington Inc.mxd) 7/6/07

Framework Policies

passed by the City Council on October 22, 2007

The following policies establish the framework for development of the land use, capital facility and programmatic aspects of the Town Center Subarea Plan.

- **FW-1** Articulate a community vision for the town center as an early step in the development of detailed provisions for the subarea.
- **FW-2** Establish a study area boundary (Figure 1) to provide context for evaluating the opportunities and potential impacts from future development of commercial and mixed uses along Aurora Avenue N.
- **FW-3** Engage Shoreline residents and businesses in detailed design processes for a) a park site on both sides of the Interurban Trail and b) Midvale Ave N.
- **FW-4** Design roadway, transit and pedestrian facilities consistent with the City's preferred "Flexible alternative" for Aurora Avenue between N. 165th Street and N. 165th Street.
- **FW-5** Prepare a program of civic directional or 'way finding' signage and evaluate refinements to city sign regulations to reflect the emerging function and visual character of Aurora Avenue.



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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

<p>AGENDA TITLE: Preparing for the January 29, Joint CC/PC Workshop PRESENTED BY: Steven Cohn David Levitan Planning and Development Services</p>

The next step in the Visioning process is the January 29 workshop where the City Council and the Planning Commission will come together to develop the outline for what you would like to see in a Vision Statement and Framework Policies.

The workshop is intended to integrate the ideas you heard at the Community Conversations and consider the comments from the Town Hall meetings and the separate vision statements submitted by members of the public. Attachment A is the handout for Town Hall meeting #2. Attachment B includes the separate vision statements (aka "community concepts") received as of January 7.

BACKGROUND:

Staff suggests that, in their minds, the best vision statements assume that an individual is viewing the city at some point in the future and describing what they see around them. A vision statement should be a succinct set of paragraphs, descriptive, but probably not exceeding a page of text.

Framework goals or policies focus on major ideas to keep in mind that assist the City in attaining the vision. They can be stand-alone statements or have a few sentences under each one that offers a bit of background or explanation.

The January 29 meeting will be facilitated workshop, intended to help you and the Council as a group to develop a consensus about ideas or concepts to be included in the Vision Statement or Framework policies. As preparation for that meeting, staff suggests that your January 15 Planning Commission meeting include the following tasks:

- Debrief from the Town Hall meetings: Did you hear new ideas that you hadn't heard in the Community Conversations?

- Review the January 15 handout in light of what you heard in the Town Meetings and the individually-submitted vision ideas? Are there ideas you want to add, adjust, or delete from the January 15 handout?

Developing a vision statement that reflects a group consensus is not an easy process. However, if the Commission can develop a set of bullet points that represents your initial thoughts going into the January 29 workshop, it will provide some guidance and structure to the meeting that night.

If you have questions about the Visioning process, please contact David at 801-2554 (dlevitan@shorelinewa.gov) or Steve at 801-2511 (scohn@shorelinewa.gov).

ATTACHMENTS:

- 1) Handout from Town Hall meeting #2
- 2) Vision Statements submitted by individuals as of January 7, 2009



**Shoreline City Council
Town Hall Meeting #2 on Shoreline's Vision**

January 8, 2009

6:30-9:00 PM

Shoreline Conference Center, Shoreline Room

AGENDA

OPEN HOUSE

6:30-7:00 pm

Light refreshments will be provided.

This is an opportunity for the community to review the "themes" created during the "Community Conversations," as well as the schedule for the rest of the Vision Process

WELCOME BY MAYOR RYU AND PLANNING COMMISSION CHAIR KUBOI

7:00-7:15 pm

A brief recap of the November Town Hall Meeting and the focus and format for tonight's Town Hall Meeting

"THE CONVERSATION CONTINUES"

7:15-8:40 pm

The City Council and Planning Commissioners will lead facilitated roundtable group conversations to discuss:

- Are these the themes we should focus on?
- Did we miss any themes?
- What key elements should be considered as we move forward?

PUBLIC COMMENT

8:40-8:55 pm

Community members are invited to share their views of the proposed themes. To ensure as many people have an opportunity to speak, each speaker will be allocated two minutes.

VISIONING PROCESS NEXT STEPS

8:55-9:00 pm

Mayor Cindy Ryu outlines the next steps in the visioning process.

Themes Drawn from the Community Conversations

Based on the visioning meetings, staff and the Planning Commission identified several preliminary themes that stood out. We heard from the community that in our vision, the City of Shoreline should:

- Protect our natural areas and conserves our resources;
- Be an attractive, vibrant, and inviting place to live and work;
- Offer a range of house types and prices to ensure a choice of attractive living accommodations;
- Encourage a strong and diverse economy, with commercial areas located and sized to serve all residents throughout the city;
- Provide a diversity of active and passive recreation opportunities for all ages to gather and play;
- Provide high quality services and exceptional schools;
- Be a place where ideas are respected and action is taken based on collaborative decisions;
- Support a variety of community gathering places;
- Promote walking and bicycling with sidewalks and bicycle trails that connect the entire city;
- Encourage a variety of transportation options including frequent bus service that provides both north/south and east/west connections; and
- Provide the opportunity for the location of more retail stores and personal services in areas close to residential communities and designate specific commercial areas for more intense and efficient development and jobs and housing growth.

A Few Additional Themes Heard at the November 19 Town Hall Meeting

At the November 19 Town Hall Meeting, attendees commented on the list of themes listed above, and identified additional themes that they felt were missing. Based on a first review of the meeting comments, Shoreline should also:

- Encourage and foster neighborhood identity (a “City of Neighborhoods”);
- Develop partnerships with Shoreline Community College, Shoreline School District, and other local agencies;
- Create a business environment that supports small and local businesses; and
- Support transit-oriented development (TOD), most notably in the areas surrounding the future light rail stations.

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Draft Visions, or "Community Concepts"
developed by individuals from the Community

Subject: Shoreline Visioning A balance of measurable indicators for social, natural and human environment with the built and economic environment

From: Bill Bear [mailto:flyinbear@acn.net]

Sent: Mon 12/22/2008 1:41 PM

To: David Levitan

Subject: Shoreline Visioning A balance of measurable indicators for social, natural and human environment with the built and economic environment

I would like to see the concept of balancing human environment carrying capacity indicators with natural environment, social environment, economic environment and built environment carrying capacity indicators.

The concept of measurable indicators for living wage job increases, non single vehicle transportation improvements, social capital and natural capital indicators serving as controllers for permitting or preventing new housing of any kind. In the Growth Management Act this is called concurrency.

In the CompPlan this is called maintaining a balance of all Framework Goals.

Please look at this course online

<http://www.sustainablemeasures.com/Training/Indicators/index.html>

Also look at www.b-sustainable.org Which is from the www.sustainableseattle.org website

See www.sustainablemeasures.com for a summary pages on 14 indicators.

Bill Bear

City of Shoreline Vision Process 2008 by Karen McCoy

Shoreline has already done a lot of good things!!

Behind every vision process is the idea of creating something that can be successfully achieved. The key to success is to define the parameters by which success is measured.

There is a danger in defining success as continual growth because there is never an end to getting bigger and what happens when the supports for growth lose their base? Our national economy is an example of how this paradigm can be easily toppled. Natural catastrophes are another example of how this paradigm can be easily toppled. How would Shoreline pull itself back together from an environmental catastrophe? The answer is in how community structures are established.

Success can be measured by deeper roots in our community. If growth is necessary, then grow in our knowledge and awareness of each other, develop our creativity, deepen our relationships and have more fun. Encourage these kind of community connections by centering our activities, our development and infrastructure around this as well.

Measure the success of our community by being a sustainable and healthy community. Support local businesses. Support women and people of color businesses. Encourage businesses that support other local businesses. For instance, restaurants that buy their food from (relatively) local farms. We know where our food is coming from and so we aren't necessarily dealing with unhealthy food scares or scarcity. Bring in businesses that serve the needs of the community so that people don't have to get what they need outside the city.

I would like to see the City of Shoreline become a self-reliant, sustainable and affordable community, building on its vision person by person, investing in itself. This is a difficult vision, requiring working together toward a common goal, but worthy of trying to achieve. Let's not have a disaster make us change the way we think about what it truly means to be a city community. And let's not have disasters happen on small scales: everybody deserves an affordable home.

I would like the City of Shoreline to be a safe community—a place where people are respected and cared for. This would be extended from city corners to inside people's homes. Domestic violence is a huge issue affecting 1 in 3 women in our world. Men are affected by domestic violence as well. All this means it is happening in our schools, in our homes, in our city. It knows no limits in race, religion, socio-economic status, age, education. It is a leading cause in homelessness.

Safety and education go hand in hand. Unless we are addressing issues related to begging and chemical dependency, we should be careful about creating laws around vagrancy and putting distance between our city and those who need the most help. Shoreline needs to be smart about those who are really taking from the community and those who have been marginalized by the community and deserve our support. If people are uncomfortable by

Item 7.B - Attachment 2

those who have less resources and the complexity of their issues, than we need to unite to solve this problem. This is a complex issue that may require other city's involvement.

Green views: the city has already made a huge difference in the beauty of Shoreline along the Aurora corridor and by establishing the Interurban. Support businesses, provide for density, but remember that as a society we are visually overstimulated and we really need to see blue sky and green spaces. Keep going green in everything.

In conclusion, in building a vision, the words I would consider are: community, safe, respect, sustainable, support local, support those who need a leg up, green infusion, creative, healthy.

My Vision for the City of Shoreline

December 22, 2008

My vision for the City of Shoreline is pretty much what has been expressed in these Visioning meetings. I, like many other citizens, would like to see our city be a place that provides good, family wage jobs for residents, a variety of housing choices, good public schools, excellent transportation, a variety of shopping opportunities, parks, trails, and other opportunities for recreation, as well as participation in the arts.

My vision is that Shoreline should keep its single family neighborhoods intact. They provide much of the ambience of living in the beautiful Northwest and give each neighborhood its own character enriching the overall city. I think the relationship between the city and its neighborhoods can be a vital, vibrant one of focus and cooperation. In this situation, I am focusing on the relationship between my neighborhood, Innis Arden, and the City of Shoreline because I think it can be prototype for working through differences and reaching consensus in a positive manner. I also know there is continual tension between the city and Innis Arden and both need to work together to alleviate the disharmony that exists between us.

My vision for Innis Arden in Shoreline is three fold. First, I envision the City of Shoreline making provision for its storm water runoff which continues to erode the neighborhood of Innis Arden where all the runoff of the westside of the City is concentrated. This runoff flows into Puget Sound with all of its impurities and pollution from the vehicles and buildings due to the impervious surfaces. The state is making the cleanup of Puget Sound a priority. One place to start is to put a stop to the runoff coming through Innis Arden where it is eroding our natural reserves. Some professional hydrologists estimate that 97% of the water running through Innis Arden and into the Puget Sound is from the runoff from the areas at the top of the city.

Second, I envision that the City would recognize and respect the covenants of Innis Arden. These covenants predate the City of Shoreline by about 50 years and are part of the title to each property owner in Innis Arden. It is important to recognize these covenants and allow cutting of the vegetation (including trees)

for views as these provisions are an integral part of the covenants that accrue to the title of the properties. There is a way to allow tree cutting in Innis Arden though mitigation. Innis Arden needs to be allowed to cut trees not only on individual home sites but in the 52 acres of natural reserves. Innis Arden had a very successful experience in its Grouse Reserve about six years ago when trees were cut for views and new lower-growing trees and vegetation was planted. The reserve is now an open, inviting and wonderful place to enjoy nature. Gone are the blackberries, ivy, and Scotch broom which were overtaking the reserve. We need to realize that we cannot restore what was once here; rather we can only enhance what we have now.

Projects similar to the one in Grouse Reserve could be developed in our other reserves, Coyote, Blue Heron, Eagle, and Running Water. These reserves have dangerous trees in them which the city discourages removal. Every wind storm brings down more of these dangerous trees. A plan could be worked out with the City whereby mitigation would take place over a ten to 15 year time frame making the reserves open and safe as well as environmentally sound and able to handle the rain water that is in Innis Arden.

The city and the duly elected Board of Innis Arden need to work out an agreement of recognition for our Covenants and work to preserve this neighborhood. It may be tempting on the city's part to try to break these Covenants to attain smaller lots and increase density but it would be a big mistake in terms of the livability and kind of citizen the city attracts. The city needs to attract people who are well-educated, who care about their homes, who care about education, and community involvement. These are the type of citizens that Innis Arden attracts and the type of citizen Shoreline should want to attract, too.

Third, an environmental tie-in with keeping the covenants of Innis Arden could be solar power. I have heard people who support solar power in our community express the concern that too many trees can block the reception of sun for solar power. I think Innis Arden, with its more open west-facing topography because of its covenants, could provide a place where solar panels could be used to increase our supply of an alternative energy. There could be some demonstration projects at first and then further development so that more of the neighborhood could provide solar power. It seems to me we could work out a happy result between those who consider themselves to be totally green and those of Innis Arden who

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are still environmentalists but also believe that the covenants should be honored and respected.

All of these elements can come together if the city and the Innis Arden Board can negotiate in good faith and reach a consensus. It will take hard work and will entail a lot of listening as well as talking. Surely a neighborhood such as Innis Arden and the City of Shoreline can come together and reach common goals and direction.

Submitted by
June E. Howard, CPA
Proud Citizen of Shoreline and Innis Arden

Shoreline Community Concepts

City And World

By Dwight Gibb

It would be foolish to plan for a world that will not exist! There is always a temptation to imagine the future as being like the present, and to plan for more of what we currently enjoy. But a realistic assessment of the future must pay attention to the trends we see around us and a consideration of their implications for tomorrow. Three current trends indicate that the world of 2028 may be strikingly different from today.

First, our financial crisis is already global. Fixing it will require governmental regulation in London, Paris, and Tokyo, as well as in New York, and there are presently no instruments in place for that. Furthermore, economic recovery will probably require Keynesian-type stimuli on a global scale, and two economic powerhouses, Germany and Japan, do not believe in stimuli. To address these difficulties our new president will need to perform on a global stage.

Second, Climate change is real. It will require a wrenching rearrangement of methods of production, and life styles - done in cooperation with nations whom we presently perceive as competitors rather than partners.

Lastly, poverty. Shockingly, four of the six billion people in the world live on less than two dollars a day – that is two thirds of all humans. These destitute people have observed our careless consumption on TV, and they demand a share. It will not suffice to label them insurgents and send out troops.

Realistically then, it would seem accurate to say that our world is already in crisis. Hopefully President Obama, already a citizen of the world and trained as a community organizer, will succeed in bringing everyone to the table. But if he does not, other leaders will have to – and long before 2028.

The only solution to these great issues will be something on the order of a global “New Deal.” This will mean nothing less than a commitment to a good life for all: Food for every person, an education for every child, and a living wage for every household. Can we afford it? Of course we can. For one model to start with we have the best-seller, *Three Cups Of Tea*.

We will have to pay higher taxes and reduce defense spending. Difficult, but with the advantage of knowing we are doing the right thing. And the dollars will go toward transforming the destitute of the world into productive workers. In this manner wealth can only increase, and the benefits of global prosperity will redound to ourselves as well. There is a precedent for such optimism: While clawing our way out of the Great Depression, we had no difficulty finding billions to pay for the Second World War, and in the process we stimulated our economy into prosperity.

How can Shoreline prepare for these challenges? Simple as it may seem, the answer is by practicing the values today which we will need, in order to participate in a reformed world tomorrow. Taken together they comprise altruism – a stance we may adopt reluctantly, but also with the knowledge that caring for others is more satisfying than pursuing unvarnished self-interest.

The values are:

The value of good government: Open participation. Inclusive and diverse offices. And policies vetted by citizens and implemented by their representatives.

The value of social justice: Insuring that all citizens benefit from development. Dedication to the idea of affordable housing. Guaranteeing that citizens and businesses at all levels enjoy the services of the City.

Lastly the value of sustainability: Not just some trees and parks, but new approaches to housing, to transportation, and to the habits of cooperating with others.

Is this too idealistic? It was the great futurist, Buckminster Fuller, who repeated the adage that in normal times, ideas which are perceived as “realistic” make sense, but that in times of crisis, idealistic conceptualizations are the only ones which will work. So that in crisis idealism becomes realistic.

Can we think in these big ways? Yes we can.

12.22.08

Shoreline Community Concepts

Whither Shoreline?

By Art Nilsson

If the age we live in tells us anything, loud and clear, it is that we are all connected, we are all related profoundly to each other...with an immediacy we have never before recognized. We, the planetary family, are an ecology, and if that vocabulary means anything it means, not independence, but interdependence. The metaphor haunts us, dogs our every step today, that of the butterfly entangled with the monsoon. And now we know.

But if each of us is more intimate to another, more profoundly than we have ever known before, every action a consequence of our every thought and deed impinging upon our sisters and brothers across the planet, then the absolute corollary is that whatever action we do not take today deprives our sisters and brothers of our talents, those talents we are advised never to hide under a bushel. These moments are gone forever, the moment we abandon them, or betray them, in fear and surrender...to process, pragmatism and compromise.

The poet Robert Frost, in composing his well-remembered stanzas titled "Mending Wall", observed his farming neighbor, who with a rock in either hand, like a modern stone-age man, repaired the wall between them. Frost's neighbor muttered a conventional wisdom, "Good fences make good neighbors." To which the poet later replied, in verse:

Before I built a wall, I'd ask to know
What am I walling in and walling out
And to whom am I like to give offense?
Something there is that doesn't love a wall
That wants it down.

A gated community can be gated with hinges, gated with price, gated with tax rate, gated with zoning, code or covenant. All with intention. Gates on the ground appear to be closed, while those in the air appear to be open...with elevators to small spaces. If on the ground, what ground? Where are the buildable spaces in Shoreline? Further out? There is no "further out" in a surrounded municipality. Then where? Is it sprawl or is it increased density? The only permissible direction in a surrounded municipality is vertical, upward. The other, impermissible, is density within. If density within the fixed area of land is off limits, denied by ordinance, zoning, code or covenant, then vertical sprawl prevails. But only where it does not contaminate our delicate sense of community.

The land area of Shoreline is twelve square miles, or 7680 acres. Forty-five percent of that area is park, road, commercial property, utility right-of-way or government office. The remaining fifty-five per-cent is residential property, 4224 acres, or 180 million square feet. There are an estimated 17,000 residences in Shoreline, thus the average property size is

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10,823 square feet, almost exactly 1/4 acre. The population of Shoreline is approximately 53,000 persons. Then there are some 3400 square feet of land for every Shoreline citizen, which is a plot not quite sixty feet on a side.

Is there a scarcity of building property? Does that depend upon one's definition of scarcity? Or upon one's definition of welcome? Or upon one's definition of community itself? If you or I arrived in Washington and chose to live in Shoreline as a member, say, of that idealized - I hope not romanticized - family, would we want to be welcomed on the ground, where families appear to thrive, or compressed...up in the air?

More than 50,000 citizens in this municipality, of this republic, are stewards of 55% of the land area. A few dozen citizens, who are public servants, have led and appear to lead, and to compel decisions as to the welcoming or segregated use of that resource. If "...the just power to govern is derived from the consent of the governed....", with whom does the authority for those decisions reside?

12.22.08

Shoreline Community Concepts

From Crossroads To Community

By The Shoreline Citizens' Coalition

If you asked the people of Shoreline why they live here, they would probably tell you it is because of the schools, the trees and quality neighborhoods with great access to services. Many other things would also be listed, but these seem to be common among most: old and new, rich and poor, young and old.

While Shoreline has so much to offer, our collective quest is for a true sense of Community. Historically, the school district provided that sense of community. But, we now have our own city. It is time to include all aspects of the community in governance.

Our goal is really about good public process. We believe Shoreline can set the bar for community-driven and fact-based government. We can create a healthy and sustainable Community when people are working together for a common purpose.

It is relatively easy to design a future City. It is easy to get agreement around the concepts of "safe and friendly neighborhoods," "preserving and enhancing the environment," and "attracting and retaining businesses." Actually achieving and sustaining these goals over time is much more difficult.

What are the challenges we face to achieving that vision?

Crossroads

Physical challenges caused by the freeways and highways that bisect our City, make it difficult to establish walkable communities and sense of place.

We are a crossroads for many cultures. Our relatively affordable community close to major commerce attracts people from around the country and around the world. It makes Shoreline an interesting place, but also introduces the challenge of truly understanding and assimilating new people, without the gathering places which make this easier. Schools, some churches and the Central Market have provided places where people can cross paths and interact. But we need more. While many people live here, many also go to other bordering cities to do their shopping.

Socially Shoreline is a crossroad between some of the wealthiest people in our Region and some of the poorest. It is a crossroad between those who came looking to get out of "the city," and are now on fixed incomes, and those just moving in who want the amenities and conveniences of "the city." Given more time and space, the community could probably identify many more examples of how Shoreline is a physical, cultural, and social, crossroads.

Connections

While highways and cultural and social differences can divide us, they can also be used to our advantage. Our task then, over the next twenty years is to build real physical, cultural, and social **connections** between these gaps and over these obstacles. How do we do that? We will actually connect our land use designs with our transportation projects. "Community Livability" will be measured in the actual number of trips we can leave the car at home. All our communities must be livable, which means the benefits and costs of growth must be equitably distributed.

To do this we make a commitment to connect ALL of our residents and communities, starting with the ones most in need. We use sidewalks, bike paths, neighborhood connectors, parks, circulator buses, plazas and safe crosswalks to connect neighbors to each other and to the retail and professional services. For instance, the Interurban Trail will have connecting trails that allow pedestrians and bicyclists to access commercial areas. The more people are walking and riding, the more they are crossing paths, interacting and setting up their own social networking.

We will work locally and regionally to be sure we have a transit system that serves the people and businesses that means having local shuttles, neighborhood circulators, and fast, convenient, frequent service from where we live, to where we want to be.

We make sure we are not just a pass-through for shoppers and work closely with our Chamber of Commerce to grow existing businesses through innovative programs like "Shop Shoreline," and Green Business Program.

Shoreline will be known as an Environmental Educational center. We will incorporate and build on our current identity as a City committed to Education (Children), the Environment (Trees and clean water) and Diversity.

To achieve these goals, our Plans, Investments and Measurable Outcomes will necessarily be in alignment. They will be connected, internally consistent and consistent with the goals of the Community.

Community

All policies and programs will have identified measurable goals, established by the Community. These performance measures, published each year by the City, will give us a sense of whether we are moving toward our goals of Environmental, Social and Economic Health and sustainability for all the people in our City.

Our City government will create and reflect a true sense of respect and openness. It will lead to a culture of accountability and inclusiveness. Our citizens will be informed because they have free access to their officials and to information.

Included in our Vision is a Civic Center and Library housed in or near our City Hall. This would be where we would find documents, classes, meetings, critical and respectful exchanges between citizens and city officials and community organizations.

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Our **Civic Center will act as a gathering place** for ideas and for people. Our **neighborhoods will be planned** so that development gradually increases as homes get closer to transit hubs and designs are compatible with the surrounding homes or scale of buildings. Business centers will be welcoming places that fit with neighborhoods.

The Campuses in our City like Shoreline Community College, Fircrest and CRISTA will grow in a way that improves life for their existing residents or students, but also provides for more connections with the surrounding Community. They will provide services, housing and recreational opportunities that Shoreline Residents need, but they will be planned in a way that also provides for the needed infrastructure.

Democracy, meaning a true respect for a process, for openness and for seeking out dissent, is at the heart of our vision. Democracy is not easy, it is not fast, but it provides a higher probability of success for lasting results. Our vision is that Shoreline will commit to the democratic model and build on those strengths that have made us a great community: commitment to education, the environment and quality neighborhoods.

We will be able to answer the question, "Who built Shoreline?" with the Answer, "All of Us."

12.22.08

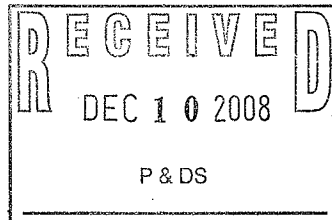
Subject: Vision Shoreline Ideas

From: Ann Erickson [mailto:annson@comcast.net]
Sent: Mon 12/22/2008 9:32 PM
To: David Levitan
Subject: Vision Shoreline Ideas

David, thanks so much for keeping us posted on this project. I need reminders. Here is an idea that has been kicking around in my head for a long time.

With so much snow on the roads, people are out walking to the store and getting around. I have seen and spoken to more neighbors in the last few days than I have in weeks. We need to encourage more of this, but without the snow! Sidewalks would be a huge improvement and encourage people to get out more and still be safe. Another thing I would like to see is one or more kiosks placed in each neighborhood where people can post signs for garage sales, baby sitting, pet walking and the like. As people stop to read them, they would become neighborhood "bumping" places where people might meet each other. We need things like this to help people make contact with each other on the house by house, block by block level. Perhaps this is something that neighborhood associations could be encouraged to develop and maintain.

Sincerely yours,
Ann Erickson



December 7, 2008

Dear City of Shoreline Administrators & Council Members,

I'm not quite sure why I am even taking my time to write this letter. The City of Shoreline has asked its citizens to become involved and I have attended two "Vision" meetings and one Tent City meeting in the past month and a half. Based on the fact that the City has approved the permit allowing Tent City it is clear to me that my input is not valued. At least the Church was considerate enough to send a letter "inviting" citizens to the Tent City meetings. While on the other hand, the City did provide minutes of the two meetings it never provided notification (via direct mailing, The Shoreline Journal, The Enterprise or Currents) to alert Shoreline citizens that the permit had actually been issued.

Enclosed is a copy of a letter directed to Kim Lehmborg with regard to the Tent City issue. And, since you have asked, I have a few additional comments to make regarding the "Vision" for Shoreline.

Things I do NOT want in MY community:

- A Jail
- A Homeless Encampment
- A Homeless Caravan Encampment
- Same-Day/Pay-Day Loan Businesses
- Business Signs in a Foreign Language
- Blue Tarps
- "Tent" Carports
- Free Furniture (etc) on Street Corners
- Appliances/fixtures/junk visible from the street or neighbors property
- RV's on parking strips
- "Gearheads" working on their cars in view from the street or their neighbor's property.
- Pit Bulls, Rottweilers or any other aggressive breed (check the statistics).
- Schools or Businesses with unkempt exteriors, including landscaping (Shorewood High School).
- More Casinos, Strip Clubs or Hookers walking Aurora.

Things I DO want in MY community:

- The Shoreline Church Council to do something VIABLE for the homeless.
- Better Code Enforcement (we've started – we need more)
- Landscaped Corners at Main Intersections
- A Volunteer Program that helps low-income elderly, low-income disabled and low-income single mothers who have lived in Shoreline for at least 5 years and have contributed to Shoreline. The Volunteer Program would NOT assist drifters.
- Safe Parks for Children – not drug dealers.
- Pea Patches
- Saturday Market
- Better Lighting on Aurora
- More Sidewalks (not necessarily the “traditional” sidewalk but a clearly delineated walking strip).
- Plantings between the sidewalks and roadway (Nice job on Dayton @ 174th).
- Business Addresses clearly visible from the street.

Now, what I REALLY think.

I read the newspaper and watch TV news every day. I have been very aware of King County's plans to site a new jail. There were originally 4-5 sites under consideration and then, I believe, a couple more were added. The closest – at that time – was somewhere between 110th and 130th and Aurora. Isn't it interesting that less than a week after the City of Shoreline issues a permit for a Tent City that King County comes knocking on OUR door to site a jail, here. Ghetto begets Ghetto. Obviously, King County thinks we are a “soft touch”. As far as I know the (serious) crime rate in Shoreline is quite low. Tell King County to put the jail in the area that has the highest crime rate – NOT HERE. What do jails do other than house really undesirable people? They attract MORE undesirable people to visit them in jail!!!!

While my position on “Tent City” is pretty well spelled out in the attached letter, while attending a recent “Vision Shoreline” meeting, a City of Shoreline employee sitting at the same round table actually opined that she felt we were not doing enough for the homeless and she thinks we should

designate a "safe area" for those living in their cars to come to congregate. It's one thing when drifters are schlepping their tents from one church to another..... it is entirely something else when they are on wheels and can come from Arkansas, Alabama, Anchorage, **FROM ANYWHERE**. Once you have opened that floodgate – Watch Out.

I agree, we are NOT doing enough for the homeless. But let's be SMART about how we go about helping them. Designating a church lawn or a public parking lot for them is NOT helping them. It is demeaning. What will HELP is to locate people who LIVE IN SHORELINE, who are on the verge of being homeless. People who have lived here for 5 years or more, who have contributed to Shoreline by supporting the tax base. The churches can "adopt" these people, help them with their rent/mortgage/food and help them find a job, if necessary. **LET'S HELP OUR OWN – NOT SOME DRIFTERS**. If we continue to allow these Tent Cities we will become known as the softest touch in the State and will become a **MAGNET** for every down-and-out person with wheels or a thumb. We will become a Ghetto. How many of those living in Calvin Presbyterian Tent City have ANY ties to Shoreline??? My guess is none. None have worked here, lived here, raised their children here, paid taxes here or contributed in ANY way to Shoreline. We have plenty of people who have lived here, paid taxes and contributed who are on the edge – **THOSE** are the people we have an obligation to help. And based on our current national economic fiasco, there will be plenty more.

In addition to encouraging the churches to participate, I would like to see a City-wide Volunteer Program established and administered by the city. A list of services would be established. Shoreline citizens could apply to become a volunteer and specify their particular expertise based on the list of services. A background check could be completed by Shoreline Police. Each Volunteer would be required to contribute a minimum number of hours each month. The "assignments" would be issued by the Volunteer Coordinator.

There would be requirements for recipients – They would need to have been a resident for at least ??5 years??, be low-income elderly, low-income disabled, low-income single mothers (possibly other categories). They would need to provide verification of their low-income status.

There are many in these categories who live in our community who could use some help – maybe grocery shopping, wash windows, wash car, mow

lawn, weeding, etc., etc. There are many retired individuals who have extra time on their hands and those who – even though they work – would gladly volunteer 8 hours a month to help a “neighbor”.

Another component could be to help with landscaping at local schools.

Obviously, this is a very basic outline of what I call “Shoreline Choreline” and many policy, legal and strategic questions would need to be addressed, but I think it is one heck of a lot more charitable and neighborly than letting a bunch of drifters sleep on a patch of grass and devalue our neighborhood.

At the most recent “Vision” meeting, the term “Economic Viability” was used A LOT. Please tell me what is economically viable about a Tent City??

Regarding the Aurora Corridor. While the aesthetics of Aurora 145th – 175th has been improved, problems remain.

1. The flow of traffic has not improved – as far as I can tell.
2. The lighting is TERRIBLE. On a dark, rainy night it is dangerous. The light standards on the outer boundaries are SO tall (and/or the bulbs are so weak) that very little light actually illuminates the roadway. While the plantings on the median are (or at some point will be) attractive, they absorb the little light that actually shines on the roadway. I was very surprised to see that no lighting was placed in the median. If you’re going to spend that amount of money to place a landscaped median wouldn’t you want to accentuate it with lighting – especially since we are in the dark here for so many months a year?? I’m quite certain it would be cost prohibitive to retrofit the median with lighting at this point, but please take a look at correcting the problem in the next phase. Are there illumination standards that are required for public and government funded projects such as this? If so, does the Corridor meet those standards?

Signage: We live in the U.S.A. We speak English as a FIRST language and have ever since the country was founded. It is very insulting to drive down the main street in Shoreline (where I shop and pay my taxes) and not be able to determine what type of business is behind the front door. Is it a grocery store? Is it a nail salon? Is it a hardware store? Is it a strip club? I must assume that the owners are either elitist or secretive – OR BOTH. I personally cannot imagine moving to a foreign country and not learning the

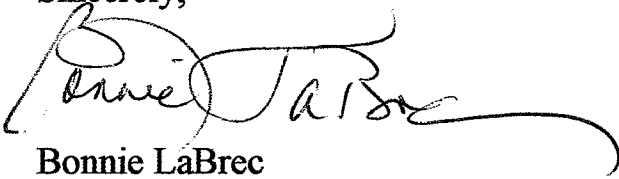
language – how isolating that would be. It is quite clear that there are some in Shoreline who have no interest in participating in their community or engaging with anyone outside of their culture. I guess that's their business – but I think the City of Shoreline – at the VERY least – needs to enact codes that REQUIRE that the signage is readable by the people who fought for and created the country that they now choose to live in.

With regard to visible addresses on businesses I can tell you that you can drive for miles on Aurora, 15th NE, Richmond Beach Road or any other main thoroughfare in Shoreline and not see a visible address. How inviting is that? Are business (or residences for that matter) required to have visible numbers? If they are I would like to see some enforcement.

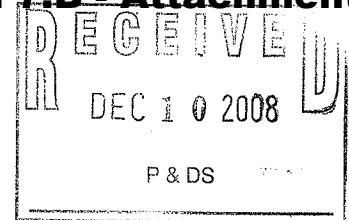
And with regard to code enforcement, I think it would be a good idea to publish a list of maybe at least the top 10 code violations in Currents, The Shoreline Journal and/or The Enterprise. Perhaps there are people out there who are not aware they are in violation of a code and would correct the problem on their own. Or --- if they don't, at least they won't be surprised when they are fined.

Well, there is A LOT more I could say (especially regarding business development) but based on your consideration of my last request, I don't have a lot of hope that you REALLY value citizen input but "Vision Shoreline" does SOUND good.

Sincerely,

A handwritten signature in black ink, appearing to read "Bonnie LaBrec", with a long, sweeping underline that extends to the right.

Bonnie LaBrec
126 North 193rd Street
Shoreline, WA 98133



November 14, 2008

Kim Lehmborg
Associate Planner
Planning & Development Department
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

Dear Ms. Lehmborg,

Last Saturday I attended the community meeting at Calvin Presbyterian Church for two reasons: 1) To learn more about the City of Shoreline's position and laws governing the granting of necessary permits to allow Tent City 3 on the property of the church. 2) To obtain information from law enforcement authorities regarding any statistics they may have regarding increase in their services related to residents of previous encampments in Seattle or Shoreline. Unfortunately, there were NO representatives from either the City of Shoreline Planning/Development/Ordinance/Zoning Departments nor from the City of Shoreline Police Department or King County Sheriff's Department. I don't feel that any of us who took the time out of our Saturday received a fair, comprehensive overview of the impact this transient community will have on our neighborhood and the City of Shoreline, in general.

Prior to attending the meeting I was not in favor of allowing the establishment of Tent City 3 and nothing I heard at the meeting changed my mind. I am NOT in favor of allowing ANY Tent City in Shoreline for the following reasons:

Shoreline has – twice – in the past few years been voted the “Best City in Washington”. We should be quite proud of this designation as it is based on a number of criteria that many of us – both City leaders and individual citizens – worked very hard to bring to fruition. Some of the criteria include good schools, good parks, stable and strong tax base, sound infrastructure, affordable housing, etc. Never have I seen “Sponsorship of Transients/ Drifters” as a criteria.

This "Best City" designation can help our city in many ways. It can attract STABLE homeowners/renters and businesses that actually BUILD AND BROADEN our tax base, which, in turn provides funds to continue to improve our city. I have to believe that any potential homeowner/renter or business contemplating relocating to Shoreline would consider a Tent City in their neighborhood as a NEGATIVE.

None of us moved here wanting or thinking our property values would DECREASE. Over the past 10 years my property assessment has increased \$20,000 to \$56,000 PER YEAR. Over that period of time my property taxes have increased accordingly. As we all know, over this past year the housing market has changed dramatically and I estimate the market value of my home has dropped by almost \$100,000 – I'm not alone. **THIS IS NOT THE TIME TO BE INTRODUCING AN ELEMENT TO OUR NEIGHBORHOOD THAT WILL FURTHER DEVALUE OUR PROPERTY AND OUR COMMUNITY.**

Just as there are criteria for determining the "Best City", I am sure criteria are involved when the city's bond rating is calculated. You know better than I those criteria -- but I doubt that allowing "Tent Cities" would be in the "positive" column.

Where are these people from originally? Shoreline? Arkansas? Vermont? Have they contributed -- in ANY way to OUR community? Have they WORKED in OUR community? Do they PLAN to work in OUR community – or "give back" in ANY way? The church is asking us to condone the import of people into our community who, as far as I can see, will do NOTHING to improve our neighborhood, who will contribute NOTHING to our tax base and will only bring a negative image and FEAR to our community.

I do not have children but many attending the meeting on Saturday were parents – AND THEY ARE FEARFUL. The neighborhood bus stops their children use are the same bus stops these transients will be using. The parks their children play in will be the same parks these transients will be using.

My suggestion to the church was to "adopt" either an individual or family from Tent City. Surely, out of all of the parishioners at the church – many

of whom are leaders in our community or have hiring authority at their place of work – could find decent paying jobs for some of these people. They could provide funding for first month / last month /security deposit and three months food to get them on their feet and become contributing, stable members of society. One of the church representatives spouted off approximately 10 churches in the immediate area who were “very supportive” of Calvin’s sponsorship of Tent City. Well, if they are so “supportive” let them also “adopt” a Tent City resident, provide them with the above mentioned support and take 10 additional homeless people and make them productive members of society – if they WANT the help. **I’M NOT SAYING “DON’T HELP THESE PEOPLE” I AM SAYING “DON’T ENABLE THESE PEOPLE”.**

The City Council and the City of Shoreline Administration have an OBLIGATION and RESPONSIBILITY to the hard working, taxpaying, property owners of Shoreline – NOT to a pack of drifters. You can put as much lipstick on this pig as you want, but it won’t change the fact that **ANY** Tent City is a negative. That’s it that’s all.

And lest you think I know not of what I speak – think again. I grew up in poverty and I can distinguish between the **TRULY** impoverished, the users and those who choose this way of living as a “lifestyle”.

And lest you think I am not charitable – think again. I give monthly to a very small, very local group who in addition to collecting direct donations from members also raises funds which are maximized and distributed to LOCAL residents who HAVE contributed to our LOCAL community. Last winter I drew \$500 from my home equity line of credit to donate to the flood relief effort in Grays Harbor County. Why? Because that is where I grew up and I felt a connection to those people who did not choose to be flooded and found themselves in a desperate situation. I have no “connection” to ANYONE in Tent City and I feel – personally – that at least some of the Tent City residents are in the situation they are in due to some unwise choices THEY have made.

Like so many other people, I live paycheck-to-paycheck. My mortgage payment is over half of my monthly income. I am single and maintain my home on my own and help my neighbors often with home/yard improvement projects. I take pride in my home and maintain it well knowing that by

doing so not only am I increasing (or at least maintaining) the value of my home but I am also improving the overall value of my neighbors' property.

I am insulted that the City of Shoreline would even consider bringing this negative element into MY community. The community I shop in, pay taxes to, support the local businesses & eateries, etc. I work in Seattle. I could easily do my general/grocery shopping, have my hair cut, have my nails done, entertain my friends, eat out, etc, SOUTH of 145th Street. But because I feel it is important to support the community you live in, I CHOOSE to spend my money here – in MY community. You, City of Shoreline Administration/Council, have an obligation to those of us who create the tax base that pays YOUR salaries – NOT to some drifters. I know I speak for MANY. It's YOUR choice.

Going forward, it would be my suggestion that the Council consider banning any future Tent City in the City of Shoreline. However, it is my fear and concern that ever since you approved the first Tent City, the Genie is out of the bottle and precedent has been set. Please tell me I'm wrong.

Sincerely,

Bonnie LaBrec
Ten Year Shoreline Resident