

CITY OF SHORELINE
COUNCIL OF NEIGHBORHOODS MINUTES

October 2, 2019 Shoreline City Hall
6:30 pm

COUNCIL OF NEIGHBORHOODS REPRESENTATIVES PRESENT

Briarcrest – Bill Dwyer
Echo Lake –Gidget Terpstra
Highland Terrace – Cyndi Robinson
Hillwood – Ann Erickson
Meridian Park – Cynthia Knox, Tom Karston, Stacie Hiett, Joe LaBore
North City – Dan Dale
Parkwood – Marie Ammerman
Richmond Beach – Chris Beck, Tom Petersen
Richmond Highlands – Pete Gerhard, Kathy Plant
Ridgecrest – Patty Hale, Ellen Sullivan
Westminster Triangle – John Ramsdell

CITY STAFF PRESENT: Constance Perenyi, Neighborhoods Coordinator.

I. Call to Order

Dan Dale called the meeting to order and asked all CON representatives to introduce themselves. He also pointed out that there is time designated for general neighborhood announcements at the end of the meeting. He reminded everyone that the public comment time is for members of the public.

II. Review and approve September 4 minutes and October 2 agenda

Minutes and agenda were approved unanimously.

III. Public Comment

Joseph Irons presented information about a zoning issue facing Iron Brothers Construction and asked for support from neighborhoods.

IV. Visiting Councilmember Update

Councilmember Keith Scully began with information about the Shoreline Place Development Agreement. City Council established the Shoreline Place Community Renewal Area (CRA) in 2012, recognizing that the economic renewal of the 70-acre area is a matter of public interest.

In 2017, Merlone Geier purchased the Sears property, which is 17-acres of the CRA, with the intention of redeveloping the area. Merlone Geier's proposed Shoreline Place redevelopment will provide housing, retail, and, public gathering spaces. This will help transform the area into an even more vibrant community hub for Shoreline. The Project Development Agreement between the City and Merlone Geier was reviewed and developed through negotiations over the spring and summer of 2019 by the Planning Commission.

The Planning Commission forwarded the agreement with unanimous recommendation for its approval, to the City Council, which adopted it by ordinance in the fall of 2019. Development Agreements between governmental jurisdictions and property owners/developers are common for large projects

that will be built over an extended period of time. It ensures that all parties understand what is allowed and expected, even if conditions change.

Key features of the development agreement include:

- \$400 million proposed redevelopment of the 17 acres, which is 25% of the Community Renewal Area
- Nine (9) new buildings similar in type and scale to developments throughout Shoreline's multifamily-zoned areas
- 75,000 square feet of retail/commercial. The City's zoning does not require any retail/commercial.
- 1,358 multi-family units. These may include apartments and/or condominiums. There is no density limit in the City's zoning.
- Nearly 3 acres of plazas and public space. The City's development regulations would require 0.5 acres of public space.

From Councilmember Scully's perspective, this is not a total win, but it is still a significant commitment on the part of Merlone Geier.

Councilmember Scully went on to an update of the Fircrest site. DSHS has recently restarted its master development planning process, aiming to secure City approval of its Master Development Plan (MDP). DSHS's initial efforts did not seem to take into account ongoing efforts by the Department of Natural Resources and the Office of Financial Management to assess the potential for affordable housing, commercial space, and recreation/open space on the Fircrest Campus. Recognizing that the City's current regulations regarding both Campus Master Development Plans and Essential Public Facilities need improvement, the City Council is considering whether to impose a six-month moratorium on permit submissions for those specific elements, in order to allow the City time to ensure that its regulations are clear and in line with best practices.

The proposed moratorium is aimed at improving specific regulatory processes, not at restricting any particular land use. This time is needed to ensure that the rules are clear, fair to all parties, and aligned with best practices.

What about the off-leash dog park at Fircrest? After several months of negotiation between the City and DSHS about a multi-year extension of the City's lease of land for the Eastside Off-Leash Dog Area (OLDA), DSHS abruptly reversed course and, with little explanation, announced its decision to terminate the lease at the end of 2019. At the same time, DSHS imposed restrictions on access to the land between 6:00 p.m. and 6:00 a.m., citing safety and dumping problems. City staff are continuing their efforts to better understand DSHS's concerns and seek reversal of their decision to terminate the lease. With the growth expected in Shoreline, especially after light rail opens, it will be very important to maximize every opportunity to add to our park and recreational space to maintain the quality of life that makes Shoreline special.

Councilmember Scully then talked about the Regional Authority on Homelessness. A proposal to form a new Regional Authority on Homelessness is currently before the King County Council and Seattle City Council. The proposal is for those two jurisdictions to sign an Interlocal Agreement (ILA) that would establish a new entity utilizing funding allocated by those two agencies.

There is a proposed scope of services that would be under the purview of the new Authority that focuses primarily on crisis response efforts. If the two Councils sign the ILA, the new Authority would be

guided by a Regional Action Plan and five-year strategic plan, both of which are currently in development. In the short term, there would be no direct impact on Shoreline or other suburban cities, though there has been discussion about allowing interested jurisdictions to sign on the ILA in the future. Until the particulars of the ILA are finalized, suburban cities cannot fully assess the impact of signing or not signing on. Councilmember Scully emphasized that there is no Shoreline money involved.

Comments: In talking about parks funding included in Proposition 1, Cyndi Robinson (Highland Terrace) noted her disappointment that there are still no plans to create parks space in her neighborhood. She wants there to be a park within walking distance. John Ramsdell (Westminster Triangle) talked about a once-in-a-lifetime opportunity to purchase some property in his neighborhood for a park. He is working with Eric Friedli to pursue the opportunity. Dan Dale mentioned the Parks Impact Fees which can be used only for new parks. As he noted, the bucket is small now, but will be growing as developers build in Shoreline.

Q. Cynthia Knox (Meridian Park) asked if there is any way to rein in the power of the Planning Commission. She is concerned that many commissioners stand to benefit financially from changes in Shoreline.

A. Councilmember Scully replied that the balance is always tricky. The Commission is made up of people who have direct professional experience with planning. Even though they study issues and make recommendations to Council, it is councilmembers who ultimately make decisions. He also noted that there will be openings on the Planning Commission in 2020, and he encourages people with interest to apply.

Q. Cynthia Knox continued with another question: Who follows Sound Transit to make sure replacement trees are planted and maintained?

A. There is a City staff person assigned to that work. That person is Juniper Nammi, and from her experience in the Planning Department, she has knowledge of and commitment to preserving critical areas in Shoreline. She is making sure that Sound Transit follows through with their replacement and mitigation obligations. Juniper Nammi welcomes questions from CON members and can be contacted at jnammi@shorelinewa.gov

Q. Cyndi Robinson asked if the City can be proactive about parking before new apartments are built and neighborhoods are overrun by people leaving their cars on neighborhood streets. How can we get ahead with permitting before this becomes an even more serious problem?

A. Councilmember Scully agreed that this is an issue, and that we're still 50 years off from being a car-free society. He also agreed that the City should be pushing for permits ahead of time, especially ahead of the onslaught of cars around the stations.

Q. Bill Dwyer (Briarcrest) shared his concern that during a moratorium at Fircrest, buildings just sit. Patty Hale (Ridgecrest) described the conditions of the "Y" building for the medically fragile residents at Fircrest. She asked if there is a possibility to unfreeze part of the property during the moratorium so that crucial care facilities can be rebuilt.

A. Councilmember Scully replied that the point of the moratorium is to force the State to develop a comprehensive master plan. It is not possible to "unfreeze" or make exceptions for any existing buildings during the moratorium.

V. Emergency Management Presentation

Emergency Management Coordinator Jason McMillan facilitated an interactive exercise. Everyone there wrote an inventory of what they have in their entire neighborhood that could be an asset during an

emergency. Then, representatives from adjoining neighborhoods came together to compare notes and consider how they could support each other. Notes will be scanned and sent to exercise participants.

VI. Neighborhood Updates

Richmond Beach is preparing for its annual Halloween Carnival, and still needs adult volunteers. On Tuesday, October 8, RBCA will host a candidates' forum at the RB Congregational Church.

Ridgecrest joins Briarcrest to host a candidate's forum on October 3, with a meet and greet before the forum begins. Patty Hale announced that the annual Millions Step Challenge just ended and was a big success, with over 14 million steps logged in the community. Once again, Ridgecrest took the title.

Meridian Park also will have a candidate's forum, but this one focused on issues related to schools and students. It is on Saturday, October 5 in the cafeteria at Meridian Park Elementary School.

4 Corners neighbors will host a food drive for Hopelink on Saturday, November 5. It will be outside the QFC on Richmond Beach Road. Come pick up a list of the most needed food items, shop for them at QFC, then drop them off at the donation table.

Ellen Sullivan made a pitch for the Shoreline-Lake Forest Park Senior Center. Karaoke Bingo begins again on October 11. All are welcome for a fun evening, with games, singing, food, and drink.

The meeting was adjourned at 9:04 p.m.