

**CITY OF SHORELINE  
COUNCIL OF NEIGHBORHOODS MINUTES**

March 6, 2019  
6:30 pm

Shoreline City Hall

**COUNCIL OF NEIGHBORHOODS REPRESENTATIVES PRESENT**

Ballinger –Stephanie Angelis  
Briarcrest – Bill Dwyer  
Echo Lake – Marla Tullio, Diane Finafrock  
Hillwood – Pam Cross  
Innis Arden – Domenick Dellino, Mai Norden  
North City – Dan Dale  
Richmond Beach – Tom Petersen, Teresa Pape  
Richmond Highlands – Pete Gerhard, Kathy Plant  
Ridgecrest – Patty Hale  
The Highlands – Andy McRea

**CITY STAFF PRESENT:** Rob Beem, Community Services Manager; Constance Perenyi, Neighborhoods Coordinator

**GUESTS:** Kevin Atkinson, North City; Teresa Pape, ED of Richmond Beach Community Association

**I. Call to Order**

Dan Dale called the meeting to order. He and Pete Gerhard mentioned that the CON Board elections are coming up in May. They both spoke briefly about why they chose to be on the board, and the modest time commitment that requires: an additional 90 minute meeting a month and a half-day retreat in the summer. It is an opportunity to get more deeply involved, to set agendas and the course for the year for CON, always trying to mesh presentations with current needs. Dan noted that it us a way to think about Shoreline at both the neighborhood as well as the City level, and to explore how best to serve everyone.

**II. Review February 6 minutes and March 6 agenda**

Both minutes and agenda were approved unanimously.

**III. Public Comment**

Vicki Stiles, Executive Director of the Shoreline Historical Museum, introduced a project she has launched to honor the 25<sup>th</sup> birthday of Shoreline. She is compiling stories about each neighborhood to compile into a book. She has been gathering information and has written the first draft of stories, but she is eager to get feedback and more to add. She distributed copies of the draft chapters, and will get all of them out to neighborhood leaders electronically within a few days. She emphasized that no amount of information or comments is too much! She welcomes everyone's participation, with the caveat that she needs to get updates soon. She asked everyone to get those to her by April 3, the time of the next CON meeting. To reach Vicki: [shm@shorelinehistoricalmuseum.org](mailto:shm@shorelinehistoricalmuseum.org), or 206-542-7111.

#### **IV. Visiting Councilmember Update**

Councilmember Susan Chang opened with information from last week's open house held by Sound Transit for the Lynwood Link Extension. The first phase, which starts this spring will include utility relocations. This will involve creating bigger infrastructure by Ronald Wastewater and North City Water District. As sound walls are removed, ST will be mitigating noise home by home, using a "sound curtain" that is reported to be effective. The Jackson Park and Ride is already closed, with parking at nearby churches. And 5<sup>th</sup> Avenue in that area will be closed for the duration. ST and DOT will be using space in the old Sears building during construction. Construction isn't expected to begin until 2023, with service beginning in 2024.

Councilmember Chang then talked about Fircrest. The Fircrest "campus" is comprised of about 92 acres of land owned by the Washington State Departments of Natural Resources, Social and Health Services, and Health. The Fircrest Residential Habilitation Center, or RHC, sits on the north/northeast portion of the campus. The Fircrest RHC is one of four Department of Social and Health Services' RHC's in Washington. RHCs are home to some of the most vulnerable members of our society - adults with developmental disabilities that require significant amounts of care and support.

DSHS is looking at renovations to the RHC, including significant redevelopment of existing buildings and construction of new facilities. They have submitted a significant budget request to do so through the Governor's proposed budget. The southern part of the campus, except for the portion owned the Department of Health and used for the State Health Lab, has long been underutilized.

After years of circling around this issue, The State is now considering surplusing some of the land. Shoreline has long recognized the potential for this area to be used for a variety of activities; however, being State owned property, we have had little say in what happens there. Representative Frank Chopp, Speaker of the Washington State House of Representatives, and members of our 32nd District delegation have expressed interest in constructing affordable housing on the underutilized property at the Fircrest campus, particularly the southwest portion. They have made it clear—and we agree—that any changes to the underutilized parts of the campus will need to make sure that the RHC residents are not negatively impacted. And during this discussion, the State also has considered moving residents of Western State to Fircrest, but that seems to be risky.

While no decisions have yet been made, we have been in discussions with the various State Agencies, the Legislature, and the Governor's Office. And we are waiting to see what decisions they make about that property. We believe strongly that whatever the State decides to do, they need to work closely with the Shoreline community to ensure our concerns are heard and addressed. Along with housing, we have made it clear that we would want to see corresponding community amenities, such as space for parks and recreation.

Councilmember Chang gave an update on sidewalks. At least 80% of the existing sidewalks in the City do not meet ADA guidelines. Money to do repairs comes from the increase in vehicle license fees. New sidewalks will be paid for by .2% sales tax ballot measure approved by voters in November. Staff has started to plan for implementation of the Sidewalk Program, with an eye on completely some smaller projects first to get some quick wins. Our goal is to deliver the 12 identified projects within 10 years. These are expected to be covered by 70% of the increase, which makes other projects possible later.

Councilmember Chang reported that State Senator Jesse Salomon asked for \$500,000 in state funding for the Richmond Highlands Recreation Center. She didn't have more information, but will share when she does.

When asked about the new Eyman initiative around car tabs, Councilmember Chang said that voter approval of that would have a negative impact on sidewalk repairs. She was also asked about the Shoreline School District offer to provide land to the City to build the aquatic and community center. Councilmember Chang said that the Council is carefully looking at the option, weighing potential cost benefits against the uncertainties in not owning the land in an area that is likely to change significantly. She said there are a number of questions on the table, including how to start a Shoreline Parks Foundation.

#### **V. Celebration of Rob Beem**

Community Services Manager Rob Beem retires at the end of March. CON members shared their appreciation of Rob's service and the contributions he has made over his 20 years at the City.

#### **VI. Planning and Community Development Update**

PCD Director Rachael Markle talked about the upcoming Town House Designs Standards Update, and how residents can make comments. She also gave an update on current construction projects and an overview of permits in process. For her complete presentation, see below. To contact Rachael: [rmarkle@shorelinewa.gov](mailto:rmarkle@shorelinewa.gov), 206-801-2531.

After the presentation, Dom Dellino (Innis Arden) asked about parking spaces in new apartment buildings. He noted that it seems that developers are allowed to build many fewer spaces than are needed, and that overflow parking on neighborhood streets causes significant problems. Rachael responded that research in King County indicates that most apartment buildings near transit do not need as many parking spaces. She said this will be an ongoing conversation, and that the City is beginning to look at how parking management can be done to minimize impact on neighborhoods.

#### **VII. Neighborhood Updates**

- Ballinger Neighborhood Association is facing a challenge to their annual outdoor movie night in August. Sound Transit may be using the Aldercrest Annex to store equipment, which means BALNA organizers will need to look for another site.
- Ridgecrest Neighborhood Association once again offered a creative solution to community members who were immobilized by the snow storm. The PTA cooked meals and made them available to neighbors who could walk to the Ridgecrest Public House.
- Echo Lake's upcoming monthly meeting on March 19 will be environmentally focused, with Cameron Reed talking about surface water and rain gardens. Then, a fish biologist from the University of WA will talk about the Kokanee Salmon Project.
- Mai Norden (Innis Arden) reminded everyone that free tax preparation services are available at Shoreline Community College, Hopelink, and the Lake City Customer Service Center.
- Richmond Beach Community Association has a new Executive Director. Teresa Pape introduced herself. The RBCA Wellness Series had to be rescheduled because of snow.
- Richmond Highland Neighborhood Association is getting ready to celebrate the installation of their new mural on the north side of Spiro's pizza, just off 185<sup>th</sup> and Aurora. They are thrilled with the work done by artist Will Schlough, and invited everyone to join them on Saturday, March 9 from 2 to 3 pm.

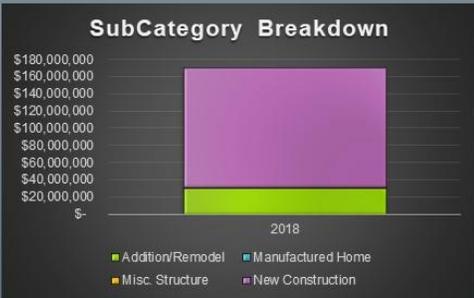
### **VIII. Neighborhood Coordinator Report**

Constance reported:

- Historic photos have been installed in 6 bus shelters around the City. This has been a collaboration between Metro and the City of Shoreline. Keys for the photos will be mounted in each shelter soon, and there will be a self-guided tour leaflet coming in the near future.
- Neighborhood insurance policies have been renewed. Constance will get policies and certificates out to neighborhood leaders as soon as she has received all of them from the agent.
- Save the Date! The annual Volunteer Appreciation Event will be on Thursday, April 11, from 5:30 to 7 pm in City Hall. Watch for invitations in the mail soon.

**The meeting adjourned at 9:06 p.m.**

2018 Totals	
Permit Applications processed	2,494
Permits Issued	2,413
Inspections	4,846
Total Revenue	\$3,143,054
Total Valuation	\$169,481,646



March 2019

# MULTI FAMILY/MIXED USE/ TOWNHOMES

March 2018-February 2019

## The 205 Apartments 1795 NE 205<sup>th</sup>

Finalized in June of 2018  
5 stories  
72 Apartments  
Rooftop Amenity & Deck

FINALED



March 2019

## Paceline 17202 Aurora Avenue North

- Finalized December 2018
- 6 stories
- 221 units
- Street level commercial space
- Below grade parking – 212 spaces
- Access from Interurban trail

FINALED



March 2019

King County  
Housing  
Authority  
remodels  
Northridge I & II  
1530 & 1540  
NE 177<sup>th</sup> St

FINALED



- Finaled April 2018
- Replace windows & doors
- Exterior siding
- Lighting upgrade to LED
- Weather proofing



March 2019

2322 N 185<sup>th</sup>  
Street

FINALED



- Townhomes
- 2 buildings
- 4 Units each
- Finaled November 2018



March 2019

## 15317 15<sup>th</sup> Ave NE

- Townhome style condominium
- 4 Units
- Finaled December 2018

FINALED



March 2019

## 18344 Stone Ave N

- Two 3-story buildings
- 2 units each
- Attached garage
- Finaled June 2018

FINALED



March 2019

Glenwood  
Homes  
18509  
Densmore Ave  
N

- 3 story
- 5 townhomes on 5 fee simple lots
- 1,935 sq. ft. per unit; 3 bedroom

FINALED

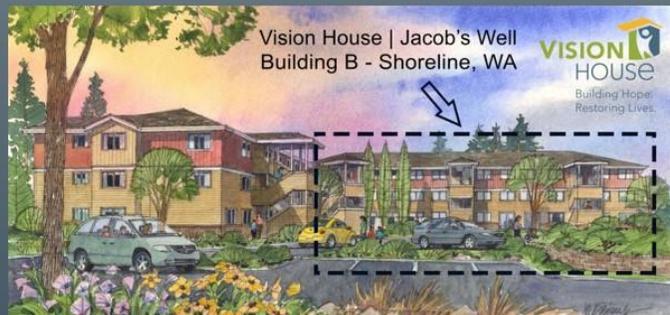


March 2019

Jacob's Well  
Phase III  
(Vision House)  
19630 20<sup>th</sup> Ave  
NE

- 3 Story Building
- 10 Units of low income housing
- Basement with daycare
- 19,132 SF

ISSUED



March 2019

Alexan Shoreline  
15560  
Westminster  
Way N

- Two 5 story buildings
- 330 units
- Two story parking garage with 302 spaces
- 199 bike parking spaces
- Common courtyard
- 2,524 sq. ft. of retail

ISSUED



March 2019

17233 15<sup>th</sup> Ave  
NE  
(Former Post  
Office Site)

- Two 5 story buildings
- 243 residential units
- 1.85 acre site
- Single story amenity clubhouse and outdoor terrace in center of the two buildings
- Parking below

ISSUED



March 2019

Vail Apartments  
17962 Midvale  
Ave N

- 7 level mixed use
- 164 residential units
- 2 levels of parking

ISSUED



March 2019

Shoreline  
Community  
College  
16101  
Greenwood  
Ave N

- 5 Story Student Housing
- 68 units, 216 beds
- Approximately 83,475 SF
- Amenities including, lobby, lounge, multipurpose room, Laundry, etc.
- On Target for a LEED Silver Certification

ISSUED



March 2019

## 3108 NE 145<sup>th</sup> Street Apartment

- 3 stories
- 16 units
- Surface parking
- 15,492 SF

ISSUED



March 2019

## CRUX Apartments 19022 Aurora Ave N

- 8 stories
- 1 story below ground
- 2 levels of parking
- 241 units
- 210 parking stalls

APPLIED



March 2019

TRAD  
Apartments  
17567 15<sup>th</sup> Ave  
NE

- 5 stories
- 122 Units
- 2 levels of parking with 107 spaces

APPLIED



March 2019

# COMMERCIAL PROJECTS

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## West Coast Self Storage 16523 Aurora Ave N

- Finaled July 2018
- 3 story building
- 85,169 SF
- 14 parking spaces
- 2 loading spaces

FINALED



March 2019

## Taco Time 15010 Aurora Ave N

- Finaled December 2018
- New 2,913 SF
- Parking Lot & Landscaping

FINALED



March 2019

Ballinger Self Storage  
20029 19<sup>th</sup> Ave  
NE

- Heated Storage
- 107,500 SF
- 788 storage units

ISSUED



March 2019

Shoreline Fire  
Station #163  
1410 NE 180<sup>th</sup>  
St

- Replace existing fire station
- 4 apparatus bays
- Includes:  
Administrative offices, kitchen, dining, exercise room, classroom and sleeping rooms

ISSUED



March 2019

Shoreline Self  
Storage  
19237 Aurora  
Ave N

- Self-storage facility
- 105,940 sq.. ft..
- 5 stories
- 8 parking & 2 loading stalls

ISSUED



March 2019

## Shorewood Self Storage 16750 Aurora Ave N

- 5 story Mini Storage Facility
- Main entry, parking and Loading areas located in the back

Issued



March 2019

## North City Water District 15555 15<sup>th</sup> Ave NE

- 3 Maintenance Buildings
- Shop, equipment storage & vehicle wash
- 3.2 acre site
- 54, 851 SF of landscaped area

ISSUED/APPLIED



March 2019

# COMMERCIAL REMODELS

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Parkwood  
Plaza Retail  
Development  
15238 Aurora  
Ave N

- Finaled January 2019
- Façade alterations
- Parking lot improvements
- Outdoor seating
- Landscaping

FINALED



March 2019

Fred Meyer  
18325 Aurora Ave N

- Finaled February 2019
- Interior Remodel
- Minor exterior work
- Re-stripping of parking lot

Finaled



March 2019

# SCHOOL DISTRICT PROJECTS

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ISSUED

Aldercrest  
Elementary  
School  
2800 NE 200<sup>th</sup> St

- Approximately 8,000 SF addition
- Combining three existing buildings into one contiguous building
- Seismic upgrades



March 2019

Parkwood  
Elementary  
School  
1815 N 155<sup>th</sup> St

- New Building of 64,800 SF
- Two stories designed to accommodate 500 students
- Gymnasium, Commons, Library in addition to classrooms
- Scheduled completion: August 2019

ISSUED



March 2019

Einstein Middle  
School  
19343 3<sup>rd</sup> Ave NW

- New 150,888 SF school
- Capacity for 1,071 students
- Gymnasium, Commons, Library in addition to classrooms

SUBMITTED



March 2019

## Pre Applications

### Townhome Projects

- 17561 10<sup>th</sup> Ave NE – 47 townhomes, 7 buildings, rezone of 7 parcels.
- 1825 N 185<sup>th</sup> St. – 19 townhomes, 3 stories, enclosed garage.
- 2311 N 148<sup>th</sup> St – 88, 3 story townhomes on 17 single family parcels, 3.21 acres.
- 18005 12<sup>th</sup> Ave NE – 28 townhomes in 7 buildings.
- 18409 Meridian Ave N – 29 townhomes in 5 buildings.
- 18002 12<sup>th</sup> Ave NE – 16 townhomes, on 23,500 SF, in 3 buildings, demolition of 3 existing homes.
- 18518 Densmore Ave N – 22 units on 25,916 SF, demolition of 3 existing homes.

March 2019

## Pre Applications

### Multifamily/Apartment Buildings

- 18916 5<sup>th</sup> Ave NE - 7 stories, 95 units, 63 underground parking, demolish 2 homes
- 14927 Aurora Ave N – 5 stories, 168 units, 190 parking stalls, roof deck, courtyard.
- 14532 5<sup>th</sup> Ave NE – 5 story, 300 units, 2 level parking, 264 parking stalls.
- 304 NE 152<sup>nd</sup> Street – 6 story, 28 units, 16 parking stalls, demolition of 1 home.
- 18038 3<sup>rd</sup> Ave NE – Mixed use apartment, 38 units, demolition of one home
- 18110 Midvale Ave N – 209 unit, 5 stories, 213 parking stalls

March 2019

# FUTURE PROJECTS

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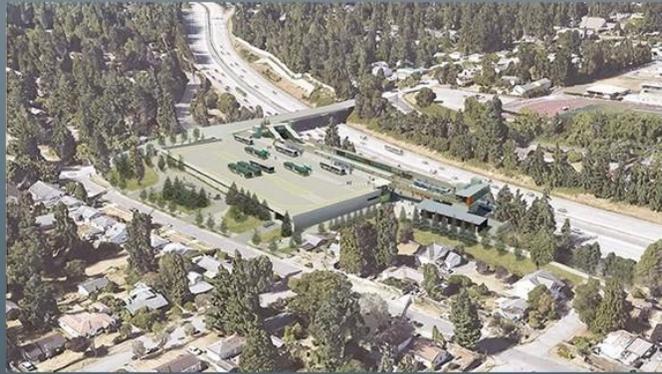
Sound Transit  
Shoreline  
South/145<sup>th</sup>  
Station



- Located north of Jackson Park & Ride
- Elevated rail and station
- Construction scheduled for 2019
- Start of service - 2024

March 2019

## Sound Transit Shoreline North/185<sup>th</sup> Station



- Located just east of I-5
- Parking Garage with 500 spaces
- Construction scheduled for 2019
- Start of service - 2024

March 2019

## Shoreline Place

Mixed use  
development  
at the former Sears  
Property 15711  
Westminster Way N



- Six residential buildings, 1,300 units
- 75,000 SF of Commercial
- New internal street
- Public open spaces
- Four phases of development

## Other Development Projects

- Mixed Use/Low Income Housing – 19806 Aurora Ave N – 5 stories with 80- 100 units affordable to people with low to very low incomes over one story of office space, grade level parking, roof deck, community space.

March 2019

## PCD Council approved projects

### 2019

- Development of Townhouse design standards
- Update of the Shoreline Master Program

### 2020

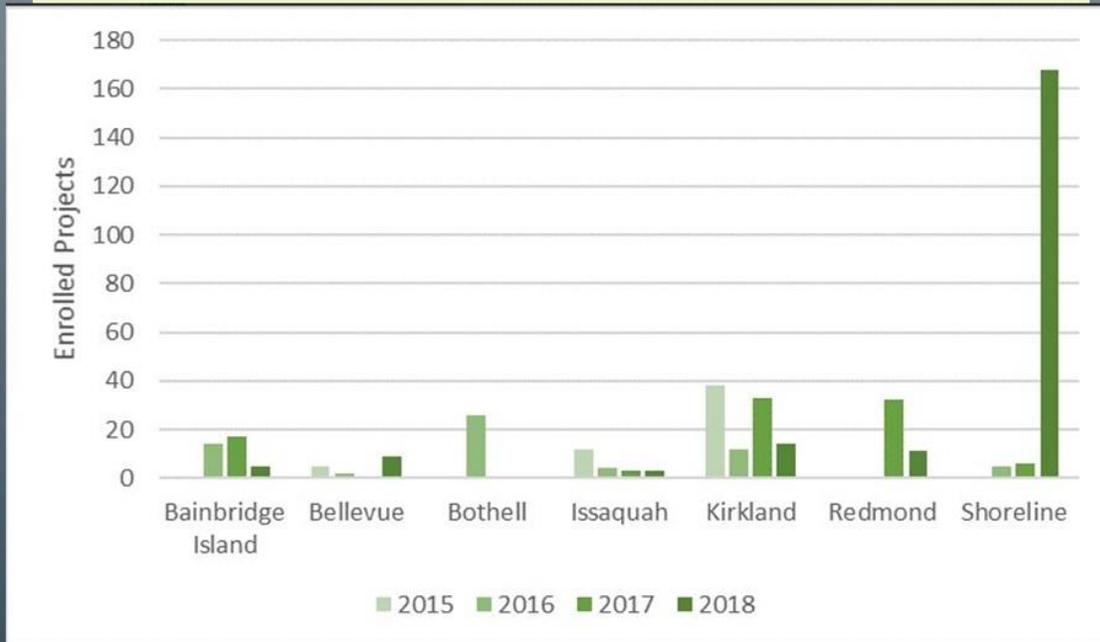
- Examining housing choice

# Green Update

- Deep Green Mandate Incentive Program
- City Seeking Salmon Safe Certification
- 1<sup>st</sup> Deep Green project: Accessory Dwelling Unit



## Built Green 4 Star program





Built Green registered 216 units in Shoreline in 2018  
this means:



water savings of  
1,314,360 gallons annually



energy savings of  
219.9 MWh annually

which is equivalent to...



79,164 lbs of CO<sub>2</sub> emissions

— or —

the production of 2,332.8 solar panels



— or —



a 12W LED running for 252.21 years continuously

— or —

280.8 Nissan Leafs driven for a year



— or —



An annual savings of **\$87,696**

March 2019

# CITY OF SHORELINE PERMIT SEARCH TOOL

<http://www.shorelinewa.gov/government/departments/planning-community-development/permit-search>