

**CITY OF SHORELINE
COUNCIL OF NEIGHBORHOODS MINUTES**

May 1, 2019
6:30 pm

Shoreline City Hall

COUNCIL OF NEIGHBORHOODS REPRESENTATIVES PRESENT

Ballinger –Stephanie Angelis
Briarcrest – Janelle Woolsey, Pam Sager
Echo Lake –Cathy Goodrich, Marla Tullio
Highland Terrace – Kathleen Russell
Hillwood – Ann Erickson, Pam Cross
Meridian Park – Cynthia Knox, Tom Karston
North City – Dan Dale, Kevin Atkinson
Parkwood – Marie Ammerman
Richmond Beach – Chris Beck, Tom Petersen
Richmond Highlands – Pete Gerhard, Kathy Plant
Ridgecrest – Patty Hale, Ellen Sullivan, Dustin McIntyre, Rebecca Hood

GUESTS: Ginny Scantlebury

CITY STAFF PRESENT: Colleen Kelly, Community Services Manager; Constance Perenyi, Neighborhoods Coordinator

I. Call to Order

Stephanie Angelis called the meeting to order.

II. Public Comment

Kevin Atkinson from North City followed up on his comment last month new multi-use buildings not being required to have retail or restaurants at ground level. He has been researching development code and regulations in other cities in the area and concluded that Shoreline is unique in dealing with this zoning issue. Anyone who wants to see the results of his research can contact him at wasabikev@gmail.com.

Patty Hale from Ridgecrest asked why the CON Board has chosen to stop approving the agenda at the beginning of CON meetings. She believes this action lends credibility to CON, and asked the board to reconsider this decision. Board Chair Stephanie Angelis explained that the Board discussed dropping review/approval to make meetings less formal, but agreed to bring it up for discussion again.

III. Staff Introduction

Constance introduced Colleen Kelly, the new Community Services Manager. Colleen shared a little about her background, most recently as Assistant director for Community Planning with the City of Redmond. She has extensive experience in human services, and brings with her many regional connections. Colleen relayed her excitement about being in Shoreline, and she looks forward to meeting CON members and neighborhood leaders.

IV. Visiting Councilmember Update

Councilmember Doris McConnell started her report with an account of recent accomplishments in Shoreline's commitment to environmental sustainability. Shoreline is recognized as a leader in this area.

Shoreline has recently become the first Salmon-Safe Certified city in Washington State and only the second certified city in the nation after Portland, Oregon. For the citywide certification, staff worked with the Salmon-Safe Science Team and leaders for over a year to develop the conditions for certification. This included the Salmon-Safe team evaluating over 30 City plans, programs, and procedures; interviewing over a dozen staff; and visiting 25 sites within the city.

This year, we also kicked off the Green Shoreline Partnership, brings together the City, Forterra, thousands of community volunteers, and local nonprofits and businesses to create a sustainable network of healthy forested parks and natural areas in Shoreline. It is part of the Green City Partnerships program, which unites cities across the Puget Sound in developing community-based stewardship programs to care for the valuable forests and natural areas in our urban environments. It also includes on-the-ground forest restoration projects and volunteer recruitment efforts will be funded in part through a 2019-2020 grant from The Nature Conservancy.

Another success is that Shoreline was recently recognized by the Washington Recreation and Parks Association for its innovative way of using carbon credits to fund environmental restoration. Earlier this year, Mountains to Sound Greenway Trust approached us with a pilot project opportunity for Ballinger Open Space. A corporation expressed interest in investing more than \$50,000 in an urban forest carbon credit program. Mountain to Sound Trust has been developing a new program involving an Urban Forest Carbon Registry. The idea is to partner with companies interested in offsetting their carbon footprint with urban forestation opportunities known as City Forest Credits. Using this outside funding source this project will remove 3-acres of invasive plants at Ballinger Open Space in northeast Shoreline and replace them with 2,000 native trees – 1,000 conifers and large trees, and 1,000 smaller trees. Ballinger Open Space will be maintained over the course of 25 years – including annual surveys, weed removal, and replacement plantings – with minimal cost to the City.

The City also wanted me to remind you of the Westminster Way closure. Westminster Way between N 155th and N 160th Streets will be closed until September of this year. The closure is part of Trammell Crow's Alexan construction and not part of the City's Westminster Way and N 155th Street intersection improvements. Extensive utility work needs to be completed for the project and will require large parts of the street to be excavated. The Alexan – in what has been known as the Denny's Triangle area, is slated to open July 2021. We expect construction on the 155th and Westminster Way intersection to begin next year.

Questions

Dom Dellino followed up on Kevin Atkinson's earlier public comment about retail on the first floor of new developments. Councilmember McConnell replied that MUR 70 is the densest zoning around light rail. She said that the objective in this area is to get enough parks space. With current conditions, fully

developing this area will take years. Stephanie Angelis (Ballinger) clarified that the bottom floors are required to be built for retail, but that too might take years for there to be enough of an economic base to support retail. Until then, developers are required to build retail-ready space, but are not forced to put in retail until there is likely to be more economic support for it. Dan Dale noted the importance of supporting the existing businesses in Shoreline. For example, how can we make sure the business districts in neighborhoods thrive?

V. Shoreline Economic Development Update

Nathan Daum, Economic Development Program Manager, gave an update on the most watched properties in the City, including Shoreline Place and Fircrest. Please see below for the presentation.

Questions

Patty Hale noted that the State Legislature did not come even close to making a decision about Fircrest this session, but instead mandated further study. When the discussion begins again next year, will there be another opportunity for public input? Nate said that he is sure there will be. Councilmember McConnell noted that nothing will ever happen overnight with Fircrest because the State Government controls the land. The City has jumped in again to be part of the discussion, and to really help focus it on public benefit for Shoreline. There is definite interest about affordable housing on the site, but also open space.

Rebecca Hale (Ridgecrest) shared that her son lives at Fircrest, and that he is part of a very vulnerable population there. How will residents be kept safe when there is other activity there? It would be inhumane to put a fence around the residential site and pen people in. Nate responded that anything that is not compatible with the site and the needs of residents will not be accepted. Whatever happens at Fircrest has to be thoughtfully planned. The City is accountable, and there will be public feedback throughout the process. He reminded everyone that even though this has been a concern for Shoreline residents for many years, this is still just a beginning point.

In regards to Shoreline Place, Cynthia Knox asked about a letter she received through Meridian Park Neighborhood Association email from ROIC. She noted it was both confusing and concerning, and one thing that stood out to her was the possible impact to Central Market, especially their deliveries. Nate explained that ROIC (Retail Opportunity Investment Corporation) owns part of Shoreline Place. When Merlone Geier Partners (MGP) purchased the Sears property, they got 17 acres. ROIC's holdings are on either side, and ROIC is now contesting land use proposals made by MGP. He reminded everyone that this will be the main focus of the Planning Commission meeting on May 2. Both MGP and ROIC will have an opportunity to detail their visions for Shoreline Place.

Dan Dale noted that the Sound Transit construction team has office space in the former Sears building. He then shared his concern that Shoreline may be missing an opportunity as the design for Shoreline Place orients more to housing than retail. He remembers earlier discussions of the space being like University Village. Are we giving up that goal by adding more rooftops to the plan? Nate replied that retail is declining throughout the country, and in Shoreline, at the same time as residents ask for more walkable, urban shopping. Municipalities can require commercial development, but its success cannot be guaranteed. MGP has a 20 year build out agreement for Shoreline Place.

VI. CON Board Elections

Stephanie Angelis, current Chair, explained the election process and asked for nominations from the floor. With none forthcoming, and with quorum achieved, she put forth a slate. Nominees were asked to say a few words. Dan Dale acknowledged Pete Gerhard, who has this last year served in the Past Chair's role, and thanked him for his wisdom and guidance. Chris Beck talked about how she started as a CON representative, and is excited about getting more involved. Maria Ales was unable to attend, but earlier had indicated her enthusiastic commitment to serve in the Vice-Chair role. The slate was unanimously approved. The CON Board for 2019-2020 is:

Dan Dale (North City) – Chair
Maria Ales (Highland Terrace) – Vice-Chair
Chris Beck (Richmond Beach) – Secretary

VII. Neighborhoods Coordinator Report

Constance began by thanking Stephanie Angelis for her leadership of the CON Board this past year. She said that Stephanie's bright spirit has been an inspiration. And even though Stephanie is moving out of Shoreline, she will continue to be involved in the Ballinger neighborhood where she still has property, and in CON events.

With the Swingin' Summer Eve book sale on July 17, Constance will soon send confirmation messages to neighborhoods that participated last year. She also has received suggestions about categorizing books, and she will share those with everyone for their feedback.

VIII. Neighborhood Reports

- Richmond Beach: the annual Celebrate Richmond Beach event is coming up on the weekend of May 10 – 12. Once again, there will be the time-honored Mother's Day plant sale at Kruckeberg, art show at the library, car show at RB Rehabilitation, and of course, the Strawberry Festival on Saturday, May 11. Everyone is welcome and encouraged to attend. The following Saturday is the RB Garage Sale Day. And at the May 14 RBCA meeting, there will be elections, presentations, and a fond farewell to retired Executive Director Sheri Ashleman.
- Ridgecrest: board elections are on May 14. The Ridgecrest Garage Sale is Saturday, June 1, and will include an estate sale this year. RNA is funding two scholarships for graduating seniors from the neighborhood this year. Patty Hale asked everyone to please encourage students they know from the Ridgecrest neighborhood to apply. Patty also commended Ellen Sullivan for her involvement in events across the city.
- Richmond Highlands: Wet and Wild has become a popular summer event and will happen at Sunset Park again this year. The Bike Rodeo will also take place in Sunset, this year on June 1, and as a collaboration of RHNA, Hillwood, Highland Terrace, Innis Arden, and Meridian Park Neighborhood Associations. Please spread the word to families on your blocks!
- 4-Corners: Brewfest is on August 10, 3 – 7 pm, at the Innis Arden Clubhouse. The Mark Dufresne Band will be performing. Dom Dellino mentioned that proceeds this year go to NUHSA, the North Urban Human Services Alliance.
- Ballinger: Unfortunately, BALNA has lost the space they have used to host their annual Outdoor Movie Night. Sound Transit will be using it for storage and staging for Lynnwood Link

construction. BALNA has been looking for an alternative space, but so far, hasn't found anything within the neighborhood. They will be hosting their annual National Night Out event at Brugger's Bog.

- North City: Jazz Walk is on August 13, and once again, NCNA is in partnership to help with this great event. NCNA has started to have regular meetings at the Water District, and good energy is building.
- Briarcrest: the neighborhood is getting ready for their Emergency Preparedness Fair on June 14th at Briarcrest Elementary School. Their annual summer picnic is on August 24.
- Highland Terrace: On May 8, many neighbors attended a meeting at the Community College to learn more about plans for the 160th and Greenwood intersection. This was jointly presented by the City and the College. The meeting on May 9th will focus on preparing for National Night Out.
- Echo Lake: Nate Daum, the City's Economic Development Program Manager, will speak at the ELNA meeting on May 21. Neighbors are joining with Diggin' Shoreline to work on the evolving Midvale Community Gardens. Plans are coming together for the Food Truck Frolic at Echo Lake Park in August.
- Hillwood: It's time for Coffee in the Park on Saturday, May 18. The annual meeting on June 15 will focus on pollinators. And plans are underway for the annual Ice Cream Social on July 12.
- Meridian Park: the upcoming MPNA meeting on May 21 will include elections and a presentation from Sound Transit about the Lynwood Link project.

The meeting adjourned at 9:08 pm.

City of Shoreline

Nathan Daum
Economic Development Program
Manager

May 1, 2019



Washington State Department of Natural Resources
Washington State Department of Social and Human Services

FIRCREST



Fircrest School Concept Plan Alternative C.1.



DSHS Status

- Master Development Plan
 - Campus-Zone Required Planning Process
 - Started and stopped over the years
 - Most recent start/stop: 2018
- State beginning “Pre-Design” of Behavioral Health Facilities
 - DSHS properties across the state



State Legislature

2018 Legislative Session

- Legislation (3S)HB 2382: Disposal of public property for public benefit
 - Allows state and local agencies to discount land for affordable housing (<80% AMI)
 - Expressly authorizes discount or no-cost transfer of land acquired with enterprise funds
- Speaker Chopp Identified Fircrest as a Key Site
- Engaged the Mayor to seek Shoreline's input



State Legislature, cont'd

2019 Legislative Session

- At request of 32nd Legislative District Delegation, Shoreline City Council docketed the potential study of a Comprehensive Plan amendment and Rezone of parcels to be subdivided out of the Fircrest Campus
- House Budget proposed a balance of new uses including:
 - Parks/open space
 - Affordable housing
- WA DNR and DSHS discussed potentially amending lease to allow for commercial development at SW corner (on 150th & 15th)
- Final 2019 State Budget allocated
 - \$250,000 to DNR to study, in partnership with DSHS and OFM, a potential exchange of properties, and report back by end of 2019.
 - \$140,000 to DSHS to develop a new Campus Master Plan
- Shoreline Planning and Community Development will not be taking up the Comprehensive Plan Amendment and Rezone Study in 2019



Merlone Geier

SHORELINE PLACE



SHORELINE PLACE

SHORELINE PLACE Merlone Geier Partners GGLO PACLAND HEWITT TENW

City Commission | Construction | High Resolution

10 Years of City Actions

- 2009 – Vision 2029
- 2012 – Comprehensive Plan
- 2013 – Community Renewal Plan Area and Planned Action
- 2015 – CRA Sign Code Amendments
- 2015 – “Aurora Square” becomes “Shoreline Place”
- 2017 – Sears site sold to MGP
- 2018 – MGP holds community-wide meeting (March)
- 2018 – MGP Applies for the Development Agreement (December)



Town Green & Dog Park | Enlarged Plan



Enlarged Plan



Log / Play park



Modern building



Walkway



Ground Level Street



Dog Park



Parking Court



Pedestrian park streets



Pedestrian Plazas | Enlarged Plan



Enlarged Plan



Rock Plaza



Plaza Seating



Plaza with Lighting



West - Street Street



Northwest Corner of Westminster Way and 155th Retail Entry Plaza



Planning Commission | Conceptual Design Presentation | 03.07.2019.27

Community Gathering Space and Retail Kiosk in East Plaza



Planning Commission | Conceptual Design Presentation | 03.07.2019.27

Town Green and Dog Park



Planning Commission | Conceptual Design Presentation | 03.07.2019

**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