



**SHORELINE PLANNING COMMISSION & PARK BOARD
JOINT MEETING SUMMARY**

September 7, 2006
6:00 P.M.

Shoreline Conference Center
Spartan & Mt. Rainier Room

PLANNING COMMISSIONERS PRESENT

Chair Rocky Piro
Vice Chair Sid Kuboi
Commissioner Michael Broili
Commissioner Will Hall
Commissioner David Harris
Commissioner Robin McClelland
Commissioner Chakorn Phisuthikul
Commissioner David Pyle
Commissioner Michelle Wagner

PARK BOARD MEMBERS PRESENT

Chair William Clements
Co-Chair Patricia Hale
Carolyn Ballo
Margaret Boyce
Herb Bryce
Londa Jacques
Kevin McAuliffe

ABSENT

Larry Blake
Bill Martin
Dwight Stevens

CITY STAFF PRESENT

Planning & Development Services

Joe Tovar, Director,
Steve Cohn, Senior Planner
Jessica Simulcik Smith, Planning Commission Clerk

Parks, Recreation and Cultural Services

Dick Deal, Director
Kirk Peterson, Park Maintenance Superintendent
Maureen Colaizzi, Park & Recreation Project Coordinator
Robin Lesh, Administrative Assistant III

DINNER MEETING (Spartan Room)

Chair Piro of the Planning Commission and Chair Clements of the Park Board welcomed everybody to the meeting and asked that the group take a few minutes at dinner to go around the room and make introductions.

Each Chair provided background information on their group's purpose and responsibilities and also shared its latest accomplishments as well as current and future work items.

At 7 p.m., the group moved across the hall to the Mt. Rainier Room for a presentation on the "Cascade Agenda" by guest speaker Gene Duvernoy, Executive Director of the Cascade Land Conservancy.

THE CASCADE AGENDA (Rainier Room)

Mayor Bob Ransom welcomed the audience of Planning Commissioners, Park Board members, members of the Council of Neighborhoods, Councilmember McGlashan and other residents and several City staff to the presentation.

Joe Tovar, Director of Planning and Development Services and Dick Deal, Director of Parks, Recreation and Cultural Services spoke briefly on the 2007-2008 Council adopted Goals and explained how a majority of the goals are related to and codependent upon each other. Mr. Tovar introduced Gene Duvernoy, the Executive Director of the Cascade Land Conservancy.

Mr. Duvernoy gave his presentation on the “Cascade Agenda”– a 100 Year Vision for the Region.

THE ENTIRE EVENING’S PRESENTATION IN THE MT. RAINIER ROOM WAS AUDIO TAPED. THE AUDIO TAPE AND COPIES OF MR. DUVERNOY’S SLIDE PRESENTATION ARE AVAILABLE UPON REQUEST FROM THE SHORELINE CITY CLERK’S OFFICE.

Following the presentation, Mr. Duvernoy opened the floor to the audience for questions.

Question #1: *Mr. Duvernoy talked about the 7 billion dollars it would cost to purchase land, is this estimate in terms of future dollars or present day dollars?*

Answer: Mr. Duvernoy said 7 billion is the estimate at net present value. To conserve the landscape, it needs to be done in the next two decades. To do that, he said they assumed the land would be conserved in about two to three years at the rate of a couple hundred thousand acres per year and then peak up to 300,000 acres a year and then in the out years 2017, 2018, 2019 drop down again to a smaller amount.

Question #2: *Mr. Duvernoy had mentioned protecting the land but with the growth management goals and density rate, cities are looking at a density situation because population is going to grow. This is going to lead to a need for infrastructure changes, particularly in Shoreline which is mostly single-family and will be changing to more mixed-use and multi-family. How are we going to finance and pay for the infrastructure changes needed for this growth?*

Answer: Mr. Duvernoy indicated the question was beyond his area of expertise but he reiterated that 3.5 million people are coming to this region and the infrastructure problem is going to need to be addressed.

Question #3: *A person from the audience shared that he toured and reviewed plans of a park construction project at Log Bloom Park in the City of Kenmore. He explained how the City’s Parks Department marked trees to show the areas where they are going to increase the amount of concrete surface. He thought the trees they marked were very valuable and should be retained and that the park project should accommodate these significant trees. He asked Mr. Duvernoy how we change municipal thinking to accommodate the natural plants we have and minimize the amount of nonporous surface.*

Answer: Mr. Duvernoy stated we need to recognize that there needs to be a change in the way we look at our lands. He said we already have great leaders in our park departments around this region who recognize the value in a more native landscape. He said we need to recruit more of these cutting edge

market leaders to show other jurisdictions how it can work. Mr. Duvernoy explained there is also a tremendous value in restoring parks to native condition in the money it saves in surface water retention costs and in maintaining the quality of the air. When you show park directors the dollars these cities can save by having these restored landscapes it starts to get folks' attention.

Question #4: *It looks as though the Cascade Land Conservancy puts most of its focus on restoring parks and dealing with open space. Does CLC then leave it up to other organizations to do the "city planning"?*

Answer: Mr. Duvernoy answered that Cascade Land Conservancy is pretty good at acquiring and conserving open space from one building lot to 100,000 acres and that they know how to care for property at a very cost affective level. He said they are joint-developing with developers to create examples of great density. He stated that reaching the level of vision as presented in the Cascade Agenda is far beyond the Cascade Land Conservancy's capacity and that they rely on other professionals to bring their level of expertise.

Planning Director Joe Tovar said making the Cascade Agenda a reality will require a lot of the hard work to take place in rooms like the one this evening and among people like the ones present tonight. Elected officials and advisors on Park Boards and Planning Commissions are tasked with adopting plans, regulations and capital budgets, making decisions on how programs will be operated by street and park crews, and how to educate and inform the public in order to create a culture of stewardship among citizens so they will do things on their own because they believe it is right thing to do and not because the government at any level is forcing them to.

Park Director Dick Deal advised that the City Council has provided a great resource to do some of the work Mr. Duvernoy has talked about. The City recognized an ivy problem and implemented an Ivy-Out program a little over a year ago where progress is being made with monthly work parties throughout the community. Mr. Deal also spoke about the urban forests in Shoreline that look green and appear to be healthy but may not actually be. He said the Council allocated \$50,000 in this year's budget to perform an urban forest management assessment. He noted the project will begin later this year and will be collaboration with the Seattle Urban Nature Project. The team will be tasked with determining the health of the urban forests at Southwood, Hamlin, Boeing Creek and Shoreview Parks, and to put a strategy in place on how to keep these parks strong, vibrant and healthy.

Mr. Deal also mentioned one of the new positions created last year was a Park Planner in the Parks Department. He informed that Ms. Colaizzi is a good resource and will provide more horse power to do the work Mr. Duvernoy talked about. He concluded that the City is making progress and has strong support from the Leadership Team and City Council to make some of these things happen.

Question #5: *Is Mr. Duvernoy going to ask the City of Shoreline to commit to becoming a Cascade Agenda City? Is Shoreline eligible and how do we start the process?*

Answer: Mr. Duvernoy answered that Shoreline is on its way to easily becoming a Cascade City and is currently doing work that the Cascade Land Conservancy is trying so hard to have other cities achieve.

He restated that the Cascade Agenda program is trying to have everyone recognize that there are very serious consequences to inaction. It is a fact that the population will double, this region cannot afford to not act and shouldn't be afraid to. It is possible to have a great economy, good housing choices and a spectacular landscape if everybody in this region works together. Mr. Duvernoy explained that there is a menu of ways to express a commitment to becoming a Cascade Agenda City. To become one, the city would need to ask for the activities (from the menu) it commits to doing to be bundled under that notion in a resolution to its City Council, be adopted and then CLC would start to promote the city as being one of the Cascade Agenda Cities.

Question #6: *I believe I heard 3 million acres is the acreage that needs to be preserved according to the Cascade Agenda. Is this the total number of acreage in the Cascade Agenda Area.*

Answer: Mr. Duvernoy said 5 million acres is the amount and that the exact total and its uses is listed on the organization's website.

Question #7: *Would Mr. Duvernoy give an example of Conservation 2.0 where they have worked with a developer?*

Answer: Mr. Duvernoy talked about the Patterson Creek Reserve on Redmond Fall City road, a 300 acre site that was owned by a company for many years. The property started to go through the permitting process before the GMA went into effect and the developer needed to develop at 1 home per 1 acre. The Cascade Land Conservancy purchased the property from the developer and was able to develop 30 homes instead of the proposed 300. To attain this, CLC had to sell a conservation easement to King County and the platted land for 30 homes to a home builder. The CLC took the revenue and paid off the whole property and set up an endowment to permanently care for the rest of the property that remains in the reserve.

Question #8: *How many cities have signed onto the Cascade Agenda?*

Answer: Mr. Duvernoy answered three cities are Cascade Agenda Cities: Seattle, Tacoma and Kirkland; and a number of others that are in application.

PARK BOARD/PLANNING COMMISSION (Spartan Room)

At 8:30 p.m., the Park Board, Planning Commission and City Staff members returned to the Spartan Room for additional discussion.

Planning Commission Chair Piro spoke about where the Park Board and Planning Commission have issues in common and how they could look for opportunities for both groups to interface and collaborate on projects.

Park Board Chair Clements said he was impressed with the Cascade Agenda presentation and hoped the group could apply to be a Cascade Agenda City. He suggested they discuss the idea and ask for staff direction. Chair Clements advised that much of what Shoreline is presently doing is consistent with the

Cascade Agenda and recommend that the City promote this in context with the Great Cities Program to spread awareness and community support for future projects.

Planning Commissioner McClelland agreed with Chair Clements. She shared that not every citizen reads the local paper, or visits the City website and recommends the City let community know what is going on through additional publicity. She suggested the idea of allocating money to the effort and hiring an additional person. She noted Tom Boydell, the Economic Development Manager for the City of Shoreline, should be invited to join in on the endeavor.

Park Boardmember Jacques added that the future is in educating people on how to improve and maintain the natural resources and land that we have.

Park Board Vice-Chair Hale asked what it means to be a Cascade Agenda city. She wanted to know if there is an oath the City would have to take or yearly dues to pay.

Planning Director Joe Tovar said it is not clear and the City would have any requirements spelled out when the Cascade Agenda is presented to the City Council.

Planning Commissioner Pyle inquired about restrictions on trees and wondered if they would change. He questioned the possibility of the City providing a motive for a property owners or developer to conserve land to benefit the community by offering density bonuses or density transfers.

Planning Commissioner Phisuthikul spoke about the conditions that make a city valuable - a place where people want to live and can walk to urban centers to shop. To do this the City must focus on public and civic space as well as open spaces.

Planning Commission Chair Piro questioned the City's ability to be a partner on the Cascade Agenda effort. He noted a couple problems that he saw with the agenda and noted that King County has done a good job of keeping growth within the urban growth boundary. He raised concern that the Cascade Agenda might be willing to advocate that some additional growth be allowed beyond the urban growth boundary in exchange for preservation of other property.

Planning Commissioner Hall reminded the group of the need for a jobs/housing balance; people are living in other counties and commuting to King County and the City of Seattle.

Park Board Vice-Chair Hale questioned if the Cascade Agenda is targeting the right areas. She mentioned that the City of Walla Walla is the fastest growing city and wondered if the Cascade Agenda should be concerned with rural growth in cities of the same type.

Planning Commissioner Broili asked what being a Cascade Agenda City would do for the City of Shoreline and questioned how the Agenda would support where the City wants to go. Commissioner Broili talked about a 100 year vision for Shoreline and asked the group to think about how the City should grow and reminded the group that it is their task to plan how that will look.

Park Director Dick Deal acknowledged the group took in a lot of information and learned a great deal this evening; he also reminded the group that the Agenda is a work in progress. He advised that if the City Council wanted to go forward with the Cascade Agenda, it would be a Park Board/Planning Commission project. Mr. Deal suggested that the two groups plan to meet again in six months.

Maureen Colaizzi, Parks Department, explained how Seattle recently went through a process of visioning life in 100 years through a project called "Open Space Seattle 2100". Over 300 citizens collaborated in Charrettes to develop open space plans that address the entire city. The plans were presented to the Mayor of Seattle and the City Council and the City is in progress with developing a plan.

Planning Commission Chair Piro advised that the group's next step is to meet again. He said he was in favor of the City of Shoreline undergoing a similar process like "Open Space Seattle 2100".

Park Boardmember Ballo advised that Shoreline must do more marketing if it is going to be a magnet for growth. She would be disappointed to see Shoreline have a 100 year plan and only focus on open space. The City needs to also be talking about zoning and architecture.

Park Board Vice-Chair Hale said she wants to see the public on board with the idea of land conservancy. She suspects most people are not overly concerned with life 100 years from now, rather they are concerned with current neighbors and property encroachment. Vice-Chair Hale pointed out that the public need to be educated on the importance of thinking longer down the road.

Planning Commissioner Hall questioned the ways the upcoming Comprehensive Housing Strategy could tie into the Cascade Agenda. He asked the group to think about what parts or ideas they liked and the City could learn from and model off of.

Park Boardmember Bryce said it is difficult to find a newly constructed 1,300 square foot home in Shoreline. Townhouses and condos seem to be the only option. He echoed earlier comments over educating the public in the importance of conservancy. He also brought attention to the current traffic problem in our region and stated that people are going to have to start living closer into the metro area.

Planning Commissioner Vice-Chair Kuboi stated that he would like to see the Planning Commission and Park Board spend time on a 100 year vision but that he also wanted to talk about the here and now. He mentioned the recent Gateway project on 185th Street and Aurora and asked the Park Board what they thought went on. He also asked the Park Board to share moments where they thought the Planning Commission may have overlooked something or made a bad decision. Vice-Chair Kuboi asked what the two groups could do to work better together.

Planning Commission Chair Piro applauded Vice-Chair Kuboi's questions but said he thought the group should stick to the discussion at hand and set another meeting to have dialogue about the here and now.

Park Board Chair Clements asked Staff to anticipate any problems or concerns with becoming a Cascade Agenda City and asked that the Park Board and Planning Commission be allowed the chance to give a thumbs up/down before it goes to Council.

Planning Director Joe Tovar said he would like to get the two groups together again to report back on the Cascade Agenda, budget process and implementation of the Council goals. He asked that the Planning Commission and Park Board share their points of interest and thoughts in preparation for drafting the next joint meeting agenda.

Planning Commission Chair Piro brought up the subjects of connectivity, walkability and green spaces and said he would like for the two groups to explore them further. He suggested that the Planning Commission and Park Board meet before the end of year and that they meet three times annually.

Planning Commissioner Broili proposed that the two groups meet at least twice per year or more. He pointed out that the work each group does overlaps and warrants regularly scheduled meetings.

Park Board Vice-Chair Hale echoed that the two groups could help each other.

Planning Commissioner McClelland said she would like to see conversations surrounding infrastructure and density. She also mentioned that the rumor of all single family homes being at risk should be dispelled, stating that the more informed people are, the better off Shoreline is.

Planning Commissioner Pyle brought to the group's attention that there is no urgency to become a Cascade Agenda City. He voiced that everybody wants a livable city and Shoreline does not need to declare it is a "Cascade Agenda City" to achieve this. He concluded saying that Shoreline is already on its way and just needs to continue doing what it is doing.

Rocky Piro
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission