

**CITY OF SHORELINE
COUNCIL OF NEIGHBORHOODS MINUTES**

March 7, 2018
6:30 pm

Shoreline City Hall

COUNCIL OF NEIGHBORHOODS REPRESENTATIVES PRESENT

Briarcrest – Bill Dwyer
Echo Lake –Jeanne Monger
Hillwood - Pam Cross, Ann Erickson
Innis Arden – Domenick Dellino
North City – Dan Dale
Parkwood – Marie Ammerman
Richmond Beach –Chris Beck, Tom Petersen
Richmond Highlands - Pete Gerhard, Kathy Plant
Ridgecrest – Patty Hale, Ellen Sullivan

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

I. Call to Order

Chair Pete Gerhard called the meeting to order.

II. Review February 7 minutes and March 7 agenda

With amendment to February minutes (Ann Erickson and Pam Cross from Hillwood to be added to the February 7th attendance), both sets of minutes and agenda were approved unanimously.

III. Public Comment

- Dom Dellino (Innis Arden) announced that the annual Innis Arden Rummage sale will be held on March 10-11 at the IA Clubhouse from 10 am – 5 pm.
- Patty Hale (Ridgecrest, and Sears employee) reminded everyone that Sears is still open until April 8th, and that everything is being sold.
- Bill Dwyer (Briarcrest) reported that there is a Stop the Bleed Class at Swedish Medical Center in Edmonds on March 31.
- Tom Petersen (Richmond Beach) invited everyone to donate at the Bloodworks Northwest drive on March 10, from 10 am to 4 pm at the Fire Safety Center on Richmond Beach Road.
- Jeanne Monger (Echo Lake) announced that Diane Hettrick will receive the Friends of The Community Award at the Friends of Third Place Commons Breakfast on March 8th.

IV. Visiting Councilmember Update

Mayor Will Hall opened the discussion by asking CON members what they wanted to talk about.

Q. Dom Dellino (Innis Arden) asked the Mayor about the growing issue of homelessness, and the possibility of turning the Sears property into housing.

A. Mayor Hall responded that there are many reasons for homelessness, including the area's economic success that has made it even more difficult for people who haven't benefited directly to find affordable

housing. The Sears property is privately owned, so the City cannot make decisions about how it is developed. Mayor Hall added that this is a problem across the state, and mayors met with Governor Inslee recently to talk about homelessness. He reminded everyone that the Council is looking at some City-owned property to create affordable housing.

Q. Pam Cross (Hillwood) asked about the status of an ordinance addressing parking for people living in their cars.

A. Mayor Hall replied that City Staff is working on this, and that he is very aware of the growing number of people living in their cars all over the city, in every neighborhood.

When asked for a transit update, Mayor Hall reported that mayors in North King County are looking at ways to avoid clogs on both main arterials and throughout neighborhoods. One goal is to accelerate transit options on 145th before light rail opens. All routes/services will change in accordance, reprogrammed to get people to light rail. The new opening date is set for 2024, at least six months behind the earlier projection. There is uncertain federal funding for ST3, but that does not affect this portion of the plan, although there are design changes to save money. One is putting the parking garage on the east rather than the west side of 185th. The new plans for that are not yet publically available, but briefings indicate changes supported by City staff.

Dan Dale (North City) asked the Mayor to comment on the recent forum on the opioid epidemic. The Mayor noted that this is a problem for many people now, as medications have been overprescribed, and addiction develops very quickly. When prescriptions are cut off, people turn to the black market and many end up using heroin. This includes people we would never suspect would become heroin users, and it is no longer an inner city problem, but impacts suburban and rural areas across the state.

Dan then asked the Mayor for a Council view of development in the City. The Mayor responded that the growth rate in Shoreline is actually very slow, but change is very visible. Regional growth will happen – is happening – and the challenge is how to deal with it. There are discussions in Seattle about increasing density by doubling buildings allowed on every lot. Shoreline has taken a different approach by concentrating growth in the Aurora corridor and in the station areas.

V. Planning and Community Development Trends

Planning and Community Development Director Rachael Markle gave a presentation about permits in process and the building proposals her department is currently reviewing. See below for list of projects.

Pete Gerhard (Richmond Highlands) asked what percentage of the City's housing is currently apartments. Rachael was not sure of the exact number, but will get back with it. Update: *Thirty percent (30%) of Shoreline's housing units are comprised on 2 or more unit structures.*

Dom Dellino asked what constitutes affordable housing for a property tax exemption. Dan Eernisse answered the question. The general guideline for affordability is that renters do not spend more than 30% of their income on housing. By State definition, renters earning 80% of the adjusted median income qualify for workforce housing. Very low income people earn 30% or less. Compass Housing at

Ronald Commons is an example of housing for people at this income level. The City's Property Tax Exemption is an incentive for developers to include housing at below market rate. They pay tax on the land, but not on improvements. In the area around the station area, this arrangement lasts 99 years.

VII. Economic Development

Dan Eernisse, Economic Development Program Manager, gave an update on the most watched properties in the City, starting with Shoreline Place, the new brand for Aurora Square. This has been an attractive redevelopment space for years, so it is exciting to see ownership changes. Merlone Geier Partners purchased the 17 acres where Sears is, and recently, Sears announced it is closing. MG does not have specific plans yet, but began by asking for community input immediately, and got over 6,000 responses to their online survey. They are already talking to big anchor tenants, and are considering using the land to the west of Sears, where the old catalog building is, to develop multi-family housing.

Trammel Crow, new owner of the "Denny's Triangle" property, is also moving forward with their plans for multi-family housing. Between their building, and whatever goes up on the Sears property, there could be up to 1000 units of housing. Dan explained the value in having onsite residents for shopping areas like Shoreline Place, that the "fabric" becomes stronger when residential and commercial are woven together. He also predicted that this is the best way for Shoreline to finally get the variety of restaurants residents so want. In the past, the idea was that stand alone restaurants did best, but more recent thinking is that they actually do better when clustered together. This is not a food court idea, but more like University Village. Dan noted that U Village is uniquely successful because it integrates several different concepts within walking distance, which creates a synergy.

When asked if there is a timeframe for demolition of the Sears building, Dan replied that it may not be taken down but re-purposed. Merlone Geier will explore both possibilities. Will there be parking garages? The goal is for this area to become a destination shopping experience, but people don't like parking garages. Again, U Village provides a lesson in incrementally teaching customers and retailers to build in layers. How many years out until this becomes a reality? Dan estimates two to three years.

In addressing Fircrest, Dan said that it is, and has been, a really complicated 80 acres. It is owned by the State, and Dan explained that the State's master plan process. The purpose of habilitation has been a contentious topic in the State legislature, and the debate continues. There is a mandate to rebuild dilapidated housing for residents, but funding remains uncertain. Between 35-40 acres have been identified as surplus, and Dan talked about his longstanding vision of creating job opportunities on a portion of the site.

Dan then talked about updated the Economic Development Strategic Plan for the next 6 years. See below. He finished by sharing that there are now 927 licensed home-based businesses in Shoreline. Only 13% of those have had their licenses for 5 or more years. The City is considering ways to help build a support network so new businesses can get to maturity. Interesting to note that many of the current owners had run other businesses previously, and have experience to apply to their current endeavors.

VIII. Small group discussions of what we've heard

CON members broke into small groups to discuss meeting content.

IX. Small group discussions of Neighborhood Leadership

CON members continued in their groups to talk about current leadership lessons and issues.

X. Neighborhood Announcements

- Ridgecrest reminder of the Million Step Challenge at Paramount School Park in May, this year including now a neighborhood challenge.
- Richmond Beach will have a benefit at Streetzeria on March 12th. Come eat pizza and support RBCA. On May 12th, the ever-popular Strawberry Festival takes place at the RB Community Park, with car show at RB Rehabilitation Center and the annual Mother's Day plant sale at Kruckeberg. The second Wellness Series has just wrapped up. Upcoming monthly meeting focuses on the wildlife of RB. And tickets are still available for Beach Eats. Check the RBCA website for more.
- Echo Lake will be hosting Dan Eernisse at their next monthly meeting. In April, neighbors will get together for the first Densmore Pathway clean up. April's meeting topic is before and after a disaster. In May, they will hear from Recology about the latest in recycling. In July, there will be the annual clean-up and summer picnic at Echo Lake. And in August, the second food truck event.

XI. Neighborhoods Coordinator Report

- Constance thanked everyone for submitting their Summer Event Applications on time. She said they would be reviewed on March 20, and she would be in touch shortly after to let organizers know what permits they need to submit to Parks.
- Constance reported there have been some organizational changes, and Community Services and the Customer Response Team are no longer under the same umbrella. Coordination between the two will continue, but there is one significant change for neighborhoods. Lorrie Jennings is now 100% CRT, and will no longer be available to help with printing or other special neighborhood projects. For now, please sent any requests directly to Constance, and allow a little extra time for them to be processed.
- Reminder that the Volunteer Soiree is on April 24. Constance will be in touch with neighborhood leaders soon to get names/addresses of volunteers so they can be added to the invitation list.

The meeting adjourned at 9:04 p.m.

**List of Projects from March 7, 2018 CON Meeting
Planning and Community Development Presentation**

Zoning Key:

TC = Town Center 2 & 3

CB= Community Business

MB=Mixed Business

MUR-35'= Mixed Use Residential 35 feet

MUR-45'= Mixed Use Residential 45 feet

R-6 = Residential 6 units per acre; R-12 = Residential 12 units per acre; R-24= Residential 24 units per acre; R-48 Residential 48 units per acre

Multi Family/Mixed Use

1. Aurora Micro Apartments @ 17020 Aurora Ave N–TC-2
2. Sunrise Eleven Apartments @ 20015 Ballinger Way NE – CB
3. Ronald Commons@ 17920 Linden Ave N – TC-2
4. High Hill Apartments@ 18557 Firlands Way N – TC-3
5. 3114 NE 145th St – CB
6. Paceline @ 17202 Aurora Avenue North – TC-2
7. Vail Apartments @ 17962 Midvale Ave N–TC-3
8. Alexan @ 15560 Westminster Way N – MB
9. Ballinger Apartments @ 1795 NE 205th – CB
10. Old NC Post Office Site @ 17233 15th Ave NE–CB
11. Arabella II –@ 1221 NE 180thStreet -CB
12. 18004 10thAve NE–MUR-35'
13. 1719 N 185th St–MUR-45'
14. Shoreline Community College Dormitories–Campus Zoning
15. 16101 Greenwood Avenue N–Campus Zoning
16. 17743 12thAve NE–MUR-35'

Commercial

17. Habit Burger, Starbucks @ 1251 N 205th St–MB
18. West Coast Self Storage @ 14535 Bothell Way NE–CB
19. West Coast Self Storage @ 16523 Aurora Ave N–MB
20. Lumber Liquidators @ 15401 Westminster Way N–MB
21. Ballinger Self Storage @ 20029 19thAve NE–CB
22. Shoreline Self Storage @ 19237 Aurora Ave N–MB
23. Starbucks @ 15226 Aurora Ave N–MB

Townhomes

24. Glenwood Homes @ 18509 Densmore Ave N–MUR-45 '
25. 15313 15th Ave NE–R-12
26. Maston Properties @ 2322 N 185thStreet–MUR-45'
27. 1117 N 199th St–R-48
28. North City Townhomes @ 1540 NE 175thStreet–R-24
29. Stone Avenue Townhouses @ 18344 Stone Ave N.–TC-4

Townhomes, continued

30. 14709 32ndAvenue NE @ 18524 Wallingford Ave N–MUR-45 ‘
31. 15604 -15610 5thAve NE –MUR-35’
32. 224 NE 180th St–MUR-35’
33. 15425 2ndAvenue N–MUR-45’

Schools

34. Parkwood Elementary @ 1815 North 155thSt –R-6
35. North City Elementary @ 816 NE 190th St–R-6
36. Early Learning Center @ 1900 N 170th St–R-6
37. Aldercrest Elementary @ 1900 N 170th St–R-6
38. Einstein Middle School @ 19343 3rdAve NW –R-6
39. Kellogg Middle School @ 16045 25thAvenue NE–R-6

Commercial Remodels

40. Parkwood Plaza @ 15238 Aurora Avenue N–MB
41. Northridge Apartment I & II @ 1530 and 1540 NE 177thStreet–R-48
42. Half Barrel Brewing Company @ 17211 15thAve NE–CB
43. Fred Meyer @ 18325 Aurora Ave N–TC-2

Concept Phase Developments

44. Shoreline Community College Allied Health Building –Campus
45. Shoreline Place/Sears Redevelopment–MB
46. 19508 Aurora Ave N –100 Mixed Use/Multi Family units–MB
47. 19022 Aurora Ave N –244 Mixed Use/Multi Family units–MB
48. 17565 15th Ave NE –163-254 Mixed Use/Multi Family units–CB
49. 2348 N 145th St -101 Multi Family units–MUR-45’
50. 1857 N 185th St –22 Townhomes–MUR-45’
51. 2355 N 147th St -84 Townhomes–MUR-45’
52. 18311 11th Ave NE –5 Townhomes–MUR-35’
53. 14604 Corliss Ave N –6 Townhomes–MUR-45’

Note: for an electronic copy of the PowerPoint presented at this meeting, contact cperenyi@shorelinewa.gov

2012-2017 Economic Development Strategic Plan



The year-long collaborative process that resulted in the 2012 – 2017 Economic Development Strategic Plan concluded that the goal of economic development in Shoreline is captured by the concept of **Place Making**. Fred Kent calls Place Making the thing that “turns a City from a place you can’t wait to get through into a place you never want to leave.” Through Place Making, projects can be accomplished that realize the six **Council Guidelines for Sustainable Economic Growth**:

- **Multiple areas** – improvements and events throughout the City that attract investment
- **Revenue** – growing revenue sources that support City programs
- **Jobs** – employers and business starts that create more and better jobs
- **Vertical growth** – sustainable multi-story buildings that efficiently enhance neighborhoods
- **Exports** – vibrant activities and businesses that bring money into Shoreline
- **Collaboration** – broad-based partnerships that benefit all participants

Four significant projects were identified that can dramatically affect the economic vitality of Shoreline. Therefore, these **City-Shaping Place Making Projects** shall be the focus of concerted effort:

- **Creating a Dynamic Aurora Corridor Neighborhood** – unleashing the potential created by the City’s tremendous infrastructure investment
- **Reinventing Aurora Square** – catalyzing a master-planned, sustainable lifestyle destination
- **Unlocking the Fircrest Surplus Property** – establishing a new campus for hundreds of family-wage jobs
- **Planning Light Rail Station Areas** – two imminent and crucial opportunities

Other worthy Place Making projects are listed below that deserve on-going effort:

- **Town Center Development Area**
- **Echo Lake Development Area**
- **North City Development Area**
- **Richmond Beach Development Areas**
- **Ridgecrest Development Areas**
- **Ballinger Development Area**
- **Attracting Mid-sized Businesses**
- **Farmers Market Launch**
- **Expansion of Events and Festivals**
- **Surplus Institutional Property**
- **Enhancing the Community College**
- **Attracting Artists and Trendsetters**

The Strategic Plan shall guide a dynamic Action Plan for Staff, and an annual update shall be presented to Council that includes metrics designed to monitor Shoreline’s economic health as well as staff performance. Outcome-based metrics measuring revenue, jobs, exports, and new construction will monitor whether the Council Guidelines are being achieved. Output-based metrics will monitor the performance of staff as it carries out the five **Activities of Place Making**:

- **Creating cachet** – buzz, energy, celebrations, significance, identity, marketing, recognition
- **Building infrastructure** – efficiency, capacity, compatibility, synergy, sustainability, beauty
- **Collaborating** – networking, public-private partnerships, communication, mobilization
- **Serving businesses** – listening, acting as liaison, events, education, expertise, counseling
- **Honing legislation** – clear, fair, predictable, timely, reasonable