

# CITY OF SHORELINE

## SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING (Via Zoom)

May 6, 2021  
7:00 P.M.

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### **Commissioners Present**

Chair Mork  
Vice Chair Sager  
Commissioner Callahan  
Commissioner Lin  
Commissioner Malek<sup>1</sup>  
Commissioner Rwamashongye

### **Staff Present**

Rachel Markle, Planning Director  
Steve Szafran, Senior Planner  
Julie Ainsworth-Taylor, Assistant City Attorney  
Carla Hoekzema, Planning Commission Clerk

### **Commissioners Absent**

Commissioner Galuska (excused)

### **CALL TO ORDER**

Chair Mork called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

### **ROLL CALL**

Ms. Hoekzema called the roll.

### **APPROVAL OF AGENDA**

The agenda was accepted as presented.

### **APPROVAL OF MINUTES**

The minutes of April 15, 2021 were accepted as presented.

### **GENERAL PUBLIC COMMENT**

There were no general public comments.

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<sup>1</sup> Commissioner Malek arrived shortly after roll call.

## **STUDY ITEM: LOCAL DEVELOPMENT AND LONG RANGE PLANNING PROJECTS UPDATE**

Planning Director Markle presented a power point which covered permitting and development since 2019. In 2020 there were about 2600 permit applications with a total project value of almost \$250M. About 2300 permits were issued generating \$6.8M in revenue. 4,719 inspections were completed by only two inspectors.

In 2020 there were approximately 700 fewer permit applications than in 2019 and \$3M less in revenue; however, because of the City's conservative revenue projections for the budget this did not result in a deficit or a budgetary crisis. To date permitting for 2021 is on track to exceed 2019, which was one of the largest years ever. Director Markle reviewed impacts to staffing and permitting as a result of COVID-19 protocols. A silver lining of the COVID-19 situation was that Planning and Community Development (PCD) sorted out how to offer completely electronic permitting to customers. Out of the \$250M valuation of applied permits in 2020, the largest portion was in multifamily projects (\$190M) followed by new townhomes (\$25M) and single-family development (\$19M).

**Multi Family:** From April 1, 2019 to present the City has issued permits for 923 units of multi-family development; and 230 of those are affordable. All of these are outside of the Station areas.

- Geo Apartments, 17990 Midvale Ave N – 7 story mixed use building, two levels of parking, 164 units, rooftop deck, off-leash dog park), located in Town Center, occupancy July 2020 (finaled).
- Vail Two Apartments, 18110 Midvale Ave N - 5-story multi-family apartments, partial underground parking, 210 residential units (ready to issue)
- Trad Apartments, 17567 15<sup>th</sup> Ave NE - 5-story multi-family apartments, 124 units over two levels of parking with 107 spaces, fitness center, rooftop lounge (issued)
- The Postmark Apartments, 17233 15<sup>th</sup> Ave NE - two L-shaped five-story buildings, 243 residential units, single-story amenity clubhouse and outdoor terrace in center of the two buildings, two-level below-grade parking structure, CLT Construction (cross laminated timber) (finaled)
- Quinn by Vintage, 20057 Ballinger Way NE - 6-story, 227 units, partial below-grade parking, Multi-Family Tax Exemption for affordable housing (issued)
- Alexan Shoreline, 15560 Westminster Way N - 5-story building over two-story parking, 330 units, 302 parking spaces, 206 bike parking spaces, located in Shoreline Place. (issued)
- 18815 Aurora Ave N - 7-story multi-family apartment, two levels of below ground parking, 315 units, Deep Green building, LEED (Leadership in Energy and Environmental Design) Platinum (issued)
- 18551 Aurora Ave - 299 units, LEED Platinum, proposed to join 18815 Aurora building with a breezeway. (preapplication phase)
- Crux Apartments, 19022 Aurora Ave N - 8-story mixed use, two-story parking (one below ground), includes affordable housing and courtyard (ready to be issued)
- 3108 Apartments, 3108 NE 145<sup>th</sup> St. – 3 stories, 16 units, surface parking, 4 affordable units, located in Ridgecrest Neighborhood. (finaled)
- Jacob's Well Phase III (Vision House), 19610 20<sup>th</sup> Avenue NE – 3-story building, 10 units of low-income housing, basement with daycare, located in Ballinger Neighborhood.

**Townhomes:** From April 1, 2019 to present 226 townhome units have been approved for construction, 45 units have been finalized, and a total of 301 units applied for.

- Cromwell Crossing, 2156 N 185<sup>th</sup> St – 3-story building, 7 units, 3 bedroom/2.5 bath, 2-car garages, Echo Lake neighborhood, finalized
- Meridian West Townhomes, 18515 Meridian Ave N – 7-unit townhome, 3 stories, habitable attics, 3 bedroom/2.5 bath, 2-car garages, shared driveway, Echo Lake neighborhood (finalized)
- Townhomes, 19840 25<sup>th</sup> Ave NE – 3 stories, 2 buildings with 7 total units, Ballinger Neighborhood. (finalized)
- 18524 Wallingford Ave N – one 3-story building, 6 units, 2-car garage parking, rooftop deck, 3 bedroom/2.5 bath, Echo Lake Neighborhood. (finalized)
- 18028 10<sup>th</sup> Ave NE – 7 townhomes, 4 units with rooftop decks, 3-story building, one-car garage
- Towns on 145<sup>th</sup>, 14537 1<sup>st</sup> Ave NE – 3 stories, 81 units, 13 buildings, 1-4 bedroom units, 1 story below ground, Parkwood Neighborhood. (issued)
- 14704 Meridian Ave N – 72 townhomes in 14 buildings, 3 stories, in-unit parking, Parkwood Neighborhood. (under review)

**Commercial Projects:** Director Markle reviewed the background on self-storage units in Shoreline and discussed current design guidelines and regulations.

- Ballinger Self Storage, 20029 – 19<sup>th</sup> Ave NE – Heated storage, 5-story, 788 storage units
- Shoreline Self Storage, 19237 Aurora Ave N – 5 stories, 8 parking and 2 loading stalls (finalized)
- Shoreline Fire Station #63, 1410 NE 180<sup>th</sup> St – replaces existing fire station, 4 apparatus bays plus administrative offices, kitchen, dining area, exercise room, classroom and sleeping quarters, located in North City Neighborhood. (finalized)
- North City Water District Maintenance Facility, 15555 15<sup>th</sup> Ave NE – 3 maintenance buildings, shop, equipment storage and vehicle wash
- Shoreline Community College, 16101 Greenwood Ave N – new construction, replaces four existing Health Sciences buildings, 3-story building, parking and stormwater improvements

**Commercial Remodels:**

- Washington State Public Health Lab, 1610 NE 150<sup>th</sup> Street – adding an office and storage for the newborn screening program and converting existing storage to a new Biosafety Level 2 lab (issued)
- WSDOT Renovation, 15700 Dayton Ave N – major internal remodel and external addition of 7,000 square feet of on-site storage (issued)
- Black Coffee Northwest, 16743 Aurora Ave N – interior remodel, drive-thru window (issued)
- Wells Fargo, 20152 Ballinger Way NE – tenant improvements, demo existing commercial suite, new construction to include roll-down security gate (issued)
- Jersey’s Sports Bar, 1125 152<sup>nd</sup> St – remodel existing commercial space for relocation (issued)
- Round Table Pizza and Chipotle, 15725 Westminster Way N, Ste. A & B – modifying the old Pier 1 building (applied)
- Brotherton Cadillac, 17545 Aurora Ave N – tenant improvement, demo existing showroom, new construction of showroom (applied)

### **School District Projects:**

- Kellogg Middle School, 16045 25<sup>th</sup> Ave NE – construction of new middle school, replaced existing school on same site
- Einstein Middle School, 19343 3<sup>rd</sup> Ave NE – new school
- Aldercrest Elementary School, 2800 NE 200<sup>th</sup> St – tenant improvements, combined three existing buildings into one contiguous building, seismic upgrades
- Parkwood Elementary School, 1815 N 155<sup>th</sup> St – new building, 2 stories including gym, commons, library and classrooms

Director Markle discussed pre-application meetings from January 2020 through April 2021. There have been a lot of pre-application meeting regarding townhome projects including 22 applications to discuss 263 units. There have also been 19 pre-application meetings to discuss potential multi-family or mixed use projects for approximately 2435 units. She reviewed details of a few examples of these pre-application meetings. She indicated that staff could bring an update on the status of the non-motorized bridge connecting 1<sup>st</sup> Avenue NE and N 148<sup>th</sup> Street. Chair Mork confirmed that this would be appreciated.

Future Projects were also reviewed including: Sound Transit Shoreline South/148<sup>th</sup> Street Station, Sound Transit Shoreline North/185<sup>th</sup> Street Station, Shoreline Place, proposed Chick-Fil-A, 192<sup>nd</sup> Park & Ride (on Aurora Ave.) Director Markle also highlighted PCD Council Work Plan projects for 2021-2022: Enhanced Shelter location and regulations, MUR-70 Regulations update, complete sign design guidelines for Shoreline Place, advance tree protection strategies, and Housing Action Plan. On the environmental front, since 2018 Built Green has registered 700 units in Shoreline resulting in significant annual savings of water, energy and money.

### **Comments and Questions:**

Vice Chair Sager commended staff for the presentation. She asked if the townhomes in the pre-application phase would be required to follow the updated design standards. Director Markle affirmed that they would. She explained in general that the applicants are required to meet whatever standards are in place when they apply for building permits. Vice Chair Sager asked how many of the six self-storage facilities from the original 2015 time period ended up being built. Director Markle thought that all but one had been constructed.

Commissioner Callahan thanked staff for the presentation and asked about ADU (Accessory Dwelling Unit) trends. Senior Planner Szafran replied that there is growth year over year, but it is not substantial. He recommended bringing this back for additional discussion. Commissioner Callahan expressed interest in trends in the single-family zones such as ADUs and remodeling homes to accommodate rental units. Director Markle indicated staff would follow up on that.

Commissioner Lin expressed concern about having adequate open space for residents given the high number of units expected to be added to the City. Director Markle explained this had been considered by the Parks Department for the Station Area Plans and is reflected in the Park Impact Fee. Additionally, the City has been acquiring property in and near the station areas for parks. She confirmed there is a plan to not only increase park space, but also transportation and fire services as density is increased.

Chair Mork asked what impact all the construction would have on property taxes. Director Markle replied that is a complex question. The City is working with a firm to develop two dynamic models to look at this. Commissioners indicated an interest in hearing more about development, property taxes and business taxes at some point in the future.

**UNFINISHED BUSINESS**

None

**NEW BUSINESS**

Senior Planner Szafran raised the idea of holding a Planning Commission retreat and indicated he would create a possible topic list for the Commission to rank and would also be open to hearing any other ideas.

**REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS**

Assistant City Attorney Ainsworth-Taylor gave an update on BSRE's recent appeal regarding the denial from the County of the Point Wells application.

**AGENDA FOR NEXT MEETING**

The next meeting is scheduled for May 20 and will cover plats and a plat amendment ordinance.

**ADJOURNMENT**

The meeting was adjourned at 8:24 p.m.



Laura Mork  
Chair, Planning Commission



Carla Hoekzema  
Clerk, Planning Commission