

DRAFT
CITY OF SHORELINE

SHORELINE PLANNING COMMISSION
MINUTES OF REGULAR MEETING

June 16, 2022

7:00 P.M.

The purpose of these minutes is to capture a high-level summary of Commission's discussion and action. This is not a verbatim transcript. Meeting video and audio is available on the [City's Website](#).

Commissioners Present

Chair Pam Sager
Vice Chair Julius Rwamashongye
Commissioner Leslie Brinson
Commissioner Janelle Callahan
Commissioner Andy Galuska
Commissioner Mei-shiou Lin
Commissioner Christopher Mosier

Staff Present

Andrew Bauer, Planning Manager
Steve Szafran, Senior Planner
Nathan Daum, Economic Development Program
Mgr.
Carla Hoekzema, Planning Commission Clerk
Julie Ainsworth-Taylor, Assistant City Attorney

CALL TO ORDER

Chair Sager 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 the May 19, 2022 meeting were accepted as presented.

GENERAL PUBLIC COMMENT

Kathleen Russell, Shoreline resident, on behalf of Save Shoreline Trees, pointed out that approximately 20% of development property in Shoreline is not subject to any tree code. This applies to seven zones. She expressed concern that the tree canopy in Shoreline is decreasing since there are no tree retention or

replacement policies for 20% of the development property. She urged the City to protect Shoreline's tree canopy, protect the health and environmental benefits that these trees provide to current residents and will provide to future residents if these trees are preserved.

Ms. Hoekzema noted that several written public comments were received and which are available on the [City's website](#).

STUDY ITEM: SHORELINE ECONOMIC DEVELOPMENT UPDATE

Nathan Daum, Economic Development Program Manager, reviewed the guiding documents that establish the economic development initiatives in the City including the Economic Development Element of the Comprehensive Plan, the Economic Development Strategic Plan, and annual goals. Shoreline's Economic Development Strategic Plan strengthens Shoreline's signature boulevard, leveraging the City's \$140 million Aurora Corridor Project; catalyzes Shoreline Place, encouraging intensive private redevelopment of the former Sears site; unlocks the Fircrest surplus property, establishing new jobs and economic opportunities; and ignites the Station Area growth, parlaying the public investment that will bring light rail service to Shoreline. Council's number one goal is about strengthening Shoreline's economic climate. This gives staff clear direction about their work plan.

The COVID-19 Small Business Response Team was formed to assist businesses during the pandemic and had initiatives including Business & Occupation tax deferral, Puget Sound restaurant map, outdoor dining, Working Washington Grant (Round 1), Small Business Support Program (Shoreline CARES Act Grants), small business outreach, and small business advising.

Mr. Daum reviewed maps with major development projects in the City with more than 10,000 units either being planned, in development, or under construction. Incentives have been instrumental in development – Transportation Impact Fee Exemption for eligible commercial uses, MFTE (12 or 20-year exemption), SEPA completed ahead of development (Planned EIS), outdoor dining (low or no fee for most outdoor dining uses), filmmaking (low or no fee-permitting), and tax increment financing (for infrastructure costs associated with qualifying project).

Igniting Station Area Growth: The initial wave of development in this area has been townhomes. Looking forward, approximately 6,000 units of housing are planned for this area alone. Destination 2024 consists of 8 main City-led projects with an investment of over \$142 million. The 145th Street and I-5 Interchange improvements have been fully funded. He reviewed several other improvements such as the 145th Corridor Project, the 148th Street Non-Motorized Bridge, and other projects (The Line, Convergence, Ion Apartments, Hamilton Urban Apartments, Burl, Grand Peaks, Horizon View Phase II, Paramount Open Space Expansion).

In the next 10 years the 185th Street Station Area is expected to add 1200 new multifamily units, the Trail Along the Rail between stations (Phase 1) and the Link Light Rail to downtown Seattle (2024). Projects planned for this area include Kinect, 1 Trent Development, proposed Rotary Park extension, and many other multifamily projects. The Light Rail Station Subareas still have continued interest from developers, but limited development activity in MUR-70' zone. He discussed issues associated with this lack of development.

Strengthening Shoreline’s Signature Boulevard: Multiple developments are under development or under consideration along or close to the Aurora Avenue corridor (192 Shoreline, Canopy, former police station site, Luxe, Midvale, Geo II, Modera, and Summerhill Apartments).

The Community Renewal Area (CRA), Shoreline Place is progressing well. The Current is already 66% leased and is an example of a project proving that there is a market in Shoreline for homes at this luxury level. Westminster Triangle (new park) is an entirely new park acquired completely with park impact fees from development. In North City, there is also a lot of revitalization. Significant projects in that area include Alta which will have 218 units plus retail; The Trad/Greenleaf Shoreline with 124 units; and The Postmark with 243 units.

Attracting Artists & Trendsetters/Growing a Media Production Industry: The music and film industry are extremely strong in Shoreline. There are 11 or 12 recording studios. Shoreline has partnered with Black Fret to bring attention to the music industry in Shoreline. Other artists include glass working, ceramics, and the film industry. Shoreline Community College has brought a lot of filmmaking activity to Shoreline. Just before the pandemic the City instituted some streamlined and reduced fees for filmmaking. That year, five feature films were shot in Shoreline.

Key Performance Indicators: The number of licensed businesses, the number of housing units, and the amount of retail sales tax per capita have all steadily increased over the last five years.

Challenges looking ahead:

- Development costs: construction costs plus impact fees; mandatory Green Building & Affordability (Station Areas), infrastructure (public utilities and private connections)
- Market Rent/Demand: Low rent precludes spec commercial
- Saturation Perception: Placemaking via multifamily at risk of slowing

Key Assets for the future:

- Livability – Proximity to Seattle/Transit access, schools, parks
- Shoreline Community College – biomanufacturing, digital filmmaking and performance art, small business support/Worksource/ESD
- Emerging New Urban Form – Placemaking strategies are bearing fruit.

Commercial Needs/“Leakage” (commercial reasons why people go outside of Shoreline):

- Furniture & Home Furnishing Stores
- Electronics & Appliance Stores
- Gasoline Stations
- Clothing and Clothing Accessories Stores
- Sporting Goods, Hobby, Book, and Music Stores
- Miscellaneous Store Retailers
- Nonstore Retailers
- Food Services & Drinking Places

Map of Opportunity & Key Job – Creation Areas:

- Shoreline Place – new mixed use, walkable, urban neighborhood; multiple underdeveloped large parcels within 70-acre CRA; significant capacity under Planned Action EIS; proximity to Shoreline Community College biomanufacturing, filmmaking and other career/technical training.
- 148th Street Station – new mixed-use, walkable, urban neighborhood; light rail service to downtown Seattle in 21 minutes; freeway access and visibility; Stride Bus Rapid Transit to Bothell and Eastside.
- Fircrest – maximize revenue from urban & resource lands

Commission Comments and Questions:

Commissioner Callahan thanked Mr. Daum for the presentation. She asked about the vacancies at the Geo and wondered if there is anything else that can be done. Mr. Daum explained that the buyer kept the design and plans as they were when the site was purchased. He noted that the buyer of the 192 Shoreline chose to change the plans and take out the ground floor commercial. He commented that one of the barriers for the ground floor commercial development has to do with financing, location, and timing. The new owner of the Geo is very interested in investing in the building and making development possible.

Chair Sager asked Mr. Daum how small businesses fared during the pandemic. He did not have data but noted that businesses are still struggling. Businesses are having trouble finding good help when they need it. Many are also not getting the amount of business they used to. Chair Sager asked about the status of the property west of the park and ride. Mr. Daum responded that the City has been in talks with the property owner. The opportunity there would be to preserve the mature trees.

Commissioner Lin noted that the business license trend has been going up in the past several years. Is there a trend in the type of business licenses are being applied for? Is it pandemic-related? Mr. Daum replied that they have not parsed the data yet to know specific trends. He discussed some demographic trends they have noticed.

UNFINISHED BUSINESS

None

NEW BUSINESS

Planning Manager Bauer reported that staff presented the Planning Commission’s recommendations regarding MUR-70’ zone amendments to the City Council on June 6. Staff will be taking those back to the Council on June 27 when they will potentially be acting on those with several potential Council amendments regarding requiring deeper Green Building requirements and increased contributions for the arts.

REPORTS OF COMMITTEES AND COMMISSIONER ANNOUNCEMENTS

Commissioner Callahan reported she listened to Bothell’s community meeting about their focus on missing middle houses, specifically duplexes. Last year they passed a regulation to allow duplexes on any corner lot in the city. She noted there had been an issue with corner lots when the Planning Commission looked at development regulations for Shoreline and wondered if that might be a way to gently encourage density in neighborhoods. Bothell is now looking at allowing duplexes anywhere in the city.

AGENDA FOR NEXT MEETING

Staff reviewed the agenda for the next meeting which is scheduled for July 7, 2022.

ADJOURNMENT

The meeting was adjourned at 8:31 p.m.

Pam Sager
Chair, Planning Commission

Carla Hoekzema
Clerk, Planning Commission