

**City of Lake Forest Park  
Planning Commission  
Regular Meeting Summary  
17425 Ballinger Way NE—EOC Room  
November 15, 2011**

**Commissioners present:** Chair Richard Saunders, Vice Chair George Piano, Mark Phillips, Chuck Paulsen, John Resha, Doug Gochanour, Chuff Barden and Sean Bouffiou.

**Commissioners absent:** None.

**Staff and others present:** Steve Bennett, Planning Director; Jennifer Franich, Assistant Planner; Catherine Stanford, City Council Liaison; John Owen, Rachel Miller, and Greg Easton, Consultants; Scott Gochanour, Economic Development Commission; Judy Altman, Community Services Commission co-chair; David Bilski Transportation Commission; Bob Jean, Interim City Administrator; and Doug Winick, Stacy Winick, Mike Wenado, and Steve Hartley, residents.

**Call to order:** Chair Saunders called the meeting to order at 7:02 pm.

**Approval of meeting minutes:**

The Planning Commission reviewed the draft minutes from the September 6, 2011 regular meeting. Cmr. Piano moved to adopt the minutes as revised. The motion was seconded by Cmr. Phillips and approved unanimously.

**Public Comment:**

Interim City Administrator Bob Jean introduced himself to the Commission. He said that he wanted to take some time to meet the commissions and that because of his experience he is no stranger to Land Use Planning or redevelopment plans. He said that he is appreciative of the work that the Planning Commission is tasked with and understands the issues as well as the importance of a strategic, healthy community.

**Old Business:**

**Southern Gateway Project Update: Review results of Open House and Survey**

Rachel Miller, consultant, reviewed the results of the 1<sup>st</sup> Open House. She said she was impressed with the enthusiasm of the group that attended. She noted that after viewing photos of Bothell Way, there were only a few “likes”. Dislikes included the lack of parking, traffic, and poor aesthetics. Results from the mapping exercise were combined into one map. It does not portray very many green areas, which were noted as things to keep. Some ideas very specific geographical locations, some were true of multiple or larger areas. There were some conflicting answers for whether to allow housing in the Elks area. Many people pasted photos of street furniture and green in open spaces. A little over 50 people attended the open house.

Cmr. Paulsen added that the small group he facilities had mentioned green overpasses—like the freeway park or I-90 in mercer Island. Bob Jean informed the group that the Mercer Island road was the most expensive road in the country.

Rachel presented the results of the survey. She said there were 112 respondents in total. Respondents ranked the area as a good place to drive through, and okay for housing and safety. The area ranked poorly in all other areas. The vote was split on this being a good place to do business, of those that responded to this question. Better shops and restaurants is the area were the number one goals for those that filled out

the survey. Respondents indicated that they need parks and open space. Billboards, the strip club, and burglaries were the things that a lot of people did not like in the neighborhood.

Chair Saunders said that the areas of conflict will need special attention in the coming meetings. Cmr. Resha said that he was surprised at the response toward adding more commercial development—it was greater than he had expected. Cmr. Piano responded that some of this may be due to the fear of low-income residents. Cmr. Phillips said that in his group, there was a sense that they needed to keep the houses the same. Cmr. Resha emphasized that whatever development occurs, it should be of good quality. He said that he doesn't want to decrease the variety of housing stock, as diversity is an important piece. Judy Altman said that she would like to see neighborhood business, but the strip nature of the street doesn't allow that. Mr. Owen said that at the open house there was some talk about inclusionary housing, inclusionary Senior housing, and keeping those in the neighborhood that want to be there. The group also really got into the redevelopment aspect; this was not a NIMBY crowd.

Chair Saunders: Planning commission will take a look at goals and objectives before posting online. Map should go online, and survey results should be posted.

#### **Southern Gateway Project Update: Review Goals and Objectives and draft a preliminary vision statement**

Mr. Easton introduced the opportunity site map to look at what could happen and what is economically feasible. Opportunity sites are similar areas as those indicated on the compilation map. He said that Site 1, the Elks, could be reassembled (with the Kidney center) into one property. Opportunities could include residential, high density, transitional townhouses, commercial development, or mixed use. Mr. Owen explained that there could be a new “main” street to push traffic for the shopping center away from the highway, perhaps a promenade with a “green feature” and a welcome sign. May provide connection to Site 2, and look similar to the development in Juanita. Discussion ensued regarding residential on the east of site 1 with the focus toward the lake. Suggestions included cottages as the buffer to the single-family residential, even up to 37<sup>th</sup> Ave NE, an office/professional building, three-story condominiums on the back side facing the lake. Mr. Easton suggested that Site 2 include a “specialty food” store, but the population probably could not support a supermarket. Another option would be to have only retail. In Site 4 it may be a good idea to allow higher buildings there (at least 12 stories, 5000 square feet) with parking in the back near the cemetery, since no views would be compromised. Some smaller scale retail and higher end restaurants might do well at that intersection.

Cmr. Piano said that the need for parks was a priority, so opportunities for parks needs to be looked in to. Chair Saunders said that another priority was to make this gateway feel like LFP, rather than a continuation of Lake City.

#### **Southern Gateway Project Update: Mission Statement:**

The commission brainstormed to begin drafting a visioning statement for the subarea. They used the word map that was generated by counting terms used by respondents in the survey. Phrases for discussion included “visually attractive neighborhood connections”, “improve commercial services”, and “enhance livability”.

#### **Southern Gateway Project Update: Schedule Review, Workshop #2 (Wed 11/30)**

The second workshop will be held at the Elk's Lodge from 7-9 PM on Wednesday, November 30<sup>th</sup>. Dir. Bennett informed the group that postcards had been sent out to neighbors in the area, and another email will go out to those on the list.

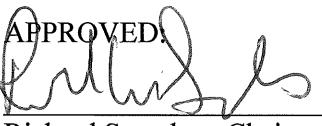
**New Business:**

There was no new business.

**Reports/Communications/Announcements:**

The next Planning Commission meeting is scheduled for December 13, 2011.

**Adjournment: 9: 07 PM**

APPROVED:  
  
Richard Saunders, Chair