

City of Lake Forest Park - Planning Commission
Regular Meeting Notes: May 15, 2018
17425 Ballinger Way NE—Forest Room

Planning Commissioners present: Chair Jon Lebo; Richard Saunders; Ira Gross; Rachael Katz; Mark Withers; Maddy Runburg

Staff and others present: Tom French, City Council Interim Liaison; Steve Bennett, Planning Director; Lauren Hoerr, Assistant Planner; Mandi Roberts, Principal at Otak, Inc.

Members of the Public: Mike Dee, resident; Gail Gross, resident

Planning Commissioners absent: Vice-Chair Joel Paisner; T.J. Fudge; Steve Morris

Call to order: 7:03 PM

Chair Lebo welcomed Cmr. Maddy Runburg to the Commission and asked her to introduce herself.

Approval of Meeting Agenda:

Chair Lebo requested to postpone the 2017 Annual Report discussion until June due to Vice-Chair Paisner's absence. Cmr. Saunders requested an update from staff regarding CCH and Council actions. Cmr. Katz moved to approve the agenda as amended. Cmr. Withers seconded the motion and it passed unanimously.

Approval of Meeting Minutes:

April 24th

Councilmember French mentioned that the City has asked for a legal opinion regarding requests to place a recording device on the table during meetings. Cmr. Saunders made a motion to approve the minutes as written. Cmr. Gross seconded the motion and it passed unanimously.

Next meeting:

The next regular meeting occurs on June 12, 2018.

Public Comment

Richard Saunders

Mr. Saunders stated that he wanted to recognize the five years of dedicated service Ande Flower, former LFP Principal Planner, provided to the Commission and the community.

Old Business: none

New Business:

NEW BUSINESS: Town Center Vision

Consultant Mandi Roberts from Otak, Inc. introduced herself and presented a summary of the Town Center Vision process and next steps in terms of how the Planning Commission will be involved. Cmr. Katz thanked Ms. Roberts for the time and effort she has contributed to the project.

There was discussion about the role of City staff and Council in the Town Center Vision process and how to incorporate feedback from Sound Transit regarding the parking structure into the process. Ms. Roberts stated that they would be developing several scenarios because they will not know until late this year whether Sound Transit has formally adopted the Town Center as the choice for the parking structure. Councilmember French reported that, at the Council meeting last Thursday, Council enthusiastically expressed its desire for Otak, Inc. to work closely with Council, the Commission, and all the stakeholders.

There was discussion about tracking Sound Transit's environmental review process and how it related to the City's role as regulator and its own environmental review.

1 Cmr. Runburg asked Councilmember French who was in charge of ensuring we are communicating with all
2 necessary stakeholders regularly. Councilmember French said that the Inter-Branch Committee is helping
3 manage the consultants that are overseeing the Big 5 projects. He said that the consultants have been
4 communication liaisons to Merlone Geier (MG) and Sound Transit to help Council remain impartial. Cmr.
5 Katz suggested adding Interagency Communication to the Next Steps Timeline to help make this more of a
6 clear priority in the document.

7
8 Cmr. Withers asked if they knew the long-term goals of MG. Ms. Roberts said that MG owns about 25
9 similar properties around the region but they will likely engage other parties if housing is part of the
10 redevelopment proposal. Ms. Roberts said that Otak looks forward to receiving a greater level of detail from
11 MG. Cmr. Saunders said that someone asked the MG's Vice President of Development the same question at
12 a Task Force meeting and he replied that they plan in 15-year time horizons.

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14 Cmr. Saunders asked Ms. Roberts if there would be an analysis of economic feasibility of the different
15 scenarios. Ms. Roberts said that they are hoping MG will share their market research, but Otak will also look
16 at other models, such as a similar development in Totem Lake. Ms. Roberts said that some of the tenants
17 have long-term leases in the mall that will require some creativity, but Totem Lake dealt with the same issues
18 and were successful in creating a mixed-use development. Councilmember French added that the
19 Commission should also keep the value of certain scenarios to the community in mind.

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21 Chair Lebo asked if Ms. Roberts had Sound Transit's timeline. Ms. Roberts clarified that Sound Transit hired
22 a team in February to study and confirm the location of three park-and-ride structures along the eight-mile
23 Bus Rapid Transit corridor. Mr. Bennett said that if City adopted regulations by January or February of 2019,
24 they will be factored into Sound Transit decision-making on the 522 Bus Rapid Transit system. Chair Lebo
25 stated his concern that with a 300 stall parking garage, retailers would have to raise more revenue per square
26 foot.

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28 Commissioners voiced concerns about the economic feasibility and other concerns with certain scenarios,
29 which Ms. Roberts, Mr. Bennett, and Councilmember French responded to. Councilmember French said that
30 the next step would be to schedule a joint Committee of the Whole (COW) meeting with the Commission so
31 that Council can summarize their priorities and answer Commissioners' questions. He said that Council could
32 be amenable to meeting on June 12th during the regular Commission meeting.

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34 **Reports/Communications/Announcements:**

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36 Conservation Cluster Housing (CCH): Councilmember French said that the public hearing was required
37 regardless of the path chosen for CCH. The earliest opportunity to make a decision is the May 24th Council
38 Meeting. He said that the Council seems to be leaning towards repealing it along with taking a holistic
39 approach and look into community needs and desires more thoroughly.

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41 **Agenda for Next Meeting:**

42 Town Center Vision for June 12th meeting. Potential June 4th COW meeting from 6:30-8pm.

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44 Cmr. Katz moved to adjourn the meeting. Cmr. Withers seconded the motion and it passed unanimously.

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46 **Adjournment:** 9:15 PM

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48 APPROVED:

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Jon Lebo, Chair