

**City of Lake Forest Park
Planning Commission
Regular Meeting Summary
17425 Ballinger Way NE—Forest Room
Date December 4,2012**

Commissioners present: Chair Richard Saunders, Vice Chair George Piano, Ray Holmdahl, Chuck Paulsen, Chuff Barden, Doug Gochanour, Debra Born, Mark Phillips

Commissioners absent: Catherine Stanford, City Council Member and Liaison to Planning Commission

Staff and others present: Steve Bennett, Planning Director; Ande Flower, Assistant Planner; John Owen, MAKERS; Dan Swallow, Intracorp; Gretchen Bennet, Resident

Call to order: Chair Saunders called the meeting to order at 6:00 pm.

Approval of Meeting Agenda:

The Planning Commission reviewed the draft agenda. There was a motion to accept the agenda. Cmr. George Piano suggested including a discussion of the Third Place Commons Breakfast Event. Cmr. Richard Saunders moved to adopt the agenda as revised. The motion was seconded and approved unanimously.

Approval of meeting minutes:

The Planning Commission reviewed the draft minutes from the November 27, 2012 regular meeting. It was noted that several grammatical errors needed correction, and that there should be the inclusion of the term public rooms as a serious option to incentivize development. Cmr. Saunders moved to adopt the minutes as (written revised). The motion was seconded and approved unanimously.

Public Comment:

Mr. Swallow reserved his speaking time for brief interjections during the meeting.

Ms. Benneto presented a gateway concept which would extend north along Bothell Way. She proposed that stands of trees could be planted in the right of way to welcome people to the City, and that incentives could be offered to existing sites and new developments if they would agree to plant the trees. She offered that even if the groups of trees were planted at intervals, it could have an impact. Mr. Owen suggested that an additional story for development could be made available in trade for adopting this gateway standard for tree planting in the right of way between their property and Bothell Way.

Review of Corridor Transition Design Guidelines

Low Impact Development (LID)

Mr. Owen reported his LID research: It is difficult to give defensible provision. He is working on it and collaborating with experts from King County, UW, and Mark Hintz. To do it right, it must be scientific, which is difficult to administer.

1 We could give one single number for how much water one must store on site. The difficulty with
2 that is coming up with a reasonable, measurable number. Another example is to require certain
3 actions, such as "all non-vehicle pavements must be permeable". The results may be unclear, but
4 enforcement and communication is simple. This example is likely difficult to quantify as far as
5 benefits. In the end, the regulations may be a combination of these two approaches.
6

7 Regarding precedence, Mr. Owen replied that there may be some current projects, but the field is
8 young, not tested, and the benefits are unclear. Mr. Owen is concerned that it is too easy in this
9 field to include a set of regulations with good intentions which may have unintended
10 consequences. The intention is to have defensible concepts that will evolve into regulations.
11

12 Mr. Owen suggests we could be prescriptive and request hydrological studies to prove a high
13 percentage of water will be captured within proposed development. He states that "to regulate a
14 natural system is difficult".
15

16 The non-LID option would be tanks with a filtration system. For LID, John suggests a clause:
17 When the City has a better set of regulations for LID, it would override these guidelines.
18

19 Per Cmr. Gochanour's suggestion, Mr. Owen researched an expert in Puyallup where he
20 discovered the following:
21

1. Almost any soil type will absorb .10" of rain per hour, which is enough for our typical
2 rainfall.
2. Swales and rain gardens near evergreens are not fatally flawed. There are trees and
systems for working with these situations.

25 Water issues regarding the Elks Property:

26 Mr. Swallow replied when asked that there are currently no tanks on the site. John believes that
27 surface water from the site is directly responsible for the wetland and subsequent run-off, which
28 is flooding the neighboring single-family area. Cmr. Ray Holmdahl noted that there is an area
29 behind the Elks known as the spring area that gets damp and may be of concern moving forward.
30

31 Bigger Picture

32 Steve reminded the group that these are interim regulations. These need to be solid regulations
33 based on good practices that allow Steve and the Hearing Examiner to say no if there is a
34 proposal that is not suitable. Experience will inform other sites in the subarea and other potential
35 subareas.
36

37 One Cmr. asked how this experience relates to the Town Center Guideline process. Steve
38 responded that the primary developer had neither experience nor interest in developing the whole
39 site to include housing. Also, that there is not enough information to make an assessment about
40 the success of using incentives during that process. If there were to be another developer
41 interested in the site, there would be changes to the approach moving forward.
42
43
44
45

1 John asked the Commission consider these cautions related to incentives:

2 1. Regarding the quid pro quo, there must be balance so that both parties are served well

3 2. There needs to be a menu of items as options for incentives to increase flexibility.

4 3. It is important to not put all of what you want in the menu of incentive, or else you risk

5 losing what may be the most important (you risk it being untenable to developers).

6 4. Get as much as you can from developers, and give developers as much as possible.

7 Building Height and Setbacks

8 It was raised that building height has been discussed with a consensus that additional height is to
9 be earned with incentives. The details, though, have not been ironed out. Mr. Owen agreed that
10 the height of five stories is granted outright, with prescribed expectations of modulation and
11 setbacks.

12 Also mentioned was the perception of structures: height is relative to distance and with the width
13 of Ballinger Way, the canyon concept would not be an issue. It was noted that the views could be
14 spectacular from that height at that location, and the possibility for lower floors could be devoted
15 to affordable housing.

16 One Cmr. Asked if he could more clearly define affordable housing. This does not equate with
17 low income housing, but is equal to the average income of the area. The average income for
18 Lake Forest Park is relatively high. Affordable housing presents an option for the ageing
19 population.

20 Steve reminded the Commission that this height issue will be before them again, and that there
21 will be time to make that policy decision. Overwhelmingly, the Commissioners are very
22 interested in seeing incentives for building height, and it was confirmed that opportunities for
23 this will be found.

24 Incentives were raised again toward the end of the meeting. It was proposed that incentives be
25 tied to the possibility of building up to 7 stories, while conditions must be met for the possibility
26 of building up to 5 stories. These conditions include 90% of parking be structured and 100'
27 setbacks for the structure of additional height.

28 Cmr. Holmdahl reminded the Commission that the first version included 150' setbacks. The
29 response pointed to the significant decrease of opportunity for the developers, and that the
30 topography would also minimize the effects this height would have on the neighboring
31 residential neighborhood to the west of this site. It was suggested to take these ideas and discuss
32 them relative to the corridor. If it works well there, then add it to the Transition Zone.

33 Open Space Regulations

34 Mr. Owen drew a sketch on the board to illustrate B.7.1.a. (ii), to show a setback as part of a
35 useful open space. The diagram greatly enhanced the definition and John offered to include such
36 a sketch in the final document.

1 Relation to Tree Ordinance

2 It was questioned whether arborists should be included in the design process. There may be a
3 clause currently in the Tree Ordinance that addresses new development and subdivisions. There
4 was a suggestion to exempt this Corridor from the Tree Ordinance Regulations. It was suggested
5 that a statement should be included in these regulations that this overrides everything that is
6 inconsistent with this. If a regulation is more restrictive, this one applies.

7 Corner Element

8 Cmr. Saunders was concerned about open space and gateway element missing. "I don't want to
9 lose those things as we go to the details. We need something in here to keep the idea alive." E.5
10 was seen as the appropriate place in the document to address these concerns, to which there was
11 no objection.

12 Bicycle accommodation

13 Cmr. Born raised a concern about the lack of accommodations for bicycles. While the intent is
14 stated, there is no further guidance. Other Cmr.s shared this concern. Mr. Owen said that the goal
15 is slow traffic; therefore, the bicycles are better mixed than separate. Sharrows were expressed as
16 a possible solution to which there was no objection.

17 Landscaping Code

18 Mr. Owen presented the plan for landscaping in these guidelines, suggested they are likely more
19 robust than necessary for this specific project, but that they could eventually be moved into their
20 own citywide code eventually. There was a discussion of appropriate caliper of trees to be
21 planted. In the end, there was no objection that this guideline includes 2" caliper recommended
22 for parking lots and 1 and a half for all other required plantings.

23 There was a call to include bioswale as a landscaping type. Mr. Owen said he would include it
24 with the next draft. The maintenance section was well received by all Cmr.s as it matches the
25 Tree Ordinance intention and gives authority to the City to enforce maintenance.

26 C.3.3.c will be re-written for better clarity, or possibly omitted.

27 "A landscaping plan will be reviewed and must be approved by the City Arborist" is to be added
28 to the Design Guidelines for Southern Gateway Corridor and Transition C.3.3.

29 The Commission recognizes that the EQC will need to be included at some point concerning the
30 landscape requirements for this new higher density zone. The initial proposal from Mr. Bennett
31 is to step down from the 15% canopy required by the Tree Ordinance in commercial sites to
32 between 5%- 10% for this corridor site. This represents a middle canopy requirement,
33 proportional to the intensity of development.

34 Mr. Owen then offered that an alternate approach could require street trees with one per 30 lineal
35 feet, a typical canopy coverage distance, plus 10% required for any open space. Landscaping for
36 parking lots was discussed with the possible requirement of 50% canopy, which all agreed was
37 too stringent. A second offer was 1 tree per 10 stalls, with no decision from the Commission.

1 There was a discussion of irrigation, the proposal to offer developers that they may plant a
2 xeriscape landscape, create an irrigation system, or place a bond for the maintenance for the
3 landscaped area for 5 years. The latter comes directly from the existing Tree Ordinance and
4 provides for future owners' to continue care.

5

6 Electric car plug-in stations

7 Cmr. Paulsen brought up the concept of electric car plug-in stations and said they have been very
8 successful at the Fred Meyer stores. The Commission considered including it as an incentive.

9 Cmr. Paulsen described the site: "It has a solar panel for self lighting, small signage, and a slight
10 demarcation of pavement." As a grocery store, the necessity of staff on cart-duty helps to deter
11 potential vandalism. It is unknown if vandalism is a problem in other similar situations, but a
12 concern raised by Cmr. Born. She also mentioned the possibility for grant money from the State
13 to support this, making it a more enticing incentive for developers to consider.

14

15 Architectural Guidelines

16 John was commended by the Cmr.s for his success at capturing the shared intention for giving
17 architectural guidance. There was discussion about developing a significant entry, or gateway as
18 an incentive. Burien with Thriftway was used as an example, as was Wallgreens in North City.

19

20 There was discussion about the structural difficulty for developers to work with EIFS, or Drivet.
21 The Commission chose to ban the material for buildings outright. Stucco could be an alternate
22 material option for developers, though Mr. Owen raised the issue that there should be standards
23 for troweled surfaces.

24

25 Cmr. Paulsen mentioned that in his experience he has been offered an incentive for moving
26 dumpsters to an interior location. This was a popular idea. All agreed to include it with the next
27 draft round of incentives, or possibly as a code requirement. This design necessitates an
28 increased building envelope, and special requirements for truck access.

29

30 Transitional Zone Regulations

31 Mr. Owen explained that the intent of these zoning regulations was that they allow many options
32 yet do not preclude the Intracorp plan, which is the minimum density permitted with these
33 regulations. More density is allowed with this plan than what is currently planned.

34

35 All of the Cmr.s wanted to include open space requirement within the zoning regulations. Also,
36 they want to see an addition of electrical "fueling" stations.

37

38 There was a discussion about appropriate manufacturing practices within the Transition Zone. If
39 possible, a distinction between an egregiously loud and/or noxious activity and one that promotes
40 amenable entrepreneurship.

41

42 A few important edits to the document were raised: 18.47.040.E should include the word acre in
43 describing the development density, and 18.47.050.A should have the first sentence stricken as it
44 conflicts with 18.47.040.B. Also, for 18.47.060, a revision should strike the phrase "except for
45 properties located between NE 145th St. and 147th St.

1 **New Business:**

2 Steve proposed a joint meeting with Council to review status and process of the Southern
3 Gateway Plan as introduction. There exists a goal that Council be finished reviewing by
4 February 23, 2013. The EIS must be completed and reviewed meanwhile.

5

6 **Reports/Communications/Announcements:**

7 The Third Place Commons Breakfast Event will be held on February 14, 2012. Cmr.s were asked
8 by Cmr. Piano to consider whether they will participate and purchase a table. Decision was
9 moved to the following meeting.

10

11 There was an announcement that Planning Commission topics and purview to be shelved until
12 the next meeting.

13

14

15 **Adjournment: 9:16 PM**

16

17 The next meeting is scheduled for December 11, 2012.

18

19

 APPROVED:



GEORGE L. PIANO, Vice Chair