



WATER DISTRICT

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**Public Neighborhood Meeting
Master Plan for the Property at 15555 15th Avenue NE**

April 25, 2017

7:00PM

North City Water District Administrative Office

Commissioner Ron Ricker called the meeting to order at 7:05 pm. Present at the meeting were Commissioners Ricker and Haines, District Manager Diane Pottinger, Operation Manager Denny Clouse, District Staff (Robert Heivilin, Jesse Foss, Toby Bigger and Theresa Harrington), the architecture and planning team from Wagner Architecture (Bob Wagner, Sam Scarmardo, Greg Somers and Ryan Lambert), City of Shoreline City Councilmember Jesse Salomon and approximately 15 neighborhood members.

Commissioner Ricker reported that the purpose of the meeting is to inform the community about the District's Master Plan for the property at 15555 15th Avenue NE and to listen to questions and concerns from the people living in the neighboring properties. This public meeting is a requirement in the process of obtaining a special use permit from the City of Shoreline.

Commissioner Ricker then introduced the team from Wagner Architects who were selected by a committee of Commissioner Ricker, District Manager Diane Pottinger, and Operations Manager Denny Clouse through a competitive review process.

Bob Wagner of Wagner Architects proceeded to present a Power Point slideshow providing preliminary landscape and building plans for the property. Mr. Wagner indicated that the design of the facility was formed by the idea that the provision of water is an essential public service. The site was designed with the following priorities in mind:

- Design a safe, strong, secure facility that would allow for the ability to provide water even during times of emergency.
- Be flexible enough to accommodate the growing needs of the District.
- Use funds efficiently to minimize cost and maximize benefit.
- Be a good neighbor by minimizing the impacts of noise and traffic and using design and landscape features to beautify and protect the property and neighborhood from vandalism and undesirable activities.

The presentation included site drawings, buffers and landscape information and details about proposed traffic flow. Ryan Lambert, Landscape Architect then presented on the landscape design and proposed

plant varieties for the site. He discussed the need to keep sightlines open to prevent hidden pockets that could attract unwanted activities and the use of climbing vines on walls to discourage graffiti. In addition, Mr. Lambert described a proposed rain garden that would help mitigate surface water runoff from the sight.

Mr. Wagner then informed the group that the District will be requesting several deviations and a variance from the City of Shoreline as part of the Special Use Permit application. As the site is more residential than commercial, the District will request to be held to the residential standards for sidewalks and curbs (5 ft sidewalks along NE 158th Street, and 14th and 15th Ave NE). A deviation will be requested on the sidewalks and planting strips surrounding the property to preserve significant trees and allow for a better street tree root systems. Finally a variance will be requested on fence height to ensure safety and security (increasing from 6 ft to 8 ft high).

Mr. Wagner concluded the formal presentation. District Manager Diane Pottinger indicated that the entire slideshow will be posted on the District's website at www.northcitywater.org so that neighbors could review it.

Commissioner Ricker opened the floor for questions. Ms. Virginia King, whose home is surrounded on three sides by the District's property, asked for clarification on the fencing plans around her property. The preliminary plan is for an 8ft high fence surrounding all District buildings and the southern 30 percent of the site, to ensure safety and to provide clear delineation of the property boundaries. Ms. King expressed displeasure with the idea of an 8ft fence surrounding her property indicating a shorter fence would be preferred. The concerns were noted.

Meeting attendees had many similar questions and comments which largely fell into three categories:

Security

Neighbors expressed concerns that the site could attract unwanted activities when the property was vacant as there is quite a bit of open space on the site. The proposed design attempts to mitigate this problem through landscaping with open site lines, lighting, cameras and some fencing. Neighbors offered comments and suggestion around how to best make the property secure. Many ideas were exchanged and debated. There was a general consensus that every effort should be made to prevent hidden unlit areas of the property. One neighbor requested that efforts be made to examine existing research on best practices for securing open spaces. Another neighbor suggested asking for the police to do a site walk with the architectural team and provide suggestions.

Traffic

Neighbors asked for information on the types of vehicles and number of trips in and out of the property. Operations Manager Denny Clouse provided information on types of vehicles (principally pickup trucks, tractors and a Vacuum Truck). There is limited coming and going at the site with a current crew size of six. Trucks leave in the morning to work for the day and return at the end of the day. Emergencies may require the occasional movement of vehicles in the nighttime hours. There will be an exit/entrance to the property on NE 158th St and on 15th Ave NE. Neighbors were concerned about commercial vehicles using NE 158th St and driving down 14th Ave NE as it is more residential and has pedestrian foot traffic. Mr. Wagner informed the group that the predicted traffic at the site was below the threshold to require an official traffic assessment. A neighbor expressed the desire to only have the driveways to the

property be along 15th Ave NE then use the driveway along 158th Street NE minimally. Mr. Wagner responded that because of the site lines and the steeper slope going eastbound, it is unlikely a vehicle could leave the site at NE 158th Street then turn left to go north along 15th Ave NE. The most logical and safest way for the majority of District vehicles and commercial deliveries to access 15th Ave would be to turn right on 15th Ave NE and go south. Crossing the lanes of traffic to go north would not be safe. The safety concerns were noted.

Sidewalks

Some of the neighbors requested that no sidewalks be placed along the 14th Ave NE, others very much wanted the sidewalks. A few neighbors stated that there were significant numbers of walkers along NE 158th Street and thought the idea of adding sidewalks was safe for the residents. Mr. Wagner explained that the City would be requiring ADA rated sidewalks where there were currently none along 14th Ave NE and NE 158th Street and the City would require the District to transfer 5' of the property along 14th Ave NE to widen the right of way of 14th Ave NE.

Noise and Aesthetics

Questions and comments continued around noise abatement and aesthetics. Every effort has been made to minimize noise issues through strategic building placement and landscape buffers. Mr. Wagner explained how the site had been compressed to reduce the site footprint and keep the facilities close together. A couple who lives next door to the existing North City Water District maintenance facility indicated that noise and traffic has not been an issue for them and they have not experienced any negative quality of life issues living next to the District's existing maintenance facility on NE 169th Street. Mr. Lambert spoke to the efforts being made to create an attractive space that will blend nicely with the residential feel. The neighbors concerns were noted.

The final question was regarding the scarcity of street parking in the area. A neighbor living on 15th Ave NE inquired about the possibility of using some parking spots on the site during non-working hours. The District Manger indicated that neighbors currently use the parking lot at the District administrative offices during off hours and as long as parking was available for crew members this might be something that could be worked out.

Lastly, Mr. Wagner reviewed the current project timeline. The District will be applying for a special use permit from the City later this week. The permitting process can take several months. They hope to go out for bids on the site work in the beginning of 2018 and for buildings in summer 2018. The goal is to complete the project in 2019.

Commissioner Ricker thanked everyone for attending and adjourned the meeting at 8:32PM.