

APPROVED OCTOBER 28TH

**CITY OF EDMONDS
PLANNING BOARD MINUTES**

October 14, 2015

Chair Tibbott called the meeting of the Edmonds Planning Board to order at 7:00 p.m. in the Council Chambers, Public Safety Complex, 250 – 5th Avenue North.

BOARD MEMBERS PRESENT

Neil Tibbott, Chair
Philip Lovell, Vice Chair
Matthew Cheung
Carreen Rubenkönig
Daniel Robles
Valerie Stewart
Nathan Monroe

STAFF PRESENT

Rob Chave, Planning Division Manager
Rob English, City Engineer
Carrie Hite, Parks, Recreation and Cultural Services Director

BOARD MEMBERS ABSENT

Todd Cloutier (excused)

READING/APPROVAL OF MINUTES

BOARD MEMBER STEWART MOVED THAT THE MINUTES OF SEPTEMBER 23, 2015 BE APPROVED AS SUBMITTED. BOARD MEMBER ROBLES SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY, WITH BOARD MEMBERS CHEUNG AND LOVELL ABSTAINING.

ANNOUNCEMENT OF AGENDA

The agenda was accepted as presented.

AUDIENCE COMMENTS

Courtney Hamilton, Edmonds, proposed a ban on crumb rubber use on all fields in the City of Edmonds. Crumb rubber is a synthetic mix of dangerous chemicals that were never meant to be played on. There are multiple levels of exposure: chemicals are absorbed through simple dermal contact; rubber pieces are swallowed during normal sports play; dust is spread into surrounding areas and tracked into homes; heavy metals in the chemical make-up of crumb rubber could leach into ground water, streams and other bodies of water; and athletes, neighbors and students will inhale Volatile Organic Compounds (VOC's) and tire dust. She referred to a study released in June of 2015 by Yale University and Encompass Home Health Insurance, which found that of the 96 chemicals detected in crumb rubber, a little under half have had no toxicity assessments done on them for their health effects. The other half have had some toxicity testing done on them, but many have incomplete toxicity assessments. Of the half that had toxicity assessments, 20% are probable carcinogens. David Brown, Sc.D., Public Health Toxicologist, explained that "chemicals are usually assessed for their toxicity one chemical at a time. Synergistic effects of being exposed to numerous chemicals at the same time are not known."

Ms. Hamilton observed that those who support the use of crumb rubber argue that even though crumb rubber contains carcinogens, players only get a limited exposure, and studies thus far all assume this limited exposure position. However,

direct experience with the fields conflicts with such hypothesis and assertions. Some players, especially goalies, get repeated and routine exposure to the loose sand-like material and the dust that results from its continual degradation. No study has provided adequate assurances of safety, and there are so many chemicals of concern with this issue. At some point, it must be recognized that the ability to understand exactly how cancerous materials interact in the human environment is limited. She noted that the Precautionary Principle states that, "if an action or policy has a suspected risk of harm, in the absence of proof that the action or policy is harmful, the burden of proof is on those taking the action." Following this principle, the social responsibility is to protect the public from harm. New studies, combined with the growing list of young athletes with cancer, should be a clear call to stop the use of crumb rubber. We should not be installing fields of old tires and assuming they are safe. We know there are carcinogens in them, and we know there will be exposure. The only question is how much exposure, and kids should not be used as the guinea pigs in order to answer that question.

Kristy Davis, Brier, said she has a PhD in Health Services Research. She commented that her favorite quote is from Susan Wuerthele, a former Environmental Protection Agency (EPA) toxicologist who is now retired, who said, "The EPA made a mistake in promoting this. That's my personal point of view. This is a serious no brainer. You take something with all kinds of hazardous materials and make it something kids play on. It seems like a dumb idea." Ms. Davis observed that when crumb rubber supporters claim that the health risks are minimal, they often point to studies or health risk assessments that supposedly prove this. However, it is important to understand that the assessments are component-based and assume that you can estimate the total risk of a mixture by summing the risks of all the individual components. The risk from each component is roughly assumed to be the amount and duration of the exposure, multiplied by the toxicity. There is a problem with this approach because they don't have any information on the toxicity of half of the chemicals, and information on the other half is very limited. For example, the Connecticut Study is often referred to as one of the primary studies, but just 13 chemicals were included in its risk assessment. One of them was benzo(a)pyrene, and the carcinogenicity of that was based off a single study of about 100 hamsters. The carcinogenicity of four other chemicals was based on their relative potency compared to benzo(a)pyrene. So the toxicity of five of the chemicals used in the health risk assessment was based off a single study of 100 hamsters. She further observed that even if the researchers had perfect toxicity data and perfect exposure data, they would still have been using an invalid technique for calculating risk. Crumb rubber is a complex mixture with dozens of chemicals that can interact with each other in complex and unpredictable ways once inside the human body. Complex mixtures must be studied as whole mixtures like cigarette smoke, toxic soil from Love Canal, or diesel fumes. The EPA guidelines for health risk assessments of chemical mixtures define a complex mixture as a mixture containing so many components that any estimation of its toxicity based on its components' toxicities contains too much uncertainty and error.

Jen Carrigan, Edmonds, said a recent two-part story done by NBC covered the national issue of the growing early evidence linking crumb rubber to various forms of cancer in young soccer goalies, as well as the growing national concern of parents and communities on the use of the product. The story indicated that the Federal Government no longer stands behind its statement that the material is safe and the United States Consumer Product Safety Commission Chairman, Elliot Kay, has recently said that "safe to play on means something very different to parents that I don't think was intended to convey, and I don't think we should have conveyed." In addition, United States Congressman Frank Pallone has also stated, "in the absence of definitive information on crumb rubber, our children cannot be the guinea pigs." She pointed out that decision makers in communities locally and around the country are responding by listening to concerns of constituents and choosing available non-toxic alternatives.

Ms. Carrigan read the warning label on a bottle of crumb rubber which says, "Avoid contact with skin and eyes. Can cause irritation. Avoid breathing vapor. Use in a well ventilated area. May cause coughing and lung irritation. If skin contact occurs, wash skin thoroughly with soap and water. If eye contact occurs, rinse immediately with plenty of water for at least 15 minutes. For further precautionary handling information, please review material safety data sheets." She emphasized that the bottom of the label says, "Keep out of reach of children." She pointed out that because crumb rubber is a recycled product, it is unregulated, and no warning signs are required to be posted on the fields that the kids play on.

Ms. Carrigan said the issue is not going away, and she has had the opportunity to speak with many citizens over the past months from all over the community and from all walks of life. These people strongly disagree with the choice of putting material containing carcinogens on our children's playfields as well as in our environment (open spaces, creeks, and so near Puget Sound). While out for a walk earlier in the day, she noted many signs on the City's drains stating "Puget Sound Starts Here." She expressed her belief that the Federal Government's wavering on the safety of the use of crumb rubber gives much reason to take notice. She believes the City wants to make choices to keep kids healthy. If there is any question or chance

that crumb rubber could make children sick or pollute the environment, decisions makers involved in the health and well being of the children and community have the ability to discontinue the use of the product in Edmonds and on school-owned property, and to choose non-toxic alternatives. She, along with many other local residents, urged the City to not just listen to industry-funded and limited biased studies, but also hear from those vested in the lives of children who could be impacted. She asked them to make the right and safest decision for the community and its youngest citizens and ban the use of crumb rubber in Edmonds.

Erin Zackey, Edmonds, said she is a science and math teacher in the Edmonds School District, but was present to speak as a parent of children who are active soccer players. She said she regularly takes her students outside as part of their curriculum, and she is an avid outdoor enthusiast. She also recognizes that athletic fields are a growing need in the community. However, as more fields are developed in Edmonds, there are alternatives to crumb rubber. She presented a stack of about 1,000 petitions from concerned community members, all of whom have engaged in conversations about what is the right thing to do in Edmonds. She said she has family members who are engaged in environmental concerns in the area, and she knows that millions of dollars are spent in the State trying to clean up old tires from aquatic habitat. The City has done its best to make sure its ecosystems are healthy for all life. It seems counterintuitive that they are now dumping these materials back on playfields. Crumb rubber is an unregulated product, and they know that there are other options. As the Board considers future building code regulations relative to athletic fields, she asked them to keep in mind what is going on nationally and consider other options and then ban crumb rubber use in Edmonds.

Laura Johnson, Edmonds, advised that the Washington Department of Ecology (DOE) conducted research and put out a publication called, "Controlling Toxic Chemicals in Puget Sound." The publication lists 17 main chemicals of the most concern, chosen because of their high potential to harm the health of people, fish and the Puget Sound ecosystem. She said she chose to focus her comments on just two from the list, zinc and fire retardants, which are both present in crumb rubber. Zinc is a component of tires and chemical fire retardants are added to the field because, as a petroleum product, tires are flammable. She explained that the DOE's assessment found that the most common pathway that toxic chemicals take to reach Puget Sound is polluted surface water runoff, which runs into storm drains and then flows mostly unfiltered into Puget Sound.

Ms. Johnson observed that, in the case of the Woodway Fields, the 2005 stormwater management practices were followed even though updated 2012 standards considering artificial turf surfaces "pollution generating impervious surfaces." The zinc and chemical fire retardants will not be filtered out before reaching Puget Sound. The publication lists ways to reduce the threat of chemicals in Puget Sound. The smartest, cheapest and healthiest option is to avoid releases. The second option is to reduce releases by helping people and businesses limit or manage the amount of chemicals that enter the environment. The most costly option is to clean up after contamination. The publication also lists key actions that include improving the way we manage polluted surface water runoff and keep it from reaching Puget Sound and reducing the level of pollutants by finding alternatives to the toxic chemicals.

Ms. Johnson emphasized that everyone shares responsibility for the health of the Sound and reducing pollution. If good land-use decisions are made today and runoff is controlled, the magnitude of the problem will be smaller for future generations. The City and its residents can actively support community organizations that work to clean up the waters and insist that elected leaders make reducing toxic threats a priority. She noted that Edmonds proudly proclaims its participation in the Puget Sound Starts Here Program, using big banners and bumper stickers on City vehicles. The City's website also discusses what is meant by "only rainwater down our storm drains." It all starts with stormwater runoff, which is the main source of pollution in Puget Sound. Since storm drains don't flow into treatment plants, stormwater runoff is discharged, untreated, directly into lakes and streams and eventually into Puget Sound. These pollutants can harm fish and wildlife populations and native vegetation and make recreational areas unsafe and unpleasant. She requested that the City honor its commitment to reduce pollutants in stormwater runoff, follow the advice from the DOE, and live by the mottos, "Puget Sound Starts Here," and "Only Rainwater Down Our Drains." She also asked that the City adopt into its building code, requirements that non-toxic alternatives to crumb rubber be used in all future athletic and play fields within the City of Edmonds. This move would help to protect current and future generations of Edmonds citizens and help to care for the health of Puget Sound.

DEVELOPMENT SERVICES DIRECTOR REPORT TO PLANNING BOARD

Vice Chair Lovell requested clarification of the Historic Preservation Commission's discussion about adding tree stumps to the Edmonds Register of Historic Places. Mr. Chave responded that a member of the Commission researched and reported on the historic value of a remnant tree stump he found in the City. The Commission concluded that the stump did not fit into the historic preservation program, but they encouraged him to work with the Edmonds Museum and the Parks, Recreation and Cultural Services Director to gauge interest in providing some type of educational information near the stump. Ms. Hite reported that she received an email from a Commissioner pointing out several old growth stumps in Yost Park. One, in particular, shows evidence it was cut down during the timber time when people were falling trees and hauling them to sawmills along the waterfront. He suggested the City create a path to the stump and install a sign to recognize the history of the stump. She reported that she and the Parks Maintenance Manager will visit the site with the Commissioner and discuss ways to identify its historic significance and recognize Edmonds as a timber town.

Board Member Stewart thanked Ms. Hite for following up on the stump idea. She noted that the discovery program does talk about stumps, but most citizens in Edmonds do not get the benefit of this history because there is no signage available.

Vice Chair Lovell asked if the Tree Board has had any discussion relative to the creation of an Urban Forestry Management Plan. Ms. Hite advised that the Mayor's proposed 2016 budget includes funding for an Urban Forestry Management Plan, and the Planning Division would take the lead on the project, with help from the Tree Board and Planning Board.

PUBLIC HEARING ON CAPITAL FACILITIES PLAN (CFP) AND CAPITAL IMPROVEMENT PROGRAM (CIP) FOR 2016 - 2021

Mr. English started his presentation by providing a diagram to illustrate the components of the CIP and CFP, particularly noting where the two documents overlap. He explained that both plans identify the six-year capital projects with funding sources, but the CIP also identifies six-year maintenance projects with funding sources and the CFP identifies long-range (20 year) capital project needs. The CFP is divided into three project sections: General (parks, buildings and regional projects), Transportation (safety/capacity and pedestrian bicycle projects), and Stormwater. The CIP is organized based on the City's financial funds and provides a description of each of the capital projects identified for the six-year period. He provided pictures to illustrate the work that occurred recently on 228th Street between 76th Avenue West and Highway 99, which will provide a new east/west corridor along 228th Street to tie Edmonds on the west with Mountlake Terrace on the east. In addition to the transportation improvements on 228th, a stormwater detention vault was placed under the street to contain flows collected from adjacent street runoff and mitigate during peak runoff period. He also provided pictures to illustrate the paving work that was done on 220th Street between 76th Avenue West and Highway 99 using grant funding and local dollars from the Pavement Preservation Program.

Mr. English reviewed each of the projects under the following funds:

Fund 112 – Transportation

- As part of the Pavement Preservation Program, the City was able to pave 9.6 lane miles of roadway in 2015, and \$1.03 million is identified for this program in 2016.
- The 228th Street corridor improvements are currently underway but it is likely that the electrical work and some of the signal changes will carry over into 2016.
- Phase 3 of the Highway 99 improvements (lighting) is underway in conjunction with the 228th Street corridor improvements.
- The stormwater portion of the 238th Street walkway project is currently underway, and the walkway will be constructed later in the year.
- The Transportation Element of the Comprehensive Plan was updated and adopted in 2015.
- The SR-104 Corridor Study is in its final draft, and it is anticipated the City Council will vote to adopt it next week.
- The biggest project scheduled for 2016 will be the 76th Avenue West/212th Street intersection improvements. The City has been working on this project for several years, and it is currently in the design and right-of-way acquisition phase. The goal is to advertise the project in the spring of 2016 and begin construction shortly thereafter.

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- Citywide bicycle improvements are scheduled for 2016 and will be funded by a grant from Verdant Health Care. The project is a combined effort that involves the Cities of Lynnwood, Mountlake Terrace and Edmonds. It involves adding bike lanes and signage throughout Lynnwood, Edmonds and Mountlake Terrace.
- They had hoped to move forward with the 236th Street Walkway project in 2015, but it got hung up with right-of-way issues with the school district. The City is in the process of securing the right-of-way, and the plan is to advertise the project in 2016.

Funds 125 and 126 – Real Estate Excise Tax (REET)

- REET funds have been allocated into the 112 Fund to pay for the 2016 Pavement Preservation Program.
- A trackside warning system would be installed at Main and Dayton to help alleviate some of the noise caused by the trains.
- Signal cabinet upgrades are scheduled to occur in 2016.
- Curb ramp upgrades are scheduled for 2016 to comply with the American’s with Disabilities Act (ADA), and the ADA Transition Plan will be updated, as well.
- Funds are identified in 2016 for the ongoing Traffic Calming Program.
- An access management study for Highway 99 would also be funded in 2016 to identify solutions to some of the existing problems.
- \$50,000 has been allocated for the Minor Sidewalk Program that can be used for potential matching funds for larger grants or to make improvements where sections of sidewalk are missing.

Fund 421 – Water

- In 2015, 8,200 lineal feet of water main was replaced, along with two pressure reduction valves.
- Also in 2015, the City overlaid 1,700 lineal feet of street affected by previous waterline replacement projects.
- In 2016, funding is identified for replacement of 8,000 lineal feet of water main and the replacement of one pressure reduction valve.

Fund 422 – Stormwater

- The 238th Street Project is a combination of walkway and drainage improvements. A fairly large drainage area will be connected to the Hickman Park infiltration system, and some additional rain gardens will be constructed.
- The Willow Creek Daylight Feasibility Study will continue into 2016.
- The Southwest Edmonds 105th/106th project is a drainage improvement project that was bid in July of 2015, which was not the ideal time. They received some high bids, and the City decided to rebid the project in the winter of 2016 with the hope of getting a better bid.
- The City secured a grant for the Seaview Infiltration Project, and design work will start in 2016 with the plan to build in 2017.
- Work on the Willow Creek/Edmonds Marsh design will continue into 2016, focusing on permitting and environmental aspects.
- The Stormwater Comprehensive Plan will be updated in 2016 through 2017. It will likely come before the Planning Board for review and a public hearing in early 2017.

Fund 423 – Sewer/Wastewater Treatment Plant

- 2,700 lineal feet of sewer main will be replaced in 2015, and pavement overlays will be completed on 500 feet of street affected by sewer main replacements.
- 3,000 feet of sewer main is scheduled for replacement in 2016.
- Also in 2016, a process called cured-in-place pipe will be used to rehabilitate 5,800 feet of existing pipe. This trenchless method has proven to be a more effective way of taking care of infrastructure.
- Numerous stormwater infiltration and bio-retention work has either been completed or is under construction at this point. The improvements include:

- Bio-swale and infiltration improvements will be done in conjunction with the 228th Street improvements. The bio-swale will allow water to be infiltrated in place as opposed to flowing into the detention vault across the street and being released into Lake Ballinger.
- Five new rain gardens and infiltration will be done in conjunction with the 238th Street Walkway improvements. The rain gardens will be located within the right-of-way.
- Six new rain gardens were constructed on residential properties as part of the Residential Rain Garden Pilot Program.
- The 105th/106th infiltration project will move forward this next winter.
- Another rain garden is planned on 171st Street in 2016.

Vice Chair Lovell referred to the two-page document that was provided by staff to outline the differences between the 2015 and 2016 CIPs, and noted that a number of projects were deleted. For example, the Meadowdale Beach Road walkway was deleted from the six-year plan. Mr. English explained that when the Transportation Plan was being updated in 2015, the Walkway Committee considered projects in the 2009 Transportation Plan, as well as projects identified through the public process. Each of the projects were evaluated based on a set of criteria, and a new set of priorities was established. Although all of the projects are still part of the Walkway Program, some were dropped from the six-year CIP as a result of this process.

Vice Chair Lovell asked if there is a process in place to reconcile the projects in the CIP with the priorities identified in the Strategic Action Plan (SAP). Mr. English said that consideration was given to the SAP throughout the process of updating the CIP and CFP. However, he cautioned that the SAP does not provide project-specific details so it is hard to reconcile each of the projects in the CIP with the priorities identified in the SAP. Vice Chair Lovell reminded the Board that the SAP had a lot of public input, and the community's priorities are embedded within it. Ms. Hite explained that the SAP was adopted in March of 2013 and was used as a reference when updating the Parks, Recreation and Open Space (PROS) Plan. For example, the SAP calls out the community's desire to encourage partnerships for sports field, creating a spray pad, and developing parklets and a public restroom in the downtown. These priorities were all addressed in the PROS Plan that was recently adopted into the Comprehensive Plan, and she used the PROS Plan as her guide when developing the CIP.

Board Member Rubenkönig said she appreciates that the project descriptions contained in the CIP provide information about where each project originated. This allows her to understand where the source of the priority came from and wraps up the details of why the projects are in the CIP. Mr. English recalled that Board Member Rubenkönig requested this additional information last year. Board Member Rubenkönig said she also liked that the language provided rationale and described the project benefits, particularly related to level of service (LOS). She said she appreciates that sources of information, such as the 2009 and 2015 Transportation Plan, SR104 Complete Streets Corridor Analysis, and the Safe Routes to Schools Program, were quoted throughout the CIP to further identify each project's origination. She suggested the Plan should also give credit to the citizens groups that provided attention and advocacy for the walkway projects, Highway 99, Sunset Avenue and the waterfront all-year market.

Board Member Rubenkönig asked Mr. English to clarify the definition for "Non Motorized Transportation." Mr. English replied that non-motorized transportation could be a walkway or a trail project (pedestrian and bicycle improvements). Board Member Rubenkönig asked if the definition is clear that only bicycles and pedestrians can travel on these walkways and trails. Mr. English answered that certain engineering standards control the use of a path and identify how wide it must be to accommodate both user groups. Board Member Rubenkönig asked if electric bicycles would be allowed, and Mr. English answered affirmatively, depending on the width. For example, the Interurban Trail can accommodate electric bicycles and Segways.

Board Member Rubenkönig asked if it is possible to consider an "all walk" at the traffic signal at the Edmonds Woodway High School Intersection. Mr. English answered that it is necessary to accommodate a number of different modes of transportation at this intersection, and it could be a challenge to provide an "all walk" and still meet the LOS requirement.

Board Member Rubenkönig said the project description for the Seaview Infiltration Project did not clearly identify where the project would be located. Mr. English clarified that the project would be located in Seaview Park and would benefit Perrinville Creek. The purpose is to pull some of the back flow out of Perrinville Creek to minimize the erosion problems that are occurring.

Board Member Stewart said she had hoped that the CIP and CFP would include more green infrastructure and sustainable practices. For example, the CFP makes note of the deteriorating building in City Park, which will be replaced or renovated at a cost of between \$3 and \$4 million. She pointed out that Edmonds Woodway High School and Edmonds Community College offer wonderful architecture and green building programs. She asked if these students could be involved in the project to bring the cost of design down or if the City is required to use the services of contractors from an approved list. Mr. English answered that the City could utilize the student's assistance in designing the building. He explained that, typically, the City uses a roster or publishes an announcement asking for Statements of Qualification, and a selection committee reviews the submittals based on qualification and experience. He further explained that public agencies are required to put projects out to bid, and the lowest responsive bidder receives the contract. He said the City works with a number of different contractors each year.

Board Member Stewart asked if anyone could bid on the project, and Mr. English answered affirmatively. Board Member Stewart asked if the City is required to award the contract to the lowest bidder or if the longevity and quality of the proposal could also be part of the decision. Perhaps it would be appropriate for the City to pay more upfront if a contractor could ensure the project will be better and last longer. Mr. English said the laws are pretty strict on public bidding and require the City to accept the lowest responsive bid. However, qualifications and quality can be addressed as part of the Statement of Qualifications. For example, the City could require a contractor to have a certain level of experience in order to be eligible to bid on a project. Also, the specifications within the plans, themselves, can identify if certain materials or products must be used for the project. Board Member Stewart asked if new technology is considered as it comes forward, and Mr. English answered affirmatively.

Board Member Stewart voiced concern that the CIP identifies millions of dollars for buildings and infrastructure and a relatively small amount (\$200,000) for open space and shoreline acquisition. She explained that when opportunities to acquire shoreline come up, the cost will be greater than \$200,000. She also voiced concern that much of the proposed new infrastructure is not what she would consider green and natural systems are a better way to go. The amount of stormwater that is diverted from Puget Sound as a result of the six residential rain gardens that were constructed last week can be quantified. She suggested that the \$2 million that is identified for the Seaview infiltration project would be better used creating rain gardens. She questioned how City staff can justify spending such a large amount of money on conventional infrastructure. Mr. English explained that while rain gardens offer a huge benefit in some situations, many of the problems associated with the existing and inherited conventional systems cannot be addressed by rain gardens because of soils, critical areas, etc. That being said, the City looks for opportunities to build green infrastructure. While this approach is generally more efficient and cost effective, it may not be the best answer for every problem. Board Member Stewart said she understands that the current infrastructure needs to be maintained, but she hopes some consideration would be given to open space acquisition when addressing future flow control. This greener approach would do a better job than conventional infrastructure, as well. She said she would not support the proposed CIP and CFP if it does not include this more green approach.

Board Member Stewart requested clarification of the Sunset Avenue Walkway Project, which is identified as a walkway in one location and a multi-use pathway in another. Mr. English answered that a trial project is currently in place on Sunset Avenue to evaluate the effects of adjusting parking and locating the trail/walkway on the west side of the street. At this point, he does not know what the project will be. Data related to pedestrian counts, traffic speeds, and accident history has been collected and presented to the City Council. As the discussion moves forward, the public will be invited to weigh in on the pros and cons of the trial project via public meetings and a survey. Board Member Stewart commented from her experience working with the older adult population, if given a choice, they will not use a walking pathway that includes bicycles. She asked if the grant funding would still be available to do a pedestrian walkway on the west side of the street if the bicycle path was eliminated and placed back on the street. Mr. English said the City would have to have this discussion with the funding agency once they have identified a scope for the project if it no longer meets the original intent of the grant.

Board Member Robles asked why the sidewalk project on Meadowdale Beach Road was eliminated from the CIP. Mr. English said the walkway project was eliminated from the CIP by the Walkway Committee because other projects were ranked higher. However, it is still identified in the City's Walkway Plan. Board Member Robles advised that citizens have voiced concern that this east/west corridor is curvy, wet, dark and most cars travel fast. There are no sidewalks and few people living in the area, but the combination of conditions have citizens concerned. He asked the best method for the citizens to voice their concerns to the City staff. Mr. English suggested they contact him directly. He said the Engineering

Department receives requests for walkway improvements throughout the City, but there is very little funding available at this time. The Engineer Department tries to secure grant funding for walkway projects through the Safe Routes to School Program, and the intent is to leverage the dollars for future grant opportunities. The grant program is very competitive, as most cities in the State are seeking funding for sidewalks. While all walkway projects are included in the City's Walkway Plan, the City's focus over the next six years will be on those that have a greater potential for grant funding.

Board Member Robles asked if the City has plans to resurface or at least repair Meadowdale Beach Road to make it safer. Mr. English said the goal is to continue the Pavement Preservation Program, with over \$1 million budgeted in 2016. They are currently working on the project list. Board Member Robles said he would encourage the citizens on Meadowdale Beach Road to provide input as the City works to finalize the project list.

Board Member Robles asked if the City has completed a feasibility study related to alternative materials for athletic fields as opposed to crumb rubber. He assumes that health research will be forthcoming, but what does the City know about the cost of the alternative materials versus recycled rubber. Chair Tibbott suggested that this question be tabled until Ms. Hite has presented the park-related elements contained in the CIP and CFP.

Board Member Robles asked if the definition for non-motorized vehicles in the Transportation Plan is consistent with the State of Washington's definition. Mr. English answered affirmatively.

Chair Tibbott observed that the REET Funds (125 and 126) are doing quite well right now. He asked if that means the City can look forward to accomplishing more projects in 2016 than is typical for a calendar year. He also observed that utility projects are funded from both the General Fund and the Utility Fund. Mr. English advised that very few utility projects are funded by the General Fund. In 2015, the General Fund is estimated to contribute \$670,000 in for the Pavement Preservation Program. As proposed, no General Funds would be used for this program in 2016, and the REET Fund will pick up this contribution. He agreed that REET Revenue has picked up, and a number of projects that haven't been funded in the past would be funded in 2016. These additional projects include the trackside warning system, pavement preservation, signal cabinet upgrades, curb/ramp updates for ADA compliance, ADA Transition Plan update, Highway 99 Access Management Study, Minor Sidewalk Program and Traffic Calming Program.

Ms. Hite provided an overview of the projects completed and in progress by the Parks, Recreation and Cultural Services Department in 2015:

- The City Park spray pad area has been completed. It was operated manually last week, and they are programming it this week. They are hoping to have it completely programmed in order to operate it for a few days before it is winterized. The playground and spray pad project experienced some difficult technical issues, and they are excited to celebrate its grand opening in May of 2016.
- The Dayton Street Project has been identified in the CIP for quite some time. The site has been demolished in house, and the project will go out to bid tomorrow using the small works roster. The project was designed by the community and includes artwork.
- Almost all of the wayfinding signs have been installed on the 4th Avenue Cultural Corridor, and some historic signs were also added. A new art piece will be installed before the end of the year. The piece will be lit at night and visible all the way from Main Street to the Edmonds Center for the Arts.
- The City conducted a robust planning process for the Marina Beach Master Plan, which was triggered by the City's project to daylight Willow Creek. The creek project was at 30% feasibility, and it was necessary to figure out where the creek would fall out onto Marina Beach. Board Member Stewart participated on the Marina Beach Project Advisory Committee, which consisted of 15 people. Several open houses were held, along with on-line virtual open houses and stakeholder interviews. A draft Master Plan will be presented to the City Council in a few weeks for approval before the end of the year. Formal adoption of the plan will take place as part of the 2016 Comprehensive Plan amendments.
- The spa at Yost Pool was rebuilt in 2015 using REET funding from Fund 125.

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- The Anderson Center Stage roof is old and is separating from its pilings. While the facility is structurally safe, it cannot last much longer. The roof will be replaced in 2015 using REET funding from Fund 125. The final design has been completed, and the project will go out to bid soon.
- The Veteran's Plaza was added to the 2015 CIP and the City Council allocated \$10,000 for the initial 30% design process. The consultant, Site Workshop, is working with a community group to develop the design, and she sits on the committee to ensure that the City is still involved in the project. The community group will approach the City Council in the next few weeks to share some of the design development portions of the project. They are also doing fundraising in the community. The CIP identifies \$470,000 for the project, but it also identifies \$475,000 of revenues that will come from the fundraising efforts. The City is not anticipating spending money on the project.
- The design for the fishing pier rehabilitation was completed in 2015, and the City received a \$1.3 grant from the State to complete the project. Contracts are in process right now, and the project will start in March of 2015. Under the direction of Board Member Stewart, Edmonds Woodway High School students visited the fishing pier and asked users what amenities they would like. While most of the \$1.3 million in the current budget will be used to shore up the underside of the fishing pier, they will try to carve out some money for above ground amenities, as well.
- REET funds from the 125 Fund were transferred to the Park Construction Fund (Fund 132) to be used as a match for grants. One of the City's current construction projects is Edmonds Marsh and daylighting Willow Creek, which is a joint project with the Stormwater Division and Engineering Department. The project is twofold to mitigate stormwater flooding concerns on SR104 into the Marsh and Puget Sound and to daylight Willow Creek to increase the salmon habitat.
- The City has been in active negotiations with the Edmonds School District to purchase the Civic Center, and they are very close to an agreed-upon price. Once the agreed upon price has been identified, the City's intent is to sign a purchase and sale agreement and put the funding together before the end of the year. The City received a \$1 million grant from the State of Washington and a \$500,000 Conservation Futures Grant. In addition to \$1.5 million in grant funding, the City has set aside \$400,000 in Fund 126 (Land Acquisition) to go towards the purchase of Civic Center.
- The Woodway High School Athletic Complex Project was put through a significant public process in 2006 and 2007 and has been part of the City's CIP and CFP since 2001. Money has been set aside for the project, but it has become a very controversial because of the crumb rubber. In response to Board Member Robles' earlier question, she said she asked a landscape architect to put together the pros and cons of the various infill materials, and the information was presented as part of a City Council packet about a month ago. She agreed to send the information to Board Members, as well. She cautioned that the information is not scientific, but just his experience in designing fields and the cost and maintenance differences associated with using field turf as opposed to crumb rubber. The information is probably not as in-depth as what Board Member Robles is requesting; and to her knowledge, this more detailed information does not exist. Based on her conversation with the industry and the architect, crumb rubber is considered the industry standard right now in the nation, but many communities are turning away from that for reasons discussed earlier tonight.

Ms. Hite said Nike Grind, a material made from ground up tennis shoes, has been used on some fields in Puget Sound, but Nike does not make any confirmation or promise regarding the safety of its product. However, it does say that the pre-product is on the safe list and they are assuming the post product is, as well. There is no scientific information to back up their claim, as no one has tested Nike Grind as much as they have tested the crumb rubber. There are several other options. A cork and coconut husk material was installed two years ago on a field in Kitsap County, and they having issues with it clumping up and clogging the drainage system of the field. She referred to the NBC news report and said there is still not a lot of information about what the best and most cost effective alternatives are. She will continue to pay attention to research and learn from communities that have installed the alternatives.

The funding set aside for the Woodway High School Athletic Complex has not been spent. The expenditure is contingent upon the City Council making a decision on whether or not they want to sign an interlocal agreement with the school district. She reminded the Board that the use of crumb rubber for this project was the school district's decision. Both the staff and City Council requested that the school district consider alternatives, but the school board decided to move ahead with the crumb rubber. From a parks perspective, the City does not have a tremendous amount of athletic

fields (no full-size fields), and the project has been an important part of the CIP for a number of years. The issue has yet to be determined by the City Council in the coming weeks. If they do not approve the interlocal agreement, the \$500,000 allocation can be reallocated to a different project such as improvements at Marina Beach Park or Civic Center.

She pointed out that \$155,000 of the \$655,000 allocation has been set aside for a community garden and to maintain the field for the first year. She will be seeking feedback from the City Council and Planning Board relative to staff working with the school district to see if they can still site the community garden at the Woodway High School site.

- The fishing pier rehabilitation will be managed by Fund 132, since the majority of the funding comes from grants.

Next, Ms. Hite reviewed additional projects identified in the 2016 CIP as follows:

- Temporary parklet development in the downtown is identified as a priority in the SAP, PROS Plan and Community Cultural Plan. Various communities have tried this concept as a method of encouraging people to gather and enjoy different areas of business districts and to increase tourism and economic development. It also provides additional green space and adds flavor and culture to a downtown area. They are currently considering a parklet on a corner along the 4th Avenue Cultural Corridor. Several businesses have also contacted the City expressing a desire to develop parklets in the downtown. The City's Cultural Arts Manager will be working on a policy for parklet development in 2016.
- Also a high priority in the PROS Plan is the ability for citizens to increase their fitness levels and be active in the community. With the exception of Hickman Park, none of the City's other parks include outdoor fitness zones, which are popular across the nation and allow people to exercise outside. The City is currently considering adding this equipment to three parks: City Park, Mathay Ballinger Park, and Sea View Park. This project will be contingent on grant funding, and staff is currently writing grants to Green Zone Fitness and Verdant.
- There is currently a gateway sign on SR104, which welcomes people to Edmonds. The sign is in poor condition and needs to be rehabilitated or replaced. The gateway sign on the waterfront may also be rehabilitated or replaced. There has been some conversation of having solar lighting attached to the signs so they are visible at night. The sign design will incorporate the fonts and colors identified in the Sign Master Plan that was adopted a few years ago, but a Council Member has voiced interest in a different design.
- The Meadowdale Playfields are owned by the school district, but the City of Edmonds, City of Lynnwood and Snohomish County all contributed capital dollars into its development as soccer and softball fields. It is now time to put some improvements into the fields, and the City of Lynnwood and the school district are very interested in installing field turf on the soccer field. The City of Edmonds has an agreement with the School District until 2025 for use of the fields. If any party or parties suggest improvements, the other parties have the option to opt into the improvements and continue to use of the fields. Discussions are taking place right now amongst the parties, and she is confident that the topic of crumb rubber will come up in the conversation. The project was identified in the 2016 budget so the City can still be at the table in future conversations. At this time, the school district and the City of Lynnwood are interested in moving forward with soccer field renovations, but the City primarily uses the softball fields for adult leagues. The City would like to continue to use the softball fields, which are not part of the current discussion.
- Mayor Earling has identified funding in 2016 to locate, construct and maintain a downtown restroom in the parking lot (fronting the sidewalk) between the Rusty Pelican and City Hall. A few parking spaces would be eliminated to accommodate the restroom, which would be centrally located.
- Money is identified in 2016 for Senior/Community Center Walkway Design in anticipation that the park area around the Senior/Community Center could be developed in future years, and she is suggesting that the first \$500,000 allocation for this project come from park impact fees. She reminded the Board that the City began assessing park impact fees a few years ago, but none of the revenue has been programmed yet. Development of the Senior Center park area is a perfect use of these funds because it will add community center space and availability for the City to meet the needs of the growth in the area for active recreation.

- Funding is identified in 2016 to work with the community on a robust master plan process of Civic Center if it is acquired by the City. She pointed out that the current bleachers are in disrepair and hazardous. While they let people use it, it is not the most ideal situation. Even if Civic Center is not developed further, she felt it would be appropriate to add more paths and walking areas to connect the neighborhood to downtown and provide connections for people to get around.
- Some projects have been lingering in the CFP for a number of years. For example, although the Sno-Isle Library Building is owned by the City, it is operated by Sno-Isle Libraries. The building is solid and the City helps with maintenance, but rehabilitating or rebuilding the structure in future would be the responsibility of Sno-Isle Libraries. She is recommended that this item be deleted as a formal project in the CFP. Another example is the Boys and Girls Club Building, which is currently being leased to the City. She questioned if the City wants to be responsible for funding a building for a non-profit organization. She acknowledged that the City could maintain a strong relationship with both of the organizations to support their success in the community, but it may no longer be appropriate to include the buildings in the CFP.
- An Arts Center/Art Museum has been listed in the City's CFP for a number of years, and the art museum at Salish Crossing that was recently opened by a private entity may have met that need. She suggested that instead of specifically planning for another arts center or art museum in the future, this line item could be changed to a Cultural Arts Facility Needs Study, as identified in the Community Cultural Plan, to identify the gaps in the community.

Chair Tibbott asked if the City maintains the landscaping at the Edmonds Sno-Isle Library facility. Ms. Hite answered that the landscaping maintenance at the library facility is not usually part of the CFP, but the City maintains the landscaping on a regular basis as part of the parks budget. Chair Tibbott agreed that it makes sense to eliminate the library building from the CFP.

Chair Tibbott asked if there has been any discussion about the possibility of forming a partnership with the Boys and Girls Club to create a larger community center. Ms. Hite said the City has had discussions with the Boys and Girls Club about what would happen if the City developed a large community center at the Civic Center. However, she recommended that these discussions be postponed until the community has had an opportunity to participate in a master planning process for the site. She reported that the City has a good relationship with the Boys and Girls Club, and they are in conversations with them about extending their lease of the building, as well as their long-range plans. The line item in the CFP calls for the City rebuilding the Boys and Girls Club facility, and she questioned the appropriateness of the City allocating money to build a non-profit center. She explained that including the project in the CFP means the City is committed to financial planning for a new building. In recent conversations, it is apparent that the City is interested in supporting the Boys and Girls Club in their efforts to build a new building, but not necessarily paying for the project.

Chair Tibbott said his understanding is that a drainage system will be in place to handle the potential toxic runoff from the Woodinville High School fields. He asked Ms. Hite to describe the system and explain how effective it would be. Ms. Hite acknowledged that drainage is not her expertise. However, as part of the permit process, the Planning Division made sure the system would meet the standard code requirements. Her understanding is that the system would filter most, if not all, of the toxins, and the school district is planning to do testing before and after the filtration system is in place to ensure it is working correctly. Chair Tibbott asked if the infiltration system would be placed on a regular maintenance schedule, and Ms. Hite answered affirmatively.

Chair Tibbott asked if the proposed parklets are intended to be temporary. Ms. Hite answered that the parklet proposed on the 4th Avenue Cultural Corridor would be permanent, but the parklets that are created by business owners would likely be temporary during the summer months. She reminded the Board that the City will develop a policy to address parklets in 2016.

Chair Tibbott asked if the CIP includes walkway improvements along the 4th Avenue Cultural Corridor. Ms. Hite said there is definitely interest for sidewalk improvements in this location, and it is identified in the Community Cultural Plan. However, she is not clear as to whether the project is included in the Walkway Plan that was adopted as part of the Transportation Plan. Chair Tibbott commented that it would be great to upgrade the entire corridor at the same time.

In addition to the gateway on SR104, Chair Tibbott asked if it would be appropriate to upgrade other gateways at the same time. Ms. Hite said the other gateways are not as elaborate as the one on SR104. They are smaller signs that were made by the City, and they do not need to be upgraded unless they are made larger. Next year's plan is to replace the main gateway signs on SR104 and at the waterfront, but the City will continue to consider the other locations, as well. She recalled that Chair Tibbott previously requested that a gateway sign be placed on 196th, but she has not determined an appropriate location. Chair Tibbott commented that if the City upgrades the two gateways with a common theme, he assumes that the theme could be continued to other gateway areas in the future.

Board Member Stewart commented that the proposed CIP includes a wonderful assortment of projects. Once again, she voiced her support for the acquisition of open space and waterfront tidelands. Edmond is a unique shoreline community at grade. Ms. Hite agreed and said she was disappointed when the City's recent opportunity to acquire waterfront property fell through. She said she continues to add \$200,000 for park acquisition every year, and the dollars are carried over. She explained that \$200,000 actually equals \$2 to \$3 million worth of bonding capacity to acquire waterfront property when opportunities come up.

Board Member Stewart asked if the City could set up a building fund whereby donors could match the City's contribution. Ms. Hite voiced support for the idea and suggested it is a discussion staff should have with the City Council, but it would likely have to be codified.

Board Member Stewart said that as she reviewed the CIP, she looked for opportunities to shave costs from large projects so more money could be allocated for open space and waterfront land acquisition. For example, she asked what the \$4.3 allocated to the 4th Avenue Cultural Corridor would entail. Ms. Hite said the improvements include streets, sidewalks, and everything that leads from Main Street to the Edmonds Center for the Arts. She emphasized there is no money set aside, and the project is entirely dependent upon grant funding. Board Member Stewart also referred to the \$3 to \$4 million allocated to rebuild the Parks Maintenance Building. Ms. Hite explained that this building houses the facilities and park maintenance crews. While it is a fairly large, one-story building, they actually need about 10,000 square feet of space. Although the park crew is resilient and has indicated they can make do with the existing building for the time being, it is in poor condition and will need to be rehabilitated or relocated soon.

Board Member Stewart said she has been following discussions in the City relative to crumb rubber on the Woodway High School Fields. The more research she has reviewed, the more she is concerned about making healthier choices for the future when opportunities come up, and opportunities come when projects are built. While she recognized that healthier choices for existing fields will have to wait until the next cycle of replenishing the infill, she hopes that the City's budget includes a buffer of money to enable healthier alternatives to be used. This is particularly true for fields that are used by young people, since the exposure is magnified because their bodies are still developing. At the least, the City should consider having one natural grass field and one synthetic field so parents have a choice. If it was her child today, she would not let them play on the synthetic fields. While the crump rubber is the industry standard, not enough is known about its affects on the body when exposed repeatedly. She recalled that at the recent international soccer tournament in Vancouver, Canada, some teams became upset when they couldn't play on the grass fields. More injuries occur on the turf fields. She acknowledged that grass fields are more costly to maintain, but they are safer and better for the children and the environment, as well. Again, she suggested that a cushion of funding be in place in case the decision is made to use an alternative infill.

Regarding the community garden concept that was previously proposed at the Woodinville High School site, she suggested that the gardens could be done privately.

Board Member Stewart asked if the Boys and Girls Club have an estimate for how long the current building will last. Ms. Hite said the building is in ill repair, which has prompted the Boys and Girls Club into discussions about rebuilding the structure but maintaining its location at the Civic Center. These discussions will continue in the future. Board Member Stewart said it is a shame that the Boys and Girls Club facility could not be combined with another project, such as the Senior Center or Francis Anderson Center.

Ms. Hite explained that if the Woodway High School Fields were owned by the City, the conversation would have been completely different, but the decision-making power was out of the City's hands. The City had extra money to put into the project for alternative infill, but it was not well received by the school district. The dilemma is that the community does not

have a lot of space for fields except Civic Center, which is surrounding on three sides by residential development and not the best location for a lot of athletic events. The PROS Plan points to partnering with other entities to leverage their assets, and the City relies on partnerships with the school district.

Board Member Rubenkonig noted the large number of commissions, boards and committees that are listed as having provided the attention and advocacy that led to the projects being identified in the CIP. However, she noted that the Economic Development Commission did not receive credit for recommending the waterfront all-year market, and Ms. Hite agreed to make note of their contribution. Board Member Rubenkonig recalled the City Council's recent discussion about the money that is allocated to staff support for boards and commissions. It is good to see how effective these groups have been in processing the interests of the community, which is a wonderful tribute to Edmonds and an excellent picture of how things get done in the City. She listed the various plans and processes that were used to inform the projects. She commented that the list speaks to the benefits of staff supporting all of the groups that are part of creating the plans and recommendations that give support to the projects listed in the CIP and CFP. Ms. Hite pointed out that Board Member Rubenkonig requested this specific information when the 2015 CIP and CFP were reviewed by the Board

Chair Tibbott said he thought the Willow Creek project was also intended to address stormwater issues as well as daylighting the creek. Ms. Hite agreed that the project is a two-fold solution.

Mr. English concluded the presentation by reviewing the schedule for moving the draft CIP and CFP forward, noting that the process started in July. An initial presentation of the CIP and CFP was made to the City Council in September, and the Planning Board's public hearing and recommendation will be followed by a public hearing before the City Council on October 27th. It is anticipated that the City Council will adopt the draft CIP and CFP into the City's Comprehensive Plan in November or December.

Chair Tibbott invited members of the public to address the Planning Board on the draft CIP and CFP. No one indicated a desire to do so, and the public hearing was closed.

Board Member Robles commented that there is plenty of data available on the cost of infill alternatives to put together a feasibility study to determine what is most appropriate for the area. Ms. Hite clarified that the City does have a report from a landscape architect with cost figures and pros and cons relative to the alternative infill materials that are currently available on the market. However, she does not have any longevity studies to indicate how the materials have reacted or been applied in the northwest weather. She agreed to forward the landscape architect's report to the Planning Board Members.

Board Member Stewart said that although she generally supports the draft CIP and CFP, she is concerned that, as currently proposed, it identifies insufficient funds to acquire open space and waterfront tidelands as it becomes available. She would like this issue to be addressed before the CIP and CFP are approved. Also, unless there is some effort to include alternative suggestions about rain gardens or green infrastructure, particularly in regard to the Perrinville Creek Project, she will not be recommending approval of the documents in their current state.

Although she gives merit to Board Member Stewart's concerns, Board Member Rubenkonig asked if there was another point in time when her concerns could have been addressed before the public hearing. Mr. Chave explained that the CIP and CFP come before the Board each year, and most of the projects have been reviewed in some form in past years. The Board can discuss the projects and make recommendations to the City Council on priorities going forward at any time, but they should keep in mind that it is more difficult to make major changes mid stream. Board Member Rubenkonig asked if the CFP and CIP would be addressed by a particular City Council Committee, and Mr. Chave said the documents will be reviewed and adopted by the Council, as a whole. Board Member Rubenkonig asked staff to provide direction as to the best way for the Board to address their concerns and recommend changes. Mr. Chave advised that the Board has the ability to influence the priority of projects when they review the various plans that are contained in the Comprehensive Plan such as the PROS Plan and Transportation Plan. It is important to pay careful attention to the goals and policies expressed in these plans, since they help inform the prioritization of projects in the CIP and CFP.

Board Member Rubenkonig asked if the SAP contains policies that address waterfront and open space land acquisition as a priority. Vice Chair Lovell said his understanding is that the SAP does not take precedence over the goals and policies contained in the Comprehensive Plan. The SAP was a citizen-initiated, grassroots effort that included a lot of public input to

identify the desires of the community, but there are a number of other overarching needs identified in the Comprehensive Plan and other focus plans that need to be addressed in the CIP and CFP, as well.

Vice Chair Lovell recalled that the original intent was that City Council would establish a priority-based budget process, and the priorities identified in the SAP would be used to inform the budget process. While the City Council has not yet implemented a priority-based budget process, he is confident they had the SAP in mind when considering which projects to fund. As examples, he noted the senior center project, bikeways and walkways, and the restroom in downtown Edmonds.

VICE CHAIR LOVELL MOVED THAT THE PLANNING BOARD FORWARD THE DRAFT 2016 – 2021 CAPITAL IMPROVEMENT PLAN AND CAPITAL FACILITIES PROGRAM TO THE CITY COUNCIL WITH A RECOMMENDATION OF APPROVAL. BOARD MEMBER RUBENKONIG SECONDED THE MOTION.

Vice Chair Lovell pointed out that the Board has discussed the need for coordination between the SAP and the CIP/CFP, and the issue will likely be a topic of discussion by the City Council.

Board Member Rubenkönig pointed out that the purpose of the Planning Board is to represent the future citizenry, and the vision presented by Board Member Stewart will change the scope of how the Board reviews projects. She would like to understand how the Board can critique future CIPs and CFPs to address issues such as those raised by Board Member Stewart.

Board Member Stewart referred to the recent shoreline acquisition tour that was presented by Bill Phillips, who served on the Planning Board for approximately 18 years. During his time on the Board, the City acquired a significant amount of shoreline to become public access. This was done collaboratively with a number of groups in the City. If it wasn't for that vision, the City would not have these parks today. She sees the tidelands as a resource, and once they are placed in private lands and developed, they are no longer available for public access. When opportunities come up, the City needs to be poised to purchase and act. She cannot support the CIP and CFP as presented.

Board Member Robles said he generally supports the CIP and CFP, but he would also like to see an avenue for public opinion to challenge the ranking system, mostly from a value of life standpoint. Most of the issues that are important to him are concerning life threatening conditions such as bikeways, slippery dangerous dark roads, and turf. He suggested it would be helpful to clarify the avenue citizens can use to influence the priorities.

Board Member Monroe said he believes the CIP and CFP are wonderful plans, and he appreciates how difficult it is to balance all of the issues. He commented that in order to find the best path forward, they should rely on the metrics already used by the City to identify the appropriate balance. Quality of life is a subjective term that is appropriate to consider as a factor, but the City needs to utilize hard data when establishing priorities, and the proposed CIP does a good job of that.

Chair Tibbott reflected that when he served on the Transportation Committee, the walkway systems were prioritized and ranked. The Transportation Committee is just one of the groups citizens can participate on to help prioritize projects. The PROS Plan is another input opportunity that helps to inform the budgeting process. He recalled Board Member Rubenkönig's previous comment about the amazing capacity the City has with people who volunteer their time and share their expertise to provide information to inform the process. He encouraged the Board Members to invite others to be a part of the public process, as well.

Chair Tibbott said he is supportive of the draft CIP and CFP, particularly the walkway projects that are identified. Even a \$50,000 budget to complete walkway projects is a great idea. He is particularly concerned about the large number of walkways that start and stop and then start up again. It would be great to complete the system at some point in the future.

Chair Tibbott pointed out that there are some heavily-congested areas in the City where foot traffic and bicycle traffic is alongside vehicular traffic. Special adherence needs to be given to the awareness that these congestion zones are increasing. The City needs to make sure they are addressing these problem areas with walkway projects, road diets, and other available means.

THE MOTION CARRIED 6-1, WITH BOARD MEMBER STEWART VOTING IN OPPOSITION.

APPROVED

UPDATE ON HIGHWAY 99 SUBAREA PLANNING PROCESS

Mr. Chave provided an update on the Highway 99 Subarea Planning Process, noting that his presentation is the same one that was recently given by the Development Services Director to the City Council. He advised that the overall project involves subarea planning for the Highway 99 Corridor. He provided a map to identify the portions of the corridor that pass through or border Edmonds. He explained that other cities, along with Edmonds, have recognized the importance of the Highway 99 Corridor, and it is fairly easy to find plans that have been done by the Cities of Everett, Lynnwood and Shoreline. He particularly referred to the improvements that have occurred or are occurring on the City of Shoreline's portion of the corridor.

Mr. Chave reminded the Board that the Washington State Department of Transportation (WSDOT) completed a fairly substantial improvement project on the Edmonds segment of the corridor in the 1990s, but it did not address the land use and enhancement elements that the more recent projects have encompassed. In terms of transportation, the 1990s project may have been a success, but when you look at what Everett and Lynnwood wants to do and what Shoreline has been doing, there is much more importance attached to a complete streets approach.

Mr. Chave announced that, in the last legislation session, the Legislature allocated \$10 million to the City of Edmonds for improvements along its segment of the corridor. While it will not fund all of the improvements needed, it will provide significant funding for programming and design. He cautioned that there is no timeline attached to the grant at this time. The City's subarea planning effort will look at the entire corridor within the City. He noted there are a few areas that are not actually in the City limits, such as the properties in unincorporated Snohomish County (Esperance). He noted that the study area includes not just commercial zones, but some of the buffering multi-family zones that are nearby. It also includes the hospital area near the north end. He noted that the hospital has been doing a lot of improvements and is a very important anchor for what goes on in that area. Therefore, it is important to include them in the planning process.

Mr. Chave reviewed that the City Council allocated \$100,000 in 2015 to get the subarea planning process started, and the Mayor's proposed budget includes approximately \$65,000 to complete the project in 2016. He explained that the project got a late start because the Comprehensive Plan update took so much time and effort, but they have put out a request for consultants and candidates will be interviewed later in October or in early November.

Mr. Chave explained that the corridor consists of a variety of uses. Most are commercial, with the primary economic driver being the car lots. Some of the commercial uses were established many years ago and may be ripe for redevelopment. There are also a number of businesses that people patronize for fast food and grocery stores, so services, in general, are very prominent. As mentioned earlier, the hospital is also a key player, and there are a number of medical facilities in the area. Given the investment that the hospital has been making on their campus, the City expects these uses to continue and even expand in the future. Something that is not quite as prominent now but in close proximity to Highway 99, there is a fair amount of multi-family housing, particularly in the hospital area. The study will take a closer look at opportunities to encourage mixed use development. To the extent the City can get more people living on the corridor, that will help support more and different kinds of businesses. The existing transportation corridor will provide support for this concept, as well.

Mr. Chave pointed out that the pedestrian environment along the corridor is lacking. While there are rudimentary sidewalks, there is a lot of room for improvement. He said another aspect of the pedestrian/bicycle environment is that connections to the corridor from neighboring communities are often poorly planned, unsafe, and/or missing altogether. This is something the City should pay close attention to as the project moves forward. The Swift Bus Rapid Transit (BRT) stations have been a real plus for the corridor, and the faster service has opened peoples' eyes as to what is possible along the corridor. They should build on this going forward.

Mr. Chave recalled that the City has provided some funding to begin to enhance the corridor. For example, the human-scale lighting along the "international" area is an attempt to provide more identity. This is something the City should build on throughout the corridor. Signage will also be a topic of discussion during the subarea planning process. Although it is not as bad as it could be, a lot more could be done as far as identity.

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Mr. Chave summarized that Phase 1 of the process will include an assessment of existing conditions to clearly understand what the issues are and identification of potential design ideas. Phase 2 will happen later in 2016 and will address environmental impacts and putting policies and land use codes in place to implement the plan. He advised that a host of questions would be asked during Phase 1, including:

- What is the vision for the corridor?
- How to complement and/or encourage the unique parts of the corridor and also integrate it with the whole community?
- How to retain desirable businesses and encourage new ones?
- How to include housing in the area?
- What will be needed over the next 20 years?
- Can new development be more attractive and would design standards help?
- What transit options will help corridor and community connections?
- What impacts could occur from redevelopment and how can they be reduced or managed to provide a net community benefit?
- What ideas or lessons can the City learn from other cities' corridor plans and projects that apply to Edmonds?

Mr. Chave advised that the project will include a substantial process with open houses, workshops, online surveys, and newsletter articles. There will also be work sessions and public hearings before the Planning Board and City Council. In addition, the front page of the City's website provides a link to a "Highway 99 Corridor" page. The City is currently in the process of selecting a consultant and spreading the word about the plan. The intent is to have a finalized plan and recommendation to the City Council by the end of 2016.

Board Member Robles said he is amazed at how diverse the Highway 99 Corridor is, and he would like preservation of this diversity to be a major component of the plan. Mr. Chave said that, over the years, property owners have indicated a desire to do more with what they have. Some have indicated an interest in adding residential units on top of businesses, but the zoning has been challenging for doing that up until recently. Going forward, there should be a much more proactive planning process that identifies what, if any, changes need to be made in the City's codes and design standards.

Board Member Rubenkonig asked staff to identify the southern and northern boundaries of the City's segment of Highway 99. Mr. Chave said the southern boundary is 205th/244th and the northern boundary is 208th.

Vice Chair Lovell inquired if it would be feasible to ask the consultant to undertake a substantive review and interface with the property owners along the corridor. He expressed his belief that input from the property owners will be vital to the study. Mr. Chave agreed and said the process will require a combination of surveys, workshops, and meetings to solicit public input. He noted that the Request for Qualifications for the consultant is posted on the City's website. Chair Tibbott said he is interested in learning the functions that a consultant would help with. Mr. Chave said it will require a multi-disciplined team that has expertise in design, transportation, planning, economics and feasibility, public outreach, etc.

REVIEW OF EXTENDED AGENDA

Chair Tibbott reviewed that the October 28th agenda includes training on Appearance of Fairness and other information, review of development code updates, and a discussion on the residential parking code amendment. As requested by staff, the Board agreed to cancel the November 11th meeting, which falls on Veteran's Day, and reschedule it for November 18th as a special meeting. It was noted that the second meetings in November and December would be cancelled to accommodate the holidays.

Board Member Stewart introduced Sam Kleven, an Edmonds Woodway High School Senior, who has indicated a desire to serve as the student representative on the Board. The Board welcomed his participation starting at the next meeting. Chair Tibbott encouraged the Board Members to read Mr. Kleven's application. He brings a healthy background to the Board, and he looks forward to hearing what his interests are.

PLANNING BOARD CHAIR COMMENTS

Chair Tibbott announced that an outreach meeting for a community of citizens along Olympic View Drive is scheduled for November 4th at 6:30 p.m. at the Corner Café. The topic of discussion will be speeds along the street, as well as the walkway system.

Chair Tibbott reminded everyone to vote in the upcoming election.

PLANNING BOARD MEMBER COMMENTS

Board Member Stewart reported that at the October 13th City Council Meeting, students from Edmonds Woodway Highway School who are part of the group, “Students Saving Salmon” presented their water-quality monitoring program. The data they collect will determine the viability of the surface waters for salmon, as well as in the creeks that they measure and also the marsh. The program is fully funded through mid 2016, and we hope will continue into perpetuity. The students are supported by teacher involvement in the curriculum. She noted that an article about the project was recently published in *MY EDMONDS NEWS*.

Board Member Rubenkönig said the Waste Warriors, a group of sustainable community stewards sponsored by the Snohomish County Extension Service, have a green cleaning program, but it has been difficult to find information on the elements and ingredients in different cleaning products because there is very little data available.

ADJOURNMENT

The Board meeting was adjourned at 10:00 p.m.