

## MEMORANDUM

TO: Planning Commission  
FROM: Tom Rogers, Planning and Development Services Manager  
DATE: December 13, 2019  
SUBJECT: December 19, 2019 PLANNING COMMISSION MEETING

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The Planning Commission will hold its regularly scheduled meeting at 7:00 p.m. on Thursday, December 19, 2019, in the Council Chambers. The meeting will consist of a Work Session consisting of an update on the Mill Creek Boulevard Subarea Plan.

### Background Information

The work program for the Subarea Plan planning project includes regular updates to the City Council and Planning Commission. The Planning Advisory Committee (PAC) which is steering the work on the Plan has met three times to date and will meet again on December 18, 2019, which is the evening before the December 19, 2019 Planning Commission meeting. As you will recall three Planning Commissioners serve on the PAC (Commissioners Nolan, Mills and Teschlog). Staff provided an update to the City Council on December 10, 2019. Attached is the Agenda Summary that was included with the City Council packet materials. The December 10, 2019 Agenda Summary provides a background of the project and a summary of the work completed by the PAC so far. All of the information that presented to the PAC is posted on the City's web page. [Click [here](#) if reading this in your browser.]

Staff will present the information that was presented to the City Council. Since Planning Commissioners were also at the PAC meeting(s), I anticipate that those commissioners will share their perspectives as well.

If you are unable to attend the meeting, please contact Sherrie at (425) 921-5717 or at [sherrie@cityofmillcreek.com](mailto:sherrie@cityofmillcreek.com). We look forward to meeting with you next Thursday evening.

Attachment: December 10, 2019 City Council Agenda Summary



## CITY COUNCIL AGENDA SUMMARY

City of Mill Creek, Washington

**AGENDA ITEM:     **UPDATE ON MILL CREEK BOULEVARD SUBAREA PLANNING  
ADVISORY COMMITTEE MEETING****

**PROPOSED MOTION:**

None at this time. Discussion only

**KEY FACTS AND INFORMATION SUMMARY:**

Background

In April, 2019, the City hired The Otak Team to assist the City in preparing a land use and infrastructure plan for the Mill Creek Boulevard Subarea. The work program includes four phases (Attachment): 1) Initiate and Communicate, 2) Review and assess, 3) Envision and Analyze, and 4) Plan and Design. The first two phases are underway. These steps will gauge the values and desires of the community and assemble the technical information necessary to begin the visioning process and prepare a plan for consideration by the City.

As you will recall, the purpose of Subarea Plan is to prepare for the eventual redevelopment of the Mill Creek Boulevard Corridor in the area between Town Center and 164<sup>th</sup> Street SE and provide a framework for coordination and designing multiple planned capital improvements, including: intersection improvements at 164<sup>th</sup> Street, 161<sup>st</sup> Street, Main and SR 527; repair of surface water aging infrastructure failures identified in a 2018 study; water quality treatment, pavement preservation and roadway re-configurations to better support Community Transit's bus rapid transit (BRT) lines.

The properties in this corridor are currently zoned Business Park and Community Business. While redevelopment of the parcels in the corridor is not imminent, the City wishes to collaboratively engage with its citizens, its business community, and the affected property owners in the preparation of a Subarea Plan that identifies the highest and best future land uses for the area. Once completed, the recommendations from the study will be the basis for any amendments to the Mill Creek Comprehensive Plan and Municipal Code that will guide future redevelopment within the Subarea.

Planning Advisory Committee Meetings

Steering the work on the Subarea Plan is the Planning Advisory Committee (PAC). The PAC was appointed by the City Council and will meet throughout the planning process to review public input, analyze data, prepare and evaluate alternative planning scenarios for the Subarea and make recommendations land uses and infrastructure to the City Council. In order to keep the City Council and Planning Commission adequately informed, Staff will be providing updates after each PAC meeting.

### PAC Meeting Update

The PAC held its 3<sup>rd</sup> meeting on the evening of November 20, 2019. The materials distributed at the meeting and DRAFT meeting notes are available on City Website. To view web page, click [here](#).

Highlights from the discussion at the meeting include:

- Staff presented a description of the existing Community Business (CB) and Business and Industrial Park (BP) Zone Districts, the current zones in the Subarea. If uses other than what are in the existing uses are desired, new zoning regulations will need to be revised. If not, then existing zoning can remain.
- Staff presented a pending City ordinance prepared in 2015 that, if adopted, will allow the redevelopment of these properties adjacent to North Creek within their existing impervious footprint if new stormwater facilities that meet current requirements are provided. This is important because the existing wetland buffers do not meet existing code (existing developed land is “grandfathered”). Current regulations would require much larger buffers, which would reduce the amount of developable land on properties adjacent to Mill Creek Boulevard.
- Otak led a discussion on the stormwater facilities that would be needed if redevelopment of the properties were to occur and the potential opportunities for regional treatment and detention facilities. Regional detention facilities would provide more area for development on individual parcels and reduce development costs. Based upon a preliminary analysis, regional facilities are physically feasible in the area, but would require City leadership to coordinate/fund the facilities. A regional stormwater system plus zoning incentives would likely be necessary for significant redevelopment to occur in the Subarea.
- Otak presented the results of the Community and Stakeholder Workshops. A written summary report was distributed. Opinions varied but comments were centered on:

**Addressing problems/issues in the Subarea** – Address cut-through traffic, traffic congestion in general, pedestrian safety, and the need for a more attractive gateway to City/Town Center;

**Create a more pedestrian-friendly place** – Provide sidewalks on both sides of road, Improve North Creek Trail where it meets Mill Creek Boulevard, provide better connectivity between parcels and connectivity to existing and planned transit;

**Enhance North Creek/North Creek Trail/Detention Pond/Green Space** – These areas could be enhanced to be amenities/assets for public use;

**Enhance the Civic Core** – Make the area look, feel, and function more like a civic campus/core of the community. Possibilities mentioned included gathering spaces, performing arts facility, community center, outdoor performance space/stage, etc.

**Transit Connectivity** – Improving pedestrian and bicycle connectivity to existing and future transit was mentioned. Local shuttle service to connect the surrounding neighborhoods to Town Center, transit was also mentioned.

**Support for Existing and Future Businesses** – Workshop participants expressed support for keeping the local business in the Subarea and Town Center thriving and vibrant. New businesses should not compete with existing businesses in the Town Center and Subarea. Hospitality/hotel uses were mentioned as being desired in the Subarea/City.

**Accommodating Growth/Housing Choices** – When asked about “if and how the subarea should accommodate future growth”, most participants said “yes, if well planned and sustainable”. Some participants also mentioned a need to expand housing choices in the community, and that they would like to see multi-family housing in the subarea while preserving the single-family neighborhoods as they are today. Other participants expressed concerns about adding housing to the Subarea.

- The last item discussed by the PAC was the method to be used in crafting a Vision Statement/Guiding Principles that will be used to create and evaluate two land use scenarios that will be analyzed and compared to each other and to the existing condition, which will be the status quo scenario (three scenarios total). Examples of other vision statements were shown as examples. The PAC directed staff to prepare a wide ranging list of vision statements based upon information gleaned from the Community and Stakeholder Workshops. This list will serve as a menu from which the PAC can choose from at the next meeting.

#### Next Steps

The next PAC meeting is scheduled for December 18, 2019. The primary topic will be the creation of a vision statement and guiding principles. Staff will bring the results of this meeting to the City Council and will request direction from the City Council.

#### **CITY MANAGER RECOMMENDATION:**

- None at this time. Discussion only.

#### **ATTACHMENTS:**

- Project Timeline

Respectfully Submitted:

/s/ Michael Ciaravino  
Michael G. Ciaravino  
City Manager