

DRAFT
Subject to October 12th Approval

CITY OF EDMONDS
PLANNING BOARD MINUTES

September 28, 2016

Chair Lovell 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

Philip Lovell, Chair
Carreen Rubenkönig, Vice Chair
Matthew Cheung
Alicia Crank
Nathan Monroe
Valerie Stewart

STAFF PRESENT

Rob Chave, Planning Division Manager
Rob English, City Engineer
Carrie Hite, Parks, Recreation and Cultural Services Director
Jerry Bevington, Video Recorder
Karin Noyes, Recorder

BOARD MEMBERS ABSENT

Todd Cloutier (excused)
Daniel Robles (excused)

READING/APPROVAL OF MINUTES

BOARD MEMBER STEWART MOVED THAT THE MINUTES OF SEPTEMBER 14, 2016 BE APPROVED AS CORRECTED. BOARD MEMBER MONROE SECONDED THE MOTION, WHICH CARRIED UNANIMOUSLY.

ANNOUNCEMENT OF AGENDA

The agenda was accepted as presented.

AUDIENCE COMMENTS

There was no one in the audience.

DEVELOPMENT SERVICES DIRECTOR REPORT TO PLANNING BOARD

Chair Lovell referred to Page 3, which contains a brief update on the Waterfront Access Study. He clarified that a second public meeting was recently held, and his understanding is that the Task Force will be making a recommendation to the City Council via Mayor Earling sometime in October.

PRESENTATION OF THE PROPOSED 2017-2022 CAPITAL FACILITIES PLAN (CFP) AND CAPITAL IMPROVEMENT PROGRAM (CIP)

Mr. English started his presentation by providing a diagram to illustrate the components of the CIP and CFP, particularly noting differences between the two documents and where they 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 Utilities. 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 summarized that the CIP is a budgeting tool that includes capital and maintenance projects, linking those projects to the various City funds and revenues, and the CFP is intended to identify longer-term capital needs (not maintenance) and be tied to City level-of-service standards. The CFP is also required to be consistent with other elements of the Comprehensive Plan, (i.e. transportation, parks, etc.), and there are restrictions on how often a CFP can be amended. There are no such restrictions tied to the CIP. He reviewed each of the funds as follows:

- **Fund 112 – Transportation.** This fund is managed by the Public Works Department.
- **Fund 116 – Building Maintenance.** This fund is also managed by the Public Works Department.
- **Fund 125 – Capital Projects.** This fund is managed by the Parks and Recreation and Public Works Departments. Money for this fund comes from the Real Estate Excise Tax (REET), and the dollars are split between the two departments.
- **Fund 126 – Special Capital/Park Acquisition.** This fund is supported by REET funds and is managed by the Parks and Recreation Department.
- **Fund 129 – Special Projects.** This fund is currently idle and was last used for the Highway 99 International District Lighting Project that was completed a few years ago. Any new capital project would program into this fund.
- **Fund 132 – Parks Construction (Grant Funding).** This fund is managed by the Parks and Recreation Department.
- **Fund 421 – Water Projects.** This fund is managed by the Public Works Department.
- **Fund 422 – Storm Projects.** This fund is also managed by the Public Works Department.
- **Fund 423 – Waste Water Treatment Plant.** This fund is managed by the Public Works Department.

Next, Mr. English recapped some of the larger projects that have been completed or the City is working towards completion of in 2016:

- The 228th Street Corridor Improvement Project started in May of 2015 and reached substantial completion in March of 2016. The project included a new signalized intersection that connects 228th Street east to west across Highway 99 and into Mountlake Terrace, providing a new east/west connection to Interstate 5.
- Safety improvements were completed with a median down Highway 99 to eliminate the left turns from south bound Highway 99 to 76th Avenue West. This should help reduce accidents and provide safety turning movements.
- A sidewalk improvement project on 238th Street between 100th and 104th Streets was completed via a Safe Routes to Schools Grant. Stormwater funds were used to improve drainage, including bio-retention rain gardens in key locations. The street was also overlaid using funds from the Pavement Restoration Program.
- Sewer mains were replaced on Walnut Street, and the project also included new pavement via the Pavement Restoration Program.
- On September 27th, the City Council approved a contract for a project on the south side of 236th Street between SR-104 and Madrona School. The project will include a new sidewalk, with a five-foot path to cross over to school, and curbs and gutters will also be installed. The pavement is in poor condition, so the roadway will be rebuilt. The project will include stormwater and water main work, as well. The City is coordinating with the School District's plan to rebuild the school starting in 2017 to provide a sidewalk leading into the school property.
- As part of the Pavement Preservation Program, 9.6 lane miles of roadway were repaved, and pedestrian curb ramp upgrades were completed.
- REET dollars (125 and 126 Funds) were used to fund the 2016 Pavement Preservation Program, single cabinet upgrades, traffic calming program, curb ramp upgrades, and an ADA transition plan update.

Mr. English reviewed the projects that will be funded in 2017 via the 112 Fund as follows:

- The 76th Avenue West and 212th Street Intersection Improvement Project was bid out in May. However, given the bidding climate, the bids came in much higher than the engineer's estimate. Only two bids were received and both were high. The City elected to reject both bids and rebid the project during the winter months. That means the project would likely start in the spring of 2017. In the meantime, the City has applied for additional grant funding from the Transportation Improvement Board, but won't know the outcome of the application until November. This large project will add capacity to the intersection and underground utilities.

Chair Lovell pointed out that the project is identified in the CIP as being unfunded at this time. Mr. English said the City has secured federal funding for the project, and has applied for additional grant funding, as well. Chair Lovell referred to the spreadsheet on Page 9 and said it is unclear how much grant funding has been secured in 2016 and how much needs to be secured in 2017. Mr. English agreed to revisit the numbers and update them accordingly. He suggested that perhaps the labels needed to be corrected to more clearly reflect the intent. He said that in addition to grant funding for the project, additional funding will come from the water and storm utility funds, since infrastructure needs to be replaced in the intersection prior to pavement work being done.

- Citywide bicycle improvements will continue in 2017. For example, a striping project will occur on 76th Avenue West to add bicycle lanes and change a four-lane facility into a 3-lane facility. This project will likely be bid in conjunction with the intersection improvements to get some economy.
- The 238th Street Walkway Project from SR-104 to SR-99 will also be completed in 2017. The City received a grant from the State Transportation Improvement Board and design work has been started.
- The City received federal funding to move forward with an overlay of 84th Avenue from 200th Street to 212th Street during the summer of 2017.
- REET dollars will be used to install Trackage Warning Systems at Main and Dayton Streets to reduce the sound footprint that the current train horns have. The warning systems will be permanently installed at the intersections, and the horns will blow whenever a train is passing through Edmonds in either direction. The noise from the horns will be more focused at the intersections so there will be less impact to surrounding properties.

Mr. English summarized that the Water Utility Fund (421) supported the replacement of 4,850 feet of water main in 2016, and 3,400 feet of street affected by waterline replacements was overlaid. In 2017 it is anticipated that 7,300 feet of water main will be replaced and 8,200 feet of street affected by waterline replacement will be overlaid.

Mr. English also reviewed that the Stormwater Utility Fund (422) supported the 238th Street drainage improvements that were completed in 2016, as well as the new pipe and infiltration gallery in southwest Edmonds between 106th and 105th Street. The 2017 projects include the Seaview infiltration project, further design of the Willow Creek/Edmonds Marsh project, an update of the Stormwater Comprehensive Plan, and installation of the Dayton Street Pump Station. He explained that the Seaview project is funded via a grant and will help reduce the number of surges from stormwater flowing into Perrinville Creek. The Willow Creek/Edmonds Marsh project is ongoing, and it is anticipated that final design work and permitting can move forward in 2017. He explained that during heavy rain events and high tide, the intersection at Dayton Street and SR-104 floods. Given its proximity to the marsh, Willow Creek, the outfall, and the tide, the solution is complicated. As proposed, a lift station will be installed off of Dayton Street in the fishing pier parking lot as a first step to solve the flooding problems at the intersection.

Lastly, Mr. English reviewed that in 2016 the Sewer Utility Fund (423) supported the replacement of 2,000 feet of sewer main and the rehabilitation of 6,400 feet of sewer main using the cured-in-place process (CIPP). In addition, it funded 1,075 of pavement overlay on streets affected by the sewer main replacement projects. It is anticipated that 2,900 feet of sewer main will be replaced in 2017, with 3,000 feet of CIPP rehabilitation and pavement overlay on 8,600 feet of street affected by sewer main replacement. A large wastewater treatment project is in process near the ferry holding lanes where the secondary clarifier is being replaced. The project should be completed in October.

Ms. Hite reviewed the 2016 projects that were completed by the Parks and Recreation Department in 2016 as follows:

- The City acquired the Civic Field property and is currently in the process of completing a master plan for its redevelopment. The consultant has provided two updates to the Planning Board, and continued discussion and a public hearing is scheduled for November 9th. The community has been very engaged in the process.
- The spray park at City Park was opened in the spring and had a very successful summer. However, they have heard some concern from neighbors about the increased noise level associated with the new facility. They are currently looking at ways to do remediation in the mechanical room.

Board Member Cheung asked how the City cleans the water that is used at the spray pad. Ms. Hite answered that the City uses a circulating system. Water moves through a filtration system where it is filtered and reused on the pad. The water is tested often to ensure there is a good balance, and this summer there were no situation in which the spray pad had to be closed down.

- The Dayton Street Plaza is nearly completed, and they are currently in the last stages of landscaping.
- The temporary art installation (Luminous Forest) on 4th Avenue was completed, and wayfinding signs were installed throughout the City.
- The Marina Beach Park Master Plan was completed in early 2016. Updates to the plan were needed to accommodate the Willow Creek improvements, which is a joint project with the Parks and Recreation Department and Utilities Division to control stormwater runoff and rehabilitate the marsh.
- The Fishing Pier Rehabilitation Project is nearing completion, and it expected to open with a ribbon-cutting ceremony on November 15th.
- The Downtown Public Restroom Project is currently under construction near City Hall. That means that the project can be removed from the 2017 CFP because it will be completed in 2016.
- The Yost Spa Project is currently in progress. However, the project had to be redesigned in order to meet current code requirements.
- The Frances Anderson Center Stage Replacement Project is currently in progress, and the City Council recently approved a contract for the project to begin in the new few weeks.
- The Veteran's Project is in progress, as well. The City received two bids that were higher than the engineer's estimate. They are working with the Veteran's Plaza Committee to open the capital campaign to obtain more funding. They are also trying to structure a process that is more competitive and allows contractors a more flexible time period to complete the project. The anticipated opening date is Memorial Day 2017.
- The playground equipment at Marina Beach Park has been replaced, and they are currently working to replace the equipment at the Meadowdale Preschool playground using the existing footprint. However, they recently learned that the footprint was actually located within the setback area. This requires that the City obtain a variance from the Hearing Examiner before the new equipment can be installed.

Next, Ms. Hite reviewed the proposed 2017 projects as follows:

- The Edmonds Marsh and Daylighting of Willow Creek Project is ongoing. The City has obtained grant funding to continue the feasibility study, and they have applied for other competitive grants, as well. Because the Washington State Recreation and Conservation Office had offered grants to projects that did not go into completion in 2014, they are now offering the funding to the City of Edmonds outside of the regular cycle to use for the Willow Creek Project.

- Parklet Projects will move forward in 2017, as will the Outdoor Fitness Zone Project. The City received a grant of \$50,000 and applied for another grant that was not received. Currently, there is a grant application pending with the Verdant Commission. If the grant funding is received, the City can go forward with the three fitness zones. If not, they will have to consider other options.
- Gateway replacement is ongoing and in process.
- The City is partnering with the City of Lynnwood to rehabilitate the Meadowdale Playfields.
- The City's storage building burned down earlier in the year, and the City has received reimbursement from its insurance company. Considering the storage needs of both the Facilities and Parks and Recreation Departments, staff is proposing that the building be rebuilt to a size that is nearly 2.5 times larger but in the same location.
- There is funding left from the state grant that was used to acquire Civic Field, and the City has received permission from the State to use the funds to demolish the grandstands. The stadium was not included in any of the design alternatives that were considered for the Civic Field Master Plan, and it would be great to take advantage of the grant money to do this work.
- Funding was set aside in the 2016 CIP for a community garden, but the City was unable to find a suitable location. Staff has been in touch with Snohomish County regarding the possibility of partnering to create a community garden in a park in Esperance.
- The bids received for the Veteran's Plaza were rejected, and the City will go out to bid again soon. They expect to break ground and open the plaza in May of 2017.
- The Senior Center is undertaking a capital program to redevelop the site into a Waterfront Center, and the City has discussed the opportunity to redevelop the waterfront at the same time. This will involve removing the existing creosote pilings, reconfiguring the park, add a bioswale and raingardens to filter runoff from the parking lot before it goes into the Sound, a hand boat launch, more access to the beach, and a picnic area with a natural access to the senior center. In addition, the City is currently in discussions with the owners of the Ebb Tide Condominiums to complete the waterfront walkway in front of their building within the City's 10-foot easement. The City is working with the same designer that is doing the landscaping around the proposed Waterfront Center. The City has applied for two \$50,000 grants, and the project has scored high on both. The City has also set aside park impact fee dollars for the project.

Ms. Hite said staff is recommending that the Cultural Arts Facilities Needs Study be deleted from the CFP. If it is determined that the City needs a facility at some point in the future, it can be added back into the CFP. Also, the Downtown Restroom Project should be completed by the end of the year, so he can be removed from the 2017 CFP.

Chair Lovell asked if the Edmonds Waterfront Analysis relates to the work being done by the Railroad Crossing Task Force. Ms. Hite answered affirmatively. Chair Lovell asked why no funding has been set aside for this project in the next four years. Mr. English said there is still momentum to move a crossing project forward, and the task force will continue its work. The Mayor is currently working on the 2017 budget, which will be presented to the City Council in October. They will know more about funding after the draft budget has been released. In addition, the City has applied for some transportation grants to continue the work. At this point, it is too early to know if there will be funding for the project, and it was included in the CFP as a placeholder.

Mr. English summarized that staff begins working on the CIP and CFP updates in July, and a preliminary draft is typically presented to the Planning Board in September. A public hearing on the CIP and CFP is scheduled for October 12th, after which the Board will forward a recommendation to the City Council. Updated documents will be provided at the hearing, including more detailed information to outline the differences between 2016 and 2017. Staff is scheduled to make an initial presentation to the City Council on October 18th, with a public hearing on November 1st. Using the Board's input and public comments, the City Council will discuss the draft documents and make revisions. It is anticipated that final adoption will

occur in November or December. Once adopted, the CFP will be included as part of the next batch of Comprehensive Plan Amendments.

Board Member Monroe requested more information about the Citywide Capital Renewal Program, which is listed on Page 11 of the CIP. Ms. Hite said this program is managed by the Facilities Division. She explained that, in years past, the program has had minimal funding, and many infrastructure renewal projects have been deferred. This year, Mayor Earling is proposing that a lump sum be set aside for doing renewal of the City's capital assets. The Capital Facilities Manager has prepared a list of needs, and the projects will be funded by the \$1.5 million set aside for the Capital Renewal Program. The intent is to chip away at the projects each year. For example, there are numerous needs at the Frances Anderson Center that have been deferred from previous years.

Board Member Stewart said she is excited to see the projects that have been accomplished during the year, as well as projects that will happen going forward. She asked if staff could provide the Board and City Council with a copy of the list of projects associated with the Capital Renewal Project. Ms. Hite agreed to provide the list as an attachment for the public hearing.

Board Member Stewart asked if City staff works to coordinate infrastructure projects so they can be done simultaneously. For example, are sewer and water main replacements coordinated so they are completed before a street is overlaid. Mr. English answered affirmatively. Once a significant project has been identified, City staff inspects the condition of other elements, such as water and sewer mains. If needed, the projects can be done simultaneously. For example, he referred to the Dayton Street Project that took place between 3rd and 9th Avenues, which was initiated as a stormwater improvement. After doing a comprehensive review of the other utilities, the project was expanded to include water and sewer main improvements, as well. The project at the 212th Street intersection is another example of a combined project. It initially started as a transportation capacity project, but after evaluating the condition of the utilities, replacement of the sewer and stormwater mains were incorporated into the project.

Board Member Stewart reviewed that frontage improvements, including sidewalks, are required for any new development in the City. She voiced concern that, sometimes the improvements that are made are torn up just a few years later to accommodate a City improvement project. She asked if it is possible for City staff to help developers anticipate the future improvements and perhaps postpone or defer the frontage improvements until the City's larger project moves forward. Mr. English said City staff has more control when it comes to coordinating City projects, but it is more difficult for private development. A good example is the 200th Street Overlay Project. A developer found out about the project via the notification process and the City worked with the developer to get the connections made to the City's systems before the overlay project moved forward. He said staff tries to coordinate city projects and development proposals through the building permit application. Ideally, the City can hold off on a project to allow a developer to get his/her work done, but he acknowledged that is not always the case. Board Member Stewart summarized that the City should do its part to help property owners by allowing them to postpone the improvements until they can be coordinated with larger, planned City projects.

Board Member Stewart asked if Planning Board Members would have an opportunity to provide feedback relative to the fitness stations that are proposed for City parks. Ms. Hite answered that she would love to have feedback from the Board as the project moves forward.

Board Member Stewart asked if funding for open space acquisition is included in the CIP. Ms. Hite answered that she programs \$200,000 into each year's budget for open space acquisition. She agreed it is important to include this in the yearly discussions, and she will add it to her presentation for the public hearing. She said it would be helpful to have feedback from the Board as to whether they support rolling this funding over from year-to-year until an opportunity comes up. Board Member Stewart observed that, as land continues to be developed, the City should remain open to opportunities to acquire open space. Once land is developed, the opportunity will be lost.

Board Member Cheung asked how the City prioritizes the capital improvement projects. Mr. English explained that, from a pavement preservation standpoint, staff evaluates the condition of the pavement each year and places a rating on the streets. They also try to coordinate the work with needed utility replacement projects. For example, a street overlay may be postponed if the City knows that a water or sewer main project will be needed in the near future so that the two projects can

be coordinated and completed at the same time. As far as capital project prioritization, there is very limited funding, and the City typically uses grant opportunities as a way to prioritize these projects. First, they look at the prioritized list of projects in the 2015 Transportation Improvement Plan. As grant opportunities come up, staff selects the most competitive projects that fit the particular grant requirements. Typically, the transportation capital infrastructure budget is very small (between \$140,000 and \$150,000). Additional funding for capital projects comes from grants and from traffic impact fees. On the other hand, Mayor Earling has made pavement preservation a priority for the past few years.

Board Member Cheung asked how citizens can recommend transportation improvement projects for inclusion in the Transportation Improvement Plan. Mr. English explained that, from a planning standpoint, staff uses the list that is included in the Transportation Improvement Plan, which is an adopted element of the Comprehensive Plan. Adoption of the Transportation Improvement Plan included an extensive public process that allowed the public to identify projects they felt were most important. During the most recent update, a sidewalk committee was formed to evaluate each street and identify where sidewalks are needed. Citizens can contact the Public Works or Engineering Department to provide feedback on potential projects, and staff will evaluate the situation to determine what the appropriate solution might be. Vice Chair Rubenkönig added that the Police Department also takes note of situations where a high number of accidents are occurring.

Board Member Crank said she appreciates the work that was done at the intersection of 228th Street and Highway 99. However, some people are questioning the design of the median, which appears to have benches where people can sit. Mr. English advised that the design was intended to provide relief to the median's appearance. There are a lot of design options to choose from, but it was felt that the concrete or grass median was not very aesthetically pleasing for this location. Given the speed of traffic along the corridor, the Washington State Department of Transportation (WSDOT) also felt that the taller median was needed for safety reasons. The center section of the median has a colored concrete stamp that was intended to provide an aesthetic element to the median as opposed to a concrete covered center.

Board Member Crank referred to the new flashing traffic signal that was installed at Edmonds Way and 232nd Street. She asked if the area is currently being monitored and if there has been an uptick in traffic volumes as a result of the new marijuana business and proposed new residential development. Mr. English agreed to looking into the issue and provide a better answer about traffic volumes at the public hearing. He recalled that the SR-104 Corridor Analysis that was recently completed looked at the entire corridor through Edmonds. It identified several recommendations for capital improvement projects to make the corridor more pedestrian friendly and safe.

Board Member Crank asked if there have been any reports of traffic accidents associated with the newly installed Luminous Forest. Ms. Hite advised that the Police Department had some concerns when it was first installed, and the artist advised that after the installation has been on for one month, the surface will become scratched and dim. She hasn't heard of any accidents on 4th Avenue to date.

Board Member Crank said she would love to see the community garden concept come to fruition. It would be a very attractive amenity for apartment dwellers. Ms. Hite agreed, but explained that the City has had a difficult time finding an appropriate location. It was originally planned for the south side of the Old Woodway High School site, but because of controversy surrounding the athletic fields, staff decided against pursuing that location. She expressed her belief that the park in Esperance would be good location for a community garden, and she will continue to work with Snohomish County to make that happen.

Vice Chair Rubenkönig said she has had a long-standing concern about the intersection at 76th Avenue and 212th Street for a number of years. The last time the CIP was before the Board, she requested that the City consider placing an "all walk" crossing at this intersection. She lives in the area and is at the intersection often. It seems like an all walk would make it faster for the students to get across the road. She asked if this could be included in the 2016 CIP. Mr. English said the concept has been discussed by staff and it comes down to finding a balance between pedestrian safety and getting vehicles through the intersection. He agreed to talk to the Transportation Engineer to get more information about the concept and then report back to the Board at their next meeting.

Chair Lovell observed that this is the first time that neither the CIP nor CFP identifies funding for the Edmonds Crossing Project. He assumes that staff will provide an explanation for this change and indicate whether the funds that were previously allocated would be used elsewhere. Mr. English said there have been no changes associated with the Edmonds

Crossing Project. The project is currently identified as unknown based on WSDOT's current planning horizon for the multi-modal terminal, which is beyond 2035 or even 2040. Although the project is still included on WSDOT's list of future improvements, it remains unfunded, and the City does not know when funding will be allocated for it to move forward. When the capital plan for the ferry is updated in the future, the City may have more information about the project's timing.

Chair Lovell commented that it is good to see that there are a lot of projects taking shape to meet the needs and cravings of the citizens. Things are moving towards the betterment of the City's infrastructure overall. He asked if there has been any interface between various City departments and the Tree Board, particularly in regard to street trees. The impact that some species of street trees can have on sidewalk infrastructure is becoming a big concern, as repair and/or replacement is often required. He noted that concern has also been raised about the types of trees that are planted at the Civic Center Field, which could end up blocking views. Ms. Hite said managing trees requires a joint effort, and the Parks, Planning and Public Works staff all work with the Tree Board, depending on the topic. Chair Lovell said he has heard that effort is being made to ensure that new trees are selected to be the right species, size and growth pattern to protect the City's infrastructure.

Chair Lovell announced that a public hearing on the draft CIP and CFP is scheduled for October 12th. He encouraged Board Members to forward any outstanding questions directly to staff so they can be answered at the public hearing.

REVIEW OF EXTENDED AGENDA

Chair Lovell reviewed the updated Extended Agenda, noting that a public hearing on the CIP and CFP is scheduled for October 12th. Staff will also present an update on the Comprehensive Plan Amendments pertaining to parks, Highway 99, street trees and water. On October 26th, the agenda will include a presentation on the University of Washington/Forterra Plan that was prepared for Five Corners, a discussion on the land use procedures code update, and an update on the Highway 99 Subarea Plan.

PLANNING BOARD CHAIR COMMENTS

Chair Lovell did not provide any additional comments.

PLANNING BOARD MEMBER COMMENTS

Board Member Crank reported that she and Vice Chair Rubenkonig attended the City's Volunteer Dinner.

Board Member Monroe reported on his attendance at the September 21st meeting of the Edmonds Citizens Economic Development Commission where they put together a list of recommendations related to the Civic Field Master Plan. Most of the recommendations were driven by economic development. For example, they want to see a playfield that can attract users who will presumably shop in downtown Edmonds. The list was presented to the City Council on September 27th.

Vice Chair Rubenkonig recalled that the Board received an update and provided input on the Civic Field Master Plan at their last meeting. At that time, she asked if there is a City standard to guide how many trees are planted as part of the project. She noted that the park does not have a lot of trees now, and she felt there should be some criteria for how many trees would be considered adequate cover for this size of lot. She asked if trees would be considered as part of design review or as part of a future clearing and grading permit. Mr. Chave answered that tree placement and species should be addressed as part of the overall master plan. Ultimately, the Board makes a recommendation to the City Council, and the City Council finalizes the plan. The Board could address trees in its recommendation to the City Council, but they should be careful how the recommendation is phrased. Even if design review were required, the Architectural Design Board would be bound by the master plan that is approved by the City Council. He further explained that projects of this type do not require a tree cutting permit, since trees are addressed as part of the overall development permit associated with the master plan.

Vice Chair Rubenkonig questioned how the City can identify how many trees are a good amount for the park. Mr. Chave said this issue should be addressed as part of the master plan concept. Any concerns the Board Members have should be addressed as part of their review of the master plan proposal. Vice Chair Rubenkonig asked if the landscape architect would use some type of standard to make the determination of how many trees are appropriate for the park. Mr. Chave said the standard would vary depending on the type of park. For example, an urban park would be very different from an open,

natural park. During the master plan discussion, the Board will have an opportunity to discuss the number and species of trees that are planted on the site, but the conceptual drawings that were presented at their last meeting did not get into that amount of detail.

Vice Chair Rubenkönig said she would prefer to have a set figure to work with to determine if the proposed plan falls short or meets the standard. This is a great opportunity to improve the tree canopy of the City, and she does not want to miss the mark by not addressing what is considered to be a proper number of trees.

Board Member Stewart said that, as a participant of the Civic Field Master Plan Advisory Group, she can raise this concern and seek input. Chair Lovell said his understanding is that the consultant is relying upon public input to create the master plan. If a citizen or Board Member believes that more trees are needed, he/she should make this desire known now so it can be addressed as part of the plan. Mr. Chave summarized that, at this time, there is no definition for what is considered to be an adequate number of trees. Board Member Rubenkönig said that is what she is asking for. She would hope that whatever trees are provided at Civic Field is consistent with what the Board envisions for the City's future Urban Forest Master Plan.

Board Member Stewart advised that she received one application for the student representative position. If approved by the Board, the Edmonds/Woodway High School student is available to begin on October 12th. At Board Member Stewart's request, Vice Chair Rubenkönig agreed to interview the student. Board Member Stewart agreed to forward the application to staff and to Mayor Earling.

Board Member Stewart announced that students from the group, Students Saving Salmon, will be conducting Stream Team Water Quality Monitoring Sessions this coming weekend, and Board Members are invited to attend. The events will take place on Saturday (10:00 a.m. at Shell Creek and 3:00 p.m. at Shellebarger Creek) and Sunday (9:00 a.m. at Willow Creek, and 11:30 at the Edmonds Marsh). Interested Board Members should contact her for more information.

ADJOURNMENT

The Board meeting was adjourned at 8:52 p.m.