

Troy Davis

From: Reid Shockey <rshockey@shockeyplanning.com>
Sent: Thursday, October 23, 2014 11:17 AM
To: Reid Shockey; Paul Ellis; Christopher Young; Troy Davis
Cc: Wendy Van Der Meersche
Subject: RE: Brekhas Beach

Follow Up Flag: Follow up
Flag Status: Completed

Now that I'm back in the office (was travelling yesterday), a few thoughts:

1. We should begin to estimate the cost of improvements to the B/B area and what impact would be to rates and budget.
2. Problem statement by City:
 - a. We have to provide buildable lands to meet growth forecasts.
 - b. With no practical or cost effective way of providing service to the B/B area, we are proposing an expansion of
our UGA to the west (ARL3)
 - c. The County is resisting the ARL3 expansion leaving City with inadequate area
 - d. The County's recent DEIS acknowledges that B/B will have problems being served.
 - e. Rural areas are not supposed to lie within UGAs.
3. The public wanted B/B to be the receiving area for a TDR program with farmers. It didn't work and there are no developers
coming forward to develop master planned neighborhood.
4. The requirements for higher density master plan will be costly. AMC 20.44.032(g) calls for master planned area to be a "planned action".
Would require master plan, utility plan and possible EIS
 - a. With no developer stepping forward, this cost would have to be borne by property owners.
5. Possible solution:
 - a. With public's help, get the County to support ARL3
 - b. Convince County to not count B/B as urban density land until a master plan is presented by a developer and a
TDR program is put in place.
 - c. Develop an interim master plan that can be used to market the area to the development community.
 - d. Allow some development if compliant with master plan phasing.
6. If the area is to remain in City, then the "reverse RUTA" approach would involve:
 - a. A density that does not require sewer improvements
 - b. An overlay zone reflecting AMC 20.36.054 - Master planned neighborhood overlay
 - c. Assistance by City with a master plan for the entire area included in the MPN district (AMC 20.44.032(a))
Per code this should be a cost absorbed by a "developer". If no developer, then maybe a contribution of some of the cost by City, but with a cost sharing by those owners who want to move process forward.
 - i. Master Plan would contain components of AMC 20.44.032

Thoughts?

Reid

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From: Reid Shockey
Sent: Wednesday, October 22, 2014 12:21 PM
To: Paul Ellis; Christopher Young; Troy Davis
Cc: Wendy Van Der Meersche
Subject: RE: Brekhas Beach

Not the sixth; otherwise OK

Solution I think is "reverse RUTA " w/ enhancements

Sent from my Verizon Wireless 4G LTE Smartphone

----- Original message -----

From: Paul Ellis <pellis@arlingtonwa.gov>
Date: 10/22/2014 7:17 AM (GMT-10:00)
To: Reid Shockey <rshockey@shockeyplanning.com>, Christopher Young <cyoung@arlingtonwa.gov>, Troy Davis <tdavis@arlingtonwa.gov>
Cc: Wendy Van Der Meersche <wendyv@arlingtonwa.gov>
Subject: Brekhas Beach

We are still hearing a lot of confusion and mistrust from the property owners in the Brekhas Beach area. The overall feeling that I am hearing is the City is trying to kick them out and they do not want to be de-annexed. I thought the letter we sent out in some cases more than once would smooth people's concerns but it is not. We need to plan and inviting the property owners to a meeting to discuss options and how we can work together to develop this area to its best use for all.

Reid, what is your schedule like the first part of November? Can you plan to take the lead facilitating the meeting and keep the discussion going in the right direction?

Troy and Wendy can prepare notices of the meeting and get them distributed once we have a date.

Thanks

Paul

Paul Ellis, *ICMA-CM*

Director

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