

Parks, Recreation and Open Space Element Supporting Analysis

Background Information

Park Classification

In order to address specific land needs, parks, open space, and recreational areas have been divided into categories. Each category provides a distinct type of recreational opportunity. The ideal park system for a community is one made up of several different types or classifications of areas. The classification system proposed for Shoreline is as follows:

Neighborhood Parks

A neighborhood park is the basic unit of the park system and serves as the recreational and social focus of the neighborhood within approximately 15 minute walking time. The overall space is designed for impromptu, informal, unsupervised active and passive recreation as well as intense recreational activities. These parks are generally small, approximately five to ten acres, and serve the neighborhood within a one-half mile radius. Since these parks are located within walking and bicycling distance of most users, the activities they offer become a daily pastime for the neighborhood residents.

Typically, amenities found in a neighborhood park include a children's playground, picnic areas, trails, open grass areas for active and passive uses, tennis courts, outdoor basketball courts, and multi-use sport fields for soccer, baseball, etc.

Community Parks

A community park serves a broader purpose than a neighborhood park. The purpose of these parks is on meeting community-based active, structured recreation needs as well as preserving unique landscapes and open spaces. The design is for organized activities and sports, although individual and family activities are also encouraged. Generally, the size of a community park ranges between approximately ten to 50 acres.

Community parks serve a much larger area, and are often accessed by vehicle, bicycle, public transit, or other means so the walking distance requirement is not critical. Adequate capacity to meet community needs is critical, and requires more support facilities such as parking and restrooms. Typical amenities might include sports fields for competition, picnic facilities for larger groups, skate parks and inline rinks, large destination-style playgrounds, arboretum or nature preserves, space for special events, recreational trails, water-based recreation features, and outdoor education areas. Their service area is approximately one and one-half to three miles.

Large Urban Parks

Large urban parks serve an even broader purpose and population, but also often serve neighborhood and community park functions. Their focus is on providing a mixture of active and passive recreation opportunities and serving a diversity of interests.

Generally, large urban parks provide a wide variety of specialized facilities such as sports fields, large picnic areas, etc. Due to their size and the amenities offered, they require more support facilities such as parking and restrooms. They usually exceed 50 acres, and are designed to accommodate large numbers of people within the entire community.

Regional Parks

Regional parks serve the city and beyond as they are usually large and often include a specific use or feature that make them unique. Typically, their use focuses on a mixture of active and passive activities, and sometimes offers a wider range of amenities and activities.

Natural/Special Use Area

This category includes areas developed to provide aesthetic relief and physical buffers from the impacts of urban development, and to offer access to natural areas for urban residents. These areas may also preserve significant natural resources, remnant landscapes, and open space. Furthermore, natural/special use areas may serve one or several specific purposes such as community gardens, waterfront access, sports fields, or a variety of others. The service area for natural/special use spaces varies depending upon amenities and usage.

Pocket Park

Pocket parks are specialized facilities used to address limited, isolated or unique recreational needs.

Existing Conditions

The City of Shoreline has a wide variety of parks, recreation facilities, programs and services, including land owned by the City of Shoreline, King County, the State of Washington, and several other public and private agencies (see map at end of Capital Facilities Element).

Table PROS-1: Summary of City Parks, Open Space Areas, and Trails

Area	Acres	Facilities
Ballinger Park	4.30	Natural area, creek access
Boeing Creek Park	40.42	Natural area, creek access, picnic area, kiosks (2)
Brugger's Bog Park	3.20	Playground area, picnic area, natural area, water access
Cromwell Park	9.04	Softball field/soccer field, youth baseball/softball, playground areas (2), basketball court, picnic area, parking area
Darnell Open Space	0.80	Natural area, access to Interurban Trail
Echo Lake Park	0.90	Restroom, fishing area/water access, picnic area
Hamlin Park	73.00	Regulation baseball field, youth baseball fields (3), softball fields (2), football field (all fields are lighted), picnic area, shelter building, playground area, natural area, pathways/trails, parking areas (3), restrooms (2)
Hillwood Park	10.00	Softball field, tennis courts, playground area, parking area, restroom, soccer field
Innis Arden Reserve	23.00	Natural area, trails
James Keough Park	3.10	Tennis courts (2), soccer field, playground area, basketball court, open play area, picnic area
Meridian Park	3.20	Tennis courts (2), natural area, picnic area
North City Park	3.80	Natural area, pathways/trails, kiosk (1)
Northcrest Park	7.30	Playground area, trails, picnic area
Paramount Open Space	9.10	Picnic area, trails, parking area
Paramount School Park	7.00	Youth baseball/softball fields(2) (), soccer field (1), playground area, pathways, parking area, restroom (1), picnic area, skate park
Pocket Park	0.10	None
Conservancy Property	2.60	Natural area, trail
Richmond Beach Community Park	3.80	Tennis courts (2), playground area, picnic area, open grass area, pathways, parking area
Richmond Beach Saltwater Park	40.00	Picnic areas (4), shelter buildings (2), playground area, observation areas (2), restroom building (2), beach, trails, barbecue areas (11)
Richmond Highlands Park	4.30	Youth baseball/softball field (2), playground area, soccer field, community center, parking area, restroom (1 park/1 inside community center)
Richmond Reserve	0.10	Natural area
Ridgecrest Park	3.80	Youth baseball/softball field (1), playground area, handball courts (2), parking area
Ronald Bog Park	13.70	Fishing area, natural area, picnic area, viewing shelter,
Shoreline Park	8.98	Swimming pool, tennis courts (2), soccer field (2), playground area, picnic area, restrooms, building structure
Shoreview Park	47.52	Tennis courts (4), soccer field, softball field, hitting wall, parking area, playground, trails, restrooms (2), picnic area
Twin Ponds Park	21.80	Water access, tennis court, soccer field, playground area, paved court, picnic area, kiosk/viewing area, parking area (2), restroom (1), trails
Total	345.36	

Table PROS-5: Summary of City Parks by Type

Park Area	Acres	Status
Neighborhood Parks		
Brugger's Bog	3.2	Partially Developed
James Keogh Park	3.10	Developed
Northcrest Park	7.3	Partially Developed
Richmond Beach Community Park	3.98	Developed
Ridgecrest Park	3.80	Developed
Total	21.38	
Community Parks		
Cromwell Park	9.04	Developed
Hillwood Park	10.00	Developed
Paramount School Park	7.00	Developed
Richmond Highlands Park	4.3	Developed
Shoreline Park	8.98	Developed
Twin Ponds Park	21.80	Developed
Total	61.12	
Large Urban Parks		
Hamlin Park	73.00	Developed
Shoreview Park	47.52	Developed
Total	120.52	
Regional Parks		
Richmond Beach Saltwater Park	40.00	Developed
Total	40.00	
Natural / Special Use Park		
Ballinger Park	4.3	Partially Developed
Boeing Creek Park	40.42	Undeveloped
Darnell Open Space	.80	Undeveloped
Echo Lake Park	0.90	Partially Developed
Innis Arden Reserve	23.00	Undeveloped
Interurban Trail1	3.0 Miles	Partially Developed
Meridian Park	3.20	Partially Developed
North City Park	3.80	Partially Developed
Paramount Open Space	9.10	Partially Developed
Conservancy Property	2.6	Undeveloped
Richmond Reserve	0.10	Undeveloped
Ronald Bog	13.7	Partially Developed
Total	101.92	
Pocket Park		
Pocket Park / Rotary	0.10	Developed
Total	0.10	

Parks and Recreation Programs and Services

The Parks, Recreation, and Cultural Services Department offers classes, camps, “drop-in” programs, workshops, leagues, and special events for infant through senior adult aged participants. These programs are focused in cultural, performing, visual, and literary arts; aquatics; sports and athletics; outdoor and environmental interests; health and fitness; and other areas. Specialized programs are also offered for children who are disabled and for children with English as a Second Language. Specialized disabled programs include a daytime program for adults, Special Olympics practices and meets, and weekend trips. Year-round programs are determined by both participant trends and suggestions made to staff by the community.

The Shoreline Pool offers extensive swim lessons, “drop-in” public and family swims, water exercise programs, and rentals to groups (including the Shoreline School District’s high school swim teams).

The City operates one small neighborhood recreation center at Richmond Highlands Park. The Richmond Highlands Recreation Center is currently used by the Parks, Recreation, and Cultural Services Department for a teen drop-in center, recreation classes, an adult developmentally disabled program and community event rentals. The majority of Department indoor recreation programs and registration services are held at the Spartan Gym. The Spartan Gym is jointly operated by the City of Shoreline and the Shoreline School District. In addition, the Department offers programs and services at other Shoreline School District and Shoreline Community College facilities, with occasional use at the Shoreline Library and Shoreline Historical Museum.

In a changing urban environment, each person needs the opportunity to experience a sense of belonging to the community, to develop friendships and to interact with people having similar interests. Shoreline’s community programs and services will respond to social concerns by focusing on intervention, prevention and protection.

Shoreline will emphasize a variety of basic education, recreation and social service programs intended to help all community members to have access to opportunities that contribute to a healthy and productive life-style.

Capital Facilities Element Supporting Analysis

Background and Context

Capital facilities in Shoreline that are addressed in this section are placed in two categories: city-managed facilities and non-city managed facilities. City-managed facilities are defined as those that are owned and operated or managed by the City. Non-city managed facilities are defined as those public capital facilities that are not owned and operated by the City, or are facilities and services for which the City has an interlocal or franchise agreement, or services and facilities that are provided to City residents through independent districts. This distinction is relevant because, although the City has contractual relationships with some of these non-city managed service providers, the level of authority it can exert is not as significant as it could be if the service was owned and operated by the City.

This element provides an inventory of both City-managed and non-city-managed public facilities and services. This includes surface water, transportation, park, recreation and cultural resources, police, fire, public schools, water, wastewater, and solid waste. Transportation facilities and park, recreation and open space are addressed in their respective elements of this Comprehensive Plan. Other utility facilities such as electrical, natural gas, and telecommunication services are discussed in the “Utilities Element - Supporting Analysis” section of the Plan.

The Growth Management Act (GMA) requires that the Capital Facilities Element provide an inventory of public facilities, including their locations and capacities. The GMA also requires a forecast of future needs for capital facilities, and identification of the proposed capacities of new or expanded capital facilities, as well as facility locations if listed in the six-year plan.

For facilities funded by the City, the GMA requires the preparation of six-year plan for financing new or expanded capital facilities. The six-year plan must consider financing within project funding capacities, clearly identify the sources of public moneys for these improvements, and ensure that these improvements are consistent with the Land Use Plan. Finally, the GMA requires the City to reassess the Land Use Plan or revise the adopted level of service if funding falls short of meeting future capital facility needs. The King County Countywide Planning Policies further state that capital facility investment decisions place a high priority on public health and safety.

This Capital Facilities Element will address the requirements of the Growth Management Act as well as help answer important questions such as:

- What kind of services and facilities does the community want and need to serve existing and future residents, and which services and facilities are most important?

- When should these services and facilities be provided and how should they be funded?
- If needed in the near-term, where should such facilities be located?
- How can the need for new facilities be limited and their impacts on the community be addressed?
- What is the City's role in ensuring and providing services and facilities and how should the City work with other providers to facilitate good service?

Shoreline is served by an extensive system of publicly funded and operated capital facilities: from schools and parks to utility systems and transportation facilities. Many of these facilities, such as water towers and roads, help meet the basic needs of residents. Some, such as fire stations and flood detention ponds, make the community safer. Community resources such as schools and libraries foster learning and educational development, and help make the City a better place. Others, such as parks and museums, enhance the quality of life.

The community benefits from these investments on a daily basis. In order to sustain and improve on the benefits that the community currently enjoys, the City must identify how it and other public service providers can best maintain existing facilities, and create new facilities to serve the needs and desires of local residents.

Over the coming years, many public facilities will need to be replaced, refurbished, or expanded, and new facilities created in order to serve existing and new residents. Some of these facilities are provided directly by the City. In other cases, separate providers deliver services and plan for and fund capital improvements to meet the mission of their district or service area. A few of these facilities serve not only the needs of Shoreline but also the larger region.

All of these projects will be competing for limited public resources. For projects that the City controls, citizens must decide which projects will proceed, how to fund them, and then prioritize them. At the development stage, the community must clarify where these facilities (whether provided by the City or not) will be located and how to address the impacts of new or expanded facilities on adjacent areas and the community.

This Capital Facilities Element identifies how the community will respond to these capital needs over the next twenty years.

Existing Conditions

This chapter identifies the primary capital facilities that exist within the City. These facilities are listed as **City-Managed Facilities**, and **Non-City-Managed Facilities**. The facility, provider, and an inventory including the name, size, and location of each facility are provided, if the information is available. A brief description of services provided at the facility is also presented to explain the use of the structure(s).

In addition, if available, currently identified plans for expansion are provided as a part of the existing conditions information, including the type of facility, the proposed size of the facility,

and the location and timing of expansion. In some cases, this information may be unknown at this time or proprietary.

The City maintains a number of franchise agreements with utility providers allowing for the existence of support facilities (e.g., sewer mains) within the City's right-of-way (streets). Many of the services referred to in this Chapter are impacted by the City through franchise and interlocal agreements.

City-Managed Facilities and Services

This section addresses existing public capital facilities owned or largely operated and managed by the City of Shoreline:

- City-Managed Buildings and Facilities
- Surface Water Facilities
- Transportation Facilities
- Park and Recreation Facilities

City-Managed Buildings and Facilities

Current City-Managed Facilities

The City of Shoreline offices provide a wide variety of services and functions including; parks and recreation, development services (permitting), planning and community development, economic development, budgeting, customer response, surface water planning, and transportation planning. In addition, the City maintains a number of administrative functions including finance and human resources as well as the offices of the City Clerk and City Attorney.

The City of Shoreline "City Hall" and "Annex" currently occupy approximately 46,684 square feet of leased office space located at 17544 Midvale Avenue N and 1110 N 175th Street. The City owns and maintains approximately 28,765 square feet of facilities to support the park system (includes Shoreline Center swimming pool, Richmond Highlands Community Center, numerous park rest rooms, and picnic shelters).

Planned City-Managed Facilities

The City is currently exploring options to construct a new City Hall facility. At the time of this report preparation (December 2003), the implementation of the City Hall project is a City Council goal.

Surface Water Facilities

The Surface Water Master Plan provides a detailed discussion of the surface water facilities in Shoreline.

Transportation Facilities

The Transportation Master Plan and Transportation Element of this Plan provide a detailed discussion of the transportation facilities in Shoreline.

Parks and Recreation Facilities

There are a number of public parks and recreation facilities within the community. These facilities are discussed in more detail in the Parks, Recreation and Open Space Element of this Plan and in the Parks, Recreation and Open Space Master Plan.

Non-City-Managed Facilities and Services

There are additional public capital facilities and services available to the City of Shoreline. These include facilities and services that are provided to the City through contracts between the City of Shoreline and private or public utility districts and entities, or between individual residents and utilities or district service providers. These include fire and police, wastewater, water, public schools, and solid waste facilities and services. Facilities and services such as electrical, natural gas, and telecommunications, which are specifically characterized as “utilities” by the Growth Management Act are addressed in the Utilities element.

Police Facilities

Current Police Facilities

There are three police facilities located throughout the City of Shoreline, a main police station and two neighborhood centers:

Police Station <i>Building owned by the City</i> 1206 N 185 th Street	Neighborhood Center Eastside Storefront <i>Space leased by the City</i> 521 NE 165 th Street	Neighborhood Center Westside Storefront <i>Space leased by the City</i> 630 NW Richmond Beach Road
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Police services are provided to the City through a five-year contract with King County that expires 12/31/04. Services are provided to the City of Shoreline under the “City Model” police contract in two major areas:

City Services: staff is assigned to and works within the City. There are currently 48 FTE’s dedicated to the City.

Support Services: staff is assigned within the King County Sheriff’s Office and is deployed to the City on an as-needed basis (e.g., criminal investigations and special response teams).

The City also contracts for two Community Policing Specialists (i.e., Storefront Officers), that are assigned to the two Neighborhood Centers (West and East storefront centers). Storefront Officers are assigned to these locations on a full-time basis, working with the local residential and commercial neighborhoods and schools to resolve issues and problems affecting them. Storefront Officers do not answer 911 calls (except when available).

Emergency calls for service to Shoreline are managed through the King County “911” Communications Center.

There are no city-managed jail cells located within the City. The Shoreline Police maintain two holding cells at precinct headquarters to detain suspects until they can be transferred to King County jail facilities.

Planned Police Facilities

The City does not have any current plans to acquire or construct any additional police facilities. Police services will be reviewed at the close of the five-year contract period.

Shoreline District Court

Supportive of Police services is the Shoreline District Court (located at 18050 Meridian Ave N.), which is provided to the City through an interlocal agreement with King County. The District Court provides city-managed court services for the prosecution of criminal offenses committed within the incorporated City limits. The District Court serves several other jurisdictions as well. No known changes are planned for the Shoreline District Court facility or services.

Fire Protection

Current Fire Facilities

The Shoreline Fire Department serves an area slightly larger than the incorporated boundaries of the City of Shoreline. The Shoreline Fire Department estimates that the population served by the Department is 53,000. In addition to the Shoreline Area, the Fire Department provides fire suppression services to the Chevron facility (Point Wells) in Snohomish County on a contractual basis.

The Shoreline Fire Department maintains five stations located at 17525 Aurora Ave N, 719 North 185th St, 1841 NW 195th St, 145 NE 155th St., and 1410 NE 180th Street. The department also maintains five pumpers, three advanced life support units, three basic life support units, and one ladder truck.

Planned Fire Facilities

The Shoreline Fire Department recently completed construction of two new neighborhood fire stations and a training/support services/administrative facility. With these project constructed, there are no additional major upgrades projected for the next 15 to 20 years.

Public School Facilities

Public school services are provided by Shoreline Public School District #412. Within the District (which includes the cities of Shoreline and Lake Forest Park) there are 16 public schools, and a District Office and Conference Center facility.

Current School District Facilities

School District #412 encompasses a sixteen square mile area, bounded by Puget Sound on the west, Lake Washington to the east, the Seattle City limits to the south, and the King/Snohomish County line to the north. The Shoreline School District boundaries include the cities of Shoreline and Lake Forest Park. Residents of Shoreline are served by all

District schools except Brookside Elementary School and Lake Forest Park Elementary School.

The School District operates one preschool/daycare center, 9 elementary schools, 2 middle schools, 2 high schools and 2 additional facilities located within the City of Shoreline. These facilities are listed in the table below.

Table CF-1: Shoreline School District Facilities

Name of Facility	Location
Preschool/Daycare Centers:	
Shoreline Children’s Center	1900 N 170th Street
Elementary Schools:	
Briarcrest Elementary	2715 NE 158th Street
Echo Lake Elementary	19345 Wallingford Avenue N
Highland Terrace Elementary	100 N 160th Street
Meridian Park Elementary	17077 Meridian Avenue N
North City Elementary	816 NE 190th Street
Parkwood Elementary	1815 N 155th Street.
Ridgecrest Elementary	16516 10th Avenue NE
Sunset Elementary	17800 10th Avenue NW
Syre Elementary	19545 12th Avenue NW
Middle Schools:	
Einstein Middle School	19343 3 rd Avenue NW
Kellogg Middle School	16045 25th Avenue NE
High Schools:	
Shorecrest High School	15343 25th Avenue NE
Shorewood High School	17300 Fremont Avenue N
Other Facilities:	
Aldercrest Learning Center	2545 NE 200th Street
Cedarbrook	2000 NE Perkins Way

In addition to these facilities, the School District maintains a Transportation Center located adjacent to the Ridgecrest Elementary School site and a warehouse located at Hamlin Park.

Planned School District Facilities

Generally, the School District can take the following steps to expand capacity at individual sites:

- Site a portable at an affected school. The District owns several portables for this purpose; if all are being utilized, the District could purchase or lease more.
- Alter/shift special program assignments to available space to free up space for core programs: e.g. gifted programs, special education, arts, activities, etc.

- Boundary adjustments: the areas from which individual schools draw may be adjusted; in more extreme cases, the district boundary could be modified.
- Expansion of affected schools (if feasible without eliminating playfields or parking).

The Shoreline School District does not have any specific plans for substantial changes to the Shoreline Center building.

Shoreline Center

The Shoreline Center is located at 18560 1st Avenue NE in the former Shoreline High School campus. The facility is owned by the Shoreline School District. It comprises approximately 209,000 square feet of enclosed space located on 35 acres of land.

The Shoreline Center accommodates several organizations and services, including the Shoreline School District offices, the Shoreline Conference Center, the Shoreline – Lake Forest Park Arts Council, the Shoreline PTA Council, the Shoreline Public Schools Foundation, the Shoreline Senior Center, as well as the Shoreline Chamber of Commerce. A football field, gymnasium and soccer fields are also located on the campus.

Water Service

The City of Shoreline is served by two public water utilities and maintains franchise agreements with each entity:

Seattle Public Utilities (SPU), which serves the portion of the City located generally west of I-5

Shoreline Water District (SWD), which serves the portion of the City generally east of I-5

Existing Water System

The water system provides water conveyance and fire flow service to hydrants, individual and multi-family residences, commercial customers, and fire suppression systems. This water is supplied by Seattle Public Utilities via the 60+-inch transmission main located along 8th Avenue NE. The Seattle Public Utilities' primary sources of water are the Cedar and Tolt Rivers.

SPU is a direct provider of water to the geographic area generally west of the I-5 corridor, servicing about 58 percent of the City's population. The other 42 percent of the city is serviced by the SWD, which purchases water wholesale from SPU.

Seattle Public Utilities (Water)

Existing Seattle Public Utilities Water Services and Facilities

SPU facilities in the City of Shoreline constructed through 1994 include approximately 606,000 feet of 1-inch diameter to 66-inch diameter pipe, 879 fire hydrants from 2 to 8-inches in diameter (785 units are 6 inches in diameter), and the following four major facilities:

Richmond Highlands Tanks at the Southwest corner of N 195th Street & Fremont Avenue N

Foy Standpipe at the northeast corner of Dayton Avenue N and N 145th Street
Foy Pump Station at the northeast corner of 5th Avenue NE and NE 145th Street
North Pump Station located east of 8th Avenue NE on NE 185th Street

The earliest portion of the water distribution system included 27,882 feet of waterline, which was built in 1933; the water system is now distributed throughout the SPU service area in Shoreline. In 1995, an estimated 2,640 feet of new pipe was built, generally to replace existing water mains. The water system has approximately 17,000 feet of 3-inch and less diameter pipe in addition to 2,907 feet of 4-inch pipe.

Planned Seattle Public Utilities Water Service and Facilities

The Seattle Public Utilities (SPU) has plans for numerous maintenance and replacement projects of existing facilities. SPU is examining system-wide land use, zoning and fire protection needs to determine where improvements should be made to support service levels.

Shoreline Water District

Existing Shoreline Water District Services and Facilities

The Shoreline Water District's (SWD) administrative offices are located at 15th Avenue NE and NE 177th Street. The maintenance facility is located south of the administrative offices, at 15th Avenue NE and NE 169th Street.

In 1982, 27 cities, water districts and associations signed 30-year contracts to buy some or all of their water from SPU on a wholesale basis, and SWD was one of these districts. The contract signed by SWD in 1982 was effective until January 1, 2012. In November 2001, SWD was one of nine associations that signed a new 60-year water service agreement with SPU and their new contract now extends to January 1, 2062. This contract allows SWD to acquire all of its water from metered connections from SPU's Tolt Transmission Pipeline.

The Shoreline Water District system contains more than 92 miles of water main ranging in size from 2 to 20 inches. Transmission capability for the system is primarily provided by 12-inch diameter pipelines from the supply stations to various points within the service area. The transmission pipelines are located primarily along the major city transportation corridors. Some transmission capability is also provided by looped, 8-inch diameter pipelines in the heavily developed residential areas of the system.

The Shoreline Water District storage capacity is composed of a 3.7 million gallon reservoir, a 2.0 million gallon reservoir, and a smaller 400,000 gallon reservoir. Two booster pump stations are located on 8th Avenue NE, one at NE 160th Street and one at NE 185th Street. A supply station is located at 16th Avenue NE and NE 192nd Street.

Planned Shoreline Water District Services and Facilities

A comprehensive Water System Plan was completed for the Shoreline Water District in 2000 with a revision occurring in March 2001. This Plan identifies numerous project including: equipment replacement and maintenance at Supply Station 1, pressure zone improvements, main replacements, new booster pump station to increase fire flows, and continued monitoring of water quality.

Wastewater

Ronald Wastewater District is the primary wastewater service provider for the City of Shoreline, and in October 2002 the City executed a franchise agreement with the District to construct, maintain, operate, replace and repair the sanitary sewer within the City. The Highlands Sewer District, serves a small part of the City in the Highlands neighborhood.

There are three unsewered areas located within the city limits (1) along 23rd Avenue NE between N. 145th and N. 150th Streets – 12 lots, (2) along 23rd Avenue NE near Ballinger Way – 36 lots, and (3) along Corliss Avenue N – 9 lots. These 57 lots in addition to approximately 12 known lots scattered individually throughout the District with on-site sewage disposal systems are the total unsewered lots within the District service area. There are approximately 10 lots on septic systems located along 23rd Avenue NE just south of N. 150th Street. The Ronald Wastewater District is aware of two septic systems located in the Richmond Beach Neighborhood¹. Additionally, approximately four square blocks located between N 186th and N 190th along Corliss Avenue N, just west of the City of Shoreline Senior Center also are on septic systems.

Wastewater treatment services are provided by the City of Edmonds and the King County Department of Natural Resources Wastewater Division (formerly Metro). King County DNR also provides gravity and pumped interceptor service.

Ronald Wastewater District (RWD)

Existing Ronald Wastewater District Services and Facilities

Ronald Wastewater District's service area includes the entire City of Shoreline with the exception of the Highlands neighborhood. In October 2001, RWD purchased the portion of sewer system owned by Seattle Public Utilities known as the Lake City Sewer District. This area covers most of the I-5 corridor, along with the southeastern portion of the City.

RWD Facilities include a wastewater collector and interceptor system consisting of 14 lift stations and over 190 miles of sewer mains varying in size from 6 to 30 inches in diameter.

The wastewater collected from within the District is treated at two facilities, King County Wastewater Division's West Point Treatment Plant and the City of Edmonds Treatment Plant, under contract arrangements. The Highlands Sewer District discharges wastewater flow into the Ronald Wastewater District system.

Planned Ronald Wastewater District Services and Facilities

A comprehensive sewer system plan was completed for the Ronald Wastewater District in September 2001. In addition, Ronald Wastewater District completed a comprehensive sewer system plan in 2003 for the Lake City Sewer District Area that was purchased from Seattle Public Utilities. Both plans identify numerous maintenance and improvement projects for existing facilities.

The District maintains a 10-year capital improvement program for its original sewer system and the old Lake City Sewer District system. The Capital improvement program includes an ongoing infiltration and inflow monitoring and reduction program.

¹ The Ronald Wastewater District reports that these septic systems were "grandfathered in" as a contract condition at the time the District took over the ownership of the Richmond Beach King County Sewer and Drainage District #3, in 1986.

Highlands Sewer District (HSD)

Existing Highlands Sewer District Services and Facilities

The Highlands Sewer District maintains a sanitary sewer collection system that conveys wastewater from approximately 100 households in the Highlands Neighborhood to the Ronald Wastewater District.

Planned Highlands Sewer District Services and Facilities

There are no known changes to future provision of service within the Highlands Sewer District.

Treatment Facilities

Existing King County Department of Natural Resources Wastewater Division (KCDNRWD) and the City of Edmonds Services and Facilities

King County maintains a system of interceptor sewers and three (3) pumping stations within the City of Shoreline. King County transfers the majority of the flows from within the City of Shoreline via gravity and pumping to the West Point Treatment Plant. The West Point Treatment Plant currently has the capacity to treat up to 133 million gallons of wastewater per day.

The majority of the wastewater flows in the District's sewer pipes are generated by the citizens of Shoreline. Flows are also transferred from areas in Lake Forest Park, Highlands Sewer District and from Woodway, Mountlake Terrace, and Olympic View in Snohomish County through the District's sewer mains into either King County or City of Edmonds interceptors.

A small area within the City of Shoreline (approximately 2,200 households) is served via gravity and pumping into Snohomish County and to the City of Edmonds Wastewater Treatment Plant. The Edmonds Wastewater Treatment Plant currently has capacity to treat approximately 12 million gallons per day.

Planned King County Department of Natural Resources Wastewater Division and City of Edmonds Services and Facilities

King County has released plans to construct a new regional wastewater treatment plant to be located in north King County or south Snohomish County (the Point Wells site is a potential location for this facility and/or its outflow pipe). This facility is intended to address expected shortages in system-wide treatment capacity. This added capacity will be needed by approximately 2010. This plant would eventually add capacity to treat up to 36 million gallons a day by the year 2030. It is assumed that capacity needed to treat future wastewater flows from Shoreline would be accommodated by this proposal.

Solid Waste

Existing Solid Waste Collection Services and Facilities

The City of Shoreline currently has a seven year solid waste collection contract with Waste Management Northwest for residential curbside solid waste and recycling collection and commercial solid waste collection. Shoreline maintains an interlocal agreement with King County for use of the First Northwest Transfer Station. In addition to solid waste collection the City also operates a household battery recycling program and a composting facility for recycling city-managed and school district green waste. The City also sponsors two recycling events during the year for residents to recycle household items.

Planned Solid Waste Services and Facilities

The City plans to continue solid waste collection through contract services, and to continue its agreement with King County for the use of the First Northwest Transfer Station. The City also plans to encourage recycling throughout the city by modeling it in all City-owned facilities and through such programs as residential events.

Capital Facility Issues

General Growth Projections

According to growth projections, which provide the foundation for the Land Use element of the Comprehensive Plan, the City of Shoreline could experience an increase of up to approximately 2,650 additional households over the next twenty years. This figure is based on the housing target allocated to the City by King County (see the Land Use Element for additional discussion of the City's housing target).

For planning purposes, the projected growth expected over the 20-year period was allocated on an average basis over the 20-year period rather than allocated based on a year-by-year prediction that tries to factor in anticipated economic cycles. Growth will undoubtedly not occur precisely as projected over the next six-year or even the 20-year period. For this reason, the GMA requires that the Capital Facilities Plan be updated at least every two years. This provides local governments with the opportunity to re-evaluate their forecast in light of the actual growth experienced, revise their forecast if necessary, and adjust the number or timing of capital facilities that are needed

This Capital Facilities Plan is expected to be updated annually as part of the City's budget process, thereby ensuring that the Plan reflects the most current actual statistics related to growth in Shoreline, and that capital facilities are slated for implementation in accordance with both the level of service standards and the City's concurrency policies.

Levels of Service

Level of service is a term that describes the amount, type, or quality of facilities that are needed in order to serve the community at a desired and measurable standard. This standard varies, depending not only by the type of service that is being provided, but also by the quality of service that is desired by the community. A community can decide to lower, raise, or maintain the existing levels of service for each type of capital facility and service. This decision will affect both the quality of service provided, as well as the amount of new investment or facilities that are, or will be, needed in the future to serve the community.

Level of service standards state the quality of service that the community desires and for which service providers should plan. The adoption of level of service standards indicates that a community will ensure that those standards are met or can be met at the time development occurs. If such standards cannot be met, the community may decide to decrease the standard, determine how the improvements needed will be paid for, or deny the development. The Growth Management Act only requires communities to adopt level of service standards for transportation facilities; however, some communities may elect to establish standards for City-managed capital facilities.

For many of the capital facilities in Shoreline, the City is not the direct provider of service. In many instances, the City contracts with either districts or other governmental entities to provide services for the City. As noted in the inventory, the only capital facilities that the City has direct financial and managerial authority for are city-managed buildings, transportation facilities (streets), and parks and recreation facilities. Because the City Public Works Department has planning, operational, and managerial responsibility for the City’s Surface Water Management System, with maintenance support through King County, this system has been categorized as a city-managed capital facility.

Capital facilities such as water service, wastewater service, etc., are provided through a public or private utility, district, or through a contract for services with another agency. The City may recommend levels of service or “service goals” for these capital facilities and services, but it does not have ultimate authority to affect these services directly, except in its agreements to pay for services. The City may establish level of service standards that it wishes to use as a guide to inform service providers of the level of service desired by the community, and then it may coordinate with the service provider to provide that level of service.

Levels of Service Standards – City-Managed Facilities

The City of Shoreline has identified level of service standards for the city-managed facilities and services listed in Table CF-2. These standards must met and facilities in place at these minimum thresholds in order to serve new development adequately.

Table CF-2: Level of Service Standards for City-Managed Facilities and Services

Type of Capital Facility or Service	Level of Service Standard
Transportation	As established by the Transportation Element of the Comprehensive Plan
Surface Water	Consistent with the requirements of the current King County Surface Water Design Manual and the Stormwater Master Plan.
Parks and Recreation	As established by the Parks, Recreation, and Open Space Plan

Level of Service Standards – Non-City-Managed Facilities

In addition, the following planning goals are established to provide a *target* to guide the future delivery of important community services and facilities and to provide a measure to evaluate the adequacy of actual service.

Table CF-3: Targets for Delivery of Non-City-Managed Facilities and Services

Type of Capital Facility or Service	Target Level of Service Standard
Wastewater:	Collection of peak wastewater discharge plus infiltration and inflow resulting in zero overflow events per year due to capacity and maintenance inadequacies (or consistent with current health standards).
Water:	Consistent with fire flow rates stated in the Uniform Fire Code (based upon land use type).

Adequacy and Concurrency

According to the GMA, public facilities and services shall be adequate to serve the development at the time the development is first occupied without decreasing the level of service described in the Comprehensive Plan. Adequate public facilities and services, such as water, sewer, and surface water management service, are required to serve development. Additionally, the GMA mandates concurrency for transportation services to ensure that transportation improvements or strategies are in place at the time of development or that a financial commitment is made to complete the improvement within six years.

Water and sewer service providers have demonstrated the ability to meet current demand at the service levels established in the Comprehensive Plan. The City uses the King County Surface Water Design Manual to assure that new development meets the established service standards for surface water management. The City is currently working with all non-City-managed service providers to determine their ability to continue to meet these service standards over the next 20 years under the Land Use Designation Plan identified in *Figure LU-1*. If the City determines that water and sewer providers or the City (for transportation and surface water management) will not be able to meet these service standards, the City could choose to: 1) modify the Land Use Designation Plan identified in *Figure LU- 1* through an amendment to the Plan, 2) modify the level of service standards through an amendment to the Plan, 3) or restrict development until service can be provided at the established standards.

Other services are extremely important (like police, fire, and schools) and may be generally available at the time of occupancy; however, upgrades may be needed to provide services to new development at the same level or rate as other parts of the community. In these situations, it may take a few years for these full improvements to come on line.

Finally, there are other services that may be needed but are not critical or extremely important and barriers to the availability of service may take time to overcome. This situation can happen with services such as cable television or natural gas service. In addition, there may be situations (e.g., parks and libraries) where, for several years, the level of service may not be available for new development at the same rate as it is available for the existing community.

The City of Shoreline believes that water, sewer, and surface water management should be included in concurrency requirements even though the Growth Management Act does not

specifically list them. The concurrency policies establish minimum standards for service availability for new development.

Capital Facility Concerns

Coordinating Among Competing Projects

The community will face a number of issues over the coming years which will determine if facilities need to be refurbished, expanded or developed and then when, where and how this will occur.

Many capital projects will be competing for development because not all facilities can be funded and built at the same time. Not only will funding need to be prioritized but also construction resources and land will need to be carefully allocated.

The competition between projects can be mitigated in some cases by greater coordination and co-location. For example, co-location of new recreation facilities with existing schools could reduce the need to purchase new park lands and free up resources to complete the project more quickly and economically. Enhanced efficiency can also reduce the need for additional facilities.

Prioritization

The community must balance a wide range of capital facility needs and desires. Many of these facilities are provided by public entities other than the City. For capital facility projects that are developed the City, the City will not have adequate resources to complete all capital improvement projects at the same time, and, therefore, decisions must be made to prioritize projects. In order to prioritize future City projects, the community must clearly identify which projects are most important to meeting the complex needs of the community. The policies on prioritization provide city officials with guidance when evaluating competing capital projects funded by the City.

Coordination and Public Involvement

The construction of new facilities within the community requires the involvement of many parties, including the public, local service providers and other public entities. Coordination and public involvement policies identify ways the City can bring all parties within the community together in the process of making these decisions on capital projects.

Mitigation and Efficiency

New facilities will have an impact on the community. There are a variety of ways in which the community can address and mitigate the impacts of these facilities. In addition, the community can evaluate the impact of new development on the need for new facilities and reduce the need for future improvements by addressing these impacts on site for new development. The policies on mitigation and efficiency provide guidance on how and when mitigation should be used to address capital facilities planning.

Inadequate Infrastructure

There are numerous indications that sewer, water, and storm water facilities will need to be upgraded or replaced in parts of the community. In some cases, these improvements will be necessary because of the advanced age or condition of the pipes/facilities. In other situations, existing systems may be insufficient to meet desired service levels. For example Shoreline Community College campus, and some areas of the North City Business District cannot achieve the required fire flow to serve larger structures considering locating in these areas. Addressing these deficiencies may require not only installation of new piping but also

installation of new hydrants. The City may need to determine if attracting these large developments is a priority, as well as to evaluate options for funding such infrastructure upgrades, since the cost of these improvements is prohibitively large for developers to assume.

In other areas, inflow and infiltration of the wastewater system results in capacity problems during significant storm events. Based upon numerous flooding incidents, there is a high demand for improved surface water facilities. In addition to improvements needed to correct or improve existing systems, new or expanded infrastructure may be needed to adequately serve areas where redevelopment is anticipated in coming years.

Except for surface water services, the City is currently dependent upon the service providers to inventory and address these deficiencies. In many of these situations, steps are already being proactively taken by the providers to address infrastructure issues. For example, the Ronald Wastewater District is actively addressing infiltration and inflow into the wastewater system.

For utilities that the City does not directly operate, service contracts or interlocal agreements can be used to guarantee the future provision of adequate infrastructure and corresponding service. The City has contracts or interlocal agreements with most providers, although some service continues to be provided based upon historical service obligations (such as Seattle Public Utilities services). Without a service contract, the City has limited ability to address inadequate infrastructure if the provider does not intend to do so. In these situations, the City may have problems ensuring adequate infrastructure and the City may need to look to contract with a different provider or assume direct provision of service in order to ensure adequate infrastructure.

Equitable Funding

Most utility services are financed by rates, which the customers pay directly to the providers. In some cases, taxes are used to support services provided by public entities. Seattle Public Utilities provides water service to portions of Shoreline. Utility taxes are collected by the City of Seattle for these services; however, Seattle's utility tax revenues go into Seattle's general fund and do not directly support the operation of the utility. The utility taxes Shoreline residents pay to Seattle Public Utilities do not directly help maintain infrastructure and provide service within Shoreline.

In several situations, such as water, sewer and cable service, utility rates paid by customers to different providers for similar service is significantly different. These rate differentials may be the result of different capital improvement programs or administrative systems. Ronald Wastewater District is in the process of narrowing the difference in rates between its customers.

Frequent Flooding

Recent storm events have brought attention to multiple areas within the community that experience potentially damaging or dangerous surface water run-off. During 1996, the City of Shoreline Customer Response Team logged 128 calls regarding flooding of creeks or basins and this number rose to 156 during 1997. The City received an additional 33 flooding calls through April 1, 1998. These calls were scattered through all parts of the City and range from minor incidents to major flooding situations. During January 1997, the region experienced a major storm event resulting in severe flooding in many parts of the City. The most notable damage from this event was the wash out of the entire intersection

of 6th Avenue NW and NW 175th Street. Public input has strongly indicated a desire for improvements to the surface water infrastructure within the community in order to minimize future damage from localized flooding.

There are a number of issues for the community to face in addressing these surface water problems. Some relief may be available through greater on-site mitigation by requiring additional surface water retention capacity. In other cases, construction of new surface water facilities may be needed at significant cost. Methods chosen to address surface water problems will raise other issues such as aesthetics, environmental protection and water quality. For example, the use of swales is considered unaesthetic to some residents, but their use can enhance water quality. In these situations, the community may have to clarify its needs and prioritize its value. The community will also need to address surface water impacts that affect wildlife including local and regional salmon runs. The proposed listing of the Puget Sound Chinook Salmon as threatened species may result in stricter standards for controlling run-off and water quality throughout the community.

Environmental Impacts from Utility Improvements

When capital facilities and utilities are renovated, expanded or created they have an impact on the community. Several projects are being considered which could impact Shoreline. These include a potential new regional wastewater treatment plant and expansion of the regional solid waste transfer station. In addition, there have been a number of recent additions of transmission towers within the City which have had aesthetic impacts on neighborhoods. These projects raise questions about how the community addresses and mitigates utility facilities. The City relies upon SEPA to identify and address most impacts, however, the community may consider additional approaches to mitigate the impact of utility facilities and infrastructure. The City Council's adoption of an undergrounding ordinance is an example of the community acting to address these concerns in an expanded manner.

Opportunities for Cooperation

The utilization of multiple providers to serve the utility needs of the community raises a number of issues about coordination with the City and among service providers. Trenching activities can often be consolidated through coordination, reducing the cost and impact of these activities. In some cases, cooperative use of utility facilities can benefit the community. The use of the City Light right-of-way for a trail facility is an example of a potential beneficial cooperative arrangement.

Adequacy of Service

The community has expressed a desire to maintain current levels of service. However, in several areas, concern has been expressed about the quality of current services and the means to improve the way that these utilities provide service to the community. These concerns range from the unavailability of natural gas service to the quality of service for cable tv, telephone and cellular phones. A prime concern of community residents is the state of current storm water management. Public input consistently has indicated that residents are not satisfied with surface water management services. In response to these concerns, the City has assumed control of the surface water utility from King County as of April 1, 1998.

The City may face difficulties in assuring adequate services and facilities from providers the City does not directly control. This significant issue in the provision of essential services can be addressed through contracts or interlocal agreements with individual agencies for services or through direct provision of service (such as surface water management). Lack of

needed infrastructure from these services may result in permitting delays or moratoriums if services are required for concurrency.

There are a number of ways that the community can promote improved levels of service in the future. The City may evaluate current providers to determine if alternate providers or direct provision may be appropriate measures to achieve service standards desired by local residents. Service contracts, interlocal agreements, assumption of service or other measures may be needed in order to assure that services will be available to serve planned growth and meet concurrency requirements.

Siting and Mitigating Environmental Impacts

Large capital projects, whether for city-managed or non-city managed public facilities, can have a significant impact upon the community and neighborhoods where facilities are sited. Such projects can result in impacts to adjacent areas and the community. The community must identify how to best respond to the siting and impacts of new facilities. The impacts of new facilities can be considered through SEPA, but the community may wish to explore additional ways to identify and mitigate the impacts of existing facilities such as through master planning. In addition, siting criteria can help clarify where certain facilities are inappropriate or beneficial.

These issues will apply to all public facilities including essential public facilities. Under the Growth Management Act, the community cannot restrict the siting of essential public facilities within the City and has limited control over decisions regarding these projects. The community can, however, establish guidelines that will direct how and where these facilities can be established. (See the Land Use Element for discussion of Essential Public Facilities).

Maintaining and/or Improving Services

The community will face challenges in maintaining current services over the coming years. Aging facilities will need to be replaced or refurbished and additional or expanded facilities will be needed to serve new development. Numerous public comments received at the public meetings held in association with the 2003 Comprehensive Plan Update process addressed a range of issues associated with the adequacy of the City's surface water facilities. Many of these issues will be addressed through capital projects identified in the City's Surface Water Master Plan currently being developed.

In addition, the community must clarify areas where it desires a higher level of service. Community input is clear about the need for better surface water management. Public comments also suggest an interest in expanded parks and recreation facilities; the development of the Parks, Recreation, and Open Space Plan associated with the Comprehensive Plan Update may address those concerns by translating that interest desires into clear standards and proposed facilities.

As new development occurs, there may be a strain on existing services and difficulty in providing services at the same level as the rest of the community enjoys. For example, several intersections are already over capacity during peak hours. The community must anticipate these potential strains and clarify which services need to be available for new development at the time of occupancy.

Limited Funding Sources

The cost of additional capital facilities may exceed current revenue sources. If this situation occurs, the community will be faced with deciding if desired levels of service should be

reduced or if alternate funding sources such as user fees, bonds, or impact fees should be used to fund the desired level of service.

Impacts fees are one method that could be used to pay for capital improvements such as parks or roads. For new residential developments, impact fees can create public benefits, but also raise home sale prices and thus property taxes for existing homes. A potential trade-off is reduced demand on the general fund for capital improvements. The community will need to decide if impact fees are an acceptable way to help fund new capital facilities.

Capital Funding

The following Capital Funding section is a general discussion of the range of funding sources that many communities access in funding capital facilities. It is provided here as background for the capital funding section of the plan. Specific funding sources are described in greater detail in the City's adopted 6-Year Capital Improvement Plan.

Potential Funding Sources

A wide range of revenue sources is available to the City of Shoreline for use in addressing capital facilities. There are three types of revenue sources for capital facilities, Multi-use, Single Use, and, less commonly, General Fund, described below.

1. Multi-use: taxes, fees, loans, and grants which may be used for virtually any type of capital facility (but which may become restricted if and when adopted for a specific type of capital facility);
2. Single use: taxes, fees, loans, and grants which may be used only for a particular type of capital facility; and
3. General fund: these monies are typically used for operations, rather than capital improvements.

Multi-Use Revenue Sources

Property Tax

Property tax levies are most often used by local governments for operating and maintenance costs. They are not commonly used for capital improvements.

The 2004 property tax rate in Shoreline is currently \$1.28 per \$1,000 of assessed value (AV). The maximum rate allowed by state law is \$1.60 per \$1,000 AV. The City has the option to set its rate at any level up to the maximum.

Under state law, local governments are prohibited from raising the property tax levy more than one percent from the previous year's levy (before adjustments for new construction and annexations). However, the state authorizes temporary or permanent increases above the 101 percent lid, up to a statutory limit under local voter approval. The City of Shoreline has not proposed a temporary lid lift.

General Obligation Bonds & Lease-Purchase (Property Tax Excess Levy)

There are two types of General Obligation (GO) bonds: voter-approved and Councilmanic.

Voter-approved bonds increase the property tax rate, with increased revenues dedicated to paying principal and interest on the bonds. Local governments are authorized in “excess levies” to repay voter-approved bonds. Excess levies are increased in the regular property tax levy above statutory limits. Approval requires a 60 percent majority vote in favor and a turn-out of at least 40 percent of the voters from the preceding general election.

Councilmanic bonds are authorized by a jurisdiction's legislative body without the need for voter approval. Principal and interest payments for Councilmanic bonds come from general government revenues, without a corresponding increase in property taxes. Therefore, this method of bond approval does not utilize a dedicated funding source for repaying the bond holders. Lease-purchase arrangements are also authorized by vote of the legislative body and do not require voter approval.

The amount of the local government debt allowable for GO bonds is restricted by law to 7.5 percent of the taxable value of the property within the City limits. This may be divided as follows:

General Purpose Bonds	2.5 percent
Utility Bonds	2.5 percent
Open Space and Park Facilities	2.5 percent

Of the 2.5 percent for General Purpose Bonds, the City may issue up to 1.5 percent in the form of Councilmanic bonds.

As of December 2003, the City had no Councilmanic GO and no voter-approved GO debt. The total unused debt capacity available for the City in 2003 is \$388.4 million.

If bonds were used to fund capital facilities, the impact on the individual taxpayer would vary widely depending upon the amount and term of the bonds.

Real Estate Excise Tax

RCW 82.46 authorizes local governments to collect a real estate excise tax levy of 0.25 percent of the purchase price of real estate within the city limits. The Growth Management Act authorizes collection of another 0.25 percent. Both the first and second 0.25 percents are required to be used for financing capital facilities specified in local governments' capital facilities plans.

The first and second 0.25 percent may be used for the following capital facilities:

1. The planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, bridges, domestic water systems, and storm and sanitary sewer systems; or
2. The planning, construction, repair, rehabilitation, or improvement of parks and recreational facilities.

In addition, the first 0.25 percent may be used for the following:

- a. The acquisition of parks and recreational facilities;

- b. The planning, acquisition, construction, repair, replacement, rehabilitation, or improvement of law enforcement facilities, protection of facilities, trails, libraries, administrative and judicial facilities, and river and/or floodway/flood control projects and housing projects subject to certain limitations.

The City of Shoreline has enacted both of the 0.25 percent real estate excise taxes. The King County Assessors Office determines the value of the property and the seller of the property is responsible for the payment of these assessed taxes. The total 2004 budget estimate is \$1.37 million allocated to capital facilities.

Business and Occupation Tax

RCW 35.11 authorizes cities to collect this tax on the gross or net income of businesses, not to exceed a rate of 0.2 percent. Revenue may be used for capital facilities acquisition, construction, maintenance, and operations. Voter approval is required to initiate the tax or increase the tax rate. The City has not utilized this revenue source.

Local Option Sales Tax (Retail)

Local governments may collect a tax on retail sales of up to 0.85 percent. Counties, with voter approval, may collect an additional 0.15 percent which may be used only for criminal justice purposes (public transportation-benefit authorities may levy up to 0.6 percent). Voter approval is required for all local option sales tax increases.

State Retail Sales Tax

In 2004, Shoreline budgeted \$5.26 million in retail sales tax to be expended on maintenance and operating costs. Criminal justice tax revenues (one percent) totals \$1.0 million.

Utility Tax

RCW 35A.52 authorizes cities to collect a tax on gross receipts of electrical, gas, garbage, telephone, cable service, water, sanitary sewer, and stormwater management providers. Service users pay the tax as part of their utility bill.

State law limits the utility tax to 6 percent of the total receipts for cable services, electricity, gas, steam (not applicable to Shoreline), and telephone, unless a majority of the voters approved a higher rate. There are no restrictions on the tax rates for City-owned sewer, water, solid waste, and stormwater. Revenue can be used for capital facilities acquisition, construction, and maintenance. Currently the City does not collect utility taxes on surface water, electricity, sanitary sewer or water.

Interlocal Operating Agreement Fee

The City currently collects an interlocal operating agreement fee from Ronald Wastewater District. The amounts for this operating fee have been identified in the Interlocal Operating Agreement between the City and the District through 2017.

Community Development Block Grants

Approximately \$400,000 in community development block grant (CDBG) funding is available annually through participation in the King County CDBG Consortium. The City allocates the CDBG funding on an annual basis. Funds may be used for public facilities, economic development and housing projects which benefit low- and moderate-income households.

Funds may not be used for maintenance and operations. The City has used CDBG funds in the past for curb ramp and sidewalk repair.

It is not possible to accurately forecast revenues from CDBG grants.

Public Works Trust Fund Grants and Loans (PWTF)

The state Department of Community, Trade, and Economic Development provides low-interest loans for capital facilities planning, emergency planning, and construction of bridges, roads, domestic water, sanitary sewer, and storm sewer. Applicants must have a capital facilities plan in place and must be levying the original 0.25 percent real estate sales tax (see real estate excise tax, above). Construction and emergency planning projects must be for reconstruction of existing capital facilities only. Capital improvement planning projects are limited to planning for streets and utilities.

Loans for construction projects require a local match generated only from local revenues or state-shared entitlement (gas tax) revenues. The required local match is 10 percent of a 3 percent loan, 20 percent for a 2 percent loan, and 30 percent for a 1 percent loan.

Emergency planning loans are at a 5 percent interest rate. If state or federal disaster funds are received, they must be applied to the loan for the life of the project (20 years). Future PWTF funding cannot be reliably forecast.

Surface Water Management Funds

Surface Water Management (SWM) Utility provides funding to address problems caused by stormwater runoff. Typical problems include flooding of homes and roads, erosion of hillsides and streambanks, water pollution and damage to fish habitat. Unlike wastewater (sewage), most stormwater flows untreated into pipes, ponds, and ditches that empty into streams, wetlands, and lakes.

The fee for single family homes is \$102 per year, and is billed along with property tax statements by King County. The rate for commercial property owners varies depending on parcel acreage and amount of impervious surfaces, such as buildings and parking lots.

Surface water management fees are used to:

- replace, upgrade and maintain drainage systems -- stormwater control structures, settling ponds, catch basins, culverts and other facilities -- in neighborhoods that have had a history of serious flooding
- restore stream banks and fish habitat damaged by uncontrolled runoff
- protect lakes, streams and wetlands and try to prevent future problems by implementing watershed management plans
- send out field investigators to respond to citizen complaints about drainage or water pollution problems and to provide technical assistance where needed
- encourage community stewardship of water resources through streamside plantings, storm drain stenciling, educational workshops and small grants to citizen groups and businesses
- respond to flood hazards by staffing the Flood Warning Center, providing emergency referrals and coordination and maintaining river control facilities: pumping systems, levees, dikes, and revetments.

The Surface Water Management Fund transfers money internally to the General Fund for related administration functions. Related administrative functions can include records management, payroll costs, budgeting, accounts payable, management costs, salaries and benefits, debt service, and State Business and Occupation (B&O) taxes. This is in addition to the cost of repairs and improvements to the Storm/Surface Water systems in the City.

Single Use Revenue Sources

Special-Purpose Districts

RCW 67.38.130 authorizes cultural arts, stadium/convention special purpose districts with independent taxing authority to finance capital facilities. The District requires a majority voter approval for formation, and has a funding limit of \$0.25 per \$1,000 of assessed valuation.

Typically, such a special-purpose district would serve a larger geographical area than the single city. Revenue would be based on the tax base of the area within the special service district. If Shoreline were to propose a cultural arts or stadium/convention special purpose district with the same boundaries as the City, at a maximum allowable levy rate of \$0.25 per \$1,000 AV, estimated revenues would amount to \$9.1 million in a 6-year period, or \$39.7 million over twenty years.

Emergency Medical Services (EMS) Levy

The state authorizes a \$0.50 per \$1,000 AV property tax levy, which may be enacted by fire and hospital districts, cities and towns, and counties. Shoreline has not enacted an EMS levy because it is serviced by the countywide Medic One. According to state law, if the County's EMS levy applies to the City, then the City cannot enact an EMS levy for the City itself.

Fire Impact Fees

RCW 82.02.050-090 authorizes a charge (impact fee) to be paid by new development for its "fair share" of the cost of fire protection and emergency medical facilities required to serve the development. Impact fees must be used for capital facilities necessitated by growth, and not to correct existing deficiencies in levels of service. Impact fees cannot be used for operating expenses. Shoreline does not currently collect fire impact fees.

A fire impact fee for the City of Shoreline can be generated by multiplying the current level of service by the cost of related capital facilities to determine the cost per capita, then multiplying by the number of persons per dwelling unit to determine the cost per dwelling unit.

The City does not currently charge a fire impact fee because it does not directly operate fire protection capital facilities.

Motor Vehicle Fuel Tax

RCW 82.36 authorizes this tax, which is administered by the state Department of Licensing and paid by gasoline distributors. Cities and counties receive 10.6961 percent and 22.78 percent, respectively, of motor vehicle fuel tax receipts. Revenues must be spent for "highway purposes" including the construction, maintenance, and operation of City streets, county roads, and highways. In 2004, \$1,093,500 in fuel tax revenue is budgeted in

Shoreline, of which \$745,000 is for operating, maintenance, and debt service costs, and \$348,500 is for capital facilities.

Local Option Fuel Tax

RCW 82.80 authorizes this county-wide local option tax equivalent to 10 percent of the state-wide motor vehicle fuel tax and a special fuel tax of 2.3 cents per gallon. Revenues are distributed back to the county and its cities on a weighted per capita basis (1.5 for population in unincorporated areas and 1.0 for population in incorporated areas). Revenues must be spent for “highway purposes.” King County has not enacted this local option fuel tax.

Commercial Parking Tax

RCW 82.80 authorizes a tax for commercial parking businesses, but does not set rates. Revenues must be spent for “general transportation purposes” including highway purposes, public transportation, high-capacity transportation, transportation planning and design, and other transportation-related activities. Shoreline does not have a commercial parking tax at this time.

Transportation Benefit District

RCW 35.21.225 authorizes cities to create transportation districts with independent taxing authority for the purposes of acquiring, constructing, improving, providing, and funding any city street, county road, or state highway improvement within the district. Special district's tax base is used to finance capital facilities.

The District may generate revenue through property tax excess levies, general obligation bonds (including Councilmanic bonds), local improvement districts, and development fees (see related discussions, above, for background on each of these). Voter approval is required for bonds and excess property tax levies. Council approval is required for Councilmanic bonds, special assessments, and development fees.

Transportation improvements funded with district revenues must be consistent with state, regional, and local transportation plans; necessitated by existing or reasonable foreseeable congestion levels attributable to economic growth; and partially funded by local government or private developer contributions, or a combination of such contributions.

To date, no jurisdiction in the state has formed a transportation benefit district.

A transportation benefit district would address specific transportation projects reducing congestion caused by economic development. Consequently, the amount of revenue is a function of the cost of the project, rather than a levy rate, assessment amount, or fee schedule. It is, therefore, not possible to reliably forecast revenue from this source.

Road Impact Fees

RCW 82.02.050-090 authorizes cities and counties to exact road impact fees from new development for its “fair share” of the system improvement costs of roads necessary to serve the development. Impact fees must be used for capital facilities necessitated by growth and not to correct existing deficiencies in level of service. Impact fees cannot be used for operating expenses. Shoreline currently does not collect traffic impact fees.

National Highway Systems Grants

The Washington State Department of Transportation (WSDOT) awards grants for construction and improvement of National Highway System (NHS) components. In order to be eligible, projects must be a component of the NHS and be on the regional transportation improvement program.

Ultimately, the NHS will include all interstate routes, a large percentage of urban and rural principal arterials, defense strategic highway networks, and strategic highway connectors. In the interim, the NHS will consist of highways classified as principal arterials.

Funds are available on an 86.5 percent federal, 13.5 percent local match based on the highest ranking projects from the regional Transportation Improvement Board (TIB) list.

It is not possible to forecast reliably how much, if any, revenue the City would receive from this source.

Surface Transportation Program (STP) Grants

Puget Sound Regional Council provides grants for road construction, transit, capital projects, bridge projects, transportation planning, and research and development. Projects must be on the regional TIP list, and must be for roads with higher functional classifications and local or rural minor collectors

Funds are available on an 86.5 percent federal/13.5 percent local match based on highest ranking projects from the regional TIP list.

Shoreline has received STP and Transportation Improvement Account grants for some of its transportation projects including Aurora Avenue and the Interurban Trail project.

Federal Aid Bridge Replacement Program Grants

WSDOT provides grants on a state-wide priority basis for the replacement of structural deficient or functionally obsolete bridges. Funding is awarded on 80 percent federal/20 percent local match.

Federal Aid Emergency Relief Grants

WSDOT provides funding for restoration of roads and bridges on the federal aid system which are damaged by natural disasters or catastrophic failures. Funds are available on an 83.13 percent federal/16.87 percent local matching basis. Because emergencies cannot be predicted, it is not possible to forecast revenues from this source.

Urban Arterial Trust Account Grants (UATA)

The Washington State Transportation Improvement Board (TIB) provides funding for projects to alleviate and prevent traffic congestion. In order to be eligible, roads should be structurally deficient, congested by traffic, and have geometric deficiencies, or a high incidence of accidents. Funds are awarded on an 80 percent federal/20 percent local matching basis.

Centennial Clean Water Fund (CCWF)

The Department of Ecology (DOE) issues grants and loans for the design, acquisition, construction, and improvement of water pollution control facilities and related activities to meet state and federal requirements to protect water quality.

State Revolving Fund Loans

DOE administers low-interest loans and low-interest guarantees for water pollution control projects. Applicants must demonstrate water quality need, have a facility plan for water quality treatment, show ability to repay a loan through a dedicated source of funding, and conform to other state and federal requirements. Shoreline does not have any programs that would qualify for these funds at this time.

Solid Waste - Department of Ecology Grants

The state awards grants to local governments for a variety of programs related to solid waste, including a remedial action grant to assist with local hazardous waste sites, moderate risk/hazardous waste implementation grants, and waste composting grants. It is not possible to forecast revenue from this source.

Storm Drainage Payment In Lieu of Assessment

In accordance with state law, the City could authorize storm drainage charges in lieu of assessments. The City does not currently collect a storm drainage facility charge per acre upon issuance of a building permit. Revenues from this charge are, or could be, deposited in the City's Storm Drainage Cumulative Reserve Fund. Revenues from this fund could be used for construction, maintenance and/or repair of storm drainage facilities, acquisition of property or related debt service.

Water Districts

Two water utility districts serve Shoreline's planning area. Water districts have independent taxing authority, with a property tax levy limit of 50 cents per thousand of AV. Tax revenue is restricted to uses related to the purpose for which the water district was created.

Grants and Loans

Grants and loans are additional sources of revenue that may be used for capital projects. The state Community Economic Revitalization Board (CERB) provides low-interest loans, and occasionally grants to finance sewer, water, access roads, bridges, and other facilities for specific private sector development. Funding is available only for projects which support specific private developments or expansion which promotes the trading of goods and services outside the state. The average requirement is to create one job per \$3,000 of CERB financing.

The Federal Economic Development Administration (EDA) provides grants for improvements that benefit economic development and reduce unemployment.

Twenty-Year Capital Facilities Plan

Table CF-4: General Capital Facilities: City-managed and Police Facilities, Parks, Recreation and Open Space Facilities

<p>These tables will be finalized following City Council adoption of the Comprehensive Plan and related master plans.</p> <p>Lists of potential capital projects and recommended funding and prioritization of the projects are listed in the Draft Transportation Master Plan, Draft Surface Water Master Plan, and Draft Parks, Recreation and Open Space Plan.</p>				
	Facilities			
	Utility Facilities			

Non-City Managed Capital Facilities Plans

For capital facility plans from service providers other than the City of Shoreline, the reader is referred to the current comprehensive and/or capital facility plans of the responsible agencies.

General Facilities

Historical Museum, Shoreline Center
Shoreline School District

Libraries
King County Library District

Postal Buildings
U.S. Postal Service

Public Housing
King County Housing Authority

Human Services
Washington Department of Health
Washington State Department of Health Services.

Public Safety
Fire Department No. 4
King County Corrections
King County District Court
Washington State Patrol

Public Schools
Shoreline School District

Community College
Shoreline Community College

Transportation
Metro/ King County
Sound Transit
Washington State Department of Transportation

Land Reserves
Washington Department of Natural Resources

Non-City Managed Facilities and Utilities

Water
Seattle Public Utilities Water Division
Shoreline Water District

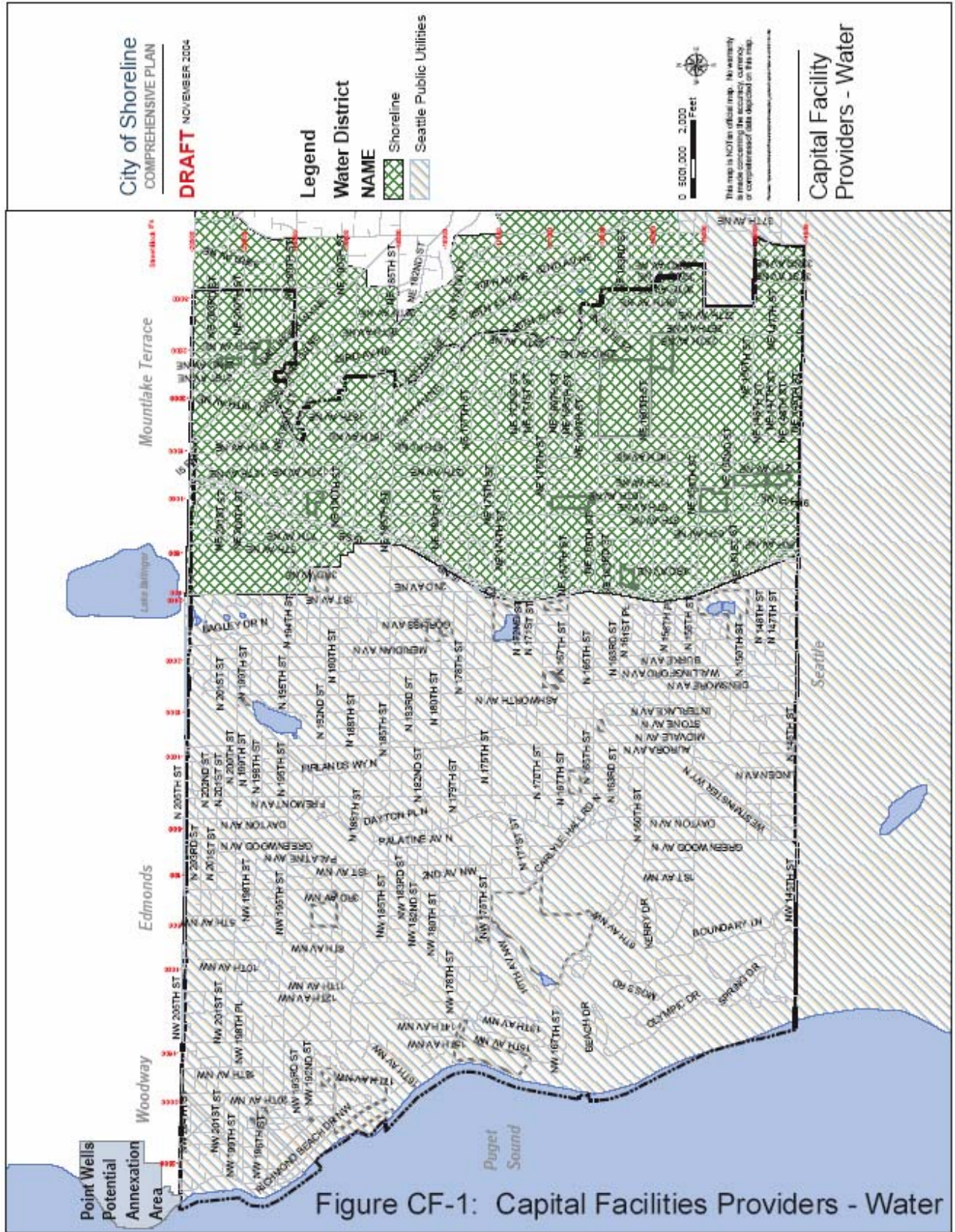
Wastewater
Highlands Sewer District
Ronald Wastewater District

Solid Waste
King County Solid Waste Division
Rabanco
Waste Management Northwest

Electricity
Seattle City Light

Natural Gas
Puget Sound Energy

Telecommunications
AT&T
Comcast
Electric Lightwave
Verizon
Qwest Communications



Utilities Element Analysis

Supporting

Background and Context

The Utilities Element is based on estimates of existing and future demand for utility service. Where possible, current utility consumption trends are used to indicate likely future consumption. Some utilities, such as cellular telephone, are rapidly growing with changing technologies. Consequently, future demand is difficult to predict. In other instances, where utility providers are private corporations, specific information on utility consumption and demand are considered to be proprietary and are therefore not disclosed.

The Utilities Element gauges the ability of existing and planned utility facilities to meet future demand. Generally, the current provision of utility services and the ability to meet future population demand in Shoreline are not hindered by any serious constraints.

The facilities presented in this Element provide information useful to the planning process. This Supporting Analysis section presents basic information regarding the general location, proposed location, and capacity of all existing and proposed utilities, including electrical, natural gas, telephone, and cable (water, wastewater, and surface utilities water are discussed in the Capital Facilities Element). Further information is available from individual utilities or in the planning documents of the various service districts.

The City of Shoreline does not own or manage most of its public utilities. The only City “utility,” as such, is the City’s Surface Water Utility, which is addressed in the Capital Facilities element. Utilities addressed here and in the Capital Facilities Element have a broad impact on the future of the community. In many cases, utilities are needed to meet the basic needs of daily living and ensure health and safety. Utilities can also significantly enhance the quality of life in the community.

When considering the future provision of utility services, a number of issues must be considered: legal requirements such as the state Growth Management Act; aesthetic and environmental impacts; governance; costs and revenues. In order to address these issues, the community must identify the type and quality of utilities needed to serve local residents and determine how these services can best be provided. As a part of this discussion, the community must consider the aesthetic and environmental impacts of new services on the community as well as issues of governance, costs and revenues.

Existing Conditions

The City maintains a number of franchise agreements between utility providers and the City allowing for the existence of support facilities (e.g., cable, electrical wire, natural gas pipe)

within the City's right-of-way (streets). Non-City-managed utility services are under the jurisdiction of the City of Shoreline.

The status of the franchise agreements is noted in the listing of current providers. Franchise agreements may be currently under negotiation or may be subject to renegotiation in the future.

NOTE: Some franchise agreements are in the process of being negotiated or renegotiated.

Electrical Service

Electrical service is provided within the City of Shoreline by Seattle City Light. The City has a non-exclusive franchise agreement with Seattle City Light through January 14, 2014 (Ordinance #137).

Natural Gas Service

Puget Sound Energy provides natural gas service to the residents of the City of Shoreline. The City maintains a franchise agreement (Ordinance #308) with Puget Sound Energy through October 31, 2017.

Existing Natural Gas Service and Facilities

Puget Sound Energy (formerly Washington Natural Gas, which recently merged with Puget Power) is a power and natural gas utility serving more than 626,614 natural gas customers in five Western Washington counties – Snohomish, King, Pierce, Thurston, and Lewis. Puget Sound Energy purchases gas from other regions and manages the distribution of natural gas to customers within its service area. This involves pressure regulation and the development and maintenance of distribution lines.

Natural gas is currently supplied to most areas within the City of Shoreline through 136 miles of natural gas mains. Gas flows through the system under high pressure in the main located along 5th Avenue NE and along Fremont Avenue North from North 185th Street down to North 155th Street over to Dayton Avenue North, then down Dayton Avenue North to North 150th Street, over to Fremont Avenue North, down to North 145th Street.

The types of natural gas service Puget Sound Energy provides in Shoreline are residential, commercial and industrial. As of December 2003, Puget Sound Energy serves approximately 10,344 customers in the City of Shoreline. By its definition, a customer is a residence or building identified by an individual meter. An average household consumes (using natural gas for both heat and hot water) approximately 1,000 therms (100,000 cubic feet) of gas per year.

Washington State Utilities and Transportation Commission (WUTC) does not define natural gas as an essential service. Therefore, Puget Sound Energy is not required to provide services.

Planned Natural Gas Services and Facilities

Extension of service is based on individual requests and the results of a market analysis to determine if revenues from an extension will offset the cost of construction. Overall, Puget Sound Energy does not foresee any problems that would limit the supply of natural gas to the City of Shoreline in the future.

Telecommunications

Existing Telephone Services and Facilities

Local telephone service in Shoreline is provided by Qwest on the east side, Verizon on the west side, and Electric Lightwave which is franchised to serve in areas throughout Shoreline. The City has a franchise agreement with Electric Lightwave through June 2006. The City does not have franchise agreements yet with Qwest or Verizon.

Qwest and Verizon collectively provide telephone service to about 15,000 customers in the City of Shoreline. Of these 15,000 customers, 12,000 are residential and 3,000 are commercial. Qwest and Verizon do not provide estimates of local capacity due to the proprietary nature of this information.

Future Telephone Services and Facilities

Advances in technology and the use of digital transmission allow Qwest and Verizon to increase the capabilities in CO switches as demand grows. A 10,000-line grouping can be installed by adding circuit packs, line trunk capacity units, and distribution frame wiring which can be engineered and installed in 12 months. Qwest and Verizon telephone services are demand-derived and will increase as paying customers request.

Washington Utilities Trade Commission (WUTC) regulations require Qwest and Verizon to provide adequate telecommunications service on demand, and Section 480-120-086 of the Washington Administrative Code requires Qwest and Verizon to maintain adequate personnel and equipment to handle any reasonable demand and traffic. New technology such as multiplexing and digital transmission, cellular and fiber optic technologies are allowing dramatic advances in communication. Because Qwest and Verizon provide service on demand, there are no limits to future capacity.

Existing Cable Television Service

Cable service is provided in the City of Shoreline by Comcast. The City maintains franchise agreements with Comcast for use of rights-of-way.

Comcast serves the entire Shoreline area except for a one-quarter square mile area in the northeast quadrant. This area is comprised of Holyrood Cemetery and the Ballinger Commons apartment complex. Ballinger Commons management provides television services for its residents by satellite dish.

Future Cable Television Services and Facilities

The demand for cable television is likely to continue to increase as population grows. At the same time, new technology will allow cable companies to provide more channel options to their customers. Most areas in Shoreline are served by cable television currently, but some new development may strain existing cable facilities.

Fiber Optic Facilities

The City maintains a 10-year franchise agreement with US Crossing Inc., which operates a fiber optic network (Ord. 207, July 26, 1999).

Utility Issues

Equitable Funding

Most utility services are financed by rates, which the customers pay directly to the providers. In some cases, taxes are used to support services provided by public entities. For example, Seattle City Light provides electricity to the community. Utility taxes are collected by the City of Seattle for these services; however, Seattle's utility tax revenues go into Seattle's general fund and do not directly support the operation of the utility. The utility taxes Shoreline residents pay to Seattle Public Utilities do not directly help maintain infrastructure and provide service within Shoreline.

In some situations, such cable service, utility rates paid by customers to different providers for similar service is significantly different. These rate differentials may be the result of different capital improvement programs or administrative systems.

Environmental Impacts from Utility Improvements

When utility facilities are renovated, expanded or created they have an impact on the community. One example of a utility project that could impact a community is the addition of transmission towers. Such infrastructure can have aesthetic impacts on neighborhoods, and a community must consider how it should address and mitigate such facilities. Shoreline tends to use SEPA to identify and address most impacts; however, the community may wish to consider additional approaches to mitigate utility facilities and infrastructure impacts.

Opportunities for Cooperation

The utilization of multiple providers to serve the utility and capital facility needs of the community raises a number of issues about coordination with the City and among service providers. Trenching activities can often be consolidated through coordination, reducing the cost and impact of these activities. In some cases, cooperative use of utility facilities can benefit the community. The use of the City Light right-of-way for a trail facility is an example of a potential beneficial cooperative arrangement.

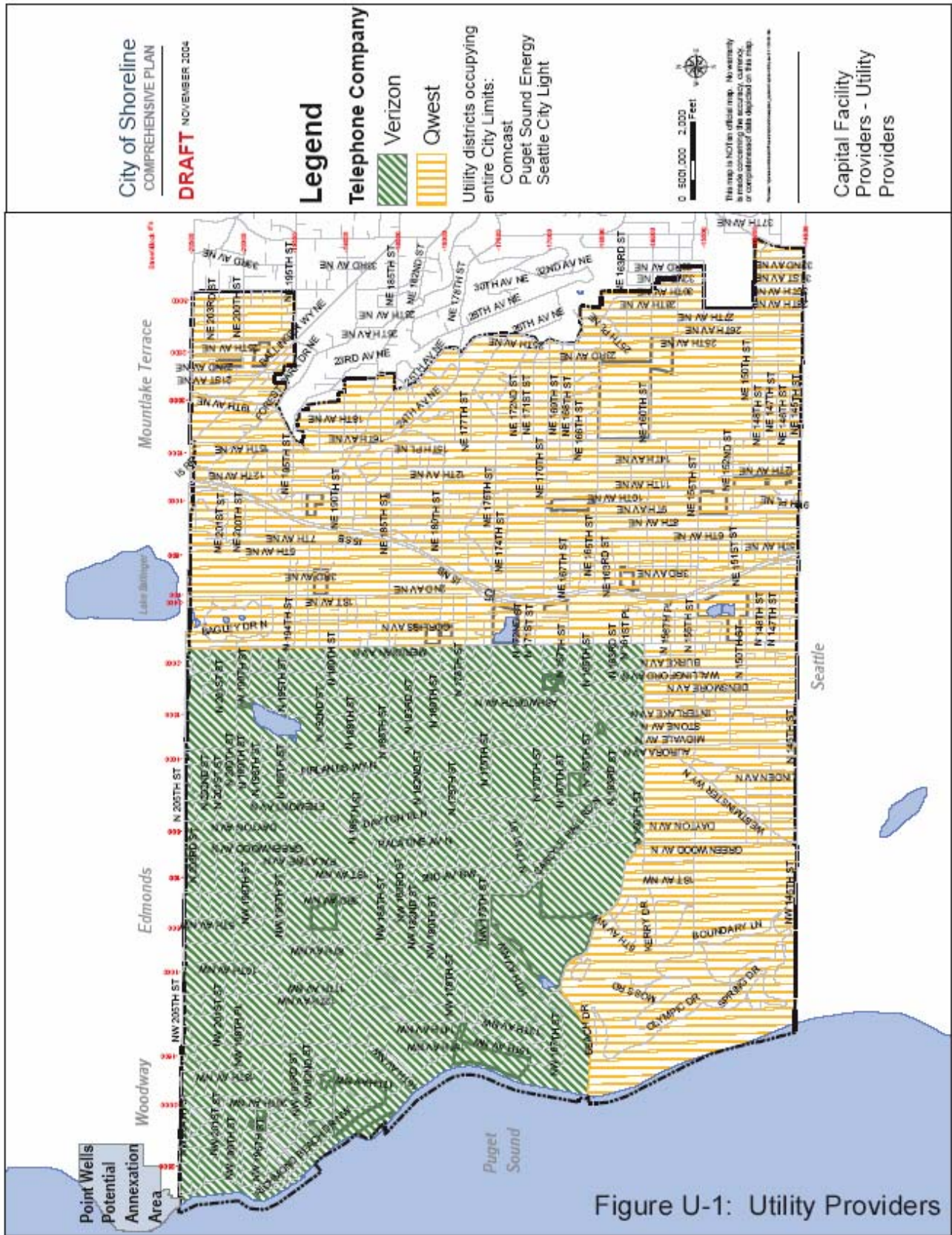
Adequacy of Service

The community has a legitimate interest in not only that utility services are available, but also in the quality of those services and the opportunities for enhancing those services to the community. These concerns range may include the unavailability of natural gas service, and the quality of service for cable television, and telephone and cellular telephone service.

The City may face difficulties in ensuring adequate services and facilities from providers the City does not directly control. This issue can be addressed through contracts or interlocal agreements with individual agencies for services, or through the decision to have the City provide the service directly. Lack of infrastructure needed to provide these services may result in permitting delays or moratoriums if services are required for concurrency.

In order to ensure that the community receives service at the desired levels of service, the City may need to consider changes to its service contracts, interlocal agreements, or possibly expand City services in order to serve existing and planned growth at desired levels and meet concurrency requirements.





Economic Development Element Supporting Analysis

Background and Context

Shoreline has always been known as a desirable place to live, learn and play. However, an area's livability is also enhanced by being a desirable place to work and shop. Shoreline residents mostly travel elsewhere for higher-wage jobs and for more complete shopping opportunities. The quality of Shoreline's economy is affected by healthy businesses that provide goods and services, reliable public services, the area's natural and built attractiveness, good schools, strong neighborhoods and efficient traffic circulation. Maintaining the community's quality of life requires a strong and sustainable economic climate.

The following economic development ideas were suggested during the 1998 Comprehensive Plan planning process -

- Provide a full range of commercial services and retail that are oriented to serve the community;
- Increase the City's role with incentives and private/public partnerships;
- Direct city public works improvements to improve designated areas;
- Encourage more family-wage employment opportunities;
- Encourage businesses to upgrade services and appearances;
- Improve the economic viability along Aurora; and
- Improve City image and create City identity.

Existing Conditions

Overview

The City of Shoreline has a total land area of 12 square miles, but the City serves a potential trade area approximately three times that size, extending south into Seattle, north into Snohomish County, and east to Kenmore and Lake Forest Park. A study of retail opportunities prepared for the City identified a ten minute trade area around three key sites in Shoreline. The characteristics of the population within that trade area are summarized in the following table.

**Table ED-1
City of Shoreline
10 Minute Trade Area Demographics**

	15 th NE and NE 175 th	N175th and Aurora	N 155 th and Aurora
2002 Estimated Population	149,423	189,571	192,433
Population Growth 1990-2000	5.70%	5.51%	5.67%
2002 Estimated Households	62,927	81,399	83,740
Average Household Income	\$79,681	\$76,726	\$80,708
Residential Property Value	\$131,909	\$133,193	\$133,253
Median Age	38	38	38

Source: Community ID

There are currently two sizable retail developments on the Aurora Corridor in Shoreline: Aurora Village and Aurora Square, as well as neighborhood retail concentrations on 15th NE, Ballinger Way, and in Richmond Beach. The “big box” retail (Costco, Home Depot) on the Corridor is thriving at present; however, it is difficult to predict whether this type of use will continue to thrive beyond the next few years. Questions have been raised during the course of the market discussions about what to expect in the long-term future for these types of developments and for Aurora Village in particular. Aurora Village will probably remain a retail mall in the foreseeable future due to its size and location, although the tenants may change. Although at a high visibility corner site for retail, Aurora Village is not a high amenity site, and wouldn’t likely attract such uses as high technology or research and development. Land values will likely continue to dictate retail uses on this site. Aurora Square enjoys a large site area, and several anchor tenants. Studies for the City have identified an opportunity to redevelop the site as a stronger destination retail center.

Market Area Population

Population within the local and extended trade areas provides the support for much of the potential development in the City. The population of the extended trade area was summarized above. The population within the City itself is summarized in the following tables.

**Table ED-2
City of Shoreline and Region
Historic Population Growth Comparison**

						Average Ann. Growth	
	1996	2000	2001	2002	2003	1996-2000	2000-2003
Central Puget Sound – 4 County	3,056,800	3,275,857	3,323,710	3,362,010	3,387,500	1.4%	1.1%
King County	1,628,800	1,737,046	1,758,312	1,774,312	1,779,300	1.3%	0.8%
Shoreline	48,195	53,296	53,421	53,250	52,730	2.0%	-0.4%

Source: Puget Sound Regional Council, 2002 Small Area Forecasts

**TABLE ED-3
City of Shoreline and Region
Projected Population Growth Comparison**

					Average Ann. Growth		
	2000	2010	2020	2030	2000-2010	2010-2020	2020-2030
Central Puget Sound – 4 County	3,275,809	3,671,410	4,115,823	4,535,800	1.1%	1.1%	1.0%
King County	1,737,034	1,869,695	2,039,985	2,203,079	0.7%	0.9%	0.8%
Shoreline Forecast Analysis Zones							
Richland Highlands	35,243	35,681	36,556	37,765	0.1%	0.2%	0.3%
North City	31,813	33,431	34,658	35,575	0.5%	0.4%	0.3%
Total	67,056	69,112	71,214	73,340	0.3%	0.3%	0.3%

Source: Puget Sound Regional Council, 2002 Small Area Forecasts

There are several conclusions that can be drawn from the population data presented above:

- The 2003 population in the City is 52,730, approximately 25 percent of the population of the extended trade area.
- The average annual population growth from 1996 to 2003 was 1.3 percent, comparable to County and region.
- Projected growth for Shoreline Forecast Analysis Zones (including Lake Forest Park) of .3 percent per year is lower than projected rate for region and county.

The demographic characteristics of the City's population were identified in the 2000 US Census (See Table ED-4 below).

Table ED-4
Shoreline, King County, and Washington
State Demographic Characteristics

	Washington	King County	Shoreline
Average Household Size	2.53	2.39	2.50
Housing Tenure			
Owner Occupied	64.6%	59.8%	68.0%
Renter Occupied	35.4%	40.2%	32.0%
Education Attainment			
High School Graduate or Higher	87.1%	90.3%	90.2%
Bachelors Degree or Higher	27.7%	40.0%	37.3%
Graduate or Professional Degree	9.3%	13.3%	11.4%

Source: 2000 US Census Demographic Profiles

Population characteristics differ slightly from those for the County in terms of higher average household size, higher incidence of owner-occupied housing, and lower levels of educational attainment.

The following tables present detailed information on age and income in the City.

**Table ED-5
Shoreline, King County & Washington
State Population Age Comparison 2000**

	Washington		King County		Shoreline	
	Number	% Total	Number	% of Total	Number	% of total
Under 5 years	394,306	6.7%	105,321	6.1%	2,769	5.2%
5 to 9 years	425,909	7.2%	111,162	6.4%	3,268	6.2%
10 to 14 years	434,836	7.4%	109,992	6.3%	3,662	6.9%
15 to 19 years	427,968	7.3%	108,261	6.2%	3,485	6.6%
20 to 24 years	390,185	6.6%	116,597	6.7%	2,844	5.4%
25 to 34 years	841,130	14.3%	294,443	17%	6,782	12.8%
35 to 44 years	975,087	16.5%	308,823	17.8%	9,329	17.6%
45 to 54 years	845,972	14.4%	259,136	14.9%	8,641	16.3%
55 to 59 years	285,505	4.8%	83,442	4.8%	2,605	4.9%
60 to 64 years	211,075	3.6%	58,085	3.3%	1,926	3.6%
65 to 74 years	337,166	5.7%	88,884	5.1%	3,601	6.8%
75 to 84 years	240,897	4.1%	68,348	3.9%	2,888	5.4%
85 years & older	84,085	1.4%	24,540	1.4%	1,225	2.3%
TOTAL	5,894,121	100%	1,737,034	100%	53,025	100%
Median Age	35.3		35.7		39.3	

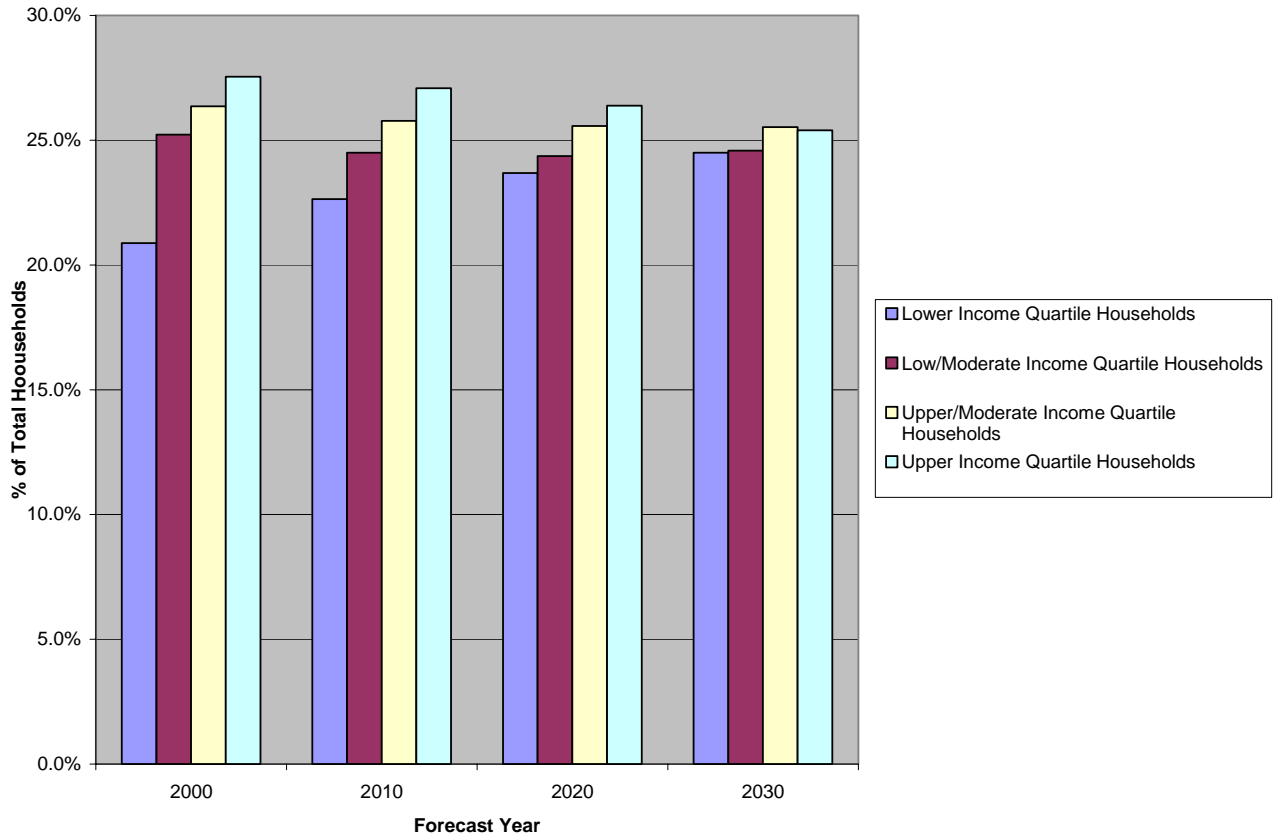
Source: 2000 Census Demographic Profile

**Table ED-6
Shoreline, King County & Washington State Household Income Comparison 1999**

	Washington		King County		Shoreline	
	Number	% Total	Number	% of Total	Number	% of total
Less than \$10,000	171,863	7.6%	45,534	6.4%	1,247	6.0%
\$10,000 to \$14,999	124,848	5.5%	30,146	4.2%	856	4.1%
\$15,000 to \$24,999	265,131	11.7%	66,414	9.3%	1,737	8.4%
\$25,000 to \$34,999	284,630	12.5%	77,320	10.9%	2,505	12.1%
\$35,000 to \$49,999	398,434	17.1%	111,224	15.6%	3,622	17.5%
\$50,000 to \$74,999	486,392	21.4%	150,548	21.2%	4,963	23.9%
\$75,000 to \$99,999	264,498	11.6%	96,885	13.6%	2,917	14.1%
\$100,000 to \$149,999	188,513	8.3%	81,613	11.5%	2,011	9.7%
\$150,000 to \$199,999	47,615	2.1%	24,479	3.4%	468	2.3%
\$200,000 or more	49,337	2.2%	27,072	3.8%	420	2.0%
TOTAL	2,272,261	100%	711,235	100%	20,746	100%
Median Household Income	45,776		53,157		51,658	

Source: 2000 Census Demographic Profile

Figure ED-1: Projected Household Distribution by Regional Income Quartiles



The age and income data presented on the previous two pages support the following conclusions.

- The median age in Shoreline is higher than that for King County. 14.7 percent of Shoreline’s population is 65 years or older.
- The median household income at \$51,658 in 1999 is 2.8 percent below that for King County.
- City households had higher than regional average share of upper income households in 2000, but that share is projected to trend toward a normal share by 2030.

Employment

Employment within the City is a measure of the current level of economic activity, in terms of both number of jobs and distribution among employment sectors.

**Table ED-7
City of Shoreline Employment by Sector**

	1995		1998		2001		Avg. Ann. Growth	
	#	% of Total	#	% of Total	#	% of Total	1995-1998	1998-2001
Construction/Resource	570	4.2%	610	4.1%	759	5.0%	2.3%	7.6%
FIRES*	4,170	30.9%	5,060	34.2%	5,557	36.3%	6.7%	3.2%
Manufacturing	330	2.4%	170	1.1%	274	1.8%	-19.8%	17.2%
Retail	3,160	23.4%	3,560	24.1%	4,265	27.9%	4.1%	6.2%
WCTU**	310	2.3%	340	2.3%	500	3.3%	3.1%	13.7%
Education	3,030	22.5%	3,080	20.8%	2,366	15.5%	0.5%	-8.4%
Government	1,920	14.2%	1,980	13.4%	1,583	10.3%	1.0%	-7.2%
TOTAL	13,490	100%	14,800	100%	15,304	100%	3.1%	1.1%

*Finance Insurance Real Estate Services

** Wholesale Communication Transportation Utilities

Sources: Washington State Dept. of Employment Security; Puget Sound Regional Council

Figure ED-2: Changes in Makeup of Shoreline Employment

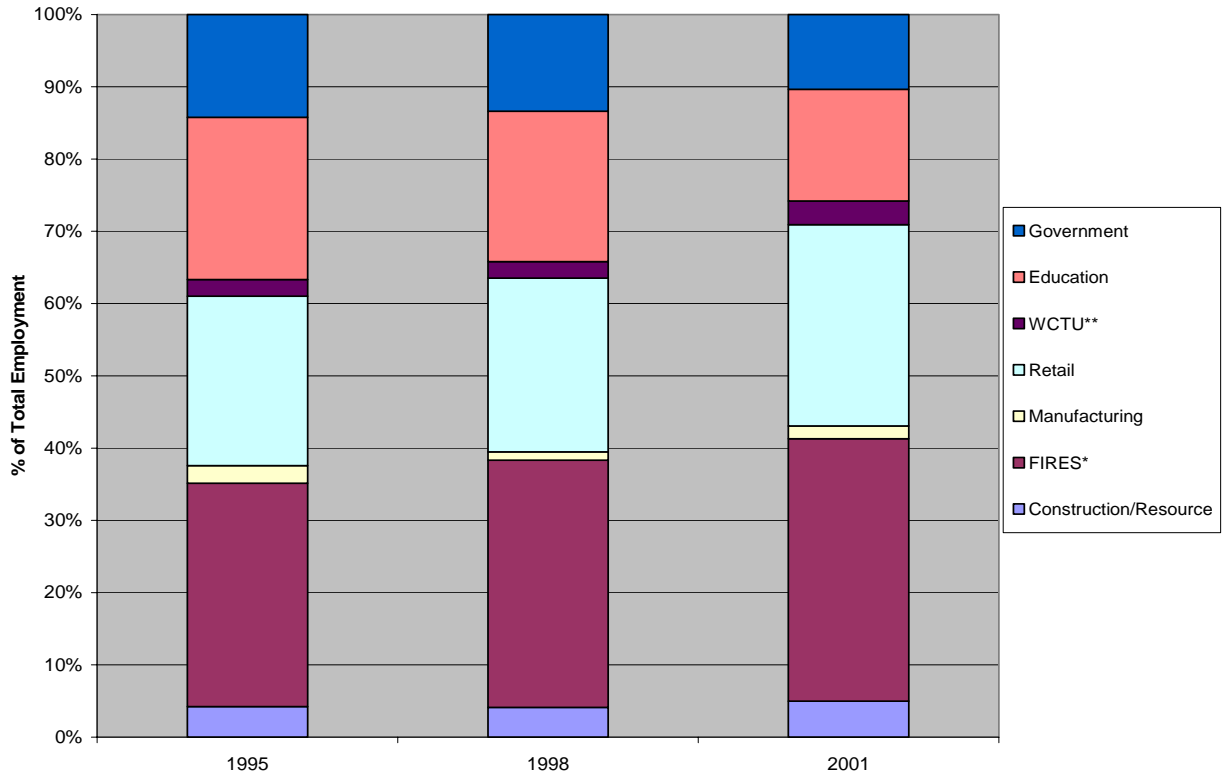


Table ED-8
City of Shoreline Per Capita Employment Comparison

	Population 2001	Employment 2001	Employment/Capita
Shoreline	53,421	15,304	0.29
Seattle	568,102	502,389	0.88
Lake Forest Park	12,889	1,604	0.12
Edmonds	39,590	20,380	0.51
Mountlake Terrace	20,370	6,786	0.33
Lynnwood	34,010	23,351	0.69
Kenmore	18,790	4,278	0.23
Bothell	30,404	21,664	0.71
Woodinville	9,825	14,144	1.44
Kirkland	45,770	34,388	0.75
Redmond	45,490	78,105	1.72
Bellevue	111,500	121,872	1.09
King County	1,758,312	1,155,525	0.66
Snohomish County	618,600	209,941	0.34

Source: Washington State Dept. of Employment Security; Puget Sound Regional Council, Property Counselors

The data support the following conclusions:

- Employment has grown at average rate of 1.8 percent from 1995 to 2001, with growth slowing over latter part of period.
- Employment concentrated in Finance Insurance Real Estate, Retail, Government, and Education sectors. Those sectors increased their shares of total employment over the 1995-2001 period.
- Shoreline has a low ratio of jobs to population at 0.29, above only Kenmore and Lake Forest Park among nearby communities.

Tax Base

The tax base of the City is another measure of the strength of the local economy. A strong tax base supports the necessary public facilities and services for an attractive place to live and work. Two major elements of the tax base are the assessed valuation for property taxes, and taxable retail sales. Shoreline’s tax base is compared to those in other communities in the following table.

**Table ED –9
City of Shoreline Tax Base Comparison**

	Population 2003	Assessed Value – 2003 Taxes	Taxable Retail Sales – 2002	Av per Capita	Sales per Capita
Shoreline	52,730	4,873,885,532	579,138,960	92,431	10,983
Seattle	571,900	75,582,368,624	12,676,311,371	132,160	22,165
Lake Forest Park	12,750	1,475,999,328	54,700,063	115,765	4,290
Edmonds	39,580	3,348,388,884	465,605,641	84,598	11,764
Mountlake Terrace	20,380	1,145,416,251	129,344,624	56,203	6,347
Lynnwood	34,500	2,713,237,600	1,678,370,734	78,645	48,648
Kenmore	19,200	1,848,624,173	119,316,821	96,283	6,214
Bothell	30,910	3,264,027,898	838,920,023	105,598	27,141
Woodinville	9,905	1,552,436,708	505,348,138	156,733	51,019
Kirkland	45,630	6,788,777,356	1,254,746,850	148,779	27,498
Redmond	46,480	7,409,495,346	1,595,224,410	159,413	34,321
Bellevue	116,400	19,281,148,535	4,074,500,477	165,646	35,004
King County	1,779,300	224,994,598,210	34,791,128,291	126,451	19,553
Snohomish County	637,500	49,262,949,977	7,862,994,011	77,275	12,334

Sources: King and Snohomish County Assessors; Washington Department of Revenue; Property Counselors

The data support the following conclusions:

- Shoreline has a relatively low tax base, compared to surrounding cities.
- Property tax assessed valuation per capita is well below average for King County and neighboring cities in King County.
- Taxable retail sales per capita are well below average for King County but do exceed levels for Kenmore and Lake Forest Park.

Other Revenue Sources – Gambling Tax

Gambling tax rate limits are set by the state and vary by game. In 1998, the state allowed the opening of “mini-casinos” and expanded the number of cardrooms and the betting limits. Currently, the City of Shoreline’s tax rate is at 11% for card rooms. A small portion of the rate (7%) is included in the general fund’s on-going revenue base. An amount equal to the remaining 4% is transferred to capital funds to be used for one-time capital improvements.

Projected gambling tax revenue for 2005 equals 12.2% of the total forecasted general fund operating revenues.

Retail Market Conditions

Retail development meets two important economic development objectives:

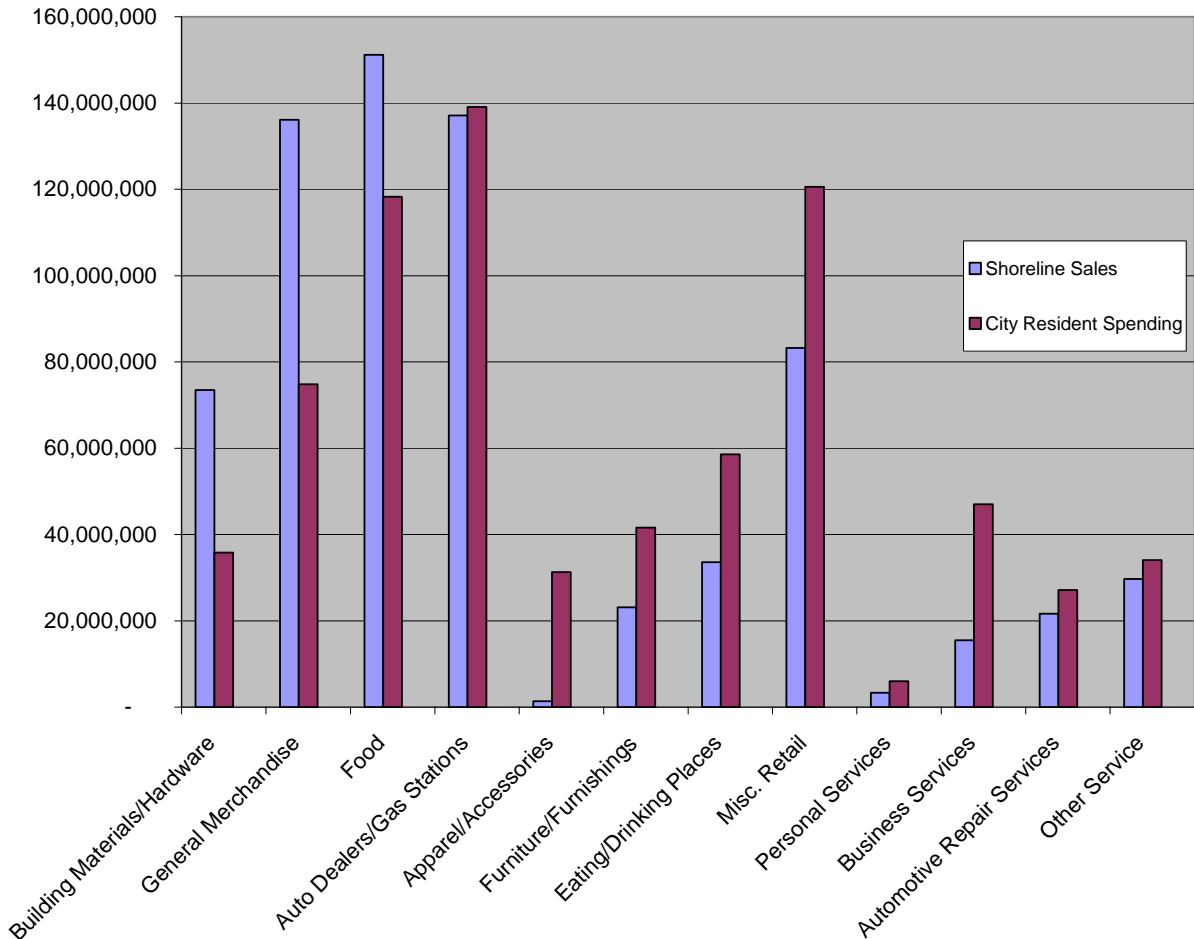
- It provides the goods and services needed by residents and businesses; and
- It provides a major source of tax revenue. Historical levels of taxable sales indicate the extent to which sales are growing, and the extent to which the City is capturing potential spending.

**Table ED-10
Shoreline Retail Sales Analysis Taxable Retail Sales**

	1995	2000	2001	2002	Average Annual Growth		
					1995 to 2000	2000 to 2001	2001 to 2002
Retail Trade							
Bldg. Materials/Hardware	3,165,596	63,379,909	62,928,307	70,133,618	80.3%	4.2%	11.5%
General Merchandise	22,006,677	109,658,120	106,896,023	101,478,814	37.9%	-2.5%	-5.1%
Food	13,920,802	48,395,473	52,386,635	52,220,926	28.3%	8.2%	-0.3%
Auto Dealers/Gas Stations	21,764,235	94,890,859	96,673,763	93,767,076	34.2%	1.9%	-3.0%
Apparel/Accessories	1,479,612	502,966	758,736	815,184	-19.4%	50.9%	7.4%
Furniture/Furnishings	3,827,914	21,428,321	20,798,240	18,428,126	41.1%	-2.9%	-11.4%
Eating/Drinking Places	6,316,015	28,075,167	30,285,906	32,250,112	34.8%	7.9%	6.5%
Misc. Retail	6,370,843	34,427,644	38,638,097	41,511,831	40.1%	12.2%	7.4%
Total Retail Trade	78,851,694	397,758,459	409,365,707	410,605,687	38.2%	2.9%	0.3%
Services							
Hotels/Motels	130,203	616,824	1,130,813	1,132,647	36.5%	83.3%	0.2%
Personal Services	617,797	2,402,108	2,430,478	2,977,152	31.2%	1.2%	22.5%
Business Services	1,249,213	8,412,923	10,717,331	9,930,055	46.4%	27.4%	-7.3%
Computer Services	77,702	499,883	813,604	959,033	45.1%	62.8%	17.9%
Automotive Repair Services	2,457,962	23,463,940	19,979,780	20,239,579	57.0%	-14.8%	1.3%
Other	2,759,040	19,496,426	19,549,370	19,769,704	47.9%	0.3%	1.1%
Total Services	7,214,215	54,392,221	53,807,772	54,049,137	49.8%	-1.1%	0.4%
Contracting	7,228,230	66,903,320	65,571,008	60,829,124	56.1%	-2.0%	-7.2%
Manufacturing	1,359,141	8,500,632	8,446,612	6,021,120	44.3%	-0.6%	-28.7%
Transportation/Comm./Utilities	663,111	11,753,580	14,730,773	17,156,878	77.7%	25.3%	16.5%
Wholesale Trade	1,350,815	22,524,130	18,188,060	19,100,130	75.6%	-19.3%	5.0%
Finance/Insur./Real Estate	329,883	4,335,533	5,778,499	5,161,090	67.4%	33.3%	-10.7%
Other Business	642,549	4,793,648	5,974,149	6,215,794	49.5%	24.6%	4.0%
TOTAL	97,639,638	570,961,523	581,862,580	579,138,960	42.4%	1.9%	-0.5%

Source: Washington Department of Revenue, Quarterly Business Review

Figure ED-3: Comparison of City Sales and City Resident Spending
(estimated using per capita spending factors)



The data support the following conclusions:

- Shoreline has experienced only moderate growth in retail trade since 2000, with growth below the rate of inflation.
- Estimated gross retail sales exceed estimated resident spending in building materials, general merchandise, and food, but fall short in remaining categories. The latter categories are experiencing net leakage beyond city boundaries.

Office Market Conditions

Office development can provide a location for various service providers as well as the management and support facilities for businesses with multiple outlets. An inventory of

selected buildings offering office space for lease in Shoreline provides an indication of the nature and strength of the local office market (see Table ED-11 on the following page).

**Table ED-11
City of Shoreline
Selected Commercial Buildings**

		Year Built	Stories	Rentable SF	Available SF	Rent/SF.Yr*
17711 15th NE		1980	2 bldgs.	14,000	-	\$12 FS
Aurora Professional Building	1207 N 200th	N/A	2	23,765	-	\$17-18 FS
Aurora Shopping	916 N 160 th	1971	3 bldgs.	14,181	4,558	\$18 N
Evergreen Building	18027 15 NE	1980	2	1,500	800	\$14 FS
Gathering Place of Shoreline	17712 15 th NE	N/A	1	11,000	8,000	\$13 FS
Pepper Hill	14701 Aurora	1985	1	13,000	1,187	\$13 N
Professional Office	19929 Ballinger	2003	2	9,538	1,881	\$16 N
Shoreline Office	1501 N 200 th	1980	2	6,689	2,777	\$24 FS
Von’s Square	16300 Aurora	1987	1	8,000	-	\$15 N
TOTAL				101,673	19,203	

* FS-Full Service, N-Net Tenant pays expenses
Source: Officespace.com

The data support the following conditions:

- Shoreline has few large office concentrations or multi-tenant office buildings.
- Vacancy rates are high and rents are low.
- Nearby office concentration at Northgate has many office buildings with rents in \$18 to \$22 per square foot fully serviced range.

High technology development is a desirable form of office use. High tech uses tend to be close to industrial uses and to locate at high amenity sites. Amenities include on-site and off-site aesthetic attributes, such as water features, trails, and nearby parks and/or shopping. Echo Lake could attract high technology users, as an office site with high amenity; however, it would require intensive marketing to lure high-tech users to the area.

Residential Market Conditions

Residential development responds to the need for housing, but also addresses economic development objectives in the sense that it provides shelter for the local workforce, and is part of an overall community where people want to live and work. Market conditions reflect

the strength and the nature of the demand for residential development. Conditions for both apartments and for-sale housing are addressed below.

Apartments

Rent and vacancy rates are shown in the following table for Shoreline and King County as a whole.

**Table ED-12
Shoreline Area Apartment Vacancy Statistics**

	All	Studio	1 Bed	2/1 bath	2/2 bath	3/2 bath
Market Vacancy	7.1%	13.2%	7.1%	7.8%	5.5%	4.1%
Actual Rent	\$747	\$535	\$656	\$785	\$861	\$1,110
Rent per NSF (\$/mo.)		\$1.21	\$0.99	\$0.88	\$0.83	\$0.79
5-year History						
Shoreline Area	Sep-99	Sep-00	Sep-01	Sep-02	Sep-03	
Market Vacancy	3.9%	2.1%	4.7%	7.5%	7.1%	
Actual Rent	\$749	\$765	\$796	\$781	\$747	
King County	Sep-99	Sep-00	Sep-01	Sep-02	Sep-03	
Market Vacancy	3.9%	3.5%	5.4%	7.4%	7.4%	
Actual Rent	\$782	\$819	\$880	\$866	\$857	

Source: Dupre+Scott, *The Apartment Vacancy Report, September 2003*

The data support the following conclusions:

Vacancy rates are high at 7.1 percent, but have fallen in last 6 months. Rates are lowest for large units.

Market rents have fallen, and are well below average rents for King County. Rates per square foot exceed \$1 only for studio units.

Prevailing rents are below levels typically required to support new construction of mixed use buildings.

Home Sales

Sale data for attached and detached units are summarized below for both the Shoreline area (zip codes 98133, 98155, and 98177, an area larger than the City itself), and surrounding communities.

**Table ED-13
Shoreline and Surrounding Communities
Comparison of Housing Sale Prices**

	Attached				Detached			
	Resales		New Construction		Resales		New Construction	
	Number	Avg Price	Number	Avg Price	Number	Avg Price	Number	Avg Price
2000-2qrt. thru 4 qrt.								
Bothell	130	146,401	84	191,754	448	241,818	106	351,038
Kenmore	36	182,767	-		197	295,396	37	383,352
Woodinville	44	170,887	-		385	435,917	11	323,076
Kirkland	381	227,677	126	392,145	679	329,931	122	422,848
Redmond	213	185,936	58	253,822	824	363,450	216	443,449
Shoreline	125	145,142	2	228,000	837	274,683	5	313,112
2001								
Bothell	190	160,073	139	204,259	606	264,153	91	372,754
Kenmore	66	174,994	12	208,284	188	286,379	39	535,220
Woodinville	59	173,552	-		487	427,008	34	440,124
Kirkland	431	207,904	81	267,071	905	330,540	221	414,497
Redmond	285	194,677	169	228,662	856	366,987	204	406,306
Shoreline	145	144,629	54	192,651	1,147	279,930	14	285,548
2002								
Bothell	296	169,071	104	237,898	981	308,867	120	378,648
Kenmore	48	194,168	27	215,426	323	295,980	6	384,242
Woodinville	68	179,097	-		706	432,196	121	399,704
Kirkland	623	287,345	56	353,558	1,307	349,863	115	477,012
Redmond	329	184,111	156	243,524	1,009	394,144	393	406,339
Shoreline	242	158,920	42	201,510	1,730	263,058	18	230,019
2003-1st qrt.								
Bothell	59	170,113	2	240,950	231	273,128	47	346,546
Kenmore	11	215,725	1	165,000	67	315,960	19	321,128
Woodinville	18	139,470	-		122	422,258	40	466,573
Kirkland	115	240,804	8	184,075	226	353,304	31	441,442
Redmond	73	186,773	7	242,226	179	392,186	139	395,259
Shoreline	61	209,392	10	297,235	297	284,570	3	252,475

Source: Central Puget Sound Real Estate Research Report, New Home Trends, Property Counselors

The data support the following conclusions:

Average sale prices for new construction attached units are higher than in many surrounding communities.

Average sale price for new construction detached units are lower.

Economic Development Initiatives

Several specific economic development initiatives were identified in the “Economic Data and Strategy Study” prepared by Edward Starkie Consulting in 2001 for the City’s Economic Development Program, they included:

- Enhancement of Existing Centers
- Aggregation of businesses
- Introduction of higher residential density near retail and services
- City assistance with the creation of affordable retail and service space
- Active recruitment of missing retail sectors in redevelopment efforts
- Long-term strategy for the location of employment centers
- Coordination of open space with retail centers and neighborhood centers
- Long-term strategy for resolving parking issues
- Zoning and regulation that supports existing centers

Community Design Element Supporting Analysis

Background and Context

As Shoreline evolves, it is important to preserve its natural qualities while enhancing the existing more developed areas. The way that a development is designed can make a large difference in the way it fits into the community. Most citizens requested community design to ensure:

- Compatible new homes in neighborhoods;
- Transition buffers between neighborhood and commercial land uses;
- Tree and view preservation;
- Functional and aesthetic improvements to the Aurora Corridor; and
- Basic design review for single-family, multifamily, and commercial development.

Community design combines aspects of architecture, landscape, public works facilities, public art and transportation's systems. Improved design does not have to be extravagant; it can simply be a more thoughtful approach to the look of new development.

Design Quality

Design quality is important to Shoreline because the new development that is anticipated in the next 20 years will need to fit into and enhance the community. Frequently, development becomes more acceptable if it is well-designed. Design describes more than appearance. Design also means the way a development functions and relates to surrounding properties. Examples are shared driveways, similar landscaping, pedestrian connections, similar building form, collective open and public space, and continuous pedestrian protection from weather. Assets and attributes of adjacent sites, when connected or combined, improve the overall function and appeal of the area. Design is not necessarily extravagant. Rather, design quality means thoughtful development and thoughtful improvements. Design quality is seen as a development's overall contribution to the appearance of the community. For example, within new development, retention of existing vegetation and new landscaping contribute to Shoreline's image as a community that values and protects its trees.

Public Places and Connections

The best public places appeal to the broadest number of people: young and old, residents and visitors, workers and shoppers, the agile and the disabled. Public art and cultural events bring people together, express the diversity of a community's character, and make places interesting.

People are drawn to public places that are comfortable and attractive. Attracting people into the public realm means supporting them with better transit and safer sidewalks and walkways as important connections between different places in the city. Street corridors tie different parts of Shoreline together and should instill public pride through design. The I-5 freeway is a major corridor that should be enhanced to be more attractive to soften the visual impact on Shoreline's image.

Gateways

Historically, the majority of development in Shoreline occurred while it was an unincorporated area within King County, and did not foster civic identity and sense of place. At the beginning of the City's planning process a vision to create a civic identity by having special treatments signaling entry into Shoreline was identified. The vision was implemented by the adoption of the Gateway Master Plan Policy and Procedure Manual in 2003, and the city is currently implementing this plan and continually encourages private development to contribute to city gateways. The fundamental purpose of having gateways is to provide clear announcement of the City's boundaries, provide a strong physical identity/theme that matches the City's character, and provide recognition and a sense of place for Shoreline as a city.

Neighborhoods

Shoreline is comprised of a number of neighborhoods that include homes, schools, parks and other public facilities, and commercial and public centers that provide a variety of shopping and services. Neighborhood design policies can maintain and strengthen the more private qualities of residential areas, while encouraging commercial and public centers to attract people and provide services to nearby residents.

For residential neighborhoods to co-exist with commercial development, it is important to soften transitions between these two general land uses. It is also important to promote good quality neighborhood services in adjacent commercial areas. The community becomes more cohesive as neighborhood development is refined to be more attractive, interactive, and functional.

Historic Landmarks

The City's history gives it depth, diversity and uniqueness. Different parts of the City have their own individual mixture of past events, people, and buildings. Most people are familiar with historic buildings and districts, but in Shoreline there are also other places which are reminders of the past. Some visible examples include the late 1800's platting of Richmond Beach and the red brick road on Ronald Place near Aurora and N 175th Street. Other examples include Ronald School, Firlands Sanitarium, the early water tower in Hillwood, the North City Tavern, the Stone Castle in Highland Terrace, and WWII housing in Ridgecrest.

Some events worth commemorating include the building of the Great Northern Railroad (1891) and the North Trunk Road (1905 - 1925), construction of The Highlands and Seattle Golf Club (1907), development of poultry and berry farms, and the expansion of Highway 99 (after 1938).

The City can enrich the lives of its citizens and its appeal to visitors by commemorating its past. In some cases, this may mean active involvement in the preservation and renovation

of historic landmarks; in others cases, historical interpretation may be sufficient. Preserving historic resources can help retain community values, provide for continuity over time, and contribute to a sense of place within Shoreline.