

AGENDA

PLANNING COMMISSION REGULAR MEETING



Thursday, May 3, 2012
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
A. April 5 Regular Meeting	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes.

6. GENERAL PUBLIC COMMENT	7:10 p.m.
7. PUBLIC HEARINGS	7:15 p.m.
A. Development Code Amendment related to FEMA Floodplain Management	
• Staff Presentation	
• Questions by the Commission	
• Public Testimony	
• Final Questions & Deliberations	
• Vote to Recommend Approval or Denial or Modification	
• Closure of Public Hearing	
8. STUDY ITEMS	8:15 p.m.
A. Comprehensive Plan Major Update – Economic Development	
• Staff Presentation	
• Public Comment	
9. DIRECTOR'S REPORT	8:55 p.m.
10. OLD BUSINESS	9:00 p.m.
A. Planning Commission Annual Report to City Council	
11. NEW BUSINESS	9:10 p.m.
A. Environmental Sustainability Indicators Website Demo	
12. REPORTS OF COMMITTEES & COMMISSONERS/ANNOUNCEMENTS	9:25 p.m.
13. AGENDA FOR May 17	9:29 p.m.
14. ADJOURNMENT	9:30 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

April 5, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Vice Chair Esselman
Commissioner Maul
Commissioner Montero
Commissioner Sully
Commissioner Wagner

Staff Present

Steve Szafran, Associate Planner, Community & Development Services
Miranda Redinger, Associate Planner, Community & Development Services
Juniper Nammi, Associate Planner, Community & Development Services
Brian Landau, Surface Water Manager, Public Works
Jessica Simulcik Smith, Planning Commission Clerk

Others Present

Mayor Keith McGlashan

Commissioners Absent

Commissioner Craft

CALL TO ORDER

Commissioner Wagner called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

Swearing In Ceremony for Newly Appointed Planning Commissioners

Mayor McGlashan formally swore in each of the new members of the Shoreline Planning Commission: David Maul, William Montero and Keith Scully.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present Commissioners Esselman, Maul, Moss, Montero, Sully and Wagner. Commissioner Craft was absent.

APPROVAL OF AGENDA

The agenda was accepted as presented.

DIRECTOR'S COMMENTS

There were no comments from the Director.

APPROVAL OF MINUTES

The March 1, 2012 minutes were adopted as amended.

GENERAL PUBLIC COMMENT

Mayor McGlashan welcomed the new Commissioners and thanked them for their service. He recognized the load the City Council places upon the Commission to provide recommendations to them.

STUDY ITEM – COMPREHENSIVE PLAN UPDATE – NATURAL ENVIRONMENT

Ms. Redinger announced that the City will launch the “Forevergreen” sustainability indicator tracking website at the April 16th City Council meeting.

Ms. Redinger also announced that the next (third) speaker series is scheduled for April 12th and will feature Jenny Pell, designer of the Beacon Food Forest. At the fourth speaker series on April 25th, Rob Bennett from the Portland Sustainability Institute will discuss the topic of eco-districts in preparation for the Commission’s May 3rd discussion on housing and economic development. Both events are scheduled from 6:30 to 8:30 p.m. in the Shoreline City Council Chambers. Commissioner Wagner suggested that staff forward an invitation via Plancom to each of the Commissioners.

Ms. Redinger explained that the Commission would continue to discuss and provide input on the various elements of the Comprehensive Plan update over the next several months. Once each element has been reviewed, staff will compile a draft Comprehensive Plan Update for the Commission to review. This will be the subject of a public hearing in the fall, after which the Commission will forward a recommendation to the City Council.

Staff Presentation

Ms. Redinger advised that in the previous version, the policies relating to the natural environment were contained in the Land Use Element. However, with all the recent emphasis on the natural environment, staff felt it would be appropriate to create a separate Natural Environment Element. She suggested the Commission review the draft language and provide feedback.

Commissioner Moss said it appears that Attachment E from AHBL was prepared before the staff edited and prepared the language that is now before the Commission for review. Ms. Redinger answered that Attachment E was prepared in 2007 before the City’s Sustainability Strategy was adopted.

Commissioner Maul asked if the Transfer of Development Rights (TDR) concept was taken out because it did not become a regional reality or if this was a policy decision made by the City. Ms. Redinger said staff is seeking direction from the Commission regarding this issue. While staff has not developed draft

TDR policies, she has not heard any specific objections to the concept, either. Commissioner Maul asked if the original plan was to do an intra-city TDR or to participate in a regional TDR program. Ms. Redinger answered that this was never decided.

Commissioner Moss reported that the Growing Transit Communities Task Force for the North Corridor has discussed how TDRs might be used. Because the Comprehensive Plan would be in effect through at least the beginning stages of the light rail alignment along Interstate 5, she sees value in recognizing TDRs in the Comprehensive Plan as a possible option. Commissioner Scully concurred. He recalled that there has been a push to get a state-wide TDR program in place on the realization that people are not participating in the local programs. He recommended the City participate in both regional and state TDR programs that come forward in the future. The Commission reviewed the document and made the following comments:

- **Introduction.** Ms. Redinger said the City’s Surface Water Manager has recommended that the introduction narrative be refined by pulling text from the Sustainability Strategy. Commissioner Wagner reminded the Commission of the City Council’s direction to reduce the size of the Comprehensive Plan by eliminating redundancies, etc. She suggested that some of the goals in the draft language may not be different enough to warrant their own bullet point.

Commissioner Esselman questioned how relevant the information contained in the introduction would be in the future. Commissioner Scully suggested that the entire second paragraph, which talks about the City’s website to track indicators of environmental sustainability over time, is unnecessary. Ms. Redinger said the website offers a way to track implementation of the policies contained in the Natural Environment Element and will hopefully be a useful tool in perpetuity. Commissioner Moss suggested the second paragraph would be better placed in an overall introduction to the Comprehensive Plan rather than the Natural Environment Element. Ms. Redinger agreed that this paragraph could be moved to the Comprehensive Plan introduction, which contains a significant amount of background information.

- **Framework Goal 8 (FG8).** Commissioner Esselman expressed the need to ensure that “innovative” is not interpreted as “experimental.” Innovative development practices must have credibility. Ms. Redinger reminded the Commission that the framework goals were adopted by the City Council and will not be changed as part of the Comprehensive Plan Update. However, they could create some language to clarify the term “innovation.”
- **Natural Environment Goal V (NE V).** Commissioner Scully noted that the language in this goal was changed from “ensure clean air” to “protect clean air.” While he agreed that “ensure” is a high bar, they should remember that goals are intended to be aspirational. The City’s goal should be to ensure clean air and water. He explained that the development regulations are supposed to implement the Comprehensive Plan goals, and using the terms “shall” and “ensure” would require the City to adopt development regulations to implement the goals. Commissioner Esselman said it is the City’s practice to have less prescriptive Comprehensive Plan goals. Ms. Redinger agreed the City tends to use “should” type verbs in the goal setting and policy language (Comprehensive Plan) and more prescriptive language in the development regulations.

- **Natural Environment Land Use Policy 16 (NE 16).** Commissioner Esselman pointed out that the word “should” is not typically used in the goals and policies. She suggested this be changed to a more consistent term.
- **Natural Environment Land Use Policy 18 (NE 18).** Commissioner Maul questioned the need for this policy since development is not usually allowed in critical areas. Ms. Redinger said the recent update to the Tree Code further restricts clearing and development in critical areas. Mr. Szafran said the development code regulation that requires wetland restoration if development occurs within a wetland or its buffer is used frequently. Ms. Redinger reminded the Commission that one of the purposes of the Comprehensive Plan policies is to support development of code language. Commissioner Maul asked if the Department of Ecology and the Army Corps of Engineers would be involved when development occurs in critical areas. Ms. Nammi answered that review by a state agency is required when the State Environmental Protection Act (SEPA) is triggered. This happens most often when there is a Critical Area Reasonable Use Permit or a Special Use Permit. She explained that a Critical Area Reasonable Use Permit is for private development on lots that are so constrained by critical areas that the property cannot be developed with an allowable use. Special Use Permits are for utilities and government and/or institutional facilities that are required to occur within a critical area.
- **Deleted Natural Environment Land Use Policy (Between NE 21 and NE 22).** Commissioner Scully requested clarification for why staff is proposing to delete this policy. Ms. Redinger explained that this policy was determined to be superseded because it was already required by some other state or local law. Ms. Nammi further explained that the City is not required to protect all of the priority species and habitats that are referenced. However, the policy clarifies that the City intended to include priority species and habitats in the Fish and Wildlife Section of the Critical Areas Ordinance. The Commission agreed that this policy should be included.
- **Natural Environment Land Use Policy 36 (NE 36).** Commissioner Scully asked if the intent of this policy is that any land use decision should consider the long-term impacts on the natural and human environments. Ms. Redinger said this policy was taken directly from the Sustainability Strategy (guiding principle). She agreed it could be clearer.
- **Natural Environment Land Use Policy 37 (NE 37).** Commissioner Montero suggested that this policy is redundant and could be reworded to simply say, “lead by example or learn from other successes and design our programs as models.” The remainder of the Commission concurred.
- **Natural Environment Policy Recommendations from Southeast Neighborhoods Subarea.** Commissioner Wagner asked staff to explain why they are recommending these policies be included in the Natural Environment Element of the Comprehensive Plan. Ms. Redinger recalled that during the Southeast Neighborhood Subarea Plan process, Council Member Hall suggested that the policies in the subarea plan’s natural environment section that were not specific to the subarea should be incorporated into the Comprehensive Plan. Ms. Redinger thought that policies could be included in the Natural Environment Element of the Comprehensive Plan. She recalled that the Commission and City Council agreed that these policies should be incorporated citywide rather than applying them just within the subarea. She said the Natural Environment policies could be incorporated under

appropriate subheadings elsewhere in the Element or they could just be placed at the end. The title of the heading was not intended to remain. Commissioner Moss agreed that including the policies would be consistent with recent Commission discussions.

- **Natural Environment Land Use Policy 16 (NE 17).** Commissioner Esselman observed that all of the other policies begin with an active verb, except NE 17. She suggested it be changed to read, “minimize the removal of healthy trees.” The Commission concurred.
- **Other Potential Additions.** Ms. Redinger suggested that it might be more appropriate to place “green building” policies in the Housing and/or Economic Development Elements. She said that, at some point, the Commission will have a discussion about mandating and incentivizing green building. They will also discuss the appropriate threshold at which green building would be required. The City could adopt one of the available “green building” codes or cobble together language that is more unique to Shoreline. If they are going to move towards adoption of green building requirements in the Development Code, it would be helpful to have a policy in the Comprehensive Plan to cite as justification. Commissioner Moss agreed that green building policies should be located in another element of the Comprehensive Plan, since buildings are not part of the natural environment.

Ms. Redinger said staff is still considering the best approach for effective group-edit of upcoming Comprehensive Plan elements that are not taken directly from master plans. They will continue to consult with technology staff and the legal department and provide information to the Commission as soon as possible.

Public Comment

No one in the audience expressed a desire to comment during this portion of the meeting.

STUDY ITEM – DEVELOPMENT CODE AMENDMENTS RELATED TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOODPLAIN MANAGEMENT

Staff Presentation

Ms. Nammi explained that the City is required by FEMA to adopt a Floodplain Management Ordinance (FMO) (SMC 13.12), which would replace the current Flood Damage Prevention Ordinance (SMC 16.12). In addition, replacement of this chapter also requires associated changes to Title 20 of the Development Code including Subchapter 5 (Flood Hazard Areas) of the City’s Critical Areas Ordinance (SMC 20). She advised that the proposed FMO is the responsibility of the Public Works Department Surface Water Division, and they have worked closely with the Planning & Community Development Department to draft the proposed revisions. The Planning Commission is specifically responsible for reviewing the proposed amendments to SMC 20 and forwarding a recommendation to the City Council.

Mr. Landau explained that three options were given for complying with the performance standards of the Reasonable and Prudent Alternative (RPA) outlined in the September 22, 2008 Biological Opinion for the implementation of the National Flood Insurance Program (NFIP) in the Puget Sound Region.

One of the more strongly suggested options is to develop and implement a floodplain ordinance based on the model ordinance that was prepared by FEMA and approved by the NFIP. He said the Public Works staff has been working with Planning & Community Development staff to create a new ordinance that places the various development code regulations into a separate floodplain management section. He noted that, as per the newly designated FEMA floodplains, about 15 to 18 parcels in Shoreline may be affected by the ordinance. With the exception of one commercial property, the impacted parcels are all residential.

Ms. Nammi once again explained that the City's current Floodplain Management Regulations are located in SMC 16.12 (Flood Damage Prevention) and SMC 20.80 (Flood Hazard Section of the Critical Areas Ordinance). The language in both sections is basically the same and is based on the old approach of bare minimum protection of structures in the floodplain. It does not include any provisions to protect riparian habitat and it does not go far enough with life safety protection of structures. She advised that, at a minimum, the City is required to include some provisions for Frequently Flooded Areas in the Critical Areas Ordinance (CAO). Rather than having two sets of regulations, one in the Critical Areas and another in the new FMO, staff is proposing that the CAO be amended to refer to the FMO (SMC 13.12) to find the standards for floodplain protection. In the case of a stream, bog or wetland, the CAO regulations related to wetlands and streams would still apply. In addition, habitat protection elements would be added to the FMO to comply with the Endangered Species Act (ESA).

Commissioner Moss asked how the proposed FMO would tie in with the City's Shoreline Master Program (SMP). Ms. Nammi said that at some point, the proposed FMO standards would be applied to hypothetical situations to determine how the SMP, CAO and FMO interact together. She emphasized that if development is allowed to occur within the floodplain, it is likely the more restrictive CAO and SMP would apply.

Commissioner Maul asked about the process for reviewing permits for properties located within floodplains. He specifically asked if a board of appeals would be set up for this purpose. Ms. Nammi said there would be no board of appeals. The review and permit mentioned in the FMO is the floodplain development permit. She said that at this time, staff reviews building permit applications for properties within floodplain areas based on the current floodplain regulations, the SMP and the CAO. However, the proposed amendment would take the floodplain review out of the building permit and place it in the Floodplain Development and Variance Permits. These new permits would have to be done before an actual building permit application is submitted. The review of the Floodplain Development and Variance Permits would be coordinated between the Public Works and Planning & Community Development Departments, and it would be the Floodplain Administrator's responsibility to ensure the regulations are met. To avoid inspection duplication, the building inspectors would be responsible for inspection of floodplain requirements. The permits would likely be Type A permits, so there would be no administrative appeal. Appeals would go directly to the Superior Court. She said the details of the review process, as well as the appeal process, would be clearly outlined in the FMO.

Commissioner Montero asked the age of the FEMA maps the City is using to create the FMO. Mr. Landau answered that the existing maps are very old. However, the City recently submitted a proposed map and a Flood Hazard Study completed in 2009 of the north branch of Thornton Creek to FEMA. This information is currently going through FEMA review, and he anticipates that the Flood Insurance

Rate Map will be finalized later in the year. In addition, King County recently completed a Coastal Flood Hazard Study, and a new flood hazard map was created for all the shorelines in King County. He said that while there have been no recent updates to the Boeing Creek Floodplain Map, the existing map would still apply to the few affected properties. Ms. Nammi added that because of the topography near Boeing Creek, almost all of the structures are located well above the floodplain. She advised that the new maps would be available at the public hearing.

Commissioner Wagner reminded the Commission of the City Council's goal to make the permit process faster and clearer. She asked if the City is required to create a different permit application. Ms. Nammi clarified that the permit requirement for floodplains already exists, but the City has not been administering it to the letter of the regulation. She said staff is proposing a new type of application that would help answer property owners' questions before they get into full design of their projects. Commissioner Wagner questioned whether requiring a property owner to obtain a development permit, a shoreline variance, and a floodplain permit would be the most efficient approach. Placing the requirements in three different sections of the code may be confusing. Ms. Nammi said permit requirements are clarified in pre-application meetings and through customer information that is provided ahead of time. Many of the applications can move forward concurrently. She commented that routing just the specific floodplain information to the Public Works Department rather than the entire building permit would make the review go much faster. She commented that requiring a review by the Public Works Department would result in better protection of the floodplains and better protection of life and property.

Ms. Nammi reviewed each of the proposed changes as follows:

- **SMC 20.80.010(B)(4).** The new FMO specifically states that one of its purposes is to meet the requirements of the NFIP. Rather than stating the purpose three places in the code, staff is recommending deleting the statement from the general CAO purpose statement. The statement would remain in the Flood Hazard Areas Section of the CAO (SMC 20.80.360). It would also be placed in the FMO.
- **SMC 20.80.360(A).** The amendment in this section provides a new definition for flood hazard areas to be consistent with the new FMO.
- **SMC 20.80.360(C).** This section would be removed because it is not directly related to what the City can regulate.
- **SMC 20.80.370.** This section has been amended to simplify the explanation of how flood hazard areas are determined and classified. It also adds a reference to the more detailed regulations proposed for SMC 13.12. Older language that is no longer accurate would be deleted.
- **SMC 20.80.380 through SMC 20.80.410.** The language in these sections is no longer applicable and would be deleted. A new section, SMC 20.80.380(A), would be added to make it clear that all development within designated flood hazard areas must comply with SMC 13.12.

- **SMC 20.20 (Definitions).** A number of the definitions in SMC 20.20 related to Flood Hazardous Areas and Floodplain Regulations would be deleted to be consistent with the proposed FMO. Commissioner Wagner asked if most of the definitions are standard. Ms. Nammi said they are either required definitions or they are being proposed in a section of code that is not open for the Commission's recommendation. Many came from FEMA's model ordinance, and it is not within the Commission's purview to revise them.
- **SMC 20.30.040.** The changes in this section establish two new application types. The Floodplain Development Permit and Floodplain Variance.
- **SMC 20.30.333 and SMC 20.30.336.** In addition to the two new permit types, there is also a specific permit process for Critical Areas to address projects that require either a Critical Area Special Permit or a Critical Area Reasonable Use Permit. Because it would be redundant and not allowable to require the same review under a Critical Areas Special Use or Reasonable Use Permit, SMC 20.30.333 and SMC 20.30.336 would be amended to make it clear that these permits would not be applicable to flood hazard areas.

Commissioner Scully asked the threshold for needing a Floodplain Development Permit. Ms. Nammi said any substantial improvement in the regulatory floodplain would require a permit. She specifically referred to the definition for "Substantial Improvement." Commissioner Scully asked if this is the same definition that is used for other types of permits. Ms. Nammi said it is specific to floodplains and is required by FEMA. She reminded the Commission that the definition of "Regulatory Floodplain" has been modified to take the riparian zones into consideration.

Commissioner Maul asked if projects that are less than 50% of a structure's value would be exempt from the permit requirement. Ms. Nammi said the property owner would have to submit for a Floodplain Development Permit, but the conclusion would be that the project is exempt from the requirements of the FMO. The FMO would apply to new construction, as well. Commissioner Maul asked if property owners would be able to obtain flood insurance for these properties. Mr. Landau answered that FEMA requires property owners within the regulatory floodplain to purchase flood insurance. Ms. Nammi explained that the City's nonconformance standards allow a property owner 12 months to rebuild a property that is destroyed by fire or natural disaster. However, the floodplain regulations require replacement structures to meet all of the new FMO standards.

Commissioner Moss commented that anytime there is more than one applicable ordinance or regulation, the strictest application holds. Ms. Nammi concurred. For example, even though an FMO regulation might allow a 1,000 square foot addition next to Thornton Creek, the CAO would not allow the addition if the property is located within the wetland or its buffer. The CAO would only allow up to 750 square feet, as long as the structure would not further encroach into the critical area.

Commissioner Montero asked if the entire property would have to comply with the FMO standards, even if only a portion of the property is located in a flood zone. Ms. Nammi answered that the owner would be required to apply for a Floodplain Development Permit. If it is determined that the proposed project would be located outside of the floodplain area, it would be exempt from the FMO

requirements. The FMO would only apply if the proposed project is located within the regulatory floodplain.

Mr. Landau commented that with the new studies that have been completed, the City now has detailed base flood elevations. This information will help expedite the permit process, as well.

- **SMC 20.30.410(A)(3).** The provisions that apply to subdivisions are proposed in the new FMO. Therefore, staff recommends adding compliance with the new Chapter 13.12 to the environmental review criteria for preliminary subdivisions.
- **SMC 20.30.740(A).** “Violations of any of the provisions of Chapter 13.12 SMC” would be added to the list of violations subject to the provisions of Subchapter 9 (Code Enforcement).

Ms. Nammi said that due to the likelihood that the majority of the Floodplain Development Permits will conclude that the projects are exempt from the regulations, staff is proposing a minimum one-hour review fee.

Ms. Nammi announced that a SEPA notification would be issued next week, and staff anticipates a Determination of Nonsignificance because the regulations would actually be better for the environment. A public hearing on the Development Code amendments has been scheduled before the Planning Commission on May 3rd. The full amendment package would be submitted to the City Council for a public hearing in June.

Commissioner Moss asked if much of the language in the proposed FMO would come from the model ordinance provided by FEMA. Ms. Nammi answered that the model ordinance was a joint project with local, county and state jurisdictions based on the best available science from the National Marine Fisheries Service. She acknowledged it is the simplest approach, but the City could also choose to prohibit development in the floodplain or review projects for compliance with ESA on a permit-by-permit basis.

Ms. Nammi said a draft of the proposed ordinance would be provided to the Commissioners at their next meeting, along with the floodplain maps and examples of how the ordinance would interact with other regulations. Commissioner Moss clarified that the Commission would not be invited to provide input on the proposed FMO. The ordinance would be provided to the Commission for information purposes to help them understand how it works with the proposed Development Code amendments.

Public Comment

No one in the audience indicated a desire to address the Commission during this portion of the meeting.

DIRECTOR’S REPORT

Mr. Szafran announced that the City Council adopted the last packet of Development Code amendments with one change to the accessory dwelling unit (ADU) provisions. There are now three potential ADU situations: attached ADUs, detached ADUs and ADUs contained under one roof on different levels.

Attached and detached ADUs would be limited to 50% of the primary dwelling. If an ADU is under the same roof on separate levels, it could be any ratio.

NEW BUSINESS

Election of Chair and Vice Chair

Ms. Simulcik Smith referred the Commissioners to the rules and procedures for election of officers. She opened the floor for nominations for Planning Commission Chair.

COMMISSIONER ESSELMAN NOMINATED COMMISSIONER MOSS AS CHAIR OF THE PLANNING COMMISSION.

There were no other nominations, and Ms. Simulcik declared nominations closed.

THE COMMISSION UNANIMOUSLY APPROVED THE ELECTION OF COMMISSIONER MOSS TO THE POSITION OF CHAIR FOR A ONE-YEAR PERIOD.

COMMISSIONER WAGNER NOMINATED COMMISSIONER ESSELMAN AS VICE CHAIR OF THE PLANNING COMMISSION.

There were no other nominations, and Chair Moss declared the nominations closed.

THE COMMISSION UNANIMOUSLY APPROVED THE ELECTION OF COMMISSIONER ESSELMAN TO THE POSITION OF VICE CHAIR FOR A ONE-YEAR PERIOD.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

Commissioner Wagner referenced the draft letter from the Commission to the City Council that she prepared with assistance from staff. The letter specifically refers to three topics that are currently on the Commission's parking lot agenda: adequacy of the tree canopy study, neighborhood compatibility/neighborhood character and design review, and neighborhood meeting process. The Commission agreed that the draft letter should be forwarded to all Commissioners for continued discussion at their next meeting.

Commissioner Moss welcomed the new Commissioners and thanked them for volunteering to serve on the Commission. She said she looks forward to their input and participation.

AGENDA FOR NEXT MEETING

Mr. Szafran reminded the Commission that Jenny Pell, designer of the Beacon Hill Food Forest, will present the April 12th Speaker Series. The April 19th meeting agenda will include a discussion about the Capital Facilities/Utilities Comprehensive Plan Element. The Public Works Director will also provide a presentation about utilities acquisition.

It was noted that Commissioners should arrive to the April 19th meeting at 6:45 p.m. for a group photograph. Ms. Simulcik Smith agreed to remind the Commissioners to come early.

ADJOURNMENT

The meeting was adjourned at 8:37 p.m.

Donna Moss
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

DRAFT

TIME STAMP
April 5, 2012

CALL TO ORDER:

Swearing In Ceremony for Newly Appointed Planning Commissioners

ROLL CALL:

APPROVAL OF AGENDA:

DIRECTOR'S COMMENTS:

APPROVAL OF MINUTES:

GENERAL PUBLIC COMMENT: 5:30

STUDY ITEM – COMPREHENSIVE PLAN UPDATE – NATURAL ENVIRONMENT:

Staff Presentation: 6:20

Public Comment: 48:50

STUDY ITEM – DEVELOPMENT CODE AMENDMENTS RELATED TO FEMA FLOODPLAIN MANAGEMENT:

Staff Presentation: 49:04

Public Comment: 1:24:50

DIRECTOR'S REPORT: 1:25:04

NEW BUSINESS

Election of Officers: 1:26:04

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 1:28:28

AGENDA FOR NEXT MEETING: 1:33:01

ADJOURNMENT

DRAFT

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Public Hearing on Draft Amendments to Title 20 related to Floodplain Management ordinance update

DEPARTMENT: Planning & Community Development

PRESENTED BY: Juniper Nammi, Associate Planner
Brian Landau, Surface Water Manager

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Public Hearing | <input type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION

At the April 5 study session, the Planning Commission:

- Reviewed the proposed Development Code amendments associated with the Floodplain Management Ordinance (FMO);
- Asked questions regarding the proposed amendments and FMO;
- Solicited public comment;
- Agreed to the proposed Development Code Amendments for the public hearing.

BACKGROUND

Staff presented proposed Title 20 Development Code amendments on April 5 that are required in conjunction with the proposed Floodplain Management Ordinance (FMO) that is proposed to replace the current Chapter 16.12 SMC Flood Damage Prevention in response to direction from the Federal Emergency Management Agency (FEMA).

The Model Floodplain Management Ordinance prepared for FEMA Region X was also provided for reference and to illustrate the scope and general content of the proposed FMO.

Based on discussion at the study session no changes were made to the proposed amendments and no specific additional information was requested from staff.

PROPOSAL & ANALYSIS

The proposed code amendments (**Attachment A**) include changes to the following sections:

- Critical Areas - Modify Chapter 20.80 for consistency with the proposed new FMO, Chapter 13.12,

Approved By:

Project Manager *JN*

Planning Director *RM*

- Definitions – Modify one definition and delete 14 duplicate or obsolete definitions related to Flood Hazard Areas and Floodplain regulations to be consistent with the proposed FMO, and
- Administrative Changes - Modify miscellaneous administrative/procedural development regulations in Chapter 20.30, including:

The first draft of the proposed Floodplain Management Ordinance is attached for informational purposes only (**Attachment B**). The FMO will be the subject of City Council discussion and public hearing scheduled in June. Also included for informational purposes are maps showing the mapped flood hazard areas which include Puget Sound and Boeing Creek including the proposed map revisions based on the Incorporated King County Coastal Flood Hazard Study and the Flood Insurance Mapping Study for North Branch Thornton Creek (**Attachments C**). No changes are proposed for Boeing Creek at this time.

At this Planning Commission meeting staff plans to present a couple example scenarios to illustrate how the proposed FMO interacts with the Shoreline Master Program and the Chapter 20.80 Critical Areas.

TIMING AND SCHEDULE

- Planning Commission Public Hearing noticed April 18, 2012
- SEPA noticed with Optional Determination of Nonsignificance on April 18, 2012 (**Attachment D**)
- Department of Commerce noticed April 26, 2012
- Council Study Session scheduled for June 4, 2012
- Council Public Hearing notice scheduled for June 8, 2012
- Council Public Hearing and Adoption scheduled for June 25, 2012

PUBLIC COMMENT

One comment letter, dated July 5, 2011, was received related to the required Floodplain Management code update (**Attachment E**). No public comments were received at the April 5, 2012, study session on this topic.

RECOMMENDATION

Staff recommends that the Planning Commission recommend approval to the City Council on the proposed Development Code Amendments listed in **Attachment A**.

ATTACHMENTS

- Attachment A – Final SMC Title 20 code changes related to proposed FMO in Legislative Format
- Attachment B – Draft Floodplain Management Ordinance
- Attachment C – Flood Hazard Maps – Boeing, Thornton, & Puget Sound

Attachment D – Threshold Determination with Notice of Public Hearing and SEPA
Checklist

Attachment E – Comment letter from Gordon Derr LLP dated July 5, 2011

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Chapter 20.20 Definitions

20.20.012 B definitions

Base Flood ~~The flood having a one percent chance of being equaled or exceeded in any given year. Also referred to as the "100-year flood."~~

Base Flood Elevation ~~The water surface elevation of the base flood in relation to the National Geodetic Vertical Datum of 1929.~~

20.20.014 C definitions

Coastal High Hazard Area ~~An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on the FIRM as zone V1-V30, VE, or V.~~

20.20.020 F definitions

Federal Emergency Management Agency (FEMA) Floodway ~~The channel of the stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without increasing the base flood elevation more than one foot.~~

Flood ~~The temporary overflowing of water onto land that is usually devoid of surface water.~~

Flood Fringe ~~That portion of the floodplain outside of the zero-rise floodway which is covered by floodwaters during the base flood, generally associated with standing water rather than rapidly flowing water.~~

Flood Hazard Areas ~~Those areas in the City of Shoreline identified as Special Flood Hazard Areas and Protected Areas as defined in SMC Chapter 13.12, which comprise the Regulatory Floodplain. subject to inundation by the base flood including, but not limited to, streams, lakes, wetlands and closed depressions.~~

Flood Insurance Rate Map (FIRM) ~~The official map on which the Federal Insurance Administration has delineated some areas of flood hazard.~~

Flood Insurance Study for King County ~~The official report provided by the Federal Insurance Administration which includes flood profiles and the flood insurance rate map.~~

Flood Protection Elevation ~~An elevation which is one foot above the base flood elevation.~~

Floodplain ~~The total area subject to inundation by the base flood.~~

Floodproofing ~~Adaptations which will make a structure that is below the flood protection elevation substantially impermeable to the passage of water and resistant to hydrostatic and hydrodynamic loads including the impacts of buoyancy.~~

Floodway ~~The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.~~

~~**Floodway, Zero-rise** The channel of a stream and that portion of the adjoining floodplain which is necessary to contain and discharge the base flood flow without any measurable increase in flood height. A measurable increase in base flood height means a calculated upward rise in the base flood elevation, equal to or greater than 0.01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to development in the floodplain. This definition is broader than the FEMA floodway, but always contains the FEMA floodway.~~

20.20.046 S definitions

~~**Substantial Improvement** Any maintenance, repair, structural modification, addition or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure either before the maintenance, repair, modification or addition is started or before the damage occurred, if the structure has been damaged and is being restored.~~

Chapter 20.30 Procedures and Administration

20.30.040 Ministerial decisions – Type A.

These decisions are based on compliance with specific, nondiscretionary and/or technical standards that are clearly enumerated. These decisions are made by the Director and are exempt from notice requirements.

However, permit applications, including certain categories of building permits, and permits for projects that require a SEPA threshold determination, are subject to public notice requirements specified in Table 20.30.050 for SEPA threshold determination.

All permit review procedures and all applicable regulations and standards apply to all Type A actions. The decisions made by the Director under Type A actions shall be final. The Director's decision shall be based upon findings that the application conforms (or does not conform) to all applicable regulations and standards.

Table 20.30.040 – Summary of Type A Actions and Target Time Limits for Decision, and Appeal Authority

Action Type	Target Time Limits for Decision (Calendar Days)	Section
Type A:		
1. Accessory Dwelling Unit	30 days	20.40.120, 20.40.210
2. Lot Line Adjustment including Lot Merger	30 days	20.30.400
3. Building Permit	120 days	All applicable standards
4. Final Short Plat	30 days	20.30.450
5. Home Occupation, Bed and Breakfast, Boarding House	120 days	20.40.120, 20.40.250, 20.40.260, 20.40.400
6. Interpretation of Development Code	15 days	20.10.050, 20.10.060, 20.30.020
7. Right-of-Way Use	30 days	12.15.010 – 12.15.180
8. Shoreline Exemption Permit	15 days	Shoreline Master Program
9. Sign Permit	30 days	20.50.530 – 20.50.610
10. Site Development Permit	60 days	20.20.046, 20.30.315, 20.30.430
11. Deviation from Engineering Standards	30 days	20.30.290

12. Temporary Use Permit	15 days	20.40.100
13. Clearing and Grading Permit	60 days	20.50.290 – 20.50.370
14. Planned Action Determination	28 days	20.90.025
15. Administrative Design Review	28 days	20.30.297
13. Floodplain Development Permit	30 days	13.12.700
17. Floodplain Variance	30 days	13.12.800

20.30.333 Critical area special use permit (Type C action).

A. **Purpose.** The purpose of the critical areas special use permit is to allow development by a public agency or utility when the strict application of the critical areas standards would otherwise unreasonably prohibit the provision of public services. This type of permit does not apply to flood hazard areas.

20.30.336 Critical areas reasonable use permit (Type C action).

A. **Purpose.** The purpose of the critical areas reasonable use permit is to allow development and use of private property when the strict application of the critical area standards would otherwise deny all reasonable use of a property. This type of permit does not apply to flood hazard areas.

20.30.410 Preliminary subdivision review procedures and criteria.

The short subdivision may be referred to as a short plat – Type B action.

The formal subdivision may be referred to as long plat – Type C action.

Time limit: A final short plat or final long plat meeting all of the requirements of this chapter and Chapter 58.17 RCW shall be submitted for approval within the timeframe specified in RCW 58.17.140.

Review criteria: The following criteria shall be used to review proposed subdivisions:

A. Environmental.

1. Where environmental resources exist, such as trees, streams, ravines or wildlife habitats, the proposal shall be designed to fully implement the goals, policies, procedures and standards of the critical areas chapter, Chapter 20.80 SMC, Critical Areas, and the tree conservation, land clearing and site grading standards sections.
2. The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography.

3. Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, such as flood plains, steep slopes or unstable soil or geologic conditions, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected, consistent with subsections (A)(1) and (2) of this section and Chapter 13.12 Floodplain Management.

20.30.740 Declaration of public nuisance, enforcement.

A. A Code Violation, as used in this subchapter, is declared to be a public nuisance and includes violations of the following:

1. Any City land use and development ordinances or public health ordinances;
2. Any public nuisance as set forth in Chapters 7.48 and 9.66 RCW;
3. Violation of any of the Codes adopted in Chapter 15.05 SMC;
4. Violation of provisions of Chapter 12.15 SMC, Use of Right-of-Way;
5. Any accumulation of refuse, except as provided in Chapter 13.14 SMC, Solid Waste Code;
6. Nuisance vegetation;
7. Discarding or dumping of any material onto the public right-of-way, waterway, or other public property; ~~and~~
8. Violation of any of the provisions of Chapter 13.10 SMC, Surface Water Management Code; and-
9. Violations of any of the provisions of Chapter 13.12 SMC, Floodplain Management.

Chapter 20.80 Critical Areas

20.80.010 Purpose.

- A. The purpose of this chapter is to establish supplemental standards for the protection of critical areas in compliance with the provisions of the Washington Growth Management Act of 1990 (Chapter 36.70A RCW) and consistent with the goals and policies of the Shoreline Comprehensive Plan in accordance with the procedures of Chapter 20.30 SMC.
- B. By identifying and regulating development and alterations to critical areas and their buffers, it is the intent of this chapter to:

1. Protect the public from injury, loss of life, property damage or financial losses due to flooding, erosion, landslide, seismic events, soils subsidence or steep slope failure;
2. Protect unique, fragile and valuable elements of the environment;
3. Reduce cumulative adverse environmental impacts to water quality, wetlands, streams and other aquatic resources, fish and wildlife habitat, steep slopes and geologically unstable features;
- ~~4. Meet the requirements of the National Flood Insurance Program and maintain the City of Shoreline as an eligible community for Federal flood insurance benefits;~~
- ~~5~~4. Ensure the long-term protection of ground and surface water quality;
- ~~6~~5. Alert members of the public, including appraisers, assessors, owners, potential buyers, or lessees, to the development limitations of critical areas and their required buffers;
- ~~7~~6. Serve as a basis for exercise of the City's substantive authority under the State Environmental Policy Act (SEPA) and the City's Environmental Procedures (Chapter 20.30 SMC, Subchapter 8); and comply with the requirements of the Growth Management Act (Chapter 36.70A RCW) and its implementing rules;
- ~~8~~7. Establish standards and procedures that are intended to protect environmentally critical areas while accommodating the rights of property owners to use their property in a reasonable manner; and
- ~~9~~8. Provide for the management of critical areas to maintain their functions and values and to restore degraded ecosystems. (Ord. 398 § 1, 2006; Ord. 324 § 1, 2003; Ord. 238 Ch. VIII § 1(A), 2000).

Subchapter 5. Flood Hazard Areas

20.80.360 Description and purpose.

A. ~~A flood hazard area consists of the following components: floodplain; flood fringe; zero-rise floodway; and Federal Emergency Management Agency (FEMA) floodway.~~ Special Flood Hazard Areas and Protected Areas as defined in SMC Chapter 13.12, which comprise the Regulatory Floodplain.

B. It is the purpose of these regulations to ensure that the City of Shoreline meets the requirements of the National Flood Insurance Program and maintains the City as an eligible community for Federal flood insurance benefits.

C. ~~A tsunami hazard area may be designated as a flood hazard area by the Federal or State government.~~ (Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 6(A), 2000).

20.80.370 Classification.

Flood hazard areas shall be determined pursuant to the requirements of the Floodplain Management regulations, SMC 13.12, which include, at a minimum, all lands identified on the 100-year floodplain designations of the current Federal Emergency Management Agency (FEMA) Flood Insurance as identified in SMC 13.12.XXX. ~~after obtaining, reviewing and utilizing base flood elevations and available floodway data for a flood having a one percent chance of being equaled or exceeded in any given year, often referred to as the "100-year flood." The base flood is determined for existing conditions, and is shown on Flood Insurance Rate Maps for King County (FIRM) and incorporated areas, current version; or mapped on the King County Sensitive Areas Folio, unless a more complete basin plan including projected flows under future developed conditions has been completed and adopted by the City of Shoreline, in which case these future flow projections shall be used. In areas where the flood insurance study for the City includes detailed base flood calculations, those calculations may be used.~~ (Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 6(B), 2000).

20.80.380 Development Limitations.

A. All development within designated flood hazard areas shall comply with Chapter 13.12 SMC, Floodplain Management, as now or hereafter amended, and are not subject to the regulations of this chapter.

~~20.80.380 Flood fringe—Development standards and permitted alterations.~~

A. ~~Development proposals shall not reduce the effective base flood storage volume of the floodplain. Grading or other activity which would reduce the effective storage volume shall be mitigated by creating compensatory storage on the site or off the site if legal arrangements can be made to assure that the effective compensatory storage volume will be preserved over time.~~

~~B.— No structure shall be allowed which would be at risk due to stream bank destabilization including, but not limited to, that associated with channel relocation or meandering.~~

~~C.— All elevated construction shall be designed and certified by a professional structural engineer licensed by the State of Washington and the design shall be approved by the City prior to construction.~~

~~D.— Subdivisions, short subdivisions, lot line adjustments and binding site plans shall meet the following requirements:~~

~~1.— New building lots shall contain no less than 5,000 square feet of buildable land outside the zero-rise floodway, and building setback areas shall be shown on the face of the plat to restrict permanent structures to this buildable area;~~

~~2.— All utilities and facilities such as stormwater facilities, sewer, gas, electrical and water systems shall be located and constructed consistent with the standards and requirements of this section;~~

~~3.— Base flood data and flood hazard notes shall be shown on the face of the recorded subdivision, short subdivision, lot line adjustment or binding site plan including, but not limited to, the base flood elevation, required flood protection elevations and the boundaries of the floodplain and the zero-rise floodway, if determined; and~~

~~4.— The following notice shall also be shown on the face of the recorded subdivision, short subdivision, lot line adjustment or binding site plan for all affected lots:~~

~~—NOTICE~~

~~—Lots and structures located within Flood Hazard Areas may be inaccessible by emergency vehicles during flood events. Residents and property owners should take appropriate advance precautions.~~

~~E.— New residential structures and improvements that include the creation of new impervious surfaces associated with existing residential structures shall meet the following requirements:~~

~~1.— The lowest floor shall be elevated to the flood protection elevation;~~

~~2.— Portions of a structure which are below the lowest floor area shall not be fully enclosed. The areas and rooms below the lowest floor shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for satisfying this requirement shall meet or exceed the following requirements:~~

~~a.— A minimum of two openings on opposite walls having a total open area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided;~~

~~b.— The bottom of all openings shall be no higher than one foot above grade; and~~

~~c. Openings may be equipped with screens, louvers or other coverings or devices if they permit the unrestricted entry and exit of floodwaters;~~

~~3. Materials and methods which are resistant to and minimize flood damage shall be used; and~~

~~4. All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.~~

~~F. New nonresidential structures and substantial improvements of existing nonresidential structures shall meet the following requirements:~~

~~1. Elevation.~~

~~a. Requirements for residential structures contained in subsection (E)(1) of this section shall be met; or~~

~~b. The structure shall be floodproofed to the flood protection elevation and shall meet the following requirements:~~

~~i. The applicant shall provide certification by a professional civil or structural engineer licensed by the State of Washington that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impacts, uplift forces and other factors associated with the base flood. After construction, the engineer shall certify that the permitted work conforms with the approved plans and specifications; and~~

~~ii. Approved building permits for floodproofed nonresidential structures shall contain a statement notifying applicants that flood insurance premiums shall be based upon rates for structures which are one foot below the floodproofed level;~~

~~2. Materials and methods which are resistant to and minimize flood damage shall be used; and~~

~~3. All electrical, heating, ventilation, plumbing, air conditioning equipment and other utility and service facilities shall be floodproofed to or elevated above the flood protection elevation.~~

~~G. All new construction shall be anchored to prevent flotation, collapse or lateral movement of the structure.~~

~~H. Utilities shall meet the following requirements:~~

~~1. New and replacement utilities including, but not limited to, sewage treatment facilities shall be floodproofed to or elevated above the flood protection elevation;~~

~~2. Aboveground utility transmission lines, other than electric transmission lines, shall only be allowed for the transport of nonhazardous substances; and~~

~~3.— Buried utility transmission lines transporting hazardous substances shall be installed at a minimum depth of four feet below the maximum depth of scour for the base flood, as predicted by a professional civil engineer licensed by the State of Washington, and shall achieve sufficient negative buoyancy so that any potential for flotation or upward migration is eliminated.~~

~~I.— Critical facilities may be allowed within the flood fringe of the floodplain, but only when no feasible alternative site is available. Critical facilities shall be evaluated through the conditional or special use permit process. Critical facilities constructed within the flood fringe shall have the lowest floor elevated to three or more feet above the base flood elevation. Floodproofing and sealing measures shall be taken to ensure that hazardous substances will not be displaced by or released into floodwaters. Access routes elevated to or above the base flood elevation shall be provided to all critical facilities from the nearest maintained public street or roadway.~~

~~J.— Prior to approving any permit for alterations in the flood fringe, the City shall determine that all permits required by State or Federal law have been obtained. (Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 6(C), 2000).~~

~~20.80.390 Zero-rise floodway—Development standards and permitted alterations.~~

~~A.— The requirements which apply to the flood fringe shall also apply to the zero-rise floodway. The more restrictive requirements shall apply where there is a conflict.~~

~~B.— A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation unless the following requirements are met:~~

~~1.— Amendments to the flood insurance rate map are adopted by FEMA, in accordance with 44 CFR 70, to incorporate the increase in the base flood elevation; and~~

~~2.— Appropriate legal documents are prepared in which all property owners affected by the increased flood elevations consent to the impacts on their property. These documents shall be filed with the title of record for the affected properties.~~

~~C.— The following are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact:~~

~~1.— New residential structures outside the FEMA floodway on lots in existence before November 27, 1990, which contain less than 5,000 square feet of buildable land outside the zero-rise floodway and which have a total building footprint of all proposed structures on the lot of less than 2,000 square feet;~~

~~2.— Substantial improvements of existing residential structures in the zero-rise floodway, but outside the FEMA floodway, where the footprint is not increased; or~~

~~3. Substantial improvements of existing residential structures meeting the requirements for new residential structures in this title.~~

~~D. Post or piling construction techniques which permit water flow beneath a structure shall be used.~~

~~E. All temporary structures or substances hazardous to public health, safety and welfare, except for hazardous household substances or consumer products containing hazardous substances, shall be removed from the zero-rise floodway during the flood season from September 30th to May 1st.~~

~~F. New residential structures or any structure accessory to a residential use shall meet the following requirements:~~

~~1. The structures shall be outside the FEMA floodway; or~~

~~2. The structures shall be on lots in existence before November 27, 1990, which contain less than 5,000 square feet of buildable land outside the zero-rise floodway. Structures shall be designed and situated to minimize encroachment into the zero-rise floodway.~~

~~G. Utilities may be allowed within the zero-rise floodway if the City determines that no feasible alternative site is available, subject to the requirements of this section. Construction of sewage treatment facilities shall be prohibited.~~

~~H. Critical facilities shall not be allowed within the zero-rise floodway except as provided in subsection (I) of this section.~~

~~I. Structures and installations which are dependent upon the floodway may be located in the floodway if the development proposal is approved by all agencies with jurisdiction. Such structures include, but are not limited to:~~

~~1. Dams or diversions for water supply, flood control, or fisheries enhancement;~~

~~2. Flood damage reduction facilities, such as levees and pumping stations;~~

~~3. Stream bank stabilization structures where no feasible alternative exists for protecting public or private property;~~

~~4. Stormwater conveyance facilities subject to the development standards for streams and wetlands and the surface water design manual;~~

~~5. Boat launches and related recreation structures;~~

~~6. Bridge piers and abutments; and~~

~~7. Other fisheries enhancement or stream restoration projects. (Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 6(D), 2000).~~

~~**20.80.400 FEMA floodway – Development standards and permitted alterations.**~~

~~A. The requirements which apply to the zero rise floodway shall also apply to the FEMA floodway. The more restrictive requirements shall apply where there is a conflict.~~

~~B. A development proposal including, but not limited to, new or reconstructed structures shall not cause any increase in the base flood elevation.~~

~~C. New residential or nonresidential structures shall be prohibited within the FEMA floodway.~~

~~D. Substantial improvements of existing residential structures in the FEMA floodway, meeting the requirements of WAC 173-158-070, as amended, are presumed to produce no increase in base flood elevation and shall not require a special study to establish this fact. (Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 6(E), 2000).~~

~~**20.80.410 Flood hazard areas – Certification by engineer or surveyor.**~~

~~A. For all new structures or substantial improvements in a flood hazard area, the applicant shall provide certification by a professional civil engineer or land surveyor licensed by the State of Washington of:~~

~~1. The actual as-built elevation of the lowest floor, including basement; and~~

~~2. The actual as-built elevation to which the structure is floodproofed, if applicable.~~

~~B. The engineer or surveyor shall indicate if the structure has a basement.~~

~~C. The City shall maintain the certifications required by this section for public inspection. (Ord. 398 § 1, 2006; Ord. 238 Ch. VIII § 6(F), 2000).~~

Chapter 13.12 Floodplain Management

13.12.100 General

A. Statutory Authorization

The Legislature of the State of Washington has delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, the City of Shoreline does ordain as follows:

B. Findings of Fact

1. The City of Shoreline has areas that are subject to periodic inundation and channel migration which results in loss of life and property, health, and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for protection and relief from flooding and channel migration, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
2. When floodplains and watersheds are developed without appropriate care and precautions, flood heights, frequencies, and velocities increase, increasing threat to humans, damage to property, destruction of natural floodplain functions, and adverse impacts to water quality and habitat.
3. Rivers, streams, lakes, estuarine and marine areas, and their floodplains are major elements of healthy aquatic and riparian habitats and conveyance of floodwaters. If watersheds, rivers, streams, lakes, estuaries, floodplains, and other systems are not viewed holistically as biological and geomorphologic units, serious degradation of habitat and increased flood hazards to people and human development can increase.
4. Over the years, natural processes have evolved that manage flood waters and channel flows in the most effective and efficient manner. Disruption of these processes by altering land cover, stream channels, wetlands, and other water bodies leads to increased flood hazards, loss of life and property, threats to public health, and loss of habitat.

C. Purpose

It is the purpose of this chapter to promote the public health, safety, and general welfare by managing development in order to:

1. Protect human life, health and property from the dangers of flooding;
2. Minimize the need for publicly funded and hazardous rescue efforts to save those who are isolated by flood waters;
3. Minimize expenditure of public money for costly flood damage repair and flood control projects;
4. Minimize disruption of commerce and governmental services;
5. Minimize damage to public facilities and utilities such as water and gas mains, electric, telephone and sewer lines, streets, and bridges located in the floodplain;
6. Maintain a stable tax base by providing for the sound use of flood prone areas to minimize future flood blight areas;

7. Encourage those who occupy areas subject to flooding and channel migration assume responsibility for their actions;
8. Qualify the City for participation in the National Flood Insurance Program, thereby giving citizens and businesses the opportunity to purchase flood insurance;
9. Maintain the quality of water in rivers, streams, lakes, estuaries, and marine areas and their floodplains so as to protect public water supplies, areas of the Public Trust, and wildlife habitat protected by the Endangered Species Act;
10. Retain the natural channel, shoreline, and floodplain creation processes and other natural floodplain functions that protect, create, and maintain habitat for threatened and endangered species.
11. Prevent or minimize loss of hydraulic, geomorphic, and ecological functions of floodplains and stream channels.

D. Applicability.

This chapter shall apply to the Regulatory Floodplain, which is comprised of the Special Flood Hazard Area and all Protected Areas within the jurisdiction of the City of Shoreline as defined in Section 13.12.105.

13.12.105 Definitions.

Unless specifically defined below, terms or phrases used in this chapter shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most reasonable application. The definitions in this section apply throughout this chapter unless the context clearly requires otherwise.

- A. Adversely affect/Adverse effect: Effect that is a direct or indirect result of the proposed action or its interrelated or interdependent actions and the effects are not discountable, insignificant or beneficial. A discountable effect is extremely unlikely to occur. An insignificant effect relates to the size of the impact and should never reach the scale where a take occurs. Based on best judgment, a person would not: (1) be able to meaningfully measure, detect, or evaluate an insignificant effect; or (2) expect a discountable effect to occur.
- B. Beneficial effect: Contemporaneous positive effect without any adverse effect. In the event that the overall effect of the proposed action is beneficial, but is also likely to cause some adverse effect, then the proposed action is considered to result in an adverse effect.
- C. Appurtenant structure: A structure which is on the same parcel of property as the principle structure to be insured and the use of which is incidental to the use of the principle structure.
- D. Base Flood: The flood having a one percent chance of being equaled or exceeded in any given year (also referred to as the “100-year flood”). The area subject to the base flood is the Special Flood Hazard Area designated on Flood Insurance Rate Maps as Zones “A” or “V” including AE, AO, AH, A1-99 and VE.
- E. Base Flood Elevation: The elevation of the base flood above the datum of the effective Flood Insurance Rate Map (FIRM).

- F. Basement: Any area of the structure having its floor subgrade (below ground level) on all sides.
- G. Channel Migration Zone: The area within the lateral extent of likely stream channel movement due to stream bank destabilization and erosion, rapid stream incision, aggradations, avulsions, and shifts in location of stream channels.
- H. Critical Facility: A facility necessary to protect the public health, safety, and welfare during a flood. Critical facilities include, but are not limited to, schools, nursing homes, hospitals, police, fire and emergency operations installations, water and wastewater treatment plants, electric power stations, and installations which produce, use, or store hazardous materials or hazardous waste (other than consumer products containing hazardous substances or hazardous waste intended for household use).
- I. Development: Any manmade change to improved or unimproved real estate in the Regulatory Floodplain, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, storage of equipment or materials, subdivision of land, removal of more than 5% of the native vegetation on the property, or alteration of natural site characteristics.
- J. Director. Public Works Director or designee.
- K. Dry Floodproofing: Any combination of structural and nonstructural measures that prevent floodwaters from entering a structure.
- L. Elevation Certificate: The official form (FEMA Form 81-31) used to provide elevation information necessary to ensure compliance with provisions of this chapter and determine the proper flood insurance premium rate.
- M. ESA: Endangered Species Act
- N. Federal Emergency Management Agency (FEMA): The agency responsible for administering the National Flood Insurance Program.
- O. Fish and Wildlife Habitat Conservation Area: Lands needed to maintain species in suitable habitats within their natural geographic distribution so that isolated subpopulations are not created. These areas are designated by the City of Shoreline pursuant to the Washington State Growth Management Act (WAC 365-190-080).
- P. Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:
1. The overflow of inland or tidal waters, and/or
 2. The unusual and rapid accumulation of runoff of surface waters from any source.
- Q. Flood Insurance Rate Map (FIRM): The official map on which the Federal Emergency Management Agency has delineated both the Special Flood Hazard Areas and the risk premium zones applicable to the community.
- R. Flood Protection Elevation (FPE): The elevation above the datum of the effective FIRM to which new and substantially improved structures must be protected from flood damage.

- S. Flood Insurance Study: The official report provided by the Federal Emergency Management Agency that includes flood profiles, the Flood Insurance Rate Map, and the water surface elevation of the base flood.
- T. Floodway: The channel of a stream or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot at any point.
- U. Functionally Dependent Use: A use that must be located or carried out close to water, for example docking or port facilities necessary for the unloading of cargo or passengers, or shipbuilding and ship repair.
- V. Historic Structure: A structure that:
 - 1. Is listed on the National Register of Historic Places, the Washington Heritage Register, or the Washington Heritage Barn Register, or
 - 2. Has been certified to contribute to the historical significance of a registered historic district.
- W. Hyporheic Zone: A saturated layer of rock or sediment beneath and/or adjacent to a stream channel that contains some proportion of channel water or that has been altered by channel water infiltration.
- X. Impervious Surface: A hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled macadam or other surfaces which similarly impede the natural infiltration of stormwater.
- Y. Lowest Floor: The lowest floor of the lowest enclosed area (including basement or crawlspace) of a structure. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage in an area other than a basement area, is not considered a structure's lowest floor, provided that such enclosure is compliant with Section 13.12.500.A.6, so that there are adequate openings to allow floodwaters into the area.
- Z. Manufactured Home: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."
- AA. Manufactured Home Park or Subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
- BB. Native Vegetation: Plant species that are indigenous to the community's area and that reasonably could be expected to naturally occur on the site.
- CC. Natural Floodplain Functions: The contribution that a floodplain makes to support habitat, including, but not limited to providing flood storage and conveyance, reducing flood velocities, reducing sedimentation, filtering nutrients and impurities from runoff,

processing organic wastes, moderating temperature fluctuations, and providing breeding and feeding grounds, shelter, and refugia, for aquatic or riparian species.

DD. New Construction: Structures for which the “start of construction” commenced on or after the effective date of this chapter.

EE. NMFS: National Marine Fisheries Service

FF. Protected Area: The lands that lie within the boundaries of the floodway, the riparian habitat zone, and the channel migration area. Because of the impact that development can have on flood heights and velocities and habitat, special rules apply in the Protected Area.

GG. Recreational Vehicle: A vehicle,

1. Built on a single chassis; and
2. 400 square feet or less when measured at the largest horizontal projection; and
3. Designed to be self-propelled or permanently towable by an automobile or light duty truck; and
4. Designed primarily for use as temporary living quarters for recreational, camping, travel, or seasonal use, not as a permanent dwelling.

HH. Regulatory Floodplain: The area of the Special Flood Hazard Area plus the Protected Area, as defined in Section 13.12.300. The term also includes newly designated areas that are delineated pursuant to Section 13.12.300.E.

II. Riparian: Of, adjacent to, or living on, the bank of a river, lake, pond, ocean, sound, or other water body.

JJ. Riparian Habitat Zone: The water body and adjacent land areas that are likely to support aquatic and riparian habitat as detailed in Section 13.12.300.D.2 of this chapter.

Special Flood Hazard Area (SFHA): The land subject to inundation by the base flood. Special Flood Hazard Areas are designated on Flood Insurance Rate Maps with the letters “A” or “V” including AE, AO, AH, A1-99 and VE. The Special Flood Hazard Area is also referred to as the area of special flood hazard or SFHA.

KK. Start of Construction: Includes substantial improvement, and means the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement that occurred before the permit’s expiration date. The actual start is either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation.

Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory structures not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

- LL. Structure: A walled and roofed building, including a gas or liquid storage tank that is principally above ground.
- MM. Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial damage also means flood-related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25% of the market value of the structure before the damage occurred.

- NN. Substantial Improvement: Any repair, reconstruction, rehabilitation, addition, replacement, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures that have incurred “substantial damage,” regardless of the actual repair work performed.

The term does not include any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions.

- OO. Variance (Floodplain): A grant of relief from the requirements of this subchapter that permits construction in a manner that would otherwise be prohibited by this subchapter.
- PP. Water Typing: A system for classifying water bodies according to their size and fish habitat characteristics. The Washington Department of Natural Resources’ Forest Practices Water Typing classification system is hereby adopted by reference. The system defines four water types:
1. Type “S” = Shoreline: Streams that are designated “shorelines of the State,” including marine shorelines
 2. Type “F” = Fish: Streams that are known to be used by fish or meet the physical criteria to be potentially used by fish.
 3. Type “Np” = Non-Fish Perennial streams
 4. Type “Ns” = Non-Fish Seasonal streams

- QQ. Waters of the state: Includes lakes, rivers, ponds, streams, inland waters, underground water, salt waters, estuaries, tidal flats, beaches, and lands adjoining the seacoast of the state, sewers, and all other surface waters and watercourses within the jurisdiction of the state of Washington.

- RR. Zone: One or more areas delineated on the FIRM. The following zones may be used on the adopted FIRM. The Special Flood Hazard Area is comprised of the A and V Zones.

A: SFHA where no base flood elevation is provided.

A#: numbered A Zones (e.g., A7 or A14), SFHA with a base flood elevation.

AE: SFHA with a base flood elevation.

AO: SFHA subject to inundation by shallow flooding usually resulting from sheet flow on sloping terrain, with average depths between one and three feet. Average flood depths are shown.

AH: SFHA subject to inundation by shallow flooding (usually pond areas) with average depths between one and three feet. Base flood elevations are shown.

B: The area between the SFHA and the 500-year flood of the primary source of flooding. It may also be an area with a local, shallow flooding problem or an area protected by a levee.

C: An area of minimal flood hazard, as above the 500-year flood level of the primary source of flooding. B and C Zones may have flooding that does not meet the criteria to be mapped as a Special Flood Hazard Area, especially pond and local drainage problems.

D: area of undetermined but possible flood hazard.

V: The SFHA subject to coastal high hazard flooding including waves of 3' or greater in height. There are three types of V Zones: V, V#, and VE, and they correspond to the A Zone designations.

X: The area outside the mapped SFHA.

X - Shaded: the same as a Zone B, above.

13.12.200. Floodplain Administrator

A. Administrator Designation

The Public Works Director is hereby appointed as the Floodplain Administrator, herein after known as the Director, to administer and implement this chapter by granting or denying floodplain development permit applications in accordance with its provisions.

B. Administrator Duties

The Director's duties shall include, but shall not be limited to the following:

1. Ensure that all development activities within the Regulatory Floodplain of the jurisdiction of the City meet the requirements of this chapter.
2. Review all floodplain development permits to determine that the permit requirements of this chapter have been satisfied.
3. Review all floodplain development permits to determine if the proposed development is located in the Protected Area. If located in the Protected Area, ensure that the provisions of Section 13.12.600 are met.
4. Review all floodplain development permits to determine that all necessary permits have been obtained from those Federal, State, or local governmental agencies from which prior approval is required, including those local, State or Federal permits that may be required to assure compliance with the Endangered Species Act and/or other appropriate State or Federal laws.
5. Delegate to the Building Official or designee, the responsibility to inspect all development projects before, during, and after construction to ensure compliance with all provisions of this chapter, including proper elevation of the structure.
6. Maintain for public inspection all records pertaining to the provisions of this chapter.

7. Submit reports as required for the National Flood Insurance Program.
 8. Notify FEMA of any proposed amendments to this chapter.
 9. Cooperate with State and Federal agencies to improve flood and other technical data and notify FEMA of any new data that would revise the FIRM.
- C. Upon receipt of a permit for a development project within a floodplain, the Director shall compare the elevation of the site to the base flood elevation. A development project is not subject to the requirements of this chapter if it is located on land that can be shown to be:
1. Outside the Protected Area, and
 2. Higher than the base flood elevation.
- D. The Director shall inform the applicant that the project may still be subject to the flood insurance purchase requirements unless the owner receives a Letter of Map Amendment from FEMA.
- E. The Director shall make interpretations where needed, as to the exact location of the boundaries of the Regulatory Floodplain, the SFHA and the Protected Area where there appears to be a conflict between the mapped SFHA boundary and actual field conditions as determined by the base flood elevation and ground elevations. The applicant may appeal the Director's interpretation of the location of the boundary to the Hearing Examiner according to the procedures described in SMC 20.30.200 through 20.30.270.

13.12.300. Regulatory Data

A. Regulatory Floodplain

The Regulatory Floodplain is comprised of the Special Flood Hazard Area and all Protected Areas within the jurisdiction of City of Shoreline. The term also includes areas delineated pursuant to Section 13.12.300.E.

B. Special Flood Hazard Area

The Special Flood Hazard Area (SFHA) is the area subject to flooding by the base flood and subject to the provisions of this chapter. It is identified by the Federal Emergency Management Agency in a scientific and engineering report entitled "Flood Insurance Study for King County **and Incorporated Areas**" dated November 6, 2010, **Flood Insurance Study Number 53033CV001B**, and any revisions thereto, with an accompanying Flood Insurance Rate Map (FIRM)), and any revisions thereto, are hereby adopted by reference and declared to be a part of this chapter. The Flood Insurance Study and the FIRM are on file at 17500 Midvale Ave N, Shoreline, WA 98133.

C. Flood Hazard Data

1. The base flood elevation for the SFHAs of City of Shoreline shall be as delineated on the 100-year flood profiles in the Flood Insurance Study for King County.
2. The base flood elevation for each SFHA delineated as a "Zone AH" or "Zone AO" shall be that elevation (or depth) delineated on the Flood Insurance Rate Map. Where base flood depths are not available in Zone AO, the base flood elevation shall be considered two feet above the highest grade adjacent to the structure.

3. The base flood elevation for all other SFHAs shall be as defined in Sections 13.12.300.C.6 and 13.12.300.E.3.
4. The Flood Protection Elevation (FPE) shall be the base flood elevation plus one foot.
5. The floodway shall be as delineated on the Flood Insurance Rate Map or in accordance with Sections 13.12.300.C.6 and 13.12.300.E.4.
6. Where base flood elevation and floodway data have not been provided in Special Flood Hazard Areas, the Director shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a Federal, State, or other source.

D. Protected Area

The Protected Area is comprised of those lands that lie within the boundaries of the floodway, and the riparian habitat zone, and the channel migration area.

1. In riverine areas, where a floodway has not been designated in accordance with Sections 13.12.300.C.5, 13.12.300.C.6, or 13.12.300.E.4, the Protected Area is comprised of those lands that lie within the boundaries of the riparian habitat zone, the channel migration area, and the SFHA.
2. The riparian habitat zone includes those watercourses within the SFHA and adjacent land areas that are likely to support aquatic and riparian habitat. The size and location of the riparian habitat zone is dependent on the type of water body. The riparian habitat zone includes the water body and adjacent lands, measured perpendicularly from ordinary high water on both sides of the water body:
 - a. Type S: streams that are designated "shorelines of the State:" 250 feet
 - b. Type F: fish bearing streams greater than 5 feet wide and marine shorelines: 200 feet
 - c. Type F: streams less than 5 feet wide and lakes: 150 feet
 - d. Type N: nonsalmonid bearing perennial and seasonal streams with unstable slopes: 225 feet
 - e. All other Type N: nonsalmonid bearing perennial and seasonal streams: 150 feet
3. Channel Migration Area:
 - a. The channel migration area shall be the channel migration zone plus 50 feet.
 - b. Where a channel migration zone has not yet been mapped, the provisions of Section 13.12.300.E.5 shall apply at the time of permit application.
 - c. Where more than one channel migration zone has been delineated, the Director shall use the delineation that has been adopted for other local regulatory purposes.

E. New Regulatory Data

1. All requests to revise or change the flood hazard data, including requests for a Letter of Map Revision and a Conditional Letter of Map Revision shall be reviewed by the Director.

- a. The Director shall not sign the Community Acknowledgement Form for any requests based on filling or other development, unless the applicant for the letter documents that such filling or development complies with this chapter.
 - b. The Director shall not approve a request to revise or change a floodway delineation until FEMA has issued a Conditional Letter of Map Revision that approves the change.
2. The Director shall use the most restrictive data available for the channel migration zone, floodways, future conditions, and riparian habitat areas.
 3. If an applicant disagrees with the regulatory data prescribed by this chapter, he/she may submit a detailed technical study needed to replace existing data with better data in accordance with FEMA mapping guidelines or *Regional Guidance for Hydrologic and Hydraulic Studies in Support of the Model Ordinance for Floodplain Management and the Endangered Species Act, 2010, FEMA Region 10*. If the data in question are shown on the published FIRM, the submittal must also include a request to FEMA for a Conditional Letter of Map Revision.
 4. Where base flood elevation data are not available in accordance with Section 13.12.300.C, applicants for approval of new subdivisions and other proposed developments, including proposals for manufactured home parks and subdivisions greater than 50 lots or 5 acres, whichever is smaller, shall include such data with their permit applications.
 5. Where floodway delineation is not available in accordance with Section 13.12.300.C, the floodway will be designated to be one-half the distance of the mapped 100-year floodplain at any point, and the prohibition on floodway development applies, unless a floodway study indicates otherwise. This provision applies to any floodplain development permit, including those for substantial improvements.
 6. Where channel migration zone data are not available in accordance with Section 13.12.300.D.3, the permit applicant shall either:
 - a. Designate the entire SFHA as the channel migration zone, or
 - b. Identify the channel migration area in accordance with *Regional Guidance for Hydrologic and Hydraulic Studies in Support of the Model Ordinance for Floodplain Management and the Endangered Species Act, 2010, FEMA Region 10*.
 7. All new hydrologic and hydraulic flood studies conducted pursuant to this section shall consider future conditions and the cumulative effects from anticipated future land use changes in accordance with *Regional Guidance for Hydrologic and Hydraulic Studies in Support of the Model Ordinance for Floodplain Management and the Endangered Species Act, 2010, FEMA Region 10*.

13.12.400. General Development Standards

A. Subdivisions

This section applies to all subdivision proposals, short subdivisions, short plats, planned developments, and new manufactured housing parks, as well as expansions to manufactured housing parks.

1. All proposals shall be consistent with the need to minimize flood damage.
2. The proposed subdivision should have one or more new lots in the Regulatory Floodplain set aside for open space use through deed restriction, easement, subdivision covenant, or donation to a public agency.
3. In the Regulatory Floodplain outside the Protected Area, zoning must maintain a low density of floodplain development. The density of the development in the portion of the development outside the Regulatory Floodplain may be increased to compensate for land in the Regulatory Floodplain preserved as open space in accordance with SMC Chapter 20.70.150A.
4. If a parcel has a buildable site outside the Regulatory Floodplain, the parcel shall not be subdivided to create a new lot, tract, or parcel that does not have a buildable site outside the Regulatory Floodplain. This provision does not apply to lots set aside from development and preserved as open space.
5. All proposals shall have utilities and facilities, such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
6. All proposals shall ensure that all subdivisions have at least one access road connected to land outside the Regulatory Floodplain with the surface of the road at or above the FPE wherever possible.
7. All proposals shall have adequate drainage provided to avoid exposure to water damage.
8. The final recorded subdivision plat shall include a notice that part of the property is in the SFHA, riparian habitat zone, and/or channel migration area, as appropriate.

B. Site Design

1. Structures and other development shall be located to avoid flood damage.
 - a. If a lot has a buildable site out of the Regulatory Floodplain, whenever possible all new structures shall be located in that area.
 - b. If a lot does not have a buildable site out of the Regulatory Floodplain, all new structures, pavement, and other development must be sited in the location that has the least impact on habitat by locating the structures as far from the water body as possible, or by placing the structures on the highest land on the lot,
 - c. All structures shall be setback at least 15 feet from the Protected Area,
2. All new development shall be designed and located to minimize the impact on flood flows, flood storage, water quality, and habitat.
 - a. Stormwater and drainage features shall incorporate low impact development techniques, if technically feasible, that mimic predevelopment hydrologic conditions, such as stormwater infiltration, rain gardens, grass swales, filter strips, disconnected impervious areas, permeable pavement, and vegetative roof systems.
 - b. If the proposed project will create new impervious surfaces so that more than 10 percent of the portion of the lot in the Regulatory Floodplain is covered by impervious surface, the applicant shall demonstrate that there will be no net increase

in the rate and volume of the stormwater surface runoff that leaves the site or that the adverse impact is mitigated, as provided by Section 13.12.600.E and 13.12.600.F.

3. The site plan required in Section 13.12.700.D shall account for surface drainage to ensure that:
 - a. Existing and new buildings on the site will be protected from stormwater runoff and
 - b. The project will not divert or increase surface water runoff onto neighboring properties.
4. If the proposed project does not meet the criteria of Section 13.12.400.B.1 and 13.12.400.B.2, the proponent shall conduct a habitat impact assessment pursuant to 13.12.600.E and, if necessary, the proponent shall prepare and implement a habitat mitigation plan pursuant to Section 13.12.600.F.

C. Hazardous Materials

1. No new development shall create a threat to public health, public safety, or water quality. Chemicals, explosives, gasoline, propane, buoyant materials, animal wastes, fertilizers, flammable liquids, pollutants, or other materials that are hazardous, toxic, or a threat to water quality are prohibited from the Regulatory Floodplain. This prohibition does not apply to small quantities of these materials kept for normal household use. This prohibition does not apply to the continued operations of existing facilities and structures, reuse of existing facilities and structures, or functionally dependent facilities or structures.
2. If the proposed project cannot meet Section 13.12.400.C.1 of this chapter then the proponent shall conduct a habitat assessment in accordance with Sections 13.12.600.E and 13.12.600.F.

D. Critical Facilities

1. Construction of new critical facilities shall be, to the extent possible, located outside the limits of the Regulatory Floodplain.
2. Construction of new critical facilities in the Regulatory Floodplain shall be permissible if no feasible alternative site is available, provided:
 - a. Critical facilities shall have the lowest floor elevated three feet above the base flood elevation or to the height of the 500-year flood, whichever is higher.
 - b. Access to and from the critical facility shall be protected to the elevation of the 500-year flood.
 - c. If there is no available data on the 500-year flood, the permit applicants shall develop the needed data in accordance with FEMA mapping guidelines.

13.12.500 Structure Protection Standards.

A. In the Special Flood Hazard Area, all new structures and substantial improvements shall be protected from flood damage below the Flood Protection Elevation, including:

- Construction or placement of a new structure.
- Reconstruction, rehabilitation, or other improvement that will result in a substantially improved building.

- Repairs to an existing building that has been substantially damaged.
- Placing a manufactured home on a site.
- Placing a recreational vehicle or travel trailer on a site for more than 180 days.

B. Flood Protection Standards

1. All new structures and substantial improvements shall have the lowest floor, including basement, elevated above the FPE.
2. The structure shall be aligned parallel with the direction of flood flows where practicable.
3. The structure shall be anchored to prevent flotation, collapse, or lateral movement of the structure.
4. All materials below the FPE shall be resistant to flood damage and firmly anchored to prevent flotation. Materials harmful to aquatic wildlife, such as creosote, are prohibited below the FPE.
5. Electrical, heating, ventilation, ductwork, plumbing, and air-conditioning equipment and other service facilities shall be elevated above the FPE. Water, sewage, electrical, and other utility lines below the FPE shall be constructed to prevent water from entering or accumulating within them during conditions of flooding.
6. Fully enclosed areas below the lowest floor that are subject to flooding shall be used only for parking, storage, or building access and shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement shall either be certified by a registered professional engineer or licensed architect and/or meet or exceed the following minimum criteria:
 - a. A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.
 - b. The bottom of all openings shall be no higher than one foot above grade.
 - c. Openings may be equipped with screens, louvers, or other coverings or devices if they permit the automatic entry and exit of floodwaters.
7. In Zones V, V1-30 and VE, new structures and substantial improvements shall be elevated on pilings or columns so that:
 - a. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting these provisions.
 - b. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated above the FPE.
 - c. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse, and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values

shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

- d. The areas below the lowest floor that are subject to flooding shall be free of obstruction.
 - e. The structure or improvement shall be located landward of the reach of mean high tide.
 - f. The use of fill for structural support of a structure or addition is prohibited.

C. Nonresidential Construction

1. New construction and substantial improvement of any commercial, industrial, or other nonresidential structure shall be elevated in accordance with Section 13.12.500.A.
2. As an alternative to elevation, a new or substantial improvement to a nonresidential structure and its attendant utility and sanitary facilities may be dry floodproofed in A Zones. The project must meet the following:
 - a. The structure is not located in Zones V, V1-30, or VE; and
 - b. Below the FPE the structure is watertight with walls substantially impermeable to the passage of water; and
 - c. The structural components are capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - d. The plans are certified by a registered professional engineer or licensed architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications and plans. Such certifications shall be provided to the Director as set forth in Sections 13.12.800.A.2 and 13.12.700.E.1.a.

D. Manufactured Homes

All manufactured homes to be placed or substantially improved on sites shall be:

1. Elevated on a permanent foundation in accordance with Section 13.12.500.B, and
2. Securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. Methods of anchoring may include, but are not to be limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to other applicable anchoring requirements for resisting wind forces.

E. Recreational Vehicles

Recreational vehicles placed on sites shall:

1. Be on the site for fewer than 180 consecutive days, or
2. Be fully licensed and ready for highway use, on their wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions; or
3. Meet the requirements of Section 13.12.500.A above.

F. Appurtenant Structures

A structure which is on the same parcel of property as the principle structure and the use of which is incidental to the use of the principle structure and is not used for human habitation may be exempt from the elevation requirement of Section 13.12.500.A.1, provided:

1. It is used only for parking or storage;
2. It is constructed and placed on the building site so as to offer minimum resistance to the flow of floodwaters;
3. It is anchored to prevent flotation which may result in damage to other structures;
4. All portions of the structure below the FPE must be constructed of flood-resistant materials;
5. Service utilities such as electrical and heating equipment meet the standards of Sections 13.12.500.A.5 and 13.12.500.F;
6. It has openings to allow free flowage of water that meet the criteria in Section 13.12.500.A.6;
7. The project meets all the other requirements of this chapter, including Section 13.12.600.

G. Utilities

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the systems;
2. Water wells shall be located outside the floodway and shall be protected to the FPE;
3. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters.

13.12.600. Habitat Protection Standards

A. The provisions of this Section apply in the Regulatory Floodplain. Activities listed herein must meet all Federal, State, and City of Shoreline requirements.

B. Native Vegetation

1. The site plan required in Section 13.12.700.D shall show existing native vegetation.
2. In the riparian habitat zone, native vegetation shall be left undisturbed, except as provided in 13.12.700.C and 13.12.700.B.3.
3. Outside the riparian habitat zone, removal of native vegetation shall not exceed 35 percent of the surface area of the portion of the site in the Regulatory Floodplain. Native vegetation in the riparian habitat zone portion of the property can be counted toward this requirement.
4. If the proposed project does not meet the criteria of Section 13.12.600.A.1 and Section 13.12.600.A.2, a habitat impact assessment shall be conducted pursuant to Section 13.12.600.E and, if necessary, a habitat mitigation plan shall be prepared and implemented pursuant to Section 13.12.600.F.

C. Floodway Standards

1. In addition to the other requirements of this chapter, a project to develop in the floodway as delineated pursuant to Sections 13.12.300.C.5, 13.12.300.C.6, or 13.12.300.E.4 shall meet the following criteria:
 - a. The applicant shall provide a certification by a registered professional engineer demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed development would not result in any increase in flood levels during the occurrence of the base flood discharge.
 - b. Construction or reconstruction of residential structures is prohibited within designated floodways, except for the following. The following exceptions must meet all other requirements in the chapter, including Section 13.12.600.B.1.a.
 - 1) Repairs, reconstruction, or improvements to a residential structure which do not increase the ground floor area, providing the cost of which does not exceed 50 percent of the market value of the structure either, (a) before the repair, or reconstruction is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. Any project for improvement of a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by a local code enforcement official and which are the minimum necessary to assure safe living conditions, or to an historic structure, may be excluded from the 50 percent calculations.
 - 2) Repairs, replacement, reconstruction, or improvements to substantially damaged residential dwellings other than farmhouses that do not increase the building's total square footage of encroachment and are consistent with all requirements of WAC 173-158-076; or
 - 3) Repairs, reconstruction, or improvements to residential structures identified as historic structures that do not increase the building's dimensions.
2. In riverine Special Flood Hazard Areas where a floodway has not been delineated pursuant to Sections 13.12.300.C.5, 13.12.300.C.6, or 13.12.300.E.4, the applicant for a project to develop in the SFHA shall provide a certification by a registered professional engineer demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed development and all other past or future similar developments would not cumulatively result in an increase of flood levels during the occurrence of the base flood discharge by more than 0.01 feet.

D. Compensatory Storage

New development shall not reduce the effective flood storage volume of the Regulatory Floodplain. A development proposal shall provide compensatory storage if grading or other activity eliminates any effective flood storage volume. Compensatory storage shall:

1. Provide equivalent volume at equivalent elevations to that being displaced. For this purpose, "equivalent elevation" means having similar relationship to ordinary high water and to the best available 10-year, 50-year and 100-year water surface profiles;
2. Be hydraulically connected to the source of flooding; and

3. Provide compensatory storage in the same construction season as when the displacement of flood storage volume occurs and before the flood season begins.
4. The newly created storage area shall be graded and vegetated to allow fish access during flood events without creating fish stranding sites.

E. Alteration of Watercourses

1. In addition to the other requirements in this Section 13.12.600, an applicant for a project that will alter or relocate a watercourse shall also submit a request for a Conditional Letter of Map Revision (CLOMR), where required by the Federal Emergency Management Agency. The project will not be approved unless FEMA issues the CLOMR (which requires ESA consultation) and the provisions of the letter are made part of the permit requirements.
2. The Director shall notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency.
3. Maintenance shall be provided within the altered or relocated portion of said watercourse so that the flood carrying capacity is not diminished. If the maintenance program does not call for cutting of native vegetation, the system shall be oversized at the time of construction to compensate for said vegetation growth or any other natural factor that may need future maintenance.

F. Habitat Impact Assessment

Unless allowed under Sections 13.12.700.B and 13.12.700.C, a permit application to develop in the Regulatory Floodplain shall include an assessment of the impact of the project on federal, state or locally protected species and habitat, water quality and aquatic and riparian habitat. The assessment shall be performed by a qualified professional as defined by SMC chapter 20.20.042 who is approved by the City or under contract to the City: The assessment shall be:

1. A Biological Evaluation or Biological Assessment developed per 50 CFR 402.12 to initiate Federal Interagency consultation under Endangered Species Act section 7(a)(2); or
2. Documentation that the activity fits within Section 4(d) of the Endangered Species Act; or
3. Documentation that the activity fits within a Habitat Conservation Plan approved pursuant to Section 10 of the Endangered Species Act, where any such assessment has been prepared or is otherwise made available; or
4. An assessment prepared in accordance with *Floodplain Habitat Assessment and Mitigation Draft Regional Guidance, 2011*, FEMA Region 10. The assessment shall determine if the project would adversely affect:
 - a. Species that are Federal, state, or local listed as threatened or endangered.
 - b. The primary constituent elements for critical habitat, when designated,
 - c. Essential Fish Habitat designated by the National Marine Fisheries Service,

- d. Fish and wildlife habitat conservation areas,
- e. Other protected areas and elements necessary for species conservation.

G. Habitat Mitigation Plan

1. If the assessment conducted under Section 13.12.600.E concludes the project is expected to have an adverse effect on water quality and/or aquatic or riparian habitat or habitat functions, the applicant shall provide a plan to mitigate those impacts, in accordance with *Floodplain Habitat Assessment and Mitigation Draft Regional Guidance, 2011*, FEMA Region 10.
 - a. If the USFWS or NMFS issues an Incidental Take Permit under Section 10 ESA, Biological Opinion under Section 13.12.600.E, ESA; the permit can be considered to qualify as a plan to mitigate those impacts.
 - b. If the project is located outside the Protected Area, the mitigation plan shall include such avoidance, minimization, restoration, or compensation measures so that indirect adverse effects of development in the floodplain (effects to stormwater, riparian vegetation, bank stability, channel migration, hyporheic zones, wetlands, large woody debris, etc.) are mitigated such that equivalent or better habitat protection is provided.
 - c. No new stream crossings are allowed outside the Protected Area unless approval has been obtained as stated in Section 13.12.600.F.1.a.
 - d. If the project is located in the Protected Area, the mitigation plan shall stipulate avoidance measures as are needed to ensure that there is no adverse effect during any phase of the project.
2. The plan's habitat mitigation activities shall be incorporated into the proposed project. The floodplain development permit shall be based on the redesigned project and its mitigation components.
3. As required in Section 13.12.700.E the Building Official shall not issue a certification of use or a certificate of occupancy until all work identified in the Habitat Assessment and mitigation plan has been completed or the applicant has provided the necessary assurance that unfinished portions of the project will be completed, in accordance with Section 13.12.700.E.2.

13.12.700 Permits

A. Floodplain Development Permit

1. For all applicable development within the regulatory floodplain, a floodplain development permit shall be obtained before construction or development occurs.
2. Activities allowed by SMC Title 20 Shoreline Development Code are allowed, provided they meet all the other requirements of this chapter, including the analysis required in Section 13.12.600.B and the habitat impact assessment required under Section 13.12.600.E, a floodplain development permit is issued, and all other Federal, State, and local requirements are met.
3. A floodplain development permit is a Type A permit administered according to SMC 20.30.040, except that the Director shall approve extensions beyond 180 days following complete application and following issuance.

4. All activities within the Regulatory Floodplain must meet all applicable Federal, State, and local requirements.

B. Permit Required

The following activities require a floodplain development permit and are allowed in the Regulatory Floodplain without the analysis required in Section 13.12.600.B or the habitat impact assessment required under Section 13.12.600.E, providing all other requirements are met, including Federal, State, and local requirements:

1. Repair or remodeling of an existing structure, if the repair or remodeling is not a substantial improvement, or a repair of substantial damage.
2. Expansion of an existing structure that is no greater than ten percent beyond its existing footprint, provided that the repairs or remodeling are not a substantial improvement, or a repair of substantial damage. This measurement is counted cumulatively from September 22, 2011. If the structure is in the floodway, there shall be no change in the dimensions perpendicular to flow.
3. Activities with the sole purpose of creating, restoring, or enhancing natural functions associated with floodplains, streams, lakes, estuaries, marine areas, habitat, and riparian areas, provided the activities do not include structures, grading, fill, or impervious surfaces.
4. Development of open space and recreational facilities, such as parks, and trails, that do not include structures, fill, impervious surfaces or removal of more than 5% of the native vegetation on that portion of the property in the Regulatory Floodplain.
5. Repair to onsite septic systems provided the ground disturbance is the minimal necessary.

C. Permit Exemptions

Activities that do not meet the definition of “development” SMC Chapter 13.12.105 are allowed in the Regulatory Floodplain and do not require a floodplain development permit. The following are examples of activities not considered development or “man-made changes to improved or unimproved real estate.”

1. Routine maintenance of landscaping that does not involve grading, excavation, or filling;
2. Removal of noxious weeds and replacement of nonnative vegetation with native vegetation;
3. Removal of hazard trees consistent with the requirements of SMC 20.50.310(1) or SMC 20.80.030(H);
4. Normal maintenance of structures, such as reroofing and replacing siding, provided such work does not qualify as a substantial improvement;
5. Normal maintenance of above ground utilities and facilities, such as replacing downed power lines and utility poles;
6. Normal street and road maintenance, including filling potholes, repaving, and installing signs and traffic signals, but not including expansion of paved areas;
7. Normal maintenance of a levee or other flood control facility prescribed in the operations and maintenance plan for the levee or flood control facility are allowed in the Regulatory

Floodplain without need for a floodplain development permit. Normal maintenance does not include repair from flood damage, expansion of the prism, expansion of the face or toe or addition for protection on the face or toe with rock armor;

8. Alterations in response to emergencies which threaten the public health, safety and welfare or which pose and imminent risk of damage to private property consistent with the requirements of SMC 20.80.030(A);
9. Normal maintenance, operation or repair of publically improved recreation areas as long as any such activity does not include expansion of uses and or facilities into a previously unimproved portion of the regulatory floodplain and are consistent with the standards of Title 20.80 Critical areas, best available science or adaptive management plans as recognized by the City; and
10. Site investigative work and studies necessary for preparing land use applications.

D. Floodplain Development Permit Application

Application for a floodplain development permit shall be made on forms furnished by the Director and shall include, but shall not be limited to, all of the following that are applicable,:

1. Assessment of the impact on those factors that contribute to increased flood hazard and degradation of habitat. If the assessment concludes that the project will cause an adverse effect outside the Protected Area, the permit will be denied unless the project impacts are mitigated (avoided, rectified or compensated).
2. A description of the extent to which a stream, lake, or other water body, including its shoreline, will be altered or relocated as a result of the proposed development.
3. Documentation that the applicant will apply for all necessary permits required by Federal, and State law. The application shall include written acknowledgment that the applicant understands that the final certification of use or certificate of occupancy will be issued only if the applicant provides copies of the required Federal, and State permits or letters stating that a permit is not required. The floodplain permit is not valid if those other permits and approvals are not obtained prior to any ground disturbing work or structural improvements.
4. Acknowledgment by the applicant that representatives of any Federal, or State unit of government with regulatory authority over the project are authorized to enter upon the property to inspect the development.
5. Site plan(s), meeting City criteria and showing:
 - a. The nature, location, dimensions, and elevations of the property in question;
 - b. Names and location of all lakes, water bodies, water-ways and drainage facilities within 300 feet of the site;
 - c. The elevations of the 10-, 50-, 100-, and 500-year floods, where the data are available. Elevation datum shall be the North America Vertical Datum of 1998 (NAVD 1988) with conversions provided as needed;
 - d. The boundaries of the Regulatory Floodplain, SFHA, floodway, riparian habitat zone, and channel migration area, delineated in accordance with Section 13.12.300;

- e. The proposed drainage system including, but not limited to storm sewers, overland flow paths, detention facilities and roads;
 - f. Existing and proposed structures, fill, pavement and other impervious surfaces, and sites for storage of materials;
 - g. All wetlands and the required buffers;
 - h. The riparian habitat zone for all development proposals within 300 feet of any stream or shoreline;
 - i. Designated fish and wildlife habitat conservation areas, and habitat areas identified for conservation or protection under state or federal or local laws or regulations, for example Endangered Species Act, Magnuson-Stevens Fishery Conservation and Management Act, Growth Management Act, Shorelines Management Act, or Priority Habitat and Species List;
 - j. Existing native vegetation and proposed revegetation.
6. If the proposed project involves grading, excavation, or filling, the site plan shall include proposed post-development terrain at one-foot contour intervals within the SFHA.
 7. If the proposed project includes a new structure, substantial improvement, or repairs to a substantially damaged structure that will be elevated, the application shall include the Flood Protection Elevation for the building site and the proposed elevations of the following:
 - a. The top of bottom floor, including basement, crawl space, or enclosure floor,
 - b. The top of the next higher floor,
 - c. The bottom of the lowest horizontal structural member (in V Zones only),
 - d. The top of the slab of an attached garage,
 - e. The lowest elevation of machinery or equipment servicing the structure,
 - f. The lowest adjacent (finished) grade next to structure,
 - g. The highest adjacent (finished) grade next to structure,
 - h. The lowest adjacent grade at the lowest elevation of a deck or stairs, including structural support,
 8. If the proposed project includes a new structure, substantial improvement, or repairs to a substantially damaged nonresidential structure that will be dry floodproofed, the application shall include the FPE for the building site and the elevation in relation to the datum of the effective FIRM to which the structure will be dry floodproofed, along with a certification by a registered professional engineer or licensed architect that the dry floodproofing methods meet the floodproofing criteria in Section 13.12.500.B.
 9. The proposed project must be designed and located so that new structural flood protection is not needed.

E. Certificate of Occupancy

1. The Building Official shall not issue certificate of occupancy or final a building permit for a new or substantially improved structure or an addition until:
 - a. The Permittee provides a properly completed Elevation or Floodproofing Certificate showing finished construction data as required by Section 13.12.800.A;
 - b. All work identified in a mitigation plan required by Sections 13.12.600.E and 13.12.600.F has been completed according to the plan's schedule;
 - c. The Permittee provides copies of all required Federal, State, and local permits noted in the permit application per Section 13.12.700.D.2;
 - d. All other provisions of this chapter have been met.
2. The Director may accept a financial guarantee, in an amount determined by the Director, to ensure completion of portions of the project following issuance of the certification of use or certificate of occupancy.

13.12.800 Administration**A. Records**

The Director shall retain the following records:

1. All records pertaining to the provisions of this chapter.
2. Where base flood elevation data have been obtained pursuant to Sections 13.12.300.C and 13.12.300.E, the Director shall obtain, record, and maintain the actual "finished construction" elevations for the locations listed in Section 13.12.600.C. This information shall be recorded on a current FEMA Elevation Certificate (FEMA Form 81-31), signed, and sealed by a professional land surveyor, currently licensed in the State of Washington.
3. For all new or substantially improved dry floodproofed nonresidential structures, where base flood elevation data has been obtained pursuant to Sections 13.12.300.C and 13.12.300.E, the Director shall obtain, record and maintain the elevation (in relation to the datum of the effective FIRM) to which the structure was floodproofed. This information shall be recorded on a current FEMA Floodproofing Certificate (FEMA Form 81-65), professional engineer, currently licensed in the State of Washington.

B. Appeals

Any requirement, decision, or determination made by the Director in the enforcement or administration of this chapter is appealable according to the procedures described in SMC Chapters 20.30.200 through 20.30.270.

C. Floodplain Variance

1. Each floodplain variance pertains to a physical piece of property. The variance is not personal in nature and is not based on the inhabitants or their health, economic, or financial circumstances.
2. The Director shall review and decide on requests for variances from the requirements of this chapter.

3. Upon consideration of the following criteria and the purposes of this chapter, the Director may attach such conditions to the granting of the floodplain variance as deemed necessary to further the purposes of this chapter.
4. Criteria
 - a. No floodplain variance shall be granted to the requirements of this chapter unless the applicant demonstrates that:
 - 1) The development project cannot be located outside the Regulatory Floodplain;
 - 2) An exceptional hardship would result if the variance were not granted;
 - 3) The relief requested is the minimum necessary;
 - 4) The applicant's circumstances are unique and do not represent a problem faced by other area properties;
 - 5) If the project is within a designated floodway, no increase in flood levels during the base flood discharge would result;
 - 6) The project will not adversely affect features or quality of habitat supporting local, state or federally protected fish or wildlife;
 - 7) There will be no additional threat to public health, safety, beneficial stream or water uses and functions, or creation of a nuisance;
 - 8) There will be no additional public expense for flood protection, lost environmental functions, rescue or relief operations, policing, or repairs to streambeds, shorelines, banks, roads, utilities, or other public facilities; and
 - 9) All requirements of other permitting agencies will still be met.
 - b. In reviewing applications for a floodplain variance, the Director shall consider all technical evaluations, all relevant factors, standards specified in other sections of this chapter, and:
 - 1) The danger to life and property due to flooding or erosion damage;
 - 2) The danger that materials may be swept onto other lands to the injury of others;
 - 3) The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - 4) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - 5) The susceptibility of the proposed facility and its contents to flood or erosion damage and the effect of such damage on the individual owner;
 - 6) The availability of alternative locations for the proposed use which are not subject to flooding or channel migration and are not in designated fish and wildlife habitat conservation areas;
 - 7) The relationship of the proposed use to the comprehensive plan, growth management regulations, critical area regulations, the shoreline management program, and floodplain management program for that area;

- 8) The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges;
 - 9) The potential of the proposed development project to destroy or adversely affect a fish and wildlife habitat conservation area or create an adverse effect to federal, state or locally protected species or habitat; and
 - 10) The potential of the proposed development project to affect, or be affected by, channel migration;
 - 11) Must be compliant with the ESA.
- c. A floodplain variance requested in connection with restoration of a historic site, building, or structure may be granted using criteria more permissive than the above requirements, provided:
 - 1) The repair or rehabilitation is the minimum necessary to preserve the historic character and design of the site, building or structure; and
 - 2) The repair or rehabilitation will not result in the site, building, or structure losing its historic designation.
 - d. A floodplain variance may be requested for new construction, substantial improvements, and other development necessary for the conduct of functionally dependent uses provided:
 - 1) There is good and sufficient cause for providing relief;
 - 2) The variance does not cause a rise in the 100 year flood level within the regulatory floodway;
 - e. A floodplain variance to the provisions of Section 13.12.500 of this chapter may be issued for a structure on a small or irregularly shaped lot contiguous to and surrounded by lots with existing structures constructed below the FPE, providing the other variance criteria are met. The applicant for such a variance shall be notified, in writing, that the structure (i) will be subject to increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the FPE increases risks to life and property. Such notification shall be maintained with a record of all variance actions.

D. Violations

Any activity or action caused or permitted to exist in violation of this chapter is a threat to public health, safety, and welfare, and is declared and deemed a public nuisance. Such violations are subject to enforcement under SMC 20.30.720 through 20.30.790. No development shall be undertaken or placed in the areas regulated by this chapter without full compliance with the terms of this chapter and other applicable regulations of the City of Shoreline.

E. Interpretation

In the interpretation and application of this chapter, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the City; and,

3. Deemed neither to limit nor to repeal any other powers granted under State statutes.

F. Abrogation and Greater Restrictions

This chapter is not intended to repeal, abrogate, or impair any existing easements, covenants, deed restrictions, codes, or ordinances. However, where this chapter and another code, ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

G. Warning and Disclaimer of Liability

The degree of property and habitat protection required by this chapter is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods and movement of channels outside of mapped channel migration areas can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This chapter does not imply that land outside the regulated areas or development permitted within such areas will be free from flood or erosion damage. This chapter shall not create liability on the part of City of Shoreline or any officer or employee thereof for any damage to property or habitat that result from reliance on this chapter or any administrative decision lawfully made hereunder.

H. Severability

The provisions and sections of this chapter shall be deemed separable and the invalidity of any portion of this chapter shall not affect the validity of the remainder.

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SHORELINE
 Geographic Information System
Flood Hazard Zones
 (FIRM data)
Boeing Creek &
Puget Sound shoreline

Legend

City Boundary - outline

Flood Zone

- X (old)
- A
- AE
- AH
- AO
- VE
- X (new)

Streams

- Open Water Course
- Outside City
- Piped Water Course
- Stream through Ronald Bog
- Stream through Twin Ponds
- Unclassified
- Undocumented

Street Classification, 2011

- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Local Primary Street
- Local Secondary Street
- Tax Parcel

Map Date:
4/16/2012 11:36:54 AM

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including accuracy,
fitness, or merchantability,
accompany this product.



SHORELINE
 Geographic Information System
Flood Hazard Zones
 (FIRM data)

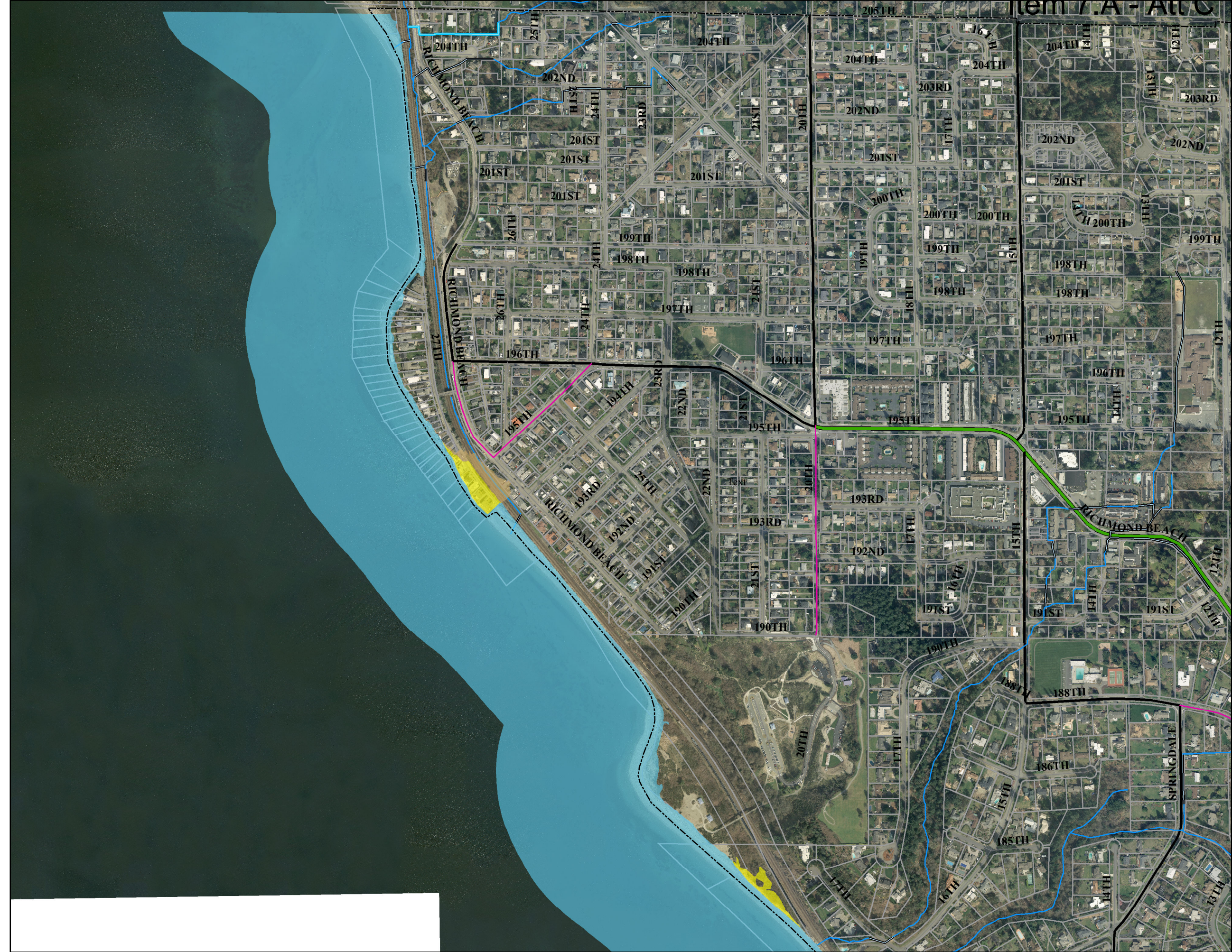
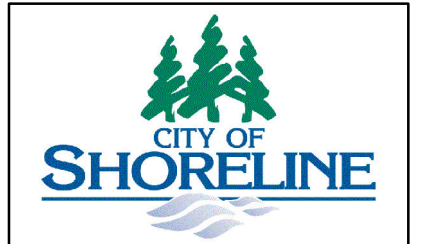
North Puget Sound shoreline

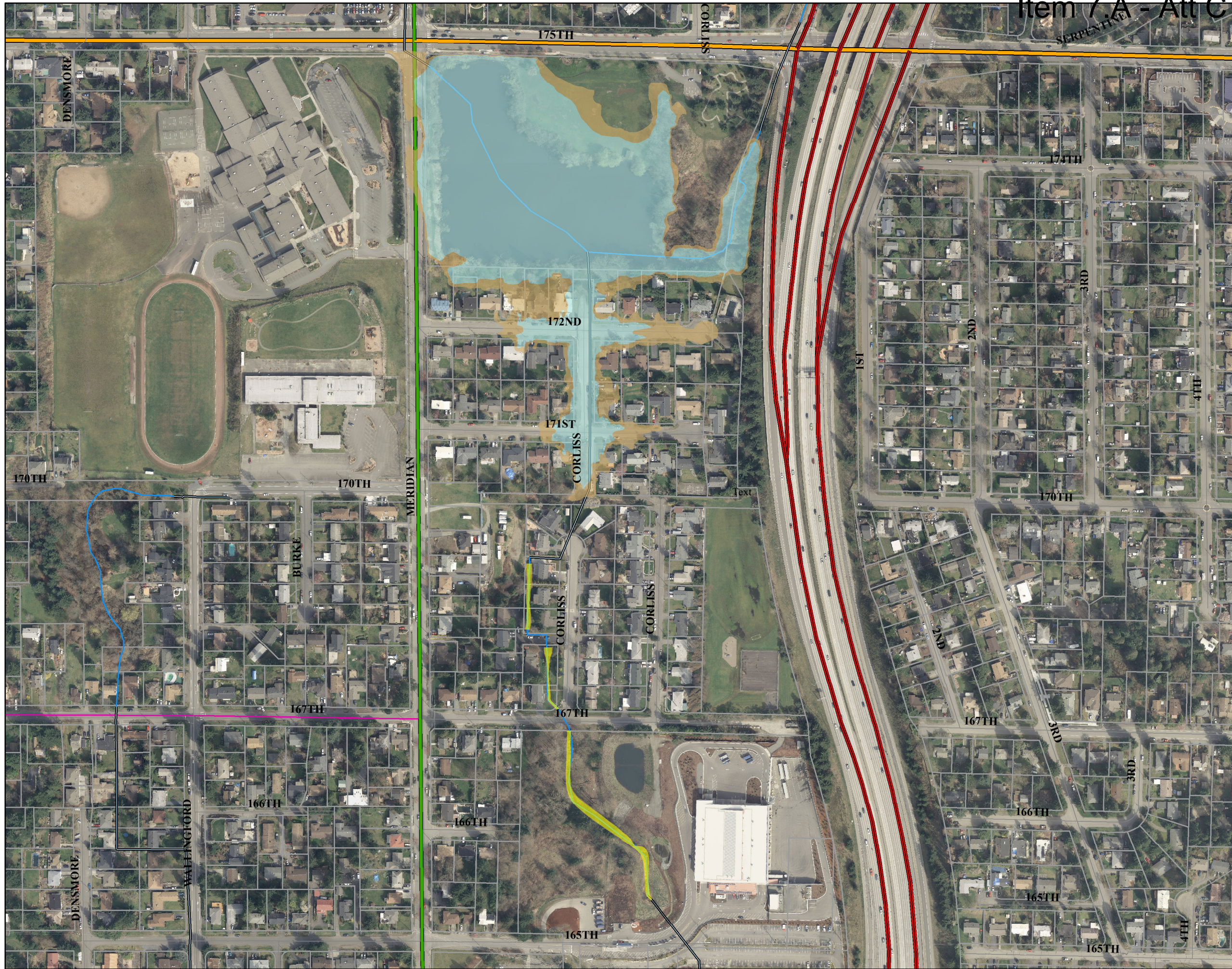
Legend

- City Boundary - outline
- Flood Zone**
 - X (old)
 - A
 - AE
 - AH
 - AO
 - VE
 - X (new)
- Streams**
 - Open Water Course
 - Outside City
 - Piped Water Course
 - Stream through Ronald Bog
 - Stream through Twin Ponds
 - Unclassified
 - Undocumented
- Street Classification, 2011**
 - Outside Shoreline
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector Arterial
 - Local Primary Street
 - Local Secondary Street
 - Tax Parcel

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SHORELINE
 Geographic Information System
Flood Hazard Zones
 (FIRM data)

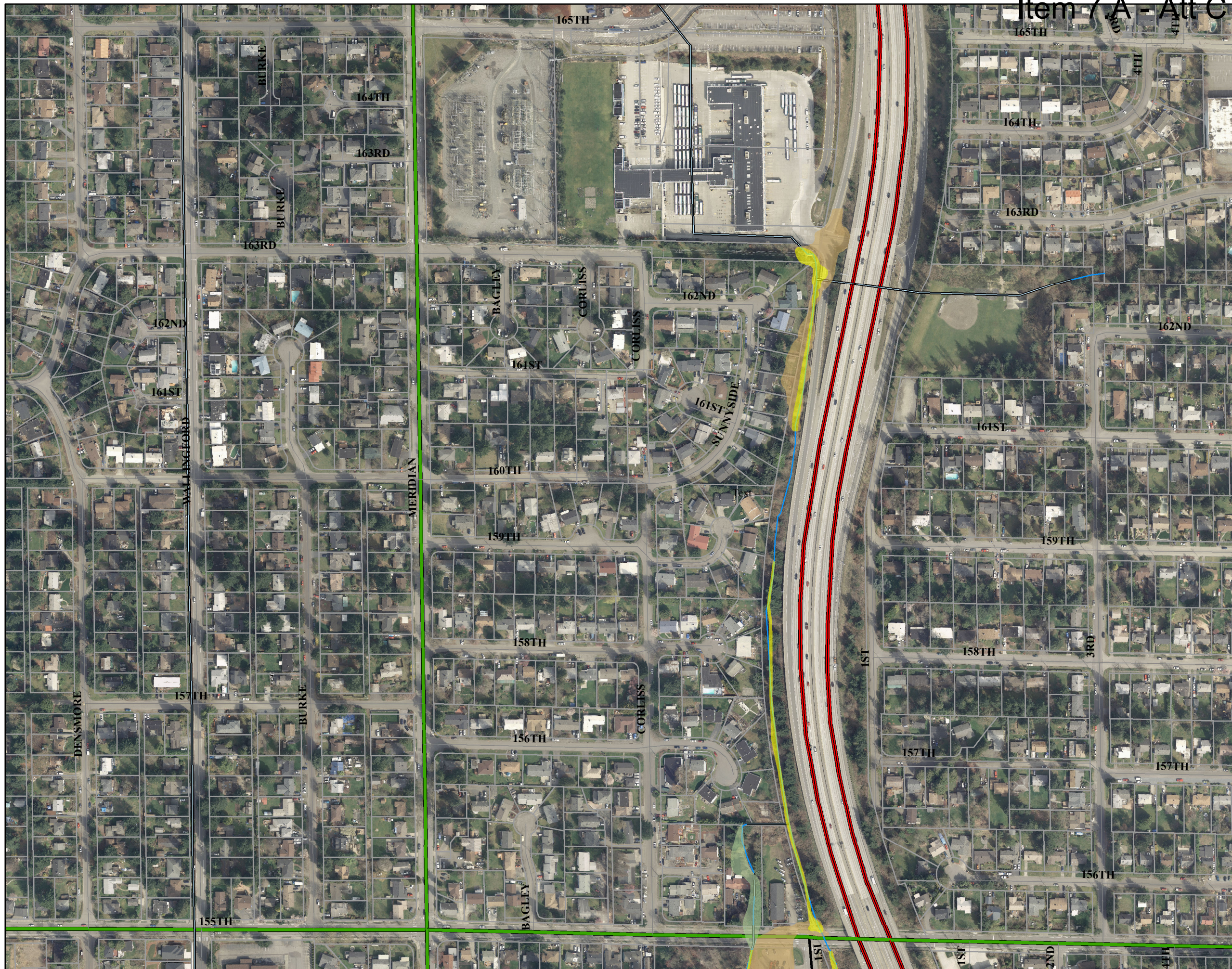
Thornton Creek
 North portion

- Legend**
- City Boundary - outline
 - Flood Zone**
 - X (old)
 - A
 - AE
 - AH
 - AO
 - VE
 - X (new)
 - Streams**
 - Open Water Course
 - Outside City
 - Piped Water Course
 - Stream through Ronald Bog
 - Stream through Twin Ponds
 - Unclassified
 - Undocumented
 - Street Classification, 2011**
 - Outside Shoreline
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector Arterial
 - Local Primary Street
 - Local Secondary Street
 - Tax Parcel

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SHORELINE
 Geographic Information System
Flood Hazard Zones
 (FIRM data)

Thornton Creek
 Middle portion

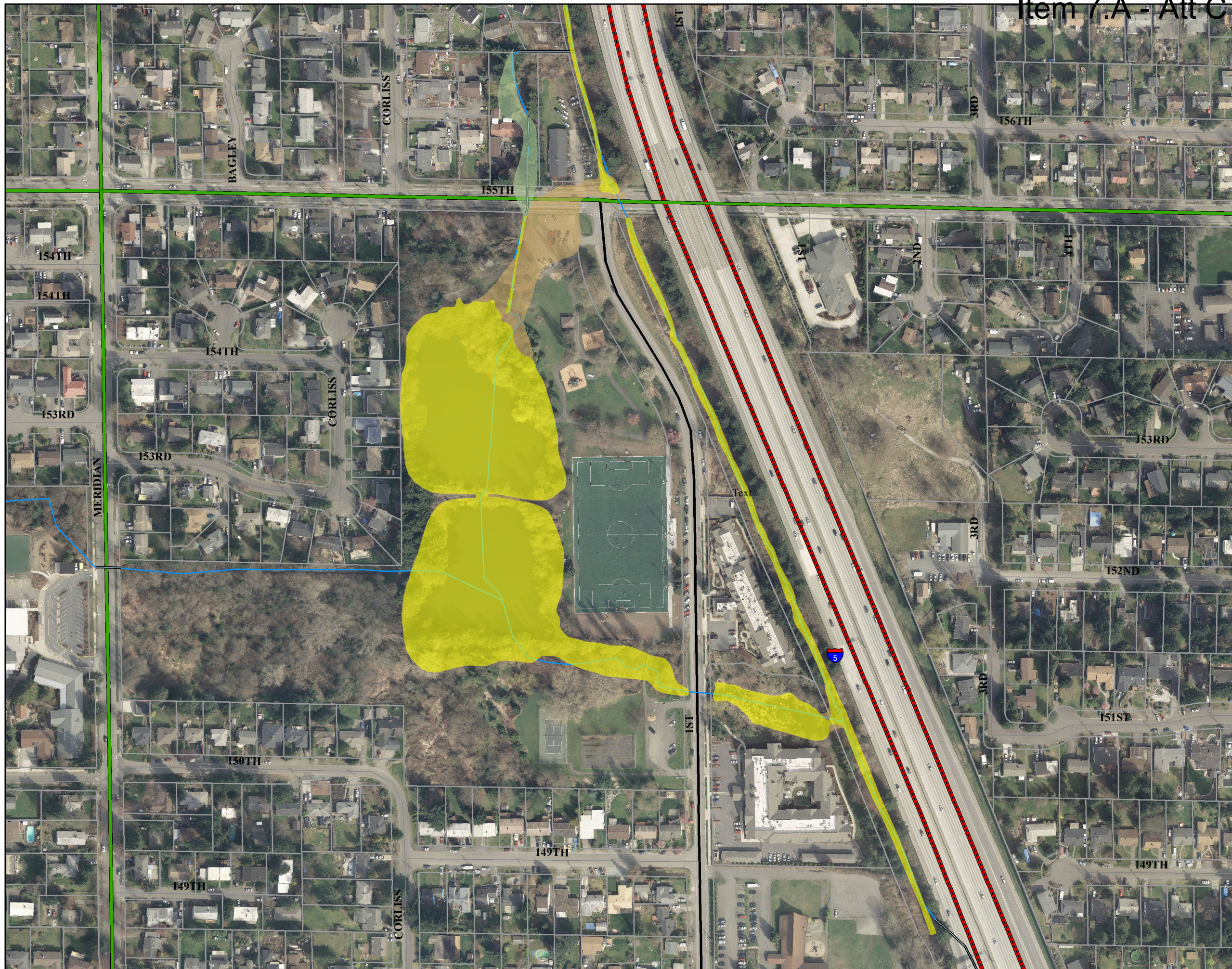
Legend

- City Boundary - outline
- Flood Zone**
 - X (old)
 - A
 - AE
 - AH
 - AO
 - VE
 - X (new)
- Streams**
 - Open Water Course
 - Outside City
 - Piped Water Course
 - Stream through Ronald Bog
 - Stream through Twin Ponds
 - Unclassified
 - Undocumented
- Street Classification, 2011**
 - Outside Shoreline
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector Arterial
 - Local Primary Street
 - Local Secondary Street
 - Tax Parcel

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CITY OF SHORELINE



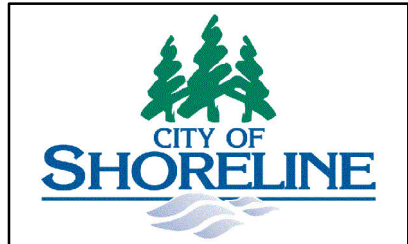
SHORELINE
 Geographic Information System
Flood Hazard Zones
 (FIRM data)
Thornton Creek
 South portion

Legend

- City Boundary - outline
- Flood Zone**
 - X (old)
 - A
 - AE
 - AH
 - AO
 - VE
 - X (new)
- Streams**
 - Open Water Course
 - Outside City
 - Piped Water Course
 - Stream through Ronald Bog
 - Stream through Twin Ponds
 - Unclassified
 - Undocumented
- Street Classification, 2011**
 - Outside Shoreline
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector Arterial
 - Local Primary Street
 - Local Secondary Street
- Tax Parcel

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Planning and Community Development

17500 Midvale Avenue N
Shoreline, WA 98133-4905
(206) 801-2500 ♦ Fax (206) 801-2788

SEPA THRESHOLD DETERMINATION DETERMINATION OF NONSIGNIFICANCE (DNS) Floodplain Management Ordinance Update

PROJECT INFORMATION

Proposed Project Description:	In response to direction from the Federal Emergency Management Agency (FEMA) a proposed Floodplain Management Ordinance (FMO) has been drafted to replace current Chapter 16.12 SMC Flood Damage Prevention. The proposed FMO will bring the City's regulations into compliance with the Endangered Species Act (ESA) and maintain the community's eligibility for the National Flood Insurance Program (NFIP). Replacement of this chapter requires associated changes to SMC Title 20 Development Code. The FMO is a citywide nonproject action that would affect activities, uses, and developments in the mapped regulatory floodplain within the city limits. As defined in the FMO and identified on the applicable Flood Insurance Rate Maps (FIRMS) the areas in Shoreline where these regulations apply include the Puget Sound shoreline and portions of Boeing Creek and Thornton Creek basins. The Puget Sound shoreline adjacent to the Point Wells area (in unincorporated Snohomish County) would also be regulated if it annexes to the City.
Project Number:	Not Applicable (Nonproject Action)
Date of Issuance:	April 18, 2012
Applicant:	City of Shoreline
Location:	City of Shoreline: City-wide
Planning Commission Public Hearing Date:	May 3, 2012 – Title 20 SMC Development Code changes only
City Council tentative Public Hearing Date:	June 25, 2012

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact on the environment. The DNS is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for at least 14 days from the date of issuance. This decision was made after review of the environmental checklist, the draft ordinance and other information on file with the City. The information is available to the public upon request at no charge. The draft ordinance, proposed Title 20 Development Code changes, maps of the regulatory floodplain, and environmental checklist can be reviewed on the city's website at:

<http://shorelinewa.gov/floodplain>

PUBLIC COMMENT AND APPEAL INFORMATION

Written comments on the environmental impacts of the proposal are being accepted. Written comments must be received at the address listed below before 5:00 p.m. May 3, 2012. Please mail, fax (206) 801-2788 or deliver comments to the City of Shoreline, Attn: Juniper Nammi, AICP, Associate Planner, 17500 Midvale Avenue North, Shoreline, WA 98133, or emailed to jnammi@shorelinewa.gov. Interested persons are encouraged to provide oral and/or written comments regarding the above proposal at an open record public hearing. The hearing is scheduled for May 3, 2012 at 7:00 pm in the Council Chambers at City Hall, 17500 Midvale Avenue N, Shoreline, WA.

APPEAL INFORMATION

There is no administrative appeal available for this decision. The SEPA Threshold Determination may be appealed with the decision on the underlying action to superior court. If there is not a statutory time limit in filing a judicial appeal, the appeal must be filed within 21 calendar days following the issuance of the decision on the underlying action in accordance with State law.

The project file is available for review at the City Hall 17500 Midvale Avenue N, 1st Floor – Planning & Community Development. For specific project questions, contact Juniper Nammi, AICP, City of Shoreline Planning and Community Development at 206-801-2525.

SEPA RESPONSIBLE OFFICIAL

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP, Director of Planning & Community Development**

ADDRESS: **17500 Midvale Avenue North
Shoreline, WA 98133-4905**

PHONE: **206-801-2531**

DATE:

4-10-12

SIGNATURE:

Rachael E. Markle



Planning & Community Development

**STATE ENVIRONMENTAL POLICY ACT
(SEPA)
ENVIRONMENTAL CHECKLIST**

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply”. Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Public notice is required for all projects reviewed under SEPA. Please submit current Assessor’s Maps/Mailing Labels showing:

- Subject property outlined in red.
- Adjoining properties under the same ownership outlined in yellow.
- All properties within 500’ of the subject property, with mailing labels for each owner.

NOTE: King County no longer provides mailing label services. Planning and Development Services can provide this for a fee or provide you instructions on how to obtain this information and create a mail merge document to produce two sets of mailing labels for your application.

Use of Checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered “does not apply”. IN ADDITION complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “propose,” and “affected geographic area,” respectively.

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT****A. BACKGROUND**

1. Name of proposed project, if applicable:
Floodplain Management Ordinance (FMO) and related Shoreline Municipal Code (SMC) Title 20 Development Code amendments.
2. Name of applicant:
City of Shoreline
3. Address and phone number of applicant and contact person:
Juniper Nami, AICP
17500 Midvale Ave N
Shoreline, WA 98133-4905
206-801-2525
4. Date checklist prepared:
April 10, 2012
5. Agency requesting checklist:
City of Shoreline
6. Proposed timing or schedule (including phasing, if applicable):
April 18 to May 3, 2012 - Optional DNS and Planning Commission Public Hearing Notice and public comment period.

Planning Commission Public Hearing May 3, 2012.

June 8 to June 25, 2012 - City Council Public Hearing Notice and public comment period. Tentative City Council Hearing June 4, 2012 with anticipated adoption June 25, 2012
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No additional changes to these regulations are identified for the foreseeable future. Required updates to the floodplain regulations are at the direction of the Federal Emergency Management Agency (FEMA) and the Washington State Department of Ecology.
8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal.
Incorporated King County Coastal Flood Hazard Study (Jan. 2012)
Shoreline Master Program Cumulative Impacts Analysis (Mar. 2012)
Flood Insurance Mapping Study for North Branch Thornton Creek (Ronald Bog to Interstate 5) (December 2009)
Boeing Creek Basin Characterization Report (May 2004)

1/2012

17500 Midvale Avenue North, Shoreline, Washington 98133-4905Telephone (206) 801-2500 Fax (206) 801-2788 pcd@shorelinewa.govThe Development Code (Title 20) is located at mrsc.org

Part Eleven – 197-11-960

SEPA Rules

EVALUATION FOR
AGENCY USE ONLYTO BE COMPLETED
BY APPLICANT

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
Federal Emergency Management Agency (FEMA) approval of proposed map revisions.
10. List any government approvals or permits that will be needed for your proposal, if known.
The FMO and associated development code amendments will require the following approvals:
 - Planning Commission recommendation on development code amendments,
 - SEPA review and threshold determination for non-project action,
 - Final legislative adoption by Shoreline City Council, and
 - FEMA must approve adopted ordinance.
11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).
The FMO is a citywide non-project action that would affect activities, uses, and developments in the mapped regulatory floodplain within the city limits. As defined in the FMO and identified on the applicable Flood Insurance Rate Maps the areas in Shoreline where these regulations apply include the Puget Sound shoreline and portions of Boeing Creek and Thornton Creek basins. The Puget Sound shoreline adjacent to the Point Wells area (in unincorporated Snohomish County) would also be regulated if it annexes to the City.

In response to direction from FEMA a proposed Floodplain Management Ordinance (FMO) has been drafted to replace current Chapter 16.12 SMC Flood Damange Prevention. The proposed FMO will bring the City's regulations into compliance with the Endangered Species Act (ESA) and maintain the communities elgiibility for the National Flood Insurance Program (NFIP). Replacement of this chapter requires associated changes to SMC Title 20 Development Code.

The proposed FMO differs from existing regulations in four significant ways:

- 1) Consolidates regulations that are currently located in both the Flood Damage Prevention and the Flood Hazard Areas section of the Critical Areas regulations,
- 2) Redefines the regulatory floodplain to include riparian habitat zones and channel migration areas based on best available science,
- 3) Adds new standards for habitat protection based on best

1/2012

available science, and

4) Transfers the responsibility for administration of these regulations from the Planning & Community Development Director to the Public Works Director.

- 12.** Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The regulations are effective City-wide. However they are triggered only in the regulatory floodplain as defined in the FMO and mapped on the applicable FIRMs. With the proposed map updates currently being reviewed by FEMA, the regulatory floodplain will include areas along the Puget Sound shoreline, in the Boeing Creek basin and the Thornton Creek Basin. The Puget Sound shoreline adjacent to the Point Wells area (in unincorporated Snohomish County) would also be regulated if it annexes to the City.

Part Eleven – 197-11-960

SEPA Rules

EVALUATION FOR
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B. ENVIRONMENTAL ELEMENTS

1. Earth:

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other: The areas included in the regulatory floodplains in Shoreline are predominately flat or moderate to steep sloped ravines or bluffs.

b. What is the steepest slope on the site (approximate percent of slope).
>100%

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Predominant types of soils found across the City include: Everett Gravelly sandy loam and Alderwood gravelly sandy loam. Other soils present, typically at 4% of area or less, include: Carbondale muck, Norma fine sandy loam, Kitsap silt loam, and Rifle peat.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.
The west-facing slopes along Puget Sound within the City have experienced recent and historical landslide activity. The contact zone between the hard clay layer and the overlying sand layer is the source of many landslides along the coast of Puget Sound, which commonly occur after major storm events. In general, slope stability in the City's shoreline planning area is more stable in the northern portion, though containing some isolated unstable areas, and unstable in the southern portion.

The soils in the regulatory floodplain and adjacent slopes of the Boeing Creek basin have been identified as slide prone soils. In this area advanced outwash sands overlay transition bed clays that result in perched groundwater that has created areas of slope failures. No recent analysis of these failures is available.

The geology in the Thornton Creek basin do not include any significant steep ravines or bluffs, nor are the soils identified as slide prone.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.
NA - NONPROJECT ACTION

f. Could erosion occur as a result of clearing construction or use? If so generally describe.
NA - NONPROJECT ACTION

1/2012

- g.** About what percent of the site will be covered with hardscape after project construction (for example asphalt or buildings)?

NA - NONPROJECT ACTION

- h.** Proposed measures to reduce or control erosion , or other impacts to the earth, if any:

NA - NONPROJECT ACTION

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT****2. Air:**

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

NA - NONPROJECT ACTION

- b. Are there any off site sources of emissions or odor that may affect your proposal? If so, generally describe.

NA - NONPROJECT ACTION

- c. Proposed measures to reduce or control emissions or other impacts to air if any:

NA - NONPROJECT ACTION

3. Water:**a. Surface:**

1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Puget Sound - saltwater

Boeing Creek and associated tributaries - year round and seasonal streams which flow into Puget Sound

Thornton Creek and associated tributaries - year round and seasonal streams which flow into Lake Washington

Ronald Bog - openwater wetland which flows into Thornton Creek

2. Will the project require any work over, in, or adjacent to (within 200') of the described waters? If yes, please describe and attach available plans.

NA - NONPROJECT ACTION

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NA - NONPROJECT ACTION

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT**

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.
NA - NONPROJECT ACTION
5. Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.
NO - NPROJECT ACTION to adress all floodplains in Shoreline on the Flood Insurance Rate Maps (FIRM). By defintion the proposed FMO will apply to all 100-year floodplains mapped in Shoreline.
6. Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.
NA - NONPROJECT ACTION
- b. Ground:**
1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.
NA - NONPROJECT ACTION
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals ...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
NA - NONPROJECT ACTION

Part Eleven – 197-11-960

SEPA Rules

EVALUATION FOR
AGENCY USE ONLYTO BE COMPLETED
BY APPLICANT**c. Water Runoff (including storm water):**

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NA - NONPROJECT ACTION intended to minimize impacts of development on frequently flooded areas.

2. Could waste materials enter ground or surface waters? If so, generally describe.

NA - NONPROJECT ACTION

3. Proposed measures to reduce or control surface ground and runoff water impacts, if any:

NA - NONPROJECT ACTION intended to minimize impacts of development on frequently flooded areas.

4. Plants:

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

NA - NONPROJECT ACTION

- c. List threatened or endangered species known to be on or near the site.

No documented threatened or endangered plant species known to be within the City's mapped regulatory floodplain.

Part Eleven – 197-11-960

SEPA Rules

TO BE COMPLETED
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- d. Proposed landscaping use of native plants or other measures to preserve or enhance vegetation on the site if any:

NA - NONPROJECT ACTION

5. Animals:

- a. Mark all boxes of any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other: purple martin and pileated woodpecker

Mammals: deer, bear, elk, beaver, other: racoon

Fish: bass, salmon, trout, herring, shellfish, other: crab

- b. List any threatened or endangered species known to be on or near the site.

Purple martin, Progne subis, is a Washington State Candidate Species with a mapped breeding location in the City's regulatory floodplain area. Additionally pileated woodpecker, Dryocopus pileatus, is a Washington State Candidate Species that has been observed in the Boeing Creek Basin.

Federal threatened species - Puget Sound chinook salmon, Oncorhynchus tshawytscha, are documented as using Boeing Creek.

Federal species of concern - coho salmon and bald eagle have been documented in the Boeing Creek Basin.

- c. Is the site part of a migration route? If so explain.

Historically, salmonids used the streams for rearing, spawning, and migration purposes. This use is currently observed in McAleer Creek and the lower section of Boeing Creek. Ballinger Creek supports cutthroat trout but little is known of their current use. Thornton Creek has been known to support this salmonid use within recent times downstream and outside of the City limits. For a more details see City of Shoreline 2012 Shoreline Master Program, 2011 Surface Water Master Plan, the 2009 Thornton Creek Watershed Plan, and the 2004 Boeing Creek Basin Characterization Report.

- d. Proposed measures to preserve or enhance wildlife if any:
NA - NONPROJECT ACTION intended to provide city-wide regulations for the protection of riparian zone habitat areas.

6. Energy and Natural Resources:

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc
NA - NONPROJECT ACTION

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
NA - NONPROJECT ACTION

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT**

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts if any:

NA - NONPROJECT ACTION

7. Environmental Health:

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur a result of this proposal? If so describe.

NA - NONPROJECT ACTION

1. Describe special emergency services that might be required.

NA - NONPROJECT ACTION

2. Proposed measures to reduce or control environmental health hazards, if any:

NA - NONPROJECT ACTION

b. Noise:

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NA - NONPROJECT ACTION

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

NA - NONPROJECT ACTION

3. Proposed measures to reduce or control noise impacts, if any:

NA - NONPROJECT ACTION

Part Eleven – 197-11-960

SEPA Rules

TO BE COMPLETED
BY APPLICANTEVALUATION FOR
AGENCY USE ONLY

8. Land and Shoreline Use:

- a. What is the current use of the site and adjacent properties?
City-wide. The currently mapped regulatory floodplain areas are predominately residential uses with a few public facilities, city parks and private open spaces. The Point Wells Annexation area is currently an industrial use and is designated for mixed use if incorporated into the City.
- b. Has the site been used for agriculture? If so, describe
NA - NONPROJECT ACTION
- c. Describe any structures on the site.
NA - NONPROJECT ACTION
- d. Will any structures be demolished? If so, what?
NA - NONPROJECT ACTION
- e. What is the current zoning classification of the site?
City-wide. Mapped floodplains include the following zones: R4, R6, R12, R18, and R24.
- f. What is the current comprehensive plan designation of the site?
City-wide. Mapped floodplains include the following comprehensive plan landuse designations: Low Density Residential, Medium Density Residential, High Density Residential, Public Facilities, Public Open Space and Private Open Space. The Point Wells Annexation area is identified as Mixed use.
- g. If applicable, what is the current shoreline master program designation of the site?
NA - NONPROJECT ACTION. All shoreline master program designations would apply to the Puget Sound flood hazard area as these regulations apply to the full extent of the Puget Sound shoreline within the City limits.
- h. Has any part of the site been classified as an “environmentally sensitive” area? If so, please specify.
Chapter 20.80 SMC Critical areas designates geologic hazards, fish and wildlife habitat conservation areas, wetland, stream and aquifer recharge areas as well as designating the regulatory floodplain as flood hazard critical areas. All of these types of critical areas, except aquifer recharge areas, are known to exist within the mapped regulatory floodplain.

1/2012

17500 Midvale Avenue North, Shoreline, Washington 98133-4905

Telephone (206) 801-2500 Fax (206) 801-2788 pcd@shorelinewa.govThe Development Code (Title 20) is located at mrsc.org

- i. Approximately how many people would reside or work in the completed project?
NA - NONPROJECT ACTION

- j. Approximately how many people would the completed project displace?
NA - NONPROJECT ACTION

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT**

- k. Proposed measures to avoid or reduce displacement impacts, if any:
NA - NONPROJECT ACTION
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
NA - NONPROJECT ACTION
- 9. Housing:**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
NA - NONPROJECT ACTION
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
NA - NONPROJECT ACTION
- c. Proposed measures to reduce or control housing impacts if any:
NA - NONPROJECT ACTION
- 10. Aesthetics:**
- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
NA - NONPROJECT ACTION
- b. What views in the immediate vicinity would be altered or obstructed?
NA - NONPROJECT ACTION

Part Eleven – 197-11-960

SEPA Rules

**EVALUATION FOR
AGENCY USE ONLY**

**TO BE COMPLETED
BY APPLICANT**

- c. Proposed measures to reduce or control aesthetic impacts, if any:
NA - NONPROJECT ACTION

11. Light and Glare:

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

NA - NONPROJECT ACTION

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

NA - NONPROJECT ACTION

- c. What existing off site sources of light or glare may affect your proposal?

NA - NONPROJECT ACTION

- d. Proposed measures to reduce or control light and glare impacts if any:

NA - NONPROJECT ACTION

12. Recreation:

- a. What designated and informal recreational opportunities are in the immediate vicinity?

NA - NONPROJECT ACTION

- b. Would the proposed project displace any existing recreational uses? If so, please describe.

NA - NONPROJECT ACTION

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT**

- c. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant if any:

NA - NONPROJECT ACTION

13. Historic and Cultural Preservation:

- a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.

NA - NONPROJECT ACTION. None of the historic structures included in the City's historic inventory or registered as national, state, or local landmark historic structures are located within the regulatory floodplain areas.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

NA - NONPROJECT ACTION. None known in the regulatory floodplain areas.

- c. Proposed measures to reduce or control impacts, if any:

NA - NONPROJECT ACTION

14. Transportation:

- a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:

NA - NONPROJECT ACTION

- b. Is site currently served by public transit? If not what is the approximate distance to the nearest transit stop?

NA - NONPROJECT ACTION

- c. How many parking spaces would the completed project have? How many would the project eliminate?

NA - NONPROJECT ACTION

Part Eleven – 197-11-960**SEPA Rules****EVALUATION FOR
AGENCY USE ONLY****TO BE COMPLETED
BY APPLICANT**

- d. Will the proposal require any new roads, streets or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).
NA - NONPROJECT ACTION
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
NA - NONPROJECT ACTION
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
NA - NONPROJECT ACTION
- g. Proposed measures to reduce or control transportation impacts if any:
NA - NONPROJECT ACTION
- 15. Public Services:**
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.
NA - NONPROJECT ACTION
- b. Proposed measures to reduce or control direct impacts on public services, if any.
NA - NONPROJECT ACTION
- 16. Utilities:**
- a. Mark all boxes of utilities currently available at the site:
electricity, natural gas, water, refuse service,
telephone, sanitary sewer, septic system, other:cable/internet

Part Eleven – 197-11-960

SEPA Rules

**EVALUATION FOR
AGENCY USE ONLY**

**TO BE COMPLETED
BY APPLICANT**

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity that might be needed.
NA - NONPROJECT ACTION

c. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Printed Name: Juniper Nammi, AICP

Address 17500 Midvale Ave N, Shoreline, WA 98133

Telephone Number: (206)801-2525 Date Submitted April 13, 2012

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Part Eleven – 197-11-960

SEPA Rules

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BY APPLICANT**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(DO NOT USE THIS SHEET FOR PROJECT ACTIONS)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water/emissions to air/production, storage, or release of toxic or hazardous substances; or production of noise?
The proposal would not directly increase discharges to water; emissins to air, production, storage, or release of toxic or hazardous substances, or production of noise. The proposed regulations require no net increase of stormwater runoff from sites adding 10 percent or more impervious surface. Additionally they prohibit materials in new development that would be hazardous, toxic or a threat to water quality. Noise production is not regulated by the proposed FMO.

Proposed measures to avoid or reduce such increases are:

NA

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The proposed regulations will likely have a net positive impact on plants, animals, fish and marine life due to the new proposed standards for habitat protection with requirements for mitigation if adverse impacts to habitat are expected.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

The ordinance as written provides the protections anticipated by FEMA to comply with the ESA.

Part Eleven – 197-11-960

SEPA Rules

**EVALUATION FOR
AGENCY USE ONLY**

**TO BE COMPLETED
BY APPLICANT**

3. How would the proposal be likely to deplete energy or natural resources?

NA

Proposed measures to protect or conserve energy and natural resources are:

NA

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The FMO intends to protect the regulatory floodplain areas which are the designated flood hazard critical areas in the city. The proposed regulations are more protective of the flood hazard areas than the previous critical area and flood damage prevention regulations that will be replaced. Where the proposed regulations are less strict than other regulations such as critical areas regulations the more restrictive applicable regulations would prevail.

Proposed measures to protect such resources or to avoid or reduce impacts are:

The ordinance as written provides the protections anticipated by FEMA to comply with the ESA.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposed ordinance is consistent with the City of Shoreline Shoreline Master Program and Comprehensive Plan.

Part Eleven - 197-11-960

SEPA Rules

**EVALUATION FOR
AGENCY USE ONLY**

**TO BE COMPLETED
BY APPLICANT**

Proposed measures to avoid or reduce shoreline and land use impacts are:

The proposed FMO includes provisions to minimize and mitigate the potential impacts of shoreland and land use impacts to riparian habitat and habitat functions. The ordinance also includes provisions to minimize and mitigate potential impacts of new development and substantial improvements to avoid and prevent flood damage, flood capacity and water quality.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

NA

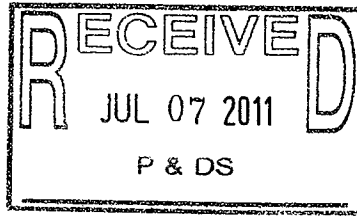
Proposed measures to reduce or respond to such demands(s) are:

NA

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The ordinance as written provides the protections anticipated by FEMA to comply with the ESA. Where the FMO overlaps with the Shoreline Management Program and the City's Critical Area regulations the most restrictive standards would apply.

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July 5, 2011

Joe Tovar
Director, Planning Dept.
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905

Re: Property Owners for Sensible Floodplain Regulation
Status of Implementation of the NFIP Biological Opinion

Dear Mr. Tovar:

I am writing to you today for three reasons. First, I would like to introduce the City of Shoreline to Property Owners for Sensible Floodplain Regulation ("POSFR"). POSFR is a new Washington non-profit corporation formed by property owners and industry groups concerned about the potential unnecessary over-regulation of floodplain areas in the Puget Sound region. Second, I would like to provide a brief preview of POSFR's legal position regarding the City of Shoreline's obligations relative to the Biological Opinion issued by NOAA-National Marine Fisheries Service ("NOAA-Fisheries") in September 2008 to the Federal Emergency Management Agency ("FEMA") regarding the National Flood Insurance Program ("NFIP"). As explained more fully below, POSFR believes that FEMA and NOAA-Fisheries are reaching beyond their legal authority in suggesting to local jurisdictions that they have an obligation to implement the recommendations set forth in the NFIP Biological Opinion. Third, I am requesting that you add POSFR as an "interested party" or "party of record" regarding any efforts by the City of Shoreline related to the NFIP Biological Opinion.

I. Who is POSFR?

For the last several years, numerous industry groups, including the Association of Washington Business, the Washington REALTORS, the Building Owners and Managers Association of Seattle-King County, and the Master Builders Association of King and Snohomish Counties (to name a few), have been tracking two related activities affecting floodplains in the Puget Sound region. First, we have been tracking FEMA's efforts to update the Flood Insurance Rate Maps ("FIRMs") for many of the jurisdictions in the Puget Sound region, including King, Snohomish, Pierce and Skagit counties and the cities within those counties. Initially we had significant concerns regarding the preliminary FIRMs that FEMA produced for much of the Puget Sound region. At this time, however, it seems that our concerns have been allayed – or at least deferred – by FEMA's recent decision to re-evaluate its "without levees" policy. Until FEMA issues a decision regarding how it will account for non-accredited

levees in its upcoming FIRMs, it is our understanding that FEMA's mapping efforts are "on hold" in much of the region.

Second, we have been tracking FEMA's efforts to implement the NFIP Biological Opinion issued by NOAA-Fisheries related to the operation of the NFIP in the Puget Sound region. As you know doubt know, FEMA has been pressing local governments to modify their development regulations to implement Element 3 of the "Reasonable and Prudent Alternative" set forth in the Biological Opinion ("RPA Element 3").

POSFR came together earlier this year to provide a vehicle for the various industry groups, as well as myriad property owners who may be affected by the remapping, BiOp implementation, or both, to more intentionally track and weigh in on these activities. To be clear, POSFR understands and supports sensible floodplain regulation. We do not, however, believe that RPA Element 3 represents sensible floodplain regulation. RPA Element 3 proposes to severely restrict nearly all development in floodplains irrespective of existing conditions or actual habitat impacts – and goes beyond what FEMA or NOAA-Fisheries can legally require of local jurisdictions under the NFIP as currently enacted. Consequently, POSFR is reaching out to local jurisdictions to encourage you to evaluate carefully both the legal and technical bases underpinning RPA Element 3 and FEMA's efforts to implement it.

II. Local Government Duty Relative to the Biological Opinion

Right now POSFR's key concern is how local jurisdictions respond to the Biological Opinion. We want to be sure that local governments do not misunderstand their legal obligations and overreact to perceived pressure.

As you know, FEMA has offered local jurisdictions participating in the NFIP three options to implement RPA Element 3:

- (1) Adopt a Model Ordinance prepared by FEMA.
- (2) Demonstrate how their existing regulations satisfy RPA Element 3. To the extent FEMA determines there are gaps between a local jurisdiction's existing regulations and the requirements of RPA Element 3, FEMA is proposing that local jurisdictions modify their flood hazard regulation to fill those gaps.
- (3) Demonstrate ESA compliance within the floodplain on a permit-by-permit basis. FEMA has articulated that this may occur in one of two ways: (a) direct consultation pursuant to ESA Section 7(a)(2) for projects with a federal nexus (i.e., projects authorized, funded or carried out by a federal agency); or (b) review by the local jurisdiction (without NOAA-Fisheries involvement).¹

¹Because flood hazard permits are issued by the local jurisdiction, not any federal agency, they do not trigger a federal nexus. A project may, however, include a separate federal component (e.g., a Section 404 Clean Water Act permit), which would trigger a federal nexus and ESA consultation regarding that federal permit.

Since FEMA began offering local jurisdictions these three options, POSFR has been actively monitoring local jurisdictions' decisions regarding which option to pursue and their progress toward implementation. As part of this monitoring, we have seen significant confusion and ambiguity regarding FEMA's and NOAA-Fisheries' interpretation and explanation of what exactly RPA Element 3 requires. Recent meetings and conferences sponsored by FEMA and NMFS (the March 1 & 2 "Demystifying the NFIP Alignment with ESA" in Edmonds, and the several "Biological Assessment Workshops" held throughout the region in April and May) had left POSFR feeling optimistic that FEMA and NMFS were moving away from "one size fits all" prescriptive standards toward environment-specific, function-based performance standards (i.e., conserve floodplain functions as they currently exist where they currently exist) that acknowledge local circumstances and past development.

FEMA and NMFS, however, have been reluctant to memorialize this interpretation of RPA Element 3 in a meaningful way on which local jurisdictions and property owners may rely. Further, we understand that FEMA has been unwilling, in reviewing several local jurisdictions' option 2 checklists, to accept local jurisdictions' scientific rationale for something different than the "one size fits all" buffers set forth in RPA Element 3. Consequently, we are increasingly skeptical of whether FEMA and NMFS actually intend to offer the flexibility and environment-specific, function-based approach outlined during the meetings earlier this spring.²

Until FEMA and NMFS are willing to take a more sensible (and legally defensible) approach to RPA Element 3, local jurisdictions should reflect on the scope of FEMA's legal authority to attempt to demand compliance with RPA Element 3. Review of FEMA's existing NFIP regulations demonstrates that FEMA does not have the authority to require local governments to implement RPA Element 3. Instead, pursuant to FEMA's existing regulations, FEMA may only require that local governments require project applicants to obtain all other "necessary permits" from applicable federal and state agencies. In the context of the ESA, the only "permit" that could be required is an Incidental Take Permit – which is only "necessary" if required under Section 10 of the ESA.³ See 44 C.F.R. §60.3(a)(2). Pursuant to Section 10, an Incidental Take Permit *is only required for projects that "take" endangered species*. This is a very different standard than the "no adverse effects" standard set forth in RPA Element 3.

It is also notable that this is not a new requirement. Since the various ESA fish listings in the Puget Sound region (beginning in the late 1990s), local jurisdictions have borne the obligation to ensure that permits they issue for development proposals throughout their jurisdictions – not just in floodplains – do not trigger "take." 16 U.S.C. §1538. To date, we are not aware of any

² We understand that the Washington State Department of Commerce and the National Fish and Wildlife Foundation recently initiated a "Technical Assistance Project" aimed at helping local jurisdictions work through option 2 using an environment-specific, functions-based approach. We will continue to monitor this effort and suggest that local jurisdictions do the same before proceeding with option 2.

³For projects with a federal nexus (i.e., that are authorized, funded or carried out by a federal agency), the project applicant has an independent obligation to consult regarding impacts to endangered species and critical habitat pursuant to Section 7(a)(2) of the ESA. This obligation rests with the applicant, not the local jurisdiction.

jurisdiction in the Puget Sound region that has been challenged for failing to meet this requirement.

We understand that the ESA is complicated with numerous technical terms and requirements. We would suggest that if you have questions about this, you review FEMA's regulations (44 C.F.R. §60.3(a)(2)) and the ESA (16 U.S.C. §1531, *et seq.*) with your City Attorney. The bottom line is that FEMA has not taken the necessary steps to require any jurisdiction to implement RPA Element 3, but only to require an Incidental Take Permit where necessary because a project causes "take." Consequently, POSFR asks that local jurisdictions not overreact to the Biological Opinion by unnecessarily restricting either existing or future development in the floodplain.

III. Notice of Activities related to the NFIP Biological Opinion

Finally, please add me on behalf of POSFR to the list of interested parties or parties of record on any effort that your jurisdiction may undertake related to RPA Element 3 or other provisions of the NFIP Biological Opinion. To date, FEMA has not engaged in a public process in which all interested persons may participate. One of POSFR's goals is to ensure public participation in this process and ultimately the adoption of sensible floodplain development standards. Notice is a critical step.

Thank you in advance for your consideration. We anticipate that this will be the first of several communications between the City of Shoreline and POSFR. We would also welcome the opportunity to meet with appropriate members of your staff to discuss these issues if that would be useful at this point. Otherwise, we look forward to hearing from you regarding any efforts related to the NFIP Biological Opinion or other efforts affecting floodplain development.

Very truly yours,



Molly A. Lawrence

cc: POSFR Board of Directors

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Comprehensive Plan Update, Economic Development Element

DEPARTMENT: Planning & Community Development

PRESENTED BY: Miranda Redinger, Associate Planner
Rachael Markle, AICP, Director P&CD

- | | | |
|---|---|--|
| <input type="checkbox"/> Public Hearing | <input checked="" type="checkbox"/> Study Session | <input type="checkbox"/> Recommendation Only |
| <input type="checkbox"/> Discussion | <input type="checkbox"/> Update | <input type="checkbox"/> Other |

INTRODUCTION & BACKGROUND

On January 5, 2012, staff and Commissioners discussed the proposed process for the Comprehensive Plan Update and public involvement. To date, Commissioners have held preliminary discussions about the Community Design; Parks, Recreation, and Open Space; Transportation; Natural Environment; Capital Facilities; and Utilities Elements. The subject of tonight's agenda item will be the Economic Development Element. Originally, the Housing Element was also scheduled for tonight's agenda, but staff anticipates that there will be more extensive discussion by the Commission regarding housing issues, so it has been moved to the May 17th agenda. Also, because both co-chairs of the City's Green Team will be presenting at tonight's meeting on other topics, staff thought that the Commission may be interested in an introduction to the newly launched *forevergreen* Sustainability Indicator Tracking website.

RELEVANT COUNCIL AND VISION 2029 FRAMEWORK GOALS

2012-2014 Council Goal 1: Strengthen Shoreline's economic base.

2010-2012 Council Goal 3: Improve Economic Development Opportunities in Shoreline.

FG6: Make decisions that value Shoreline's social, economic, and cultural diversity.

FG15: Create a business friendly environment that supports small and local businesses, attracts large businesses to serve the community and expand our jobs and tax base, and encourages innovation and creative partnerships.

FG16: Encourage local neighborhood retail and services distributed throughout the city.

DISCUSSION

Attachments A, B, D, and E are similar to previous packets in that they contain goals and policies, and analysis sections of the element in both track change and "clean" versions. Attachment C is an adaptation of the Economic Development Strategy, adopted by Council in 2011, that has been converted into Comprehensive Plan format. Commission should provide direction about how to best incorporate these goals and policies into the revised goals and policies of the Comprehensive Plan, unless they would prefer wholesale replacement.

The City has been focused on Economic Development since its incorporation, and is nearing completion of the Aurora Corridor Improvement Project. While this major renovation of a primary north/south arterial was intended to accomplish many objectives, including safety and stormwater management, one of the main goals was increasing potential for economic development. The City has also initiated other planning endeavors meant to be conducive to

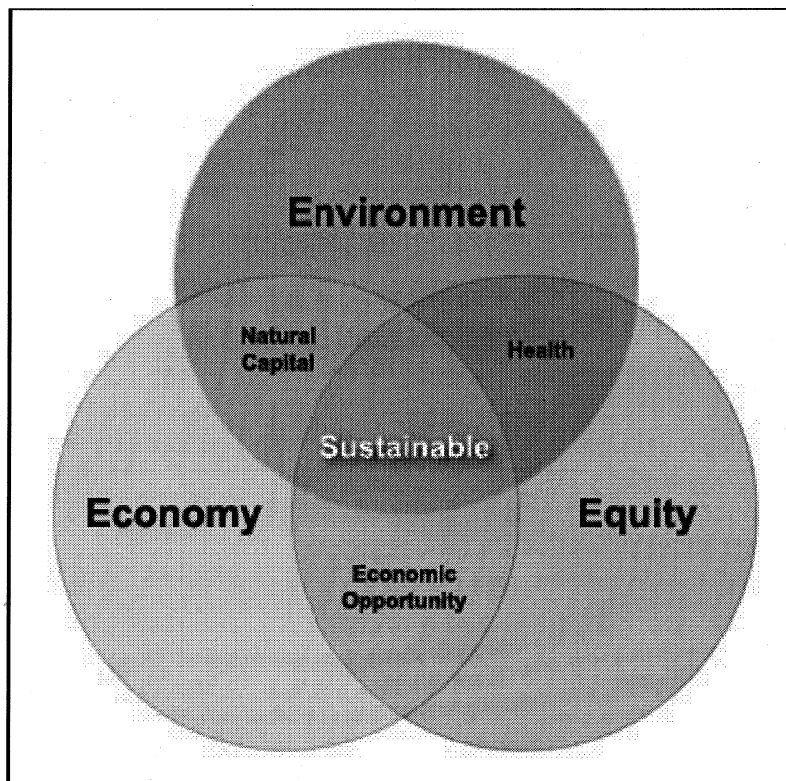
Approved By: Project Manager  Planning Director _____

economic development interests, such as the Southeast Neighborhoods Subarea Plan and the Town Center Subarea Plan. Currently, Planning and Community Development staff are examining business zoning to make regulations more clear, to provide smooth transitions between uses, and to encourage local business and job growth in order to diversify our tax base.

The Economic Development Manager is also working on a number of projects to attract businesses to Shoreline, to increase local employment opportunities and availability of goods and services. Potential opportunities include large sites, such as Aurora Square and Fircrest, as well as business corridors like Ballinger Way and 15th Avenue NE. One of the reasons that Rob Bennett, Executive Director of the Portland Sustainability Institute, was asked to present at the April 25th Speaker's Series event was because of the potential for Shoreline to develop "EcoDistricts" or nodes of commercial and mixed-use activity.

Light-rail Station Area Planning and the 3 prongs of Sustainability

Shoreline has made remarkable strides since Council first set the 2007 Goal to "Create an environmentally sustainable community." Forty-two of the fifty recommendations from the Environmental Sustainability Strategy have been accomplished or are in process. However, to create a truly sustainable community, there are two other areas that must be addressed, as represented in the graph below that depicts the "3 pronged" or "3E" approach to sustainability,



As Shoreline prepares for the arrival of light rail and two likely stops within city limits, the community, staff, and decision-makers have an opportunity to incorporate all three facets of sustainability to create an excellent quality of life for current residents and future generations. Station areas represent the potential to incorporate environmentally-preferable building practices and multi-modal transportation systems that enable residents to be less automobile-dependent, with economic development opportunities that provide jobs and services to the neighborhood, and a consideration for families and individuals who are not able to afford market rate housing and/or a vehicle, and would benefit greatly from proximity to transit.

Several policies in the draft Station Area Framework Goals address the need to consider Environment, Economy, and Equity in development of policy and regulations for these potential Transit-Oriented Communities (TOC).

Policy SA6: Allow and encourage uses in station areas that will foster the creation of communities that are socially, environmentally and economically sustainable and are supported by planned minimum and maximum residential densities.

Policy SA7: Develop land use regulations for station areas that: include transit supportive densities; encourage existing businesses; enhance property values; encourage the creation of jobs; are built sustainably; encourage affordable housing stock; and attract investment.

NEXT STEPS

Commission will discuss the Housing Element on May 17th, and the Land Use Element and Map on June 7th. The only remaining Element will be the Shoreline Master Program (SMP), which will be based on the final document adopted by City Council. Council held its first Study Session on the SMP on April 23, 2012, but due to changes proposed by the Department of Ecology since the Planning Commission public hearing and recommendation, the City Attorney advised that Council should hold another public hearing. That public hearing is scheduled for May 14th, with adoption of the SMP preliminarily scheduled for May 29th.

Staff is still working on finalizing the last presentation of the Speaker's Series. Staff will likely not schedule the final event for the 4th Wednesday as several complaints have been received about conflicting meetings from people that wish to attend.

If you have questions or comments prior to the meeting, please contact Miranda Redinger at (206) 801-2513 or by email at mredinger@shorelinewa.gov.

ATTACHMENTS

Attachment A- Economic Development Element, Goals & Policies, track change version
Attachment B- Economic Development Element, Goals & Policies, clean version
Attachment C- Economic Development Element, Goals & Policies, adaptation of Economic Development Strategy
Attachment D- Economic Development Element, Analysis, track change version
Attachment E- Economic Development Element, Analysis, clean version

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Economic Development Element Goals & Policies

Introduction

The intent of the Economic Development Element is to improve the quality of life by encouraging a greater number and variety of ~~thriving~~ commercial businesses that provide services and create employment opportunities for Shoreline residents, as well as grow the tax base to take the burden off of residential property tax.

The policies in this element address five aspects of creating a healthy economic climate for Shoreline: Quality of Life, Sustainable Revenue Sources, Job Base, Opportunities for Economic Development and the City's Role. The policies presented in this element will guide future City actions that, together with private sector actions, will produce a strong economy. The results, in turn, will preserve and improve the quality of life that Shoreline's residents and workers currently enjoy.

The *Economic Development-Supporting Analysis* section of this Plan contains the background data and analysis that describe the existing economic conditions of the City and provides the foundation for the following goals and policies.

Economic Development Goals

Goal ED I: Maintain and improve the quality of life in the community by:

- ~~Strengthening residential neighborhoods, i.e., less tax burden, funds for enhancement projects, providing more retail choices~~
- Increasing job opportunities and the job base, including professional services
- Providing goods and services to local and regional populations
- Reducing reliance on residential property tax to fund capital improvement projects city operations and capital improvements
- Providing quality public services
- Preserving community character
- Incorporating environmental quality and social equity as part of a three prong approach to sustainability. ~~Protecting environmental quality~~
- Diversifying the economic base to help stabilize the economy.
- ~~Promoting-Concentrating opportunities along Bus Rapid Transit corridors and Transit Oriented Development nodes~~ areas to be served by light rail efficient transportation systems

~~Goal ED II: **Promote** Support economic development and retail and office activity so as to maintain sustainable to diversify sources of revenue and expand the job base.~~

~~Goal ED III: Increase and diversify Shoreline's job base so that citizens' livelihoods can improve.~~

~~Goal ED IV: Create and leverage opportunities for economic development.~~

~~Goal ED V: **Improve** Facilitate the City's role to facilitate and initiate private sector economic development opportunities through partnerships and coordinating funding opportunities.~~

Economic Development Policies

Quality Of Life

ED1: Improve economic vitality by:

- ~~Encouraging~~ Promoting existing businesses
- Recruiting new businesses
- ~~Encouraging economic services for the community~~
- ~~Cooperating~~ Assisting with businesses to create strategies and action plans
- ~~Assuring~~ Encouraging increased housing density around commercial districts served by high capacity rapid transit
- Developing design guidelines to enhance commercial areas

~~ED2: Promote nonmotorized connections between commercial businesses and services and residential neighborhoods.~~

~~Pursue efforts to encourage businesses to maintain attractive site, landscaping, and building designs that improve the character of the commercial districts and neighborhoods. REDUNDANT to policies in Community Design Element~~

Sustainable Revenue Sources

~~ED3: **Promote the growth of Shoreline's population needed to support a sustainable economy and community by locating multi story residential and mixed use buildings within areas that will be served by bus rapid transit and light rail.**~~

~~ED3: Encourage and support retail and office activity within the City.~~

~~ED4: Encourage and support revitalization and construction spending within the City.~~

~~ED5: Encourage land uses which increase the City's tax base. REDUNDANT TO GOALS~~

Expand the Job and Tax Bases

~~ED6: Work Coordinate with the Shoreline's educational systems community college to maintain and enhance the quality of education providing train a workforce that is~~

~~prepared for emerging jobs markets highly employable, diverse and well-trained workforce.~~

ED7: ~~Increase and improve~~ Diversify and expand the City's job base, allowing people to work and shop in the community.

ED8: ~~Encourage increased availability of advanced technological resources needed for job creation and retention.~~ OBSOLETE

Comment [sc1]: If this means increase the availability of broadband, we no longer need this policy.

ED9: ~~Emphasize attracting~~ Attract living wage jobs to the community.

ED10: ~~Work to improve the mix and balance of jobs available in Shoreline.~~ REDUNDANT TO ED7

Opportunities for Economic Development

ED11: ~~Reeognize~~ Focus on the Aurora Corridor as the economic core of the City ~~with potential for revitalization, providing services, jobs, opportunities, and becoming and activity center for Shoreline.~~

ED12: Revitalize ~~existing neighborhood~~ business districts ~~as appropriate to thrive and~~ better serve the local community.

ED13: ~~Recognize regional commercial and office areas that can be revitalized to better serve the broader community, improve retail sales tax revenue, and increase the jobs base in Shoreline.~~ REDUNDANT

ED14: Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise impacts are compatible with neighborhoods.

Comment [r2]: Note to Planning Commission – how does this policy relate to your “parking lot” issues regarding parking & impacts?

ED15: Support and retain small businesses and create an environment where new businesses can flourish for their jobs and services that they provide to the community.

ED16: Maintain an inventory of commercial sites and provide this information to prospective developers.

ED17: ~~Encourage a mix of businesses that complement each other and provide variety to the community to create activity and economic momentum.~~

ED18: ~~Encourage partnerships with non-private or public entities to participate in the economic well-being of the community.~~ REDUNDANT TO ED21

City Role

ED19: ~~Actively recruit and promote new businesses to take advantage of market opportunities, to improve Shoreline's image and to provide services to the community.~~ REDUNDANT, BUT INCLUDE “RECRUIT” INTO ANOTHER POLICY

- ED20:** Direct capital improvements to key areas to promote the City's image, create a sense of place, and to grow and attract businesses.
- ED21:** Actively work with other jurisdictions, agencies, economic development organizations and local business associations to stimulate business retention and implement interlocal and regional strategies.
- ~~**ED22:** Promote the "Main Street Program" concept with local business districts using its four points for revitalization:~~
- ~~▪ Encourage effective, successful business organizations.~~
 - ~~▪ Create physical improvement plans to direct private and public development and enhancement programs.~~
 - ~~▪ Help develop image building business promotions to improve their viability and attract businesses.~~
 - ~~▪ Encourage economic restructuring to help existing businesses thrive.~~
- OBSOLETE
- ~~**ED23:** Ensure adequate transportation capacity serving commercial areas to support and promote economic development. OBSOLETE~~
- ~~**ED24:** Ensure sufficient land use designations and zoning provisions to support businesses.~~
- ~~**ED25:** Ensure suitably zoned sites for a range of desirable employment based uses.~~
ED24 & 25 SUPERCEDED BY BUILDABLE LANDS
- ED26:** Use reasonable incentives and development flexibility to ~~assure~~ encourage quality development that improves the image of the City such as:
- Development agreements,
 - Tax credits,
 - Land assembly,
 - Infrastructure improvements,
 - Expediting permitting processes,
 - Public/private partnerships,
 - Grants, loans or revenue bonds, and
 - Local Improvement Districts (LID).
- ~~**ED27:** Ensure~~ Provide a customer service-oriented permitting process for commercial improvements, expansions, and developments.
- ~~**ED28:** Work with local businesses to create economic development strategies and action plans that further the goals of the Comprehensive Plan. REDUNDANT~~
- ~~**ED29:** Use~~ Conduct market research as needed to guide the City's economic development strategies and to assist businesses.
- ~~**ED30:** Provide economic information such as market studies, vacant land inventories and sources of public assistance to existing and potential commercial development within the community. REDUNDANT~~

~~ED31: Facilitate public/private entities to negotiate and cooperate on projects, issues, and problems of local importance. OBSOLETE~~

ED32: Coordinate and initiate financial assistance for businesses, when appropriate, using county, state and federal program funds, facility grants, loans and revolving loan funds.

Comment [m3]: What does this have to do with economic development? Add words to make the connection.

~~ED33: Consider the potential for commercial development that takes advantage of access to I-5 on east-west arterials linking to I-5. OBSOLETE~~

~~ED34: Identify and encourage projects that will stimulate additional desired development. REDUNDANT~~

ED35: Consider working with local existing businesses to planned for shared provide parking for existing-redeveloping commercial areas.

~~ED36: Support and attract economic development with reliable infrastructure. OBSOLETE~~

ED37: Ensure that infrastructure can meet the needs of existing and planned future commercial development including utilities, communication, transportation, and high-technology facilities.

~~ED38: Encourage and promote business districts by creating physical plans to improve the appearance and function of their streets, sidewalks, utilities, access, lighting, buildings, signage, landscaping, etc. OBSOLETE~~

ED39: Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.

~~ED40: Support regional policies for jobs / housing balance in Shoreline. SUPERSEDED BY CPP'S~~

EDxx: Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies including, but not limited to:

Comment [j4]: Moved here from LU3

- ~~— Priority permit review~~
- ~~— Road system reclassification~~
- ~~— Property valuation based on current use~~
- ~~— Reduced impact fees~~
- ~~— Tax abatement~~
- ~~— Methods similar to tax increment financing~~
- ~~— Provision of infrastructure through a private-public partnership~~
- ~~— Transfer of development rights~~
- ~~— Master plans for large sites with clustering of development to preserve open space~~
- ~~— Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone~~

Comment [s5]: City doesn't have authority to do this

EDxx Encourage the redevelopment of key, underused parcels through incentives and public/private partnerships.

Comment [j6]: Moved here from LU29

Economic Development Element Goals & Policies

Introduction

The intent of the Economic Development Element is to improve the quality of life by encouraging a greater number and variety of commercial businesses that provide services and create employment opportunities for Shoreline residents, as well as grow the tax base to take the burden off of residential property tax.

The policies in this element address five aspects of creating a healthy economic climate for Shoreline: Quality of Life, Sustainable Revenue Sources, Job Base, Opportunities for Economic Development and the City's Role. The policies presented in this element will guide future City actions that, together with private sector actions, will produce a strong economy. The results, in turn, will preserve and improve the quality of life that Shoreline's residents and workers currently enjoy.

The *Economic Development-Supporting Analysis* section of this Plan contains the background data and analysis that describe the existing economic conditions of the City and provides the foundation for the following goals and policies.

Economic Development Goals

Goal ED I: Maintain and improve the quality of life in the community by:

- Increasing job opportunities and the job base, including professional services
- Providing goods and services to local and regional populations
- Reducing reliance on residential property tax to fund capital improvement projects
- Providing quality public services
- Preserving community character
- Incorporating environmental quality and social equity as part of a three prong approach to sustainability
- Diversifying the economic base to help stabilize the economy
- Concentrating opportunities along Bus Rapid Transit corridors and Transit Oriented Development nodes

Goal ED II: Promote retail and office activity to diversify sources of revenue and expand the job base.

Goal ED V: Facilitate private sector economic development through partnerships and coordinating funding opportunities.

Economic Development Policies

Quality Of Life

ED1: Improve economic vitality by:

- Promoting existing businesses
- Recruiting new businesses
- Assisting businesses to create strategies and action plans
- Encouraging increased housing density around commercial districts
- Developing design guidelines to enhance commercial areas

Expand Job and Tax Bases

ED2: Coordinate with the community college to train a workforce that is prepared for emerging jobs markets

ED3: Diversify and expand the City's job base, allowing people to work and shop in the community.

ED4: Attract living wage jobs to the community.

Opportunities for Economic Development

ED5: Focus on the Aurora Corridor as the economic core of the City.

ED6: Revitalize neighborhood business districts to better serve the local community.

ED7: Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise impacts are compatible with neighborhoods.

ED8: Support and retain small businesses and create an environment where new businesses can flourish.

ED9: Maintain an inventory of commercial sites and provide this information to prospective developers.

ED10: Direct capital improvements to key areas to promote the City's image, create a sense of place, and to grow and attract businesses.

ED11: Actively work with other jurisdictions, agencies, economic development organizations and local business associations to stimulate business retention and implement interlocal and regional strategies.

ED12: Use reasonable incentives and development flexibility to encourage quality development.

- ED13:** Provide a customer service-oriented permitting process for commercial improvements, expansions, and developments.
- ED14:** Use market research as needed to guide the City's economic development strategies and to assist businesses.
- ED15:** Coordinate and initiate financial assistance for businesses, when appropriate, using county, state and federal program funds, facility grants, loans and revolving loan funds.
- ED16:** Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.
- ED17:** Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies including, but not limited to:
- Priority permit review
 - Road system reclassification
 - Property valuation based on current use
 - Reduced impact fees
 - Tax abatement
 - Methods similar to tax increment financing
 - Provision of infrastructure through a private-public partnership
 - Transfer of development rights
 - Master plans for large sites with clustering of development to preserve open space
 - Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone
- ED18:** Encourage the redevelopment of key, underused parcels through incentives and public/private partnerships.

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Economic Development Element Goals & Policies

Introduction

The intent of the Economic Development Element is to improve the quality of life of Shoreline residents by improving opportunities for sustainable economic growth. *Place Making* provides the central theme guiding economic development in Shoreline. Fred Kent calls Place Making the thing that “turns a City from a place you can’t wait to get through into a place you never want to leave.”

The *Economic Development-Supporting Analysis* section of this Plan contains the background data and analysis that describe the existing economic conditions of the City and provides the foundation for the following goals and policies.

Economic Development Goals

- Goal ED I: Promote and sponsor improvements and events throughout Shoreline that attract investment.
- Goal ED II: Grow revenue sources that support City programs.
- Goal ED III: Support employers and new businesses ~~starts~~ that create more and better jobs.
- Goal ED IV: Encourage sustainable multi-story buildings ~~that efficiently enhance neighborhoods.~~
- Goal ED V: Promote and support vibrant activities and businesses that bring money into Shoreline.
- Goal ED VI: Promote and foster broad-based partnerships that benefit all participants.

Economic Development Policies

- ED1: Practice the Activities of Place Making
 - a. Creating cachet
 - b. Building infrastructure
 - c. Collaborating
 - d. Serving businesses
 - e. Honing legislation
- ED2: Focus efforts on City-shaping Place Making Projects

- a. Creating a dynamic Aurora corridor neighborhood
- b. Reinventing Aurora Square
- c. Unlocking the Fircrest ~~Surplus-Excess~~ Property
- d. Planning the Light Rail Station Areas

ED3: Foster On-going Place Making Projects

- a. Town Center Development Area
- b. Echo Lake Development Area
- c. North City Development Area
- d. Richmond Beach Development Areas
- e. Ridgecrest Development Areas
- f. Ballinger Development Area
- g. Attracting Mid-sized Businesses
- h. Farmers Market Launch
- i. Expansion of Events and Festivals
- j. Surplus Institutional Property
- k. Enhancing the Community College
- l. Attracting Artists and Trendsetters

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.

2012-2017 Economic Development Strategic Plan

After a year-long collaborative process, the City of Shoreline Office of Economic Development adopted the 2012-2017 Economic Development Strategic Plan. The Strategic Plan seeks to achieve Sustainable Economic Growth by supporting “place making” projects that realize the six Council Guidelines for Sustainable Economic Growth:

- **Multiple areas** – improvements and events throughout the City that attract investment
- **Revenue** – growing revenue sources that support City programs
- **Jobs** – employers and business starts that create more and better jobs
- **Vertical growth** – sustainable multi-story buildings that efficiently enhance neighborhoods
- **Exports** – vibrant activities and businesses that bring money into Shoreline
- **Collaboration** – broad-based partnerships that benefit all participants

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;~~

Comment [sc1]: GMA requirement: (7) An economic development element establishing local goals, policies, objectives, and provisions for economic growth and vitality and a high quality of life. The element shall include: (a) A summary of the local economy such as population, employment, payroll, sectors, businesses, sales, and other information as appropriate; (b) a summary of the strengths and weaknesses of the local economy defined as the commercial and industrial sectors and supporting factors such as land use, transportation, utilities, education, workforce, housing, and natural/cultural resources; and (c) an identification of policies, programs, and projects to foster economic growth and development and to address future needs. A city that has chosen to be a residential community is exempt from the economic development element requirement of this subsection.

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Comment [sc2]: Should be updated to reflect Economic Plan goals from Eco Dev mgr

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- 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 Population and Employment

Overview

The City of Shoreline has a total land area of 12 square miles, encompassing fourteen neighborhoods and two major transportation corridors. Shoreline has approximately 53,000 residents and provides approximately 16,400 jobs.

Shoreline’s major employment centers include two sizable retail developments on the Aurora Corridor: Aurora Village (anchored by Costco and Home Depot) and Aurora Square. There are additional neighborhood retail concentrations on 15th NE, Ballinger Way, and in Richmond Beach.

In order to understand the city’s economic strengths and weaknesses, Table ED-1 compares the City of Shoreline with King County, and with the Seattle-Tacoma-Bellevue Metropolitan Statistical Area (which includes King, Snohomish, and Pierce Counties), 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.

Comment [sc3]: Has this been updated?

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

Comment [sc4]: Update if possible

	<u>15th NE and NE 175th Shoreline</u>	<u>N175th and Aurora King County</u>	<u>Seattle-Tacoma- Bellevue MSA N 155th and Aurora</u>
201002 Estimated Population	449,42353,007	489,5741,931,249	3,439,809492,433
Median Age	44.1	37.1	36.8
Labor Force Population (Population, age 16-64)	36,302	1,353,507	2,372,574
Population Growth 1990-2000	5.70%	5.51%	5.67%
2002 Estimated Households	62,927	81,399	83,740
Labor Force Population, Percent of Total Population	68.5%	70.1%	69.0%

Median Average Household Income	\$66,476,79,684	\$67,711,76,726	\$64,821,80,708
Residential Property Value	\$131,909	\$133,193	\$133,253
Median Age	38	38	38

Sources: *US Census 2000, 2010; Puget Sound Regional Council "Covered Employment" Estimates; 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 stores (Costco, Home Depot) on Aurora seem to be doing well; 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.

- Comment [sc5]: update
- Comment [sc6]: update

Market Area Population Population Trends and Forecasts

Population growth and household creation within the City generate demand for new residential development. Population and income growth within the local and extended trade areas provide much of the support for new commercial and retail. Much of the potential development in the City. Household creation is discussed in the Comprehensive Plan Housing Element Supporting Analysis. The population of the extended trade area was summarized above. The population and income growth trends and forecasts are within the City itself is summarized in the following tables.

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

Average Ann. Gr

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	Annual Percent Change						
	19906	2000	201004	201102	19906-2000	2000-2010	201000-201100
Central Puget Sound—4 CountyShoreline	3,056,800 52,109	53,2963,2 75,857	53,0073,3 23,710	53,2003,3 62,010	0.2%4.4 %	-0.1%	0.41.1%
King County	1,507,319 1,628,800	1,737,034 1,737,046	1,931,249 1,758,312	1,942,600 1,774,312	1.53%	1.1%	0.68%
ShorelineSeattle-Tacoma-Bellevue MSA	2,559,164 48,195	3,043,878 53,296	3,439,809 53,421	3,461,750 53,250	1.92.0%	1.3%	0.6-0.4%

Source: Puget Sound Regional Council, 2002 Small Area Forecasts 1990, 2000, 2010 US Census; OFM April 1, 2011 estimates

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

	2010 (actual)00	202040	20320	20430	Projected Average Ann. - Growth		
					2010 00- 2021 0	2021 0- 2032 0	2032 0- 2043 0
Central Puget Sound Region (MSA plus Kitsap County)Ce ntral Puget Sound—4 County	3,690,9423,27 5,809	4,148,6933,67 1,410	4,544,17944 5,823	4,988,13553 5,800	1.24 %	1.04 %	1.0%
King County	1,942,6001,73 7,034	2,075,4261,86 9,695	2,234,77593 9,985	2,401,52120 3,079	0.7%	0.89 %	0.78 %
Shoreline Forecast Analysis Zone Group*Fore cast Analysis Zones	68,097	69,190	70,273	70,692	0.2%	0.2%	0.1%
Richland Highlands	35,243	35,684	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: 2010 Census; Puget Sound Regional Council; 2006 Small Area Forecasts
*Forecast Analysis Zones follow census tract boundaries that include areas outside the City. Due to changes in census tract boundaries, the 2010 total population for Shoreline FAZ group is based on 2006 projections, not actual census count.

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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%

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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%	3,604	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

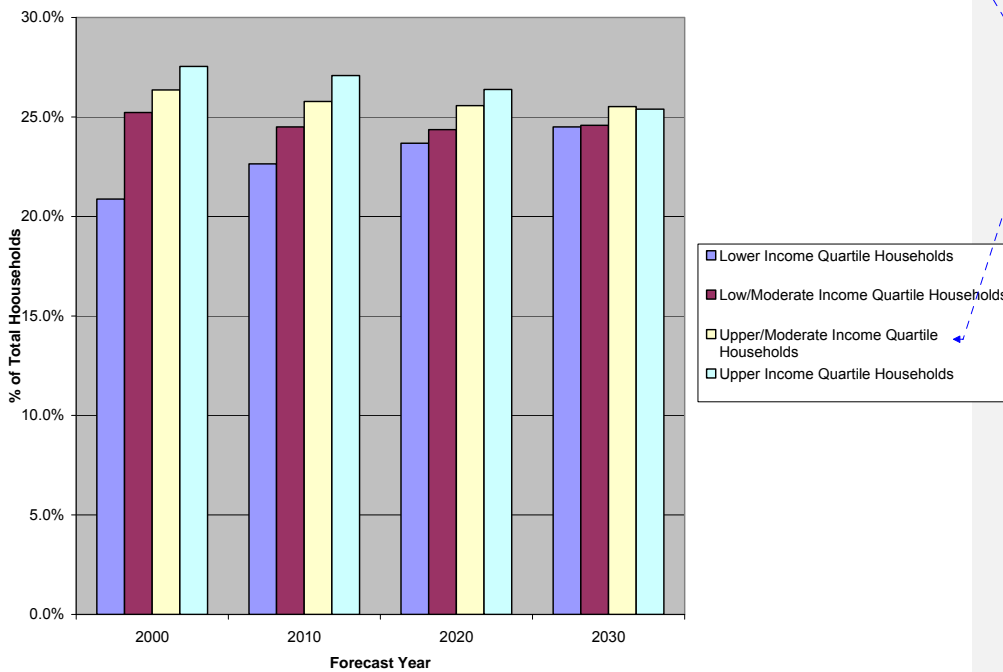
Shoreline, King County & Washington State Household Income Comparison 1999

	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	2,272,264	100%	711,235	100%	20,746	100%
Median Household Income	45,776		53,157		51,658	

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Source: 2000 Census Demographic Profile

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



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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.

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Employment Trends

Forthcoming update of this section will include:

- *updated employment/sector data*
- *Figure ED-2 updated and converted to pie charts*
- *Table ED-8 updated and explanation provided for importance of jobs/housing balance (i.e. economic dynamism is supported by a mix of residents/employees and various land uses) – this table will also be shortened by selecting only 4 or 5 peer cities for comparison*
- *Information on income levels may be moved to this section as well*

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%	5557	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

Comment [sc10]: Update with PSRC data

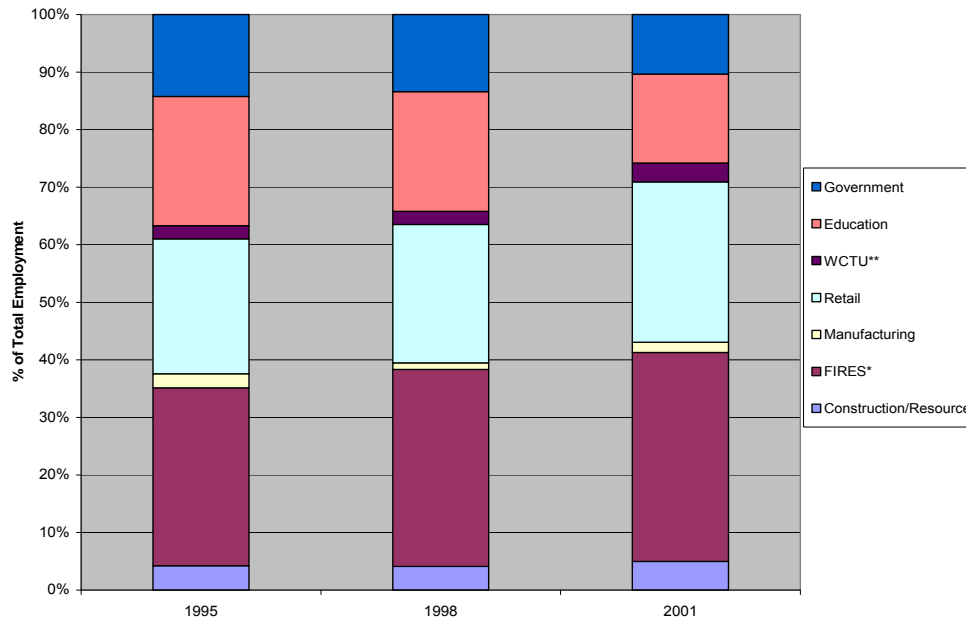
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Figure ED-2: Changes in Makeup of Shoreline Employment



**Table ED-8
City of Shoreline Per Capita Employment Comparison**

Comment [sc11]: Is this useful?

	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

Forthcoming update of this section will include:

- Same 4 to 5 peer cities as above will be used for tax base comparison
- 2003 figures will be used as baseline to show assessed value and retail sales growth

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.

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

Comment [sc12]: We'll probably want to update this.

	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

Forthcoming update of this section will include:

- updates to gambling tax figures
- inclusion of other pertinent revenue sources (permitting and licensing fees?)

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.

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

Market Conditions

Retail Market Conditions

Forthcoming update of this section will include:

- This section will be replaced by a summary of "retail market gaps analysis" provided by Weis Communications May 2011 report

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.

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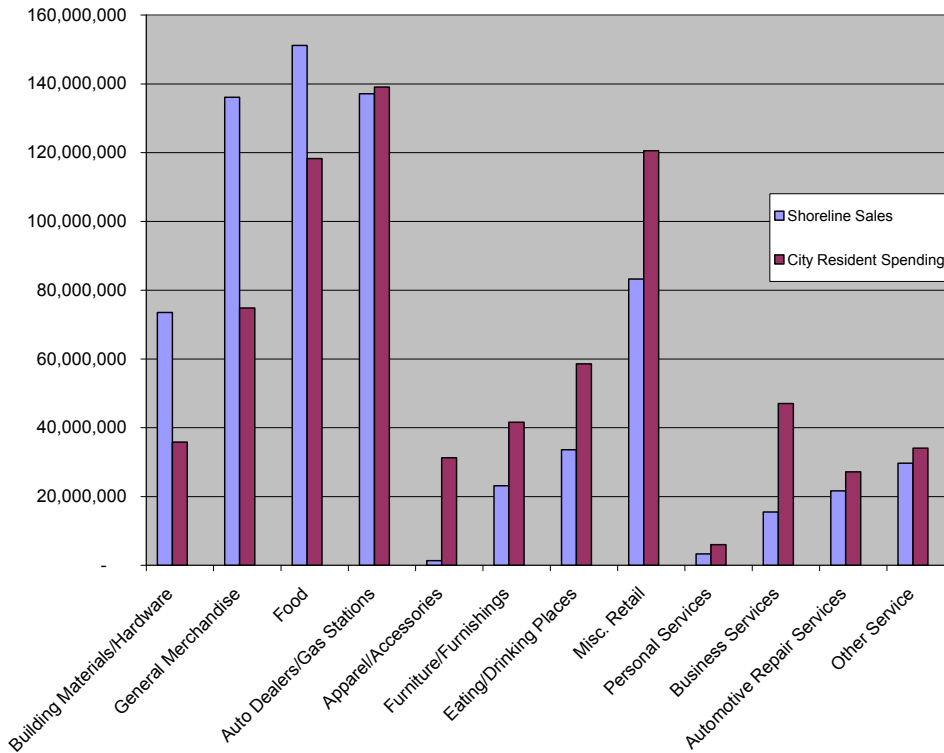
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Table ED-10
Shoreline Retail Sales Analysis Taxable Retail Sales

	1995	2000	2001	2002	Average Annual Growth		
					1995 to 2000	2000 to 2001	2001 to 2002
Retail Trade							
Bldg.	3,165,596	63,379,909	62,928,307	70,133,618	80.3%	4.2%	11.5%
Materials/Hardware							
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

Forthcoming update of this section will include:

- updated vacancy information from Officespace.com
- if available: assessed valuation of commercial properties
- if available: information from commercial market report(s)

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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

Forthcoming update of this section will include:

- Apartment Vacancy and Home Sale information will be eliminated from this section and incorporated into the Housing Element Supporting Analysis.

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- This section will be updated to include information on new residential construction and new permits.
- As information is available, this section may also include a discussion of commuting patterns and opportunities for TOD housing

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.

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**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

Shoreline’s Economic Development Strategic Plan identified four significant projects that can dramatically affect the economic vitality of Shoreline. The four **City-Shaping Place Making Projects** are:

- **Creating a Dynamic Aurora Corridor Neighborhood** – unleashing the potential created by the City’s tremendous infrastructure investment
- **Reinventing Aurora Square** – catalyzing a master-planned, sustainable lifestyle destination
- **Unlocking the Fircrest Surplus Property** – establishing a new campus for hundreds of family-wage jobs
- **Planning Light Rail Station Areas** – two imminent and crucial opportunities

~~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~~

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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.

2012-2017 Economic Development Strategic Plan

After a year-long collaborative process, the City of Shoreline Office of Economic Development adopted the 2012-2017 Economic Development Strategic Plan. The Strategic Plan seeks to achieve Sustainable Economic Growth by supporting "place making" projects that realize the six Council Guidelines for Sustainable Economic Growth:

- **Multiple areas** – improvements and events throughout the City that attract investment
- **Revenue** – growing revenue sources that support City programs
- **Jobs** – employers and business starts that create more and better jobs
- **Vertical growth** – sustainable multi-story buildings that efficiently enhance neighborhoods
- **Exports** – vibrant activities and businesses that bring money into Shoreline
- **Collaboration** – broad-based partnerships that benefit all participants

Population and Employment

Overview

The City of Shoreline has a total land area of 12 square miles, encompassing fourteen neighborhoods and two major transportation corridors. Shoreline has approximately 53,000 residents and provides approximately 16,400 jobs.

Shoreline's major employment centers include two sizable retail developments on the Aurora Corridor: Aurora Village (anchored by Costco and Home Depot) and Aurora Square.

There are additional neighborhood retail concentrations on 15th NE, Ballinger Way, and in Richmond Beach.

In order to understand the city's economic strengths and weaknesses, Table ED-1 compares the City of Shoreline with King County, and with the Seattle-Tacoma-Bellevue Metropolitan Statistical Area (which includes King, Snohomish, and Pierce Counties).

**Table ED-1
Comparative Demographics**

	Shoreline	King County	Seattle-Tacoma-Bellevue MSA
2010 Population	53,007	1,931,249	3,439,809
Median Age	44.1	37.1	36.8
Labor Force Population (Population, age 16-64)	36,302	1,353,507	2,372,574
Labor Force Population, Percent of Total Population	68.5%	70.1%	69.0%
Median Household Income	\$66,476	\$67,711	\$64,821

Sources: US Census 2000, 2010; Puget Sound Regional Council "Covered Employment" Estimates

Population Trends and Forecasts

Population growth and household creation within the City generate demand for new residential development. Population and income growth within local and extended trade areas provide much of the support for new commercial and retail development. Household creation is discussed in the Comprehensive Plan Housing Element Supporting Analysis. Population and income growth trends and forecasts are summarized in the following tables.

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

	Annual Percent Change						
	1990	2000	2010	2011	1990-2000	2000-2010	2010-2011
Shoreline	52,109	53,296	53,007	53,200	0.2%	-0.1%	0.4%
King County	1,507,319	1,737,034	1,931,249	1,942,600	1.5%	1.1%	0.6%
Seattle-Tacoma-Bellevue MSA	2,559,164	3,043,878	3,439,809	3,461,750	1.9%	1.3%	0.6%

Source: 1990, 2000, 2010 US Census; OFM April 1, 2011 estimates

Table ED-3
City of Shoreline and Region
Forecast Population Growth Comparison

	2010 (actual)	2020	2030	2040	Projected Ann. Growth		
					2010-2020	2020-2030	2030-2040
Central Puget Sound Region (MSA plus Kitsap County)	3,690,942	4,148,693	4,544,179	4,988,135	1.2%	1.0%	1.0%
King County	1,942,600	2,075,426	2,234,775	2,401,521	0.7%	0.8%	0.7%
Shoreline Forecast Analysis Zone Group*	68,097	69,190	70,273	70,692	0.2%	0.2%	0.1%

Source: 2010 Census; Puget Sound Regional Council 2006 Small Area Forecasts

*Forecast Analysis Zones follow census tract boundaries that include areas outside the City. Due to changes in census tract boundaries, the 2010 total population for Shoreline FAZ group is based on 2006 projections, not actual census count.

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.

Employment Trends

Forthcoming update of this section will include:

- updated employment/sector data
- Figure ED-2 updated and converted to pie charts
- Table ED-8 updated and explanation provided for importance of jobs/housing balance (i.e. economic dynamism is supported by a mix of residents/employees and various land uses) – this table will also be shortened by selecting only 4 or 5 peer cities for comparison
- Information on income levels may be moved to this section as well

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**

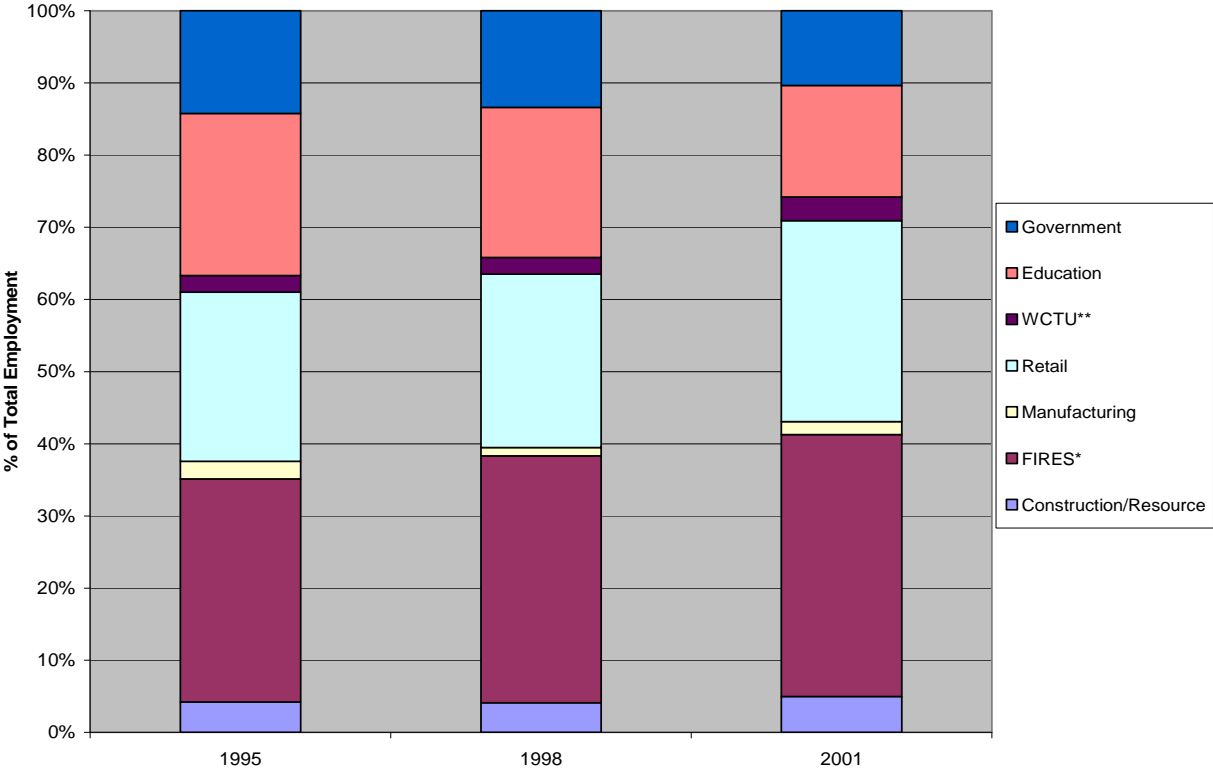
	1995		1998		2001		Avg. Ann. Growth	
	#	% of Total	#	% of Total	#	% of Total	1995-1998	1998-2001
Construction/Resource	570	4.2%	610	4.1%	759	5.0%	2.3%	7.6%
FIRES*	4,170	30.9%	5,060	34.2%	5557	36.3%	6.7%	3.2%
Manufacturing	330	2.4%	170	1.1%	274	1.8%	-19.8%	17.2%
Retail	3,160	23.4%	3,560	24.1%	4,265	27.9%	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**

<u>Population 2001</u>	<u>Employment 2001</u>	<u>Employment/Capita</u>
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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

Forthcoming update of this section will include:

- Same 4 to 5 peer cities as above will be used for tax base comparison
- 2003 figures will be used as baseline to show assessed value and retail sales growth

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

Forthcoming update of this section will include:

- updates to gambling tax figures
- inclusion of other pertinent revenue sources (permitting and licensing fees?)

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.

Market Conditions

Retail Market Conditions

Forthcoming update of this section will include:

- This section will be replaced by a summary of "retail market gaps analysis" provided by Weis Communications May 2011 report

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.

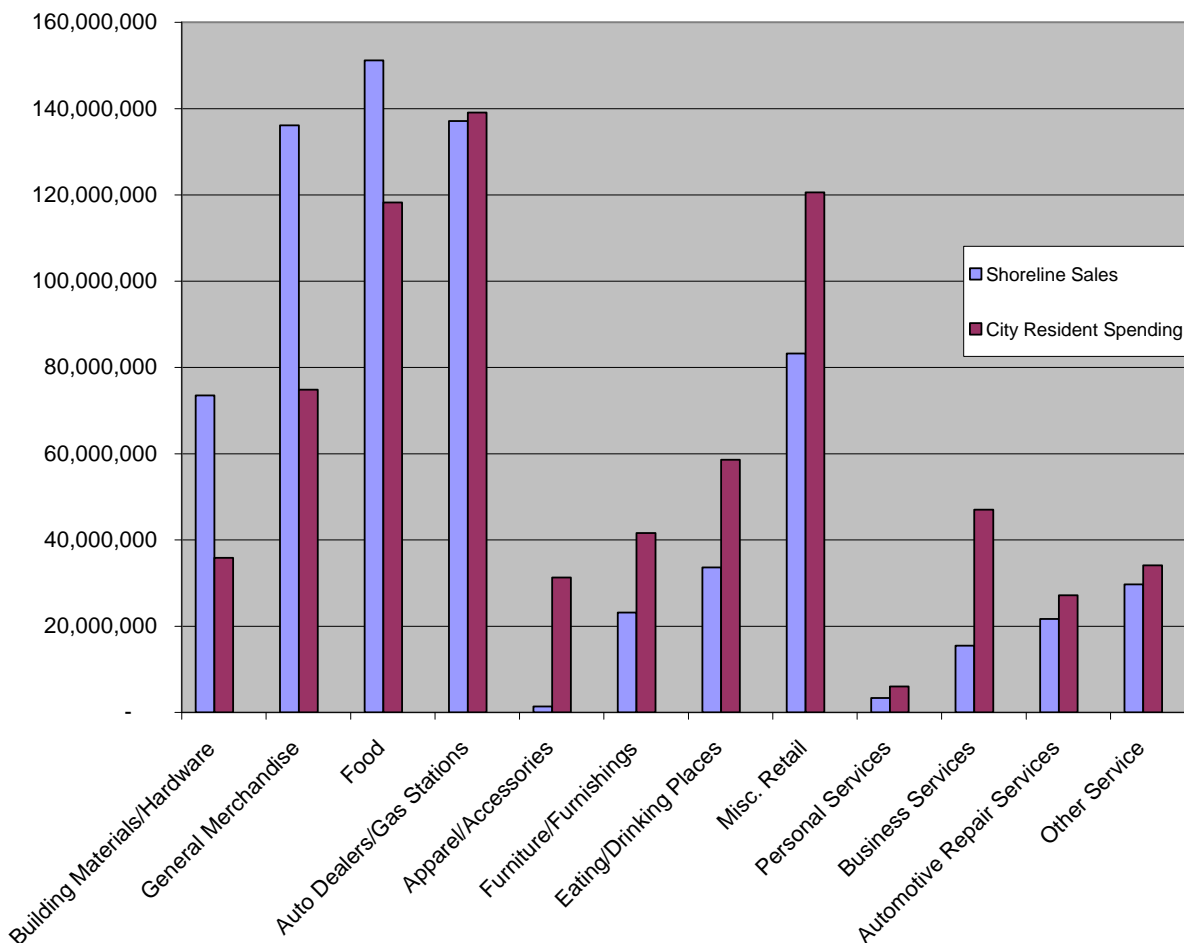
Table ED-10
Shoreline Retail Sales Analysis Taxable Retail Sales

	1995	2000	2001	2002	Average Annual Growth		
					1995 to 2000	2000 to 2001	2001 to 2002
Retail Trade							
Bldg.	3,165,59	63,379,9	62,928,3	70,133,6	80.3%	4.2%	11.5%
Materials/Hardware	6	09	07	18			
General Merchandise	22,006,6	109,658,	106,896,	101,478,	37.9%	-2.5%	-5.1%
	77	120	023	814			
Food	13,920,8	48,395,4	52,386,6	52,220,9	28.3%	8.2%	-0.3%
	02	73	35	26			
Auto Dealers/Gas	21,764,2	94,890,8	96,673,7	93,767,0	34.2%	1.9%	-3.0%
Stations	35	59	63	76			
Apparel/Accessories	1,479,61	502,966	758,736	815,184	-	50.9%	7.4%
	2				19.4%		
Furniture/Furnishings	3,827,91	21,428,3	20,798,2	18,428,1	41.1%	-2.9%	-
	4	21	40	26			11.4%
Eating/Drinking Places	6,316,01	28,075,1	30,285,9	32,250,1	34.8%	7.9%	6.5%
	5	67	06	12			
Misc. Retail	6,370,84	34,427,6	38,638,0	41,511,8	40.1%	12.2%	7.4%
	3	44	97	31			
Total Retail Trade	78,851,6	397,758,	409,365,	410,605,	38.2%	2.9%	0.3%
	94	459	707	687			
Services							
Hotels/Motels	130.203	616.824	1,130,81	1,132,64	36.5%	83.3%	0.2%
			3	7			
Personal Services	617,797	2,402,10	2,430,47	2,977,15	31.2%	1.2%	22.5%
		8	8	2			
Business Services	1,249,21	8,412,92	10,717,3	9,930,05	46.4%	27.4%	-7.3%
	3	3	31	5			
Computer Services	77,702	499,883	813,604	959,033	45.1%	62.8%	17.9%
Automotive Repair	2,457,96	23,463,9	19,979,7	20,239,5	57.0%	-	1.3%
Services	2	40	80	79		14.8%	
Other	2,759,04	19,496,4	19,549,3	19,769,7	47.9%	0.3%	1.1%
	0	26	70	04			
Total Services	7,214,21	54,392,2	53,807,7	54,049,1	49.8%	-1.1%	0.4%
	5	21	72	37			
Contracting	7,228,23	66,903,3	65,571,0	60,829,1	56.1%	-2.0%	-7.2%
	0	20	08	24			
Manufacturing	1,359,14	8,500,63	8,446,61	6,021,12	44.3%	-0.6%	-
	1	2	2	0			28.7%
Transportation/Com	663,111	11,753,5	14,730,7	17,156,8	77.7%	25.3%	16.5%

m./ Utilities		80	73	78			
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

Forthcoming update of this section will include:

- updated vacancy information from Officespace.com
- if available: assessed valuation of commercial properties
- if available: information from commercial market report(s)

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	Availabl e 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

Forthcoming update of this section will include:

- Apartment Vacancy and Home Sale information will be eliminated from this section and incorporated into the Housing Element Supporting Analysis.
- This section will be updated to include information on new residential construction and new permits.
- As information is available, this section may also include a discussion of commuting patterns and opportunities for TOD housing

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

Shoreline's Economic Development Strategic Plan identified four significant projects that can dramatically affect the economic vitality of Shoreline. The four **City-Shaping Place Making Projects** are:

- **Creating a Dynamic Aurora Corridor Neighborhood** – unleashing the potential created by the City's tremendous infrastructure investment
- **Reinventing Aurora Square** – catalyzing a master-planned, sustainable lifestyle destination
- **Unlocking the Fircrest Surplus Property** – establishing a new campus for hundreds of family-wage jobs
- **Planning Light Rail Station Areas** – two imminent and crucial opportunities