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COMPREHENSIVE PLAN - VOLUME I

A copy of the Comprehensive Plan document is available at the

City Clerk's Office
17544 Midvale Ave. N.
Shoreline, WA 98133

EXHIBIT A.2

COMPREHENSIVE PLAN - VOLUME II

1. CAPITAL IMPROVEMENT PROGRAM

2. PARKS, OPEN SPACE AND RECREATION SERVICES PLAN

A copy of the Capital Improvement Program and the Parks, Open Space
and Recreation Services Plan document is available at the

City Clerk's Office
17544 Midvale Ave. N.
Shoreline, WA 98133

EXHIBIT A.3

COMPREHENSIVE PLAN - VOLUME III

HISTORICAL PUBLIC PARTICIPATION

A copy of the Historical Public Participation document
is available at the

City Clerk's Office
17544 Midvale Ave. N.
Shoreline, WA 98133

EXHIBIT A.4

**CITY COUNCIL AMENDMENTS TO THE FINAL
DRAFT COMPREHENSIVE PLAN
(Legislative Version) 11/23/98**

Upon adoption by your Council, the following changes to the Final Draft Comprehensive Plan, together with the changes identified in "Errata Sheet #1: Final Draft Comprehensive Plan" (Exhibit A.5), will constitute the approved amendments to the approved Comprehensive Plan.

Land Use Element, Figure LU-1, page 60

1. **Modify the Land Use Map as follows:**
Change the Land Use Designation of properties currently zoned R-6 in the area between N. 155th St. and N. 157th St. on the east and west sides of Midvale Ave. N. and the west side of Stone Ave. N., and south of N. 155th St. on the west and south sides of the loop road formed by Stone Ave. N., N. 153rd St. and Interlake Ave. N., from Medium Density Residential to Low Density Residential.

Transportation Element, page 86

2. **Modify policy T20 as follows:**
T20: Work with RTA to study ~~provide~~ the a development of a low-impact commuter rail stop in the Richmond Beach/Point Wells area. The Richmond Beach residents shall be involved in the decision making process as far as location, design, and access to the service.

EXHIBIT A.5

ERRATA SHEET #1

FINAL DRAFT SHORELINE COMPREHENSIVE PLAN

The Final Draft Comprehensive Plan (legislative version), dated November 2, 1998, contained errors that will be corrected in the adopted Final Comprehensive Plan. The following text in Section I, excluding references in boldface type, is printed below as it should have appeared in the Final Draft Comprehensive Plan (legislative version). Page numbers refer to the Final Draft Comprehensive Plan (legislative version). Amendment request numbers refer to the "Track ID" number in the *Summary of Comp Plan Amendment Requests* (amendment matrix), which was distributed with the "Tour Book" at the City Council Meeting on September 16, 1998.

SECTION I

Page 27, as per Amendment Request #022 (northern boundary added to description of Hillwood, but not Highland Terrace as requested):

Highland Terrace: This neighborhood is located generally just to the east of the Highlands and includes a narrow leg extending west to Innis Arden, between ~~and~~ Shoreline Community College and the northern boundary of the Highlands. It is also bounded by the Seattle Golf Club, Westminster Way, ~~and~~ Aurora Avenue and NE 165th St.

Page 47, as per Amendment Request #239 (part 1) and #366 (technical edits):

LU26: Allow ~~for detached or attached~~ accessory dwelling units ~~in~~ associated with single family designations of 4 or 6 dwelling units per acre detached houses with the following considerations:

- ~~One~~ accessory dwelling unit per lot;
- The applicant constructs satisfactory stormwater mitigation as defined in the Municipal Code;
- Owner must occupy one of the units;
- Cannot be larger than 50% of the living area of the main unit;
- ~~One~~ additional off-street parking space must be provided.

LU29: Establish design standards for units occurring at 7-12 units per acre as identified in LU625, LU27, LU32.

Page 60, Figure LU-1, as per Council discussion of amendment #082, change portion of Tract 50 just east of the Aurora/192nd St. Park and Ride from R3 to R1.

SECTION II

Page 141, change "Summary of City Parks, Open Space Areas, and Trails" section to be consistent with Parks Plan:

Change acreage of Boeing Creek Park to 40.42, Shoreline Park to 8.98, Shoreview Park to 47.52, and total acreage to 335.16.

Page 142, change "Summary of City Parks by Type" section to be consistent with Parks Plan:

Under "Neighborhood Parks", delete Northcrest Park and corresponding information, insert Richmond Highlands Park and corresponding information, and change total to 31.04 acres.

Under "Community Parks", delete Richmond Highlands Park and corresponding information, change acreage of Shoreline Park to 8.98, and change total to 40.78 acres.

Under "Large Urban Parks", change acreage of Shoreview Park to 47.52 acres and total to 120.52 acres.

Under "Natural Open Space Areas/Greenways", insert Northcrest Park and corresponding information, change acreage of Boeing Creek Park to 40.42 acres, and total to 86.82 acres.

Page 157, change park types table to be consistent with Parks Plan:

Change acreage of "Community Parks" to 40.78, "Large Urban Parks" to 120.52, Natural Open Space/Greenways to 86.82, and "Total Acres" to 335.16.

Page 246, Figure CD-1, as per Council discussion of amendment request #180 and #255 (staff failed to make requested changes to map):

Amend Green Streets map as shown/described in amendment requests #180 and #255. This includes extension of the proposed Green Street on 20th Ave. NW south to the entrance of Richmond Beach Park. It also includes new Green Streets on 16th north from Richmond Beach Rd. to 188th to 14th to 15th to 10th to 6th NW to 180th to 8th Ave NW. Extend the 15th Ave NE green street south to 145th. Delete green streets on 8th NW south of 180th and on Dayton/NW 172nd between Richmond Beach Rd. and Carlyle Hill Rd.

Staff will correct typographical errors that still remain prior to printing the Final Comprehensive Plan.

APPENDIX B

**EXHIBIT B.1
FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE
COMPREHENSIVE PLAN**

A copy of the Final Environmental Impact Statement document is available at the

City Clerk's Office
17544 Midvale Ave. N.
Shoreline, WA 98133

EXHIBIT B.2

**FINAL ENVIRONMENTAL IMPACT STATEMENT FOR THE
COMPREHENSIVE PLAN
(LETTERS OF COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT
STATEMENT AND CITY RESPONSES)**

A copy of the Final Environmental Impact Statement (Letters of Comment Response)
document is available at the

City Clerk's Office
17544 Midvale Ave. N.
Shoreline, WA 98133

APPENDIX C

EXHIBIT C.1

FINDINGS AND CONCLUSIONS

**Before the
City of Shoreline, Washington
City Council**

**Adoption of the Growth Management Act Comprehensive Plan
Adoption of the Final Environmental Impact Statement
Amendment of the Shoreline Municipal Code**

ADOPTED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Shoreline City Council hereby makes the following Findings of Fact and conclusions of law to support adoption of the Growth Management Act Comprehensive Plan and Final Environmental Impact Statement

FINDINGS OF FACT

GROWTH MANAGEMENT ACT REQUIREMENTS:

1. The Growth Management Act includes thirteen goals that local governments must consider in preparing and adopting comprehensive plans. The Growth Management Act goals are included as Appendix C (Exhibit C-2)
2. The Growth Management Act also includes specific requirements for comprehensive plans. Appendix C includes a table (Exhibit C-3) which lists these requirements and describes how the adopted comprehensive plan meets these requirements. Appendix C (Exhibit C-3) is hereby adopted as a Finding of Fact.
3. The Washington State Department of Community, Trade and Economic Development has developed advisory guidelines on the process and content of comprehensive plans. Staff considered these regulations in developing the Comprehensive Plan. Technical reports prepared as part of the planning process summarize many of these regulations.
4. The cities and King County have prepared and ratified the Countywide Planning Policies (CPPs). Staff considered CPPs when drafting the Plan. The Planning Commission and City Council also considered the Countywide Planning Policies during their review of the Comprehensive Plan. Technical reports prepared as part of the planning process also summarize many of the Countywide Planning Policies.

PLANNING PROCESS

5. City Council adopted the Growth Management Act Comprehensive Plan using the following process:

- a. Staff gathered information based on Growth Management Requirements above (also see Appendix C Exhibit C-2). Many documents in the Comprehensive Plan record list these requirements; the key requirements are summarized in the adopted Comprehensive Plan.
- b. Staff inventoried and provided technical reports addressing community needs, issues and opportunities. This information was gathered from public involvement activities listed in this report and from data available through various other resources. Based upon inventory reports, staff prepared and evaluated three population and employment alternatives in the Draft Environmental Impact Statement. Analyses for these alternatives (including technical studies) are provided in the Draft Environmental Impact Statement and refined in the Final Environmental Impact Statement. The Draft Environmental Impact Statement for the Comprehensive Plan was issued on November 17, 1997.
- c. A preliminary Draft Comprehensive Plan was prepared based on the Draft Environmental Impact Statement.

- d. The City's Management Team and Technical Staff Team reviewed the Draft Environmental Impact Statement and the Draft Comprehensive Plan. The Management Team is made up of department heads. The Technical Team is made up of department representatives. These teams review City plans, programs and development projects. Staff revised the draft documents based upon comments from these groups.
- e. The Draft Environmental Impact Statement and the Draft Comprehensive Plan was made available to Citizens' Comprehensive Plan Advisory Committee members for their review. This review took place from November 1997 to June 1998. Many citizen comments were incorporated into the Comprehensive Plan.

- f. The community was notified of the printing/distribution of the first Draft Comprehensive Plan and the anticipated public review/hearing schedule for the Plan through public notices, mailings and recordings on the City's Public Information Hotline. The Plan was available for public review and comment at the City of Shoreline and at several other locations (e.g., public libraries, police station, community center).
- g. The Planning Commission conducted a review of the Draft Comprehensive Plan from February 1998 through June 1998. The Commission heard comments from members of the public who wrote letters and/or testified at public meetings and/or public hearings. Under the direction of the Planning Commission, a substantial number of suggestions by commissioners and by the public were incorporated into the Plan. A Preferred Land Use Alternative (Alternative H) was recommended by the Planning Commission and a Draft Comprehensive Plan, dated July 11, 1998, was prepared based on that alternative.

- h. The July 11, 1998 Draft Comprehensive Plan was transmitted by the Planning Commission to City Council. The community was notified of the

availability/distribution of the Draft Comprehensive Plan and the anticipated public review/hearing schedule for the Plan through public notices, mailings and recordings on the City's Public Information Hotline. The Plan was provided for community review and comment at the City of Shoreline and at several other locations (e.g., public libraries, police station, community center).

i. City Council conducted a review of the July 11, 1998 Draft Comprehensive Plan beginning July 11, 1998. The review included a joint public meeting with the Planning Commission on July 11, 1998 and workshop meetings (July 18, July 20, August 8, August 15, September 16, September 22, October 5) during which the public could comment.

j. The community was provided an opportunity to make formal requests for amendments to the Draft Comprehensive Plan from July 11, 1998 through August 8, 1998. Community members were notified of this opportunity through public notices and public meetings. Approximately 350 individual requests and 20 petitions requesting amendments were submitted to the City.

k. Beginning July 30, 1998, a listing of requested amendments to the Draft Plan was made available to the public. The listing of requests and Council recommendations was updated periodically through the Council review process. The updated information was made available to the public at City Hall and several other public locations.

l. City Council completed its review of the Draft Comprehensive Plan on October 5, 1998. Council directed staff to prepare a Final Draft Comprehensive Plan, including approved amendments from citizens, staff, Council members and suggestions from the State Department of Community, Trade and Economic Development.

m. A consultant, selected by the City, prepared a Final Environmental Impact Statement, evaluating the Preferred Alternative (Alternative H) described in the July 11, 1998 Draft Comprehensive Plan. This analysis addressed more specific environmental issues as related to the Preferred Alternative. The basic analysis is augmented by a series of technical reports presented as appendices to the Final Environmental Impact Statement.

n. The Final Environmental Impact Statement for the Comprehensive Plan was issued on November 2, 1998. The document was transmitted to the State Department of Ecology, pursuant to SEPA Rules. The community was notified of the availability/distribution of the Final Environmental Impact Statement and the anticipated public review/hearing schedule for this document through public notices, mailings and recordings on the City's Public Information Hotline. The Final Environmental Impact Statement was provided for community review and comment at the City of Shoreline and at several other locations (e.g., public libraries, police station, community center).

o. Final Draft Comprehensive Plan was issued on November 2, 1998. The community was notified of the availability/distribution of the Final Draft Comprehensive Plan and the anticipated public review/hearing schedule for this document through public notices, mailings and recordings on the City's Public

Information Hotline . The Final Draft Comprehensive Plan was provided for community review and comment at the City of Shoreline and at several other locations (e.g., public libraries, police station, community center).

p. The City Council conducted a public hearing on the Final Draft Comprehensive Plan and the Final Environmental Impact Statement on November 9, 1998. On November 23, 1998, the City Council adopted the Growth Management Act Comprehensive Plan and the Final Environmental Impact Statement (pursuant to State Environmental Policy Act regulations, WAC 197-11).

CITIZEN PARTICIPATION - COMPREHENSIVE PLAN AND ENVIRONMENTAL IMPACT STATEMENTS

6. Following 1995 incorporation, Shoreline began to create a 20 year Comprehensive Plan to meet state requirements for managing local growth. A public involvement program to define citizen perspectives and preferences was immediately established as Shoreline's comprehensive planning centerpiece. The City's Council, Planning Commission and staff participated in the public involvement program.

7. To attract the greatest number and most diverse stakeholders to participate in the comprehensive planning process, the City extended invitations, provided information packets, and survey forms (by direct mailings and news publications) to encourage public participation in the planning process. These materials were delivered to more than 20,000 homes, 15 schools, 43 churches, and 1200 businesses. Neighboring governments and state agencies (e.g., Departments of Transportation, Social and Health Services) were invited to join planning activities. Staff visited more than 35 residential, service and business groups, recruiting them to participate in comprehensive planning.

8. Between February, 1996 and the present, the public participation process for Comprehensive Planning in Shoreline has included more than 400 public information/participation activities, including:

a. Council Vision for Shoreline - In February 1996, Shoreline City Council participated in a two day retreat for the purpose of developing a conceptual Vision for the future of Shoreline. The public was informed about and invited to attend to observe and/or participate in some visioning activities. The "vision" developed in this retreat was transmitted to the community as a formal report on the retreat. The vision is also reported as a framework document in the Comprehensive Plan (Vision Chapter).

b. Community Vision for Shoreline - The first community-wide activity took place in March, 1996. It was a two-day Visioning Workshop -- an "information fair" with "hands-on" exercises -- for more than 190 citizens. Program findings are reported in the attached document entitled "Vision for Shoreline: Urban Design Preferences" provided a citizen vision which was similar to the Council Vision for neighborhoods, commercial centers, gateways, parks and open spaces, waterbodies, transit, and public safety.

c. Comprehensive Plan Advisory Committees: From the Community Visioning Workshop and other outreach activities, more than 150 citizen volunteers were formed into

Comprehensive Plan Advisory Committees (CPACs), representing each of the City's neighborhoods and potential annexation areas. CPAC members participated in 35 monthly City-sponsored meetings addressing citywide and neighborhood planning issues (e.g. Land Use, Housing, Transportation, Utilities, Capital Facilities, Environment, Economic Development, Community Design, Essential Public Facilities, and Parks/Open Spaces). Each meeting was attended by approximately 50 citizens. CPACs have been the centerpiece of the community planning program.

d More than 250 other community involvement activities occurred during the 28 months from February 1996 to June 1998 including:

- Four public opinion surveys addressing city-wide and special district planning issues (e.g. Land Use, Housing, Transportation, Utilities, Capital Facilities, Environment, Economic Development, Community Design, Essential Public Facilities, and Parks/Open Spaces). The initial survey was provided in the *Shoreline Enterprise*, a weekly newspaper delivered to homes and businesses in Shoreline and surrounding communities. Approximately 700 citizens responded to this initial survey. Subsequent surveys were distributed at community-wide events including planning meetings, community information forums, community festivals and similar activities. Approximately 300 citizens responded to each of these other surveys.

- Six City-sponsored community-wide open houses addressing city-wide and special district planning issues related to each Comprehensive Plan Element (e.g. Land Use, Housing, Transportation, Utilities, Capital Facilities, Environment, Economic Development, Community Design, Essential Public Facilities, and Parks/Open Spaces). Invitations were sent to each household within City limits and in the annexation areas. Notices were placed in the *Shoreline Enterprise*. Each event was attended by more than 300 citizens..

- Five Community Summits concerning citywide planning issues. Invitations were sent to each household in the City and in the annexation areas, and notices were placed in the *Shoreline Enterprise*. Each event was attended by more than 120 citizens. More than 400 citizens attended these summits. Summit topics included:

- Comprehensive Plan Goals
- Land Use and Housing
- Capital Facilities/Utilities, Transportation, Parks and Open Spaces
- Economic Development
- Draft Environmental Impact Statement for the Comprehensive Plan (Public Hearing)

The Summits included speakers with professional expertise in comprehensive planning. Each Summit also provided opportunities -- through small group discussions and through surveys -- for community members to provide opinions on comprehensive planning issues and ideas for Comprehensive Plan goals and policies to address those issues.

Ordinance No. 178
Attachments

- More than 38 City sponsored special district meetings (e.g. Aurora Corridor Commercial District, North City, Fircrest School Campus, Shorelines - e.g., Puget Sound) were held to consider district planning issues. Invitations were sent to stakeholders, such as agency representatives, consumers and neighboring property owners. Between 25-40 stakeholders attended each meeting. Periodic reports were placed in the Shoreline Enterprise.
 - 69 visits to neighborhood meetings to discuss local and citywide issues. Invitations were sent by neighborhood representatives to stakeholders, such as neighborhood property owners, residents and business operators.
 - 24 special topic workshops (e.g. residential subdivision, commercial design, environmental protection focus group) attended by up to 15 participants. Invitations were sent to stakeholders, such as agency representatives, consumers and neighboring property owners. Periodic reports were placed in the Shoreline Enterprise.
 - 75 meetings with government agencies to discuss regional planning issues (e.g. transportation). Invitations were sent to stakeholders, such as agency representatives, consumers and neighboring property owners. Periodic reports were placed in the Shoreline Enterprise.
 - 15 information meetings with business groups (e.g. Rotary, Chamber) to discuss commercial planning issues. Invitations were sent to stakeholders, such as agency representatives, consumers and neighboring property owners. Periodic reports were placed in the Shoreline Enterprise.
 - Two field trips to visit other cities to see results of planning for livable, attractive development. The first field trip was provided for CPAC members, Planning Commission, and other interested citizens. Invitations were provided via a publication to households in the City and annexation area. Fifty citizens joined this tour. The second field trip was provided for City Council and Planning Commissioners.
- Citizens, business owners, government representatives and others wrote or testified on a wide range of general and specific ideas, concerns or questions related to the Comprehensive Plan. All sources of information were considered important and useful for gauging the public input process were considered by staff, the Planning Commission, and the City Council in the development and review of the adopted Comprehensive Plan. Copies of forum reports and background documents are included in the Comprehensive Plan (Appendix A - Exhibit A.2) and adopted as Findings of Fact.
9. In addition to the community meetings, the city established and/or utilized a variety of other vehicles to inform citizens of comprehensive planning activities including:
- Four Planning Commission newsletters and six general interest publications prepared by staff were devoted to comprehensive planning issues. Each of these publications were mailed to all homes and businesses within Shoreline city limits and in potential annexation areas.

Ordinance No. 178
Attachments

- A recorded Information Hotline that provided schedules of upcoming meetings and citizen involvement opportunities. People can call the Hotline 24 hours a day, seven days a week to learn about upcoming meetings. The Hotline telephone number was widely publicized through news releases, mailings, the Planning Commission newsletters, and neighborhood newsletters. Copies of Information Hotline recordings are adopted as Findings of Facts.
- Notices describing the Planning Commission's review schedule for the drafts of the Comprehensive Plan and telling how to get more information, comments or request copies of planning materials were included in the Information Hotline, Planning Commission newsletters, the Shoreline Enterprise, and neighborhood newsletters. Copies of Planning Commission newsletters are adopted as Findings of Facts.
- Notices describing the City Council's review schedule for the drafts of the Comprehensive Plan and telling how to get more information, comment or request copies of planning materials were included in the Information Hotline and the Shoreline Enterprise. Meetings were also announced at City Council meetings; these meetings are video recorded for viewing on the local government access television channel. Video recordings are adopted as Findings of Fact.

10. The Planning Commission held 16 meetings during which the public could comment on the first and second drafts of the Comprehensive Plan.

11. A notice of availability of the July 1998 Draft of the Comprehensive Plan, and listing the Council review meetings was provided in the Planning Commission newsletter, mailed to each household in the city and in the annexation area, and was reported in the Shoreline Enterprise (June, 1998). Notices were placed in public locations, such as libraries, police stations, etc. A copy of this Newsletter and a copy of the articles/notices in the Shoreline Enterprise are adopted as Findings of Fact.

12. Copies of the complete draft of the Comprehensive Plan and a copy of the Comprehensive Land Use Plan map were provided in libraries and police stations, and in City offices. A copy of the Comprehensive Plan Land Use Map was provided in a full page notice in the Shoreline Enterprise. The Plan and the map were accompanied by instructions on methods for commenting on the Plan.

13. On July 11, 1998 the City Council and the Planning Commission held a joint meeting to review the second draft of the Comprehensive Plan. The public was invited to comment at this meeting. Records of this meeting are adopted as Findings of Fact.

14. From July 18, 1998 to October 5, 1998, City Council held 6 meetings for the specific purpose of reviewing the second draft of the comprehensive plan. The public was invited to comment at each of these meetings. Opportunities for public input on the comprehensive plan were also provided at twice monthly regular Council meetings. Many

people provided oral and written comments at these meetings. Records of this meeting are adopted as Findings of Fact.

15. From July 11, 1998 through August 8, 1998, the public was invited to submit requests for amendments to the Comprehensive Plan map and/or text. Approximately 370 amendment requests (including approximately 20 petitions) were received by the City. The City Council considered each of these amendment requests in their deliberations. Council visited sites proposed for map amendments on September 16, 1998. Records of these meetings are adopted as Findings of Fact.

16. On November 9, 1998, the City Council held a public hearing on the Plan and the amendments that Council had accepted to the Plan on a preliminary basis and on the Final Environmental Impact Statement for the Plan. Notice of this hearing was given by publishing a notice in Shoreline's official newspaper (The Seattle Times), sending letters of notification to persons on a party of interest list and to government agencies, recording a message on the City Council Information Hotline, posting notices in City Hall, the libraries, police stations and other means. Records of this meeting are adopted as Findings of Fact.

17. The City has also provided many public service announcements and newspaper articles on the Plan, the Final Environmental Impact Statement and hearings on those documents. The newspaper articles on the comprehensive planning documents and planning meetings are hereby adopted as Findings of Fact.

18. The City has provided copies of all drafts of the Comprehensive Plan and copies of the Final Environmental Impact Statement free upon request as long as the printed copies were available. Review copies were also available at City Hall, libraries and police stations. A copy for reprinting was made available at a 24-hour copy center.

GENERAL PLANNING ISSUES

19. "Vision for Shoreline: Urban Design Preferences" a report on the citizens' perspectives on the future of Shoreline was prepared and distributed to the public, the Planning Commission, and City Council. This report includes information and analysis on public involvement related to goals and vision for future land uses, including residential neighborhoods, commercial centers, gateways, parks and open spaces, waterbodies, transit, and public safety. The facts and analysis in this report are hereby adopted as Findings of Fact.

20. Comprehensive Plan Advisory Committee (CPAC) reports, Community Open-House reports and Community Summit were also prepared and distributed to the public, the Planning Commission, and City Council. These reports include information and analysis on public involvement related to goals and vision for future land uses, including residential neighborhoods, commercial centers, gateways, parks and open spaces, waterbodies, transit, and public safety. The citizen participants first identified key issues for each of the elements: Then the participants considered needs, problems, and opportunities, preferences and implementing strategies for each element. Topics included:

- Types of Existing Uses (e.g., residential uses, businesses)
- Types of Preferred Uses
- Capacity for New Use
- Types of Services Needed for Uses (e.g. roads, transit, emergency services)
- Accessibility of Land Uses and Services to the Community
- Aesthetic/Design Values (Urban Form and Style) - Standards to ensure visual compatibility among uses
- Quality of Life - Standards to ensure safe, effective and efficient human environment (e.g. neighborhoodliness, cleanliness, order, crime-free)

These reports are included in the Comprehensive Plan (Appendix A, Exhibit A-2) and are hereby adopted as Findings of Fact.

SPECIFIC PLANNING ELEMENTS

Several general information and technical analyses on specific elements (e.g., Land Use, Housing, Transportation, Capital Facilities, Utilities, Natural Environment) were prepared for the Comprehensive Plan and/or the Environmental Impact Statements for the Plan. Reports from the Community Summits on various planning elements were also prepared, based upon the community vision related to planning goals and policies.

These technical reports, which are briefly described below, and findings reported from Community Summits were distributed to the public, the Planning Commission and the City Council. The Planning Commission and the City Council considered this material during their review of the comprehensive plan. The facts and analysis in each of these reports are hereby adopted as Findings of Fact.

LAND USE and NEIGHBORHOODS

21. Several technical analyses on land use issues (e.g., Land Use Capacity Study, Land Use Forecasts, Residential Development Standards, Neighborhood Preservation Analysis, Commercial Development Analysis) were prepared for the Comprehensive Plan and/or the Environmental Impact Statements for the Plan.

The Community Summit on Land Use supported Comprehensive Plan goals that would preserve the city as a primarily residential community. The community also encouraged a variety of types of uses, including shopping, services and some increased employment opportunities.

HOUSING

22. Several technical analyses on housing issues (e.g., Housing Supply Analysis, Housing Affordability Analysis, Neighborhood Character Analysis) were prepared for the Comprehensive Plan and/or the Environmental Impact Statements for the Plan.

The Community Summit on Housing supported Comprehensive Plan goals that would encourage the availability of affordable housing to all economic segments of the populations, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

TRANSPORTATION, UTILITIES, CAPITAL FACILITIES, ESSENTIAL PUBLIC FACILITIES, PARKS/OPEN SPACES

23. Several technical analyses were provided for transportation, utilities, capital

facilities (including essential public facilities) and parks and open space issues for the

Comprehensive Plan and/or the Environmental Impact Statements for the Plan.

Transportation reports included levels of service studies, transportation alternatives analyses

(e.g., street functional classification, intersection/roadway analysis and suggested improvements, truck routes analysis, bicycle facilities analysis, pedestrian facilities analysis, and transit facilities

analysis.

Utilities reports included studies on water services, wastewater services, storm drainage

conditions analysis, solid waste analysis, electrical service, natural gas service,

telecommunications service and cable television services. A technical report on surface water

issues is also provided.

Capital facilities studies examine fire protection, public housing/human services, parks

(including open space and recreation services), public schools, waster facilities, surface water

facilities, transportation facilities, water facilities, solid waste facilities and electrical service

facilities. A separate Parks, Open Spaces and Recreation Services Plan and Plan Analysis are

provided.

Community response to the Summit on Capital Facilities, Utilities and Transportation indicated

that the majority of citizens believe that capital facilities and utilities provide good services to

Shoreline. There was concern about meeting storm water management standards to avoid

flooding and landslides.

There was also uniform support for continuing focus on meeting basic needs, and, where

feasible, improving services. For example, participants supported storm water system

improvements -- however, there were several different ideas (e.g., piping, open swales) for

addressing this issue. Participants also supported transportation improvements for cars, transit,

bicycles and pedestrians.

There were several different ideas about funding for improvements. There was interest in impact

fees, private grants and public grants. Some participants were willing to explore additional taxes

to support improvements. Some respondents supported improvements to capital facilities and

utilities before allowing new development; others thought improvements should be made "as

needed". There was agreement that public involvement is necessary in selecting capital facilities

and utilities priorities and in establishing timelines.

ENVIRONMENT/SHORELINES

24 Several technical analyses were provided for the Natural Environment and

Shorelines Elements. These studies included analyses of Earth/Geologic Features, Significant

Vegetation, Air Quality, Surface Water and Drainage Basins, Lake Water Quality, Wetlands and

Shorelines (e.g., Puget Sound) for the Comprehensive Plan and Environmental Impact

Statements.

A community focus group met during Spring 1998. The group considered Significant

Vegetation, Air Quality, Surface Water and Drainage Basins, Lake Water Quality, and

Wetlands/Shorelines. Participants supported Comprehensive Plan goals that would encourage

uses that are compatible with the natural environment/shorelines areas and would preserve the City's environmentally sensitive areas.

ECONOMIC DEVELOPMENT

25. Technical analyses were provided for the Economic Development Element.

These studies included analyses of employment targets, development capacity, business inventory, and assessment of factors affecting various types of development (e.g., retail uses, hotel/motel uses) for the Comprehensive Plan and Environmental Impact Statements.

Community members at the Economic Development Summit were interested in seeing improvements in the appearance of our commercial areas and areas that function better to serve our citizens. The City heard a variety of opinions on the kinds of improvements we should seek, including coordinated site design and coordinated amenities, improved pedestrian and vehicle access, circulation and transit, lighting and signage. Suggestions for supporting improvements included marketing investments, incentives, and cooperative private/public actions to ensure coordinated development.

ANNEXATION

26. Analysis of annexation areas was considered in the Environmental Impact Statements and annexation policies were developed in the Land Use Chapter of the Comprehensive Plan. The analysis was considered during the planning process. The facts and analysis in these documents, which are consistent with the City Council decision on the adopted Comprehensive Plan, are hereby adopted as Findings of Fact.

INTERJURISDICTIONAL COORDINATION

27. In Spring, 1998, the City sent copies of the proposed Comprehensive Plan to the City of Seattle, City of Edmonds, City of Mountlake Terrace, City of Lake Forest Park, Town of Woodway, Port of Edmonds, Snohomish County, King County, and approximately 30 additional local and regional government offices. Copies of the draft plan were sent more than 60 days before adoption of the Final Comprehensive Plan. The City has considered the comments of the governments and agencies.

28. In Spring, 1998, the City sent copies of the proposed Comprehensive Plan to the Washington State Department of Community, Trade, and Economic Development and to the other state agencies on the state distribution list. Copies of the draft plan were sent more than 60 days before adoption of the Final Comprehensive Plan. The City has considered the comments of the state agencies. City of Seattle, City of Edmonds, City of Mountlake Terrace, City of Lake Forest Park, City of Lynnwood, Town of Woodway, Port of Edmonds, Snohomish County, King County, and approximately 75 additional local and regional government offices.

29. The City of Shoreline sent the draft Comprehensive Plan to the Puget Sound Regional Council. The Puget Sound Regional Council checked transportation modeling and other aspects of transportation technical studies and analysis. The Regional Council sent a letter

of comment to the City, and the City has considered the Regional Council comments in preparing the Final Environmental Impact Statement and the Comprehensive Plan.

ENVIRONMENTAL IMPACT STATEMENTS

30. A Draft Environmental Impact Statement (DEIS) evaluating the draft Comprehensive Plan was issued in November 1997. Public hearings were conducted on the DEIS in December 1997 and continued to January 1998. The facts, analysis and projections in the DEIS which are consistent with the City Council decision on the adopted Comprehensive Plan are hereby adopted as Findings of Fact.

31. A Final Environmental Impact Statement (FEIS) evaluating the second draft Comprehensive Plan was issued on November 2, 1998. The facts, analysis and projections in the FEIS which are consistent with the City Council decision on the adopted Comprehensive Plan are hereby adopted as Findings of Fact.

32. A public hearing on the FEIS was conducted, together with the public hearing on the Final Comprehensive Plan, on November 9, 1998. This hearing included a report on and discussion of the findings of the FEIS.

OTHER

33. Staff provided the City Council with additional written data, information and analysis. City Council considered these materials during their review of the adopted Comprehensive Plan. The facts, analysis, projections and estimates in these materials which are consistent with the City Council's decision are hereby adopted as Findings of Fact.

34. If there are conflicts between facts or findings, the correct fact or finding controls.

35. Any conclusion, or part of a conclusion, which should be a Finding of Fact is hereby adopted as a Finding of Fact.

CONCLUSIONS OF LAW

SUBJECT MATTER JURISDICTION

1. The Growth Management Act requires the City of Shoreline to plan under the Act RCW 36.70A.040 (1). The Growth Management Act and the Optional Municipal Code require the City of Shoreline City Council to decide whether to adopt a new Comprehensive Plan (RCW 36.70A 290 (2) and 35A.63.072). Therefore, the Shoreline City Council has subject matter jurisdiction over the proposed comprehensive plan adopted by the attached ordinance.

Appendix C (Exhibit C-2 and Exhibit C-3) documents how the adopted Comprehensive Plan complies with the Growth Management Act requirements.

HOW THE ADOPTED COMPREHENSIVE PLAN MEETS GROWTH MANAGEMENT ACT GOALS

2. In preparing and adopting comprehensive plans, local governments must consider the Growth Management Act Goals. The Growth Management Act did not give any goal

priority. To some extent, the Growth Management Act Goals may conflict. Each local government must resolve these conflicts through its comprehensive plan. Shoreline recognized these conflicts and resolved them in a way that meets the community's needs and vision consistent with the Growth Management Act, State Environmental Policy Act, and other applicable rules, such as the State Shorelines Management Act.

3. In reviewing and adopting the Comprehensive Plan the Planning Commission and City Council gave extensive weight to the Growth Management Act goals and resolved conflicts inherent in these goals. Copies of the Growth Management Act, including Growth Management Act Goals, were given to the Planning Commission and City Council before their deliberations on the Plan (See Appendix C - Exhibit C-1). The conclusions below also summarize each goal and describe how the adopted comprehensive plan addresses that goal.

a. Urban Growth (RCW 36.70A.020[1]) Encourage development in

urban areas. The draft Comprehensive Plan accommodates a significant level of growth, an increase of 1600-2400 housing units and 9,815 jobs (including 4,635 new positions) in suitable commercial developments. The Land Use Chapter identifies areas that are appropriate for urban uses, taking into account existing and planned public facilities and services. This is documented in the Draft Environmental Impact Statement (DEIS) on the Draft Comprehensive Plan. The densities and intensities proposed in the Plan can accommodate Shoreline's housing and meet employment growth target ranges contained in the Countywide Planning Policies. Housing densities are consistent with the existing intensities of existing neighborhoods, protecting existing residential character.

b. Reduced Sprawl (RCW 36.70A.020[2]) Reduce conversion of

undeveloped land to low density development. The proposed minimum density requirements and the overall residential density target policy will reduce sprawl. The densities and intensities proposed in the plan will also help reduce sprawl by accommodating Shoreline's housing target and employment target range. The proposed plan does concur with the King County urban Growth Area and the Urban Growth Area will also help to reduce sprawl by focusing urban development. The land use designations in the Land Use Chapter are consistent with the intent of King County's Urban Growth Area.

c. Efficient Multi-Modal Transportation (RCW 36.70A.020[3])

Encourage efficient multimodal transportation systems. The Transportation Chapter

emphasizes multimodal solutions to transportation problems. While street capacities will be increased, so will transit capacities, and non-motorized options, such as bike lanes. The level of service standards are tailored to encourage alternative travel modes in appropriate areas by setting lower standards where the highest level of transit and pedestrian and bicycle facilities are available.

The Transportation Chapter was coordinated with and based on the proposed land uses. The Land Use Chapter provides for mixed uses to encourage walking and biking, and to internalize trips, commercial center to reduce trip lengths by providing local goods and services, and local employment opportunities. The character and design policies provide that new development should encourage multi-modal transportation. The Land Use policies also encourage trails and bikeways to encourage the use of other transportation modes. Data on the use of other

transportation modes was compiled for Shoreline and used in preparing and evaluating the Land Use Chapter. Policies also encourage efficient truck transportation. The designation criteria for the Land Use Designation take into account the availability of existing or planned transit service in designating areas for commercial and employment uses.

d. Housing Affordable to Community Residents (RCW 36.70.020 {4})

Encourage housing affordable to all income groups. Housing was an important issue in the planning process. Housing opportunities and options generated considerable discussion and identified a variety of opinions on the best ways to meet Growth Management Act housing guidelines.

The Comprehensive Plan provides for Shoreline to accommodate a notable increase in housing units: 1600 - 2400 new households. This rate of growth is similar to the rate of growth occurring over the last 20 years, in an area which is substantially developed. The housing target in the plan represents a balance between providing for the housing demands created by our children and by those new to our community and protecting existing neighborhoods and the environment. The housing target is within the range in the Countywide Planning Policies and consistent with the findings of the Draft and Final Environmental Impact Statements. The housing target is based on a careful review of each neighborhood conducted by the City Council. The target will protect the vitality and quality of existing neighborhoods as required by the Growth Management Act (see RCW 36.70A.070[2]) and the Countywide Planning Policies. Stretching the capacity too far will violate the Growth Management Act requirements for protection of the character of existing neighborhoods and the natural environment, and for meeting community preferences for meeting the needs of new households.

The Housing Chapter provides for increases in affordable housing units while protecting the quality of existing neighborhoods. For example, new opportunities for multi-family housing are provided for in areas convenient to shopping, transit, and other services. Accessory dwelling units are allowed in all parts of the city. Mixed use housing is encouraged. The Draft Comprehensive Plan meets GMA requirements for housing existing and new families, while reflecting input from this Community Summit on types and locations of housing stock. The Plan supports the affordable housing targets in the Countywide Planning Policies.

The Plan encourages the preservation of existing housing stock by preserving Shoreline's neighborhoods, through density limitation, by encouraging housing rehabilitation where appropriate and by protecting residential neighborhoods from incompatible uses.

The three residential designations in the Plan provide for a variety of housing types: large lot single family, typical single-family, duplexes, townhouses, multi-family structures and mixed use housing. They also provide for a range of densities up to 48 units per acre, in suitable locations. Housing policies illustrate Shoreline's continuing commitment to affordable housing.

The housing target is also proportionate to the availability of employment opportunities, goods, services, infrastructure, and environmentally sensitive areas.

e. Economic Development (RCW 36.70A.020[5]). Encourage

appropriate economic development. The various commercial and manufacturing designations in the Land Use Chapter provide opportunities for businesses and jobs consistent with capability of the land and existing and planned public facilities. The policies in the Land Use Chapter will encourage development in locations consistent with the Plan by making permitting more effective and efficient. The various land use policies will continue to help diversify the regional and statewide economies by providing for future expansion of important elements of the retail, office and service sectors. The Aurora Avenue, North City, and other commercial areas will support local residential communities and regional consumers. Shoreline will help meet the Countywide Planning Policies goal of increased employment opportunities by permitting a variety of commercial, office and light industrial uses in commercial areas and by encouraging such uses through economic development policies.

f.

Protecting Property Rights (RCW 36.70.020[6]). Private property shall not be taken for public use without just compensation and landowners shall be protected from arbitrary and discriminatory actions. The Comprehensive Plan Goals and Framework

Policies provide for reasonable uses for properties. The Land Use Chapter, Essential Public Facilities Chapter, Community Design Chapter and Economic Development Chapter carry out these goals and policies by establishing guidelines for a range of appropriate and compatible uses. The Environment and Shorelines Chapters protect the environment by establishing guidelines to ensure compatibility between land uses and the natural environment.

While the policies provide for the protection of neighboring uses and the environment, care was taken not to unfairly burden land owners. For example, the Park, Open Space and Recreational Services Chapter policies make a clear distinction between public use of public open space and the right to exclude the public from private open space.

The Comprehensive Plan policies define the duties of land use decision makers and the requirements for development. These written standards protect property owners from arbitrary and discriminatory actions.

g.

Permitting (RCW 36.70A.020[7]) Process permits in a timely and fair

manner. The policies in the Comprehensive Plan define the responsibilities and duties of land use decision makers and the requirements for development. These policies will be implemented through strategies and regulations that are clearly identified. The designation criteria, preferred uses and development standards for the various land use designations are defined for the purpose of creating predictability and facilitating the permitting process. Finally, applications for development that are consistent with the adopted Comprehensive Plan will not have to duplicate the environmental analysis in the Draft and Final Environmental Impact Statements prepared for the Comprehensive Plan.

h.

Natural Resource Industries (RCW 36.70A.020[8]). Maintaining and

enhancing natural resource based industries. While Shoreline does not have commercial

forestry land, agricultural land, or mineral lands, some limited natural resource processing could occur in the Light Industrial designation. The Land Use Chapter and Environment and Shoreline Chapters, will help ensure compatibility between various activities allowed in conjunction with land uses and environmentally sensitive areas (e.g., Puget Sound, streams, wetlands, and other waterbodies, steep slopes and other sensitive seismic areas).

i. Open Space and Recreation (RCW 36.70A[9]) Retain open space and

The Land Use Chapter and Community Design provide for passive open space. The Parks, Open Space and Recreation Services Plan and Comprehensive Plan Chapter provide for passive and active open space, including trails and open space corridors that tie together important wildlife habitats. The Environment and Shorelines Chapters include policies to protect environmentally sensitive areas, such as habitat areas, waterbodies, and address stormwater quality and quantity.

j. Environment (RCW 36.70A [10]) Protect the environment and enhance the

The Land Use Chapter protects the environment and enhances the quality of life in a variety of ways. The designation criteria for the Land Use Designations will help to protect the environment by directing development away from undeveloped sensitive areas. Land use policies, such as the impervious surface policies, and Community Design Chapter policies, address impacts on environmentally sensitive areas. Other Land Use Chapter policies and Community Design policies also help to enhance quality of life, including preservation of open spaces, privacy, defensible space and public safety. The Environment and Shorelines Chapters include policies to protect environmentally sensitive areas as well. All of these policies will meet Growth Management Act requirements, State Environmental Policy Act Rules, the intent of King County Countywide Policies, and will help to maintain and enhance the quality of life in Shoreline.

k. Citizen Participation and Coordination (RCW 36.70A [11]) Encourage

citizen participation and ensure coordination between jurisdictions to reconcile conflicts. As these findings and various technical reports extensively document, the Comprehensive Plan is based, together with other factors, on an extensive citizen participation process. Everyone had many opportunities to be heard. Some people were satisfied; other people will continue to seek changes to the Plan. Framework Goals and the Policies in the Citizen Participation Chapter and Land Use Chapter provide for appropriate levels of public involvement in comprehensive planning and permitting. The adopted Comprehensive Plan was also extensively coordinated with nearby jurisdictions, including extensive negotiations with unincorporated King County, City of Lynnwood, Town of Woodway and Seattle. Policies in the Goals and Visions Chapter and Land Use Chapter provide for continuing coordination.

l. Public Facilities and Services (RCW 36.70A [12]) Ensure public facilities and

services are available when development is occupied. The Transportation, Capital Facilities and Utilities Chapters set achievable level of service standards, and require that the improvements needed to meet these standards be in place at the time of development. These chapters and their technical reports document how these standards will be maintained. The Transportation and Capital Facilities Chapters address six year planning requirements; where information is available, planning needs are addressed for up to 20 years. The Capital Facilities Chapter (and Capital Improvement Program), and Utilities Chapter constitute a particularized inventory of the capital facilities measures adequacies and deficiencies throughout the City. These documents describe how to meet these needs (including correction of any deficiencies.)

The Land Use Chapter was coordinated with existing and planned public facilities. The designation criteria for the Land Use Designation take into account the availability of public

facilities and services. The Land Use Chapter and another chapters addressing public facilities and services were coordinated.

m. **Historic and Archaeological Preservation (RCW 36.70A [13]) Preserve historic and archaeological resources.** As documented in the Draft and Final Environmental Impact Statement on the Draft Comprehensive Plan, Shoreline staff researched historic and archaeological issues, assisted by King County. This information was taken into account in designating historic sites and in making land use designations. The Community Design Chapter includes policies to protect known and discovered historic and archaeological resources.

STAFF ALTERNATIVES (SITE SPECIFIC PLAN REDSIGNATION REQUESTS)

4. The City Council has reviewed the public comments and staff recommendations on the Site Specific Plan Redesignations (Citizen and Staff Amendments) as reported in Appendix C (Exhibit C-1). The City Council makes the following conclusions related to each request:

a. SA#1: North City North - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

b. SA#2: North City South - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

c. SA#3: Ridgecrest - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

d. SA#4: Briarcrest - City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

e. SA#5: Parkwood East - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

f. SA#6: Parkwood West - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

g. SA#7: 16300-16500 Aurora Avenue - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

h. SA#8: Interurban Trail - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

i. SA#9: Stone Avenue Corridor - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

- j. SA#10: Linden/Fremont Corridor - City Council retains the existing single-family designation in the corridor and declines to adopt the Special Study Area recommended by the Planning Commission or the Phased Growth Study Area recommended by staff.
- k. SA#11: Phased Growth Study Area - The City Council declines to adopt the Phased Growth Study Area recommended by staff.

- l. SA#12: Richmond Beach - The City Council adopts the staff recommendation for reasons set out and recommended in the Comprehensive Plan Summary Matrix of Staff Amendments.

GENERAL CONCLUSIONS

1. Any Finding of Fact, or part of a Finding of Fact, which should be a conclusion is hereby adopted as a conclusion.
2. The analysis and conclusions contained in the reports and documents listed in the Findings of Fact and for which the Findings of Fact were adopted and which are consistent with the City Council's decision on the adopted Comprehensive Plan are adopted as conclusions.
3. Appendix C (Exhibit C-3) documents how the adopted Comprehensive Plan complies with the Growth Management Act requirements. Appendix C (Exhibit C-3) is hereby adopted as a conclusion.
4. As is documented in the Findings of Fact, Shoreline has encouraged early and continuous public participation in the development and adoption of this Comprehensive Plan.
5. The adopted Shoreline Comprehensive Plan complies with the Growth Management Act, the recommended Growth Management Act regulations, the Countywide Planning Policies, and the Multi-County Planning Policies, as well as Vision 2020.

EXHIBIT C.2

CITY COUNCIL

COMPREHENSIVE PLAN - TOUR SUMMARY MATRIX

MAP AMENDMENTS

Staff Alter- native	Site Location	Proposed Amendment	Council Recommendation
1	North City (1900 block 15th Avenue - west side)	Low Density Residential to CM-2	Low Density Residential to Mixed Use
2	North City (175th between 15th Avenue NE and Serpentine)	(1) High Density Residential to Low Density Residential or height reduction (2) Cmheight reduction	(1) High Density Residential remains; height reduction vis Zone Code (2) CM height reduction vis Zone Code
3	Ridgecrest (west side of 15500-16500 blk 15th Av NE)	High Density Residential to Medium Density Residential or height reduction	High Density Residential remains; height reduction vis Zone Code
4	Briarcrest	1) MU-2 to MU-1 2-5) High Density Residential to Low Density Residential or Medium Density Residential	• 2 blocks along 145th (25th to 27th) from High Density Residential to Medium Density Residential • High Density Residential designations to a width of 2-3 lots on 145th • Medium Density Residential designations on 145th average of 4 lots deep • Medium Density Residential buffer zones between single family areas & MU or High Density Residential areas. • High Density Residential designation parcels between NE 149thNE 150th Sts, between 31st Ave NE and 32nd Ave NE • Area now multi-family. Convent is Low Density Residential

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Staff Alter- native	Site Location	Proposed Amendment	Council Recommendation
5	Parkwood East East side of 1st Ave NE - 14500 - 15500 blocks)	1) High Density Residential to Low Density Residential 2) MU to Medium Density Residential	1) Medium Density Residential on 149th - 155th blk of 1st NE 2) High Density Residential on 14800 block/14700 block (Philippi Church); 3) Medium Density Residential on 14500, 14600, and extending aprx. 100 feet on the north side of North 147th Street
6	Parkwood West: North 145th - approx. North 147th between Stone and Wallingford	1) MU-2 to Low Density Residential on 145th stone to Wallingford 2) Medium Density Residential on Stone Avenue to Low Density Residential	1) Medium Density Residential remains 2) MU remains on 145th from Stone to Ashworth; Medium Density Residential on 145th from Ashworth to Wallingford
7	Aurora Avenue: 16300-16500 blocks	East side: High Density Residential to CM West Side: No Request	MU Aurora Avenue: 16300- 16500 blocks
8	U&I Site (175th/Seattle ROW)	1) Land Use - Describe current uses 2) Partnerships for future trail development 3) Clarify development standards (e.g. allowed uses, parking, storm water)	1) Land Uses - describe uses 2) Work with leaseholders re future trail plans 3) Clarify relationship between Plan & future development standards; specific standards in future Zone Ord. (e.g. uses, parking, storm water requirements)
9	Stone Avenue Corridor (175th - 185th)	West Side: CM to Medium Density Residential East Side: Medium Density Residential to Low Density Residential	West Side: CM to MU East Side: Medium Density Residential remains

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Staff Alter- native	Site Location	Proposed Amendment	Council Recommendation
10	Linden/Fremont Corridor (175th-185th)	Eliminate as City Center study area in Plan Policies (e.g. LU- 35)	Keep as study area; enlarge study area to incorporate sites on Stone Avenue east side of Aurora (see PGSA #11) Council did not approve study area.
11	PGSA:	Determine types of future viable/desirable growth and determine how to phase growth	Staff recommended that Council create Phased Growth Study Area (PGSA) in area between 175th/185th along the Fremont/Linden Corridor. Council did not approve a Phased Growth Study Area.
12	Richmond Beach (1) NW 195 btwn 15th and 20th NW; (2) 5 lots 19100 blk 15th Ave NW	(1) High Density Residential to Medium Density Residential or limit heights, etc. (2) Low Density Residential to Medium Density Residential	(1) High Density Residential remains; height reduction vis Zone Code (2) Low Density Residential to Medium Density Residential OK

EXHIBIT C.3

GROWTH MANAGEMENT ACT GOALS

RCW 36.70A.020 Planning goals.

The following goals are adopted to guide the development and adoption of comprehensive plans and development regulations of those counties and cities that are required or choose to plan under RCW 36.70A.040. The following goals are not listed in order of priority and shall be used exclusively for the purpose of guiding the development of comprehensive plans and development regulations:

(1) Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

(2) Reduce sprawl. Reduce the inappropriate conversion of undeveloped land into sprawling, low-density development.

(3) Transportation. Encourage efficient multimodal transportation systems that are based on regional priorities and coordinated with county and city comprehensive plans.

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

(5) Economic development. Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons, and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities.

(6) Property rights. Private property shall not be taken for public use without just compensation having been made. The property rights of landowners shall be protected from arbitrary and discriminatory actions.

(7) Permits. Applications for both state and local government permits should be processed in a timely and fair manner to ensure predictability.

(8) Natural resource industries. Maintain and enhance natural resource-based industries, including productive timber, agricultural, and fisheries industries. Encourage the conservation of productive forest lands and productive agricultural lands, and discourage incompatible uses.

(9) Open space and recreation. Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks.

(10) Environment. Protect the environment and enhance the state's high quality of life, including air and water quality, and the availability of water.

(11) Citizen participation and coordination. Encourage the involvement of citizens in the planning process and ensure coordination between communities and jurisdictions to reconcile conflicts.

(12) Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

(13) Historic preservation. Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance. [1990 1st ex.s. c 17 § 2.]

**EXHIBIT C4
GROWTH MANAGEMENT ACT REQUIRED CONTENTS FOR COMPREHENSIVE PLANS**
(The references in this Table are to the November 2, 1998 Draft Plan)

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS		HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS	
• A Map or Maps	• Descriptive text including	Maps are included in several chapters to meet this requirement. For example, maps are provided in the Vision and Goals Chapter; Land Use Chapter (Figure 1); Capital Facilities Chapter, Transportation Chapter, Utilities Chapter, Community Design Chapter, Environment Chapter and Shorelines Chapter.	• Public Participation in adoption process
• objectives	• principles	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals in each Element Chapter (e.g., Citizen Participation, Land Use, Housing, Transportation, Utilities, Capital Facilities, Environment).	• standards
• A future land use map		Narrative is included in several documents to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction address previous citizen activities. Also see: Historic Citizen Participation Activities; Findings of Fact in Comprehensive Plan Adoption Ordinance	• Public Participation in adoption process

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS
• Public Participation in adoption process (continued)	Future public opportunities in comprehensive planning are provided as well. For examples, see: Vision and Framework Goals, Land Use Chapter (LU9, LU11, LU19, LU39, LU40); Housing Chapter (H10, H21), Transportation Chapter T24, Environment Chapter (EN4)
• Mandatory Elements	
(1) Land Use Element -containing	
• proposed general distribution, general location and extent of uses of land	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals and policies in the Land Use Chapter, such as LU9, LU15, LU16, LU24, LU28, LU31, LU35, LU38, LU38.1, LU67-71. Technical studies, such as the Land Use Analysis, Land Use Capacity Studies, Housing Analyses, and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan.
• population densities	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals and maps and policies in the Land Use Chapter, such as Land Use Map (Figure LU-1); LU1, LU9, LU11, LU21, LU23, LU24, LU28, LU31. Other chapters, such as the Housing Chapter (e.g., H5) also address population densities. Technical studies, such as the Land Use Analysis, Land Use Capacity Studies, Housing Analyses, and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan.
• building densities	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, policies in the Land Use Chapter, such as LU 23, LU24, LU25 - LU40. The Housing Chapter (H11) and Community Design Chapter also address building density related issues, such as CD1 - CD6).

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS		HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS	
Mandatory Elements	(1) Land Use Element -containing (cont.)		
	estimates of future population growth	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, policies in the Land Use Chapter (e.g., LU23). Technical studies, such as the Land Use Analysis, Land Use Capacity Studies, Housing Analyses, and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan.	
	protection of ground water quality/quantity in public water supply	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, Land narrative in the Utilities Chapter (U9-13), Land Use Chapter (LU12), Parks/Open Space (PR9), Capital Facilities Chapter (CP22-CF24); Environment Chapter (EN1-11, EN13-19, EN35-46); Shorelines (SM1-11, SM37-43). Technical studies, such as the Land Use Analysis, Land Use Capacity Studies, Environmental Analyses (e.g., Geologic Features, Sensitive Areas, Waterbodies), and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan	
	review of drainage, flooding and stormwater run-off in area and nearby jurisdictions	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, Land narrative in the Utilities Chapter (U9-13), Land Use Chapter (LU12), Parks/Open Space (PR9), Capital Facilities Chapter (CP22-CF24); Environment Chapter (EN1-11, EN13-19, EN35-46); Shorelines (SM1-11, SM37-43). Technical studies, such as the Land Use Analysis, Land Use Capacity Studies, Environmental Analyses (e.g., Geologic Features, Sensitive Areas, Waterbodies), and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan	

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MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS
Mandatory Elements	
(1) Land Use Element -containing (cont.)	
guidance for correction actions to mitigate or cleanse discharges that pollute waters of the state	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, Land Use Chapter (LU6, LU12), Parks/Open Space (PR9), Capital Facilities Chapter (CP22-CF24); Environment Chapter (EN1-11, EN13-19, EN35-46); Shorelines (SM1-11, SM37-43). Technical studies, such as the Land Use Analysis, Land Use Capacity Studies, Environmental Analyses (e.g., Geologic Features, Sensitive Areas, Waterbodies), and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan
process for identifying and siting essential public facilities	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Essential Public Facilities Chapter (EPF1 - 18); Capital Facilities Chapter (CF11-14, CF 22-24).
identification of lands useful for public purposes included needs shared by other jurisdictions	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Land Use Chapter (LU17, LU18, LU21, LU22, LU56); Essential Public Facilities Chapter (EPF1 - EPF21); Capital Facilities Chapter (CF1-7); Parks/Recreation (PR8, PR18-23), Shorelines (SM1-5, SM7-11, SM22-31) Environment (EN1-10, EN22-30)
identification of open space corridors	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Land Use Chapter (LU30, LU32, LU43), Parks/Recreation (PR1-11), Shorelines (SM22-46), Environment (EN9, 47-68); Community Design (25-27)

MANDATORY GROWTH MANAGEMENT	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS	• Mandatory Elements	(1) Land Use Element -containing (cont.)	• designating natural resource lands and critical areas	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Land Use Chapter (LU30, LU32, LU43), Parks/Recreation (PR2), Shorelines (SM37-46) Environment (EN1-10, EN22-30) Technical studies, such as Environmental Analyses (e.g., Geologic Features, Sensitive Areas, Waterbodies), and Environmental Impact Statements adopted in conjunction with this Comprehensive Plan	(2) Housing Element - containing recognition of vitality and character of established residential neighborhoods and:	• inventory and analysis of existing and projected housing needs Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Housing Chapter (H1, H2, H4, H5, H13, H14, H16, H22, H23, H28.1-H37) Also see technical Housing Analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan	• statement of goals, policies and objectives for preservation, improvement and development of housing Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Housing Chapter (H1, H4, H5, H9, H17, H18, H21, H222, H24, H26, H28, H36)	• identification of sufficient land and for housing Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Housing Chapter (H1, H3-H6, H13, H14, H16, H26) and in the Land Use Chapter (LU25-35) Also see technical Housing Analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan
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MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	
• Mandatory Elements	
(2) Housing Element - continued	
adequate provisions for existing and projected needs of all economic segments of the community	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Housing Chapter (H1-9, H12-20, H22-24, H26, H28.1, H29-H32) Also see technical Housing Analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan
(3) Capital Facilities Plan Element containing	
inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Transportation Chapter (T3, 5, 70); Capital Facilities Chapter (CF5-6), narrative in Parks/Open Spaces Chapter and Parks/Open Space Plan and Utilities Chapter. See Also Technical Reports, including Capital Facilities, Capital Improvement Program, Parks/Open Space Analysis in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.
forecast of future needs for such capital facilities	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in Transportation Chapter (T3, 5, 70); Capital Facilities Chapter (CF1-10, CF31-34); narrative in Utilities Chapter, Parks/Open Spaces Chapter and Parks/Open Space Plan. See Also Technical Reports, including Capital Facilities, Capital Improvement Program, Parks/Open Space Analysis in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS	• Mandatory Elements	(3) Capital Facilities Plan Element containing (cont.)	• proposed locations and capacities of expanded or new capital facilities	See previous Capital Facilities sections. Also see Land Use Chapter (LU4)	See previous Capital Facilities sections	• six year plan, at a minimum, for financing such capital facilities within projected funding capacities that includes sources of public money	• reassessment of land use element if probable funding falls short of meeting existing needs.	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter, Introduction, and in Framework Goals, narrative and policies in Capital Facilities Chapter (CF1-21); Land Use (LU4, LU6, LU13). See Also Technical Reports, including Capital Facilities, Capital Improvement Program, Parks/Open Space Analysis in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.	(4) Utilities Element -- containing	• general location, proposed location and capacity of all existing and proposed utilities	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter, Introduction, and in Framework Goals, narrative and policies in the Utilities Chapter (U1-U35) and in Capital Facilities Chapter (CF1-CF34) and Land Use Chapter (LU6, LU8, LU36, LU39, LU43). See Also Technical Reports, including Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.	(5) Rural Element (for counties only)	Does Not Apply to Shoreline
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MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	
• Mandatory Elements	
(6) Transportation Element - containing	
• land use assumptions used in estimating travel	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter, Introduction, and in Framework Goals, narrative in the Capital Facilities Chapter, and Chapter (T1-T3 and T5) See Also Technical Reports, including Transportation Studies, Capital Facilities Chapter (T1-T3 and T5) in conjunction with this Comprehensive Plan. Capital Improvement Program, and analyses in the Environmental Impact Statement adopted
• facilities and service needs	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter, Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T1-T24, T25-T41, T42-T53.1, T62-T78), and the Capital Facilities Chapter (CF1-CF10, CF22, CF24-CF34). See Also Technical Reports, including Transportation Studies, Capital Facilities Chapter (CF1-CF10, CF22, CF24-CF34). in conjunction with this Comprehensive Plan. Capital Improvement Program, and analyses in the Environmental Impact Statement adopted
• inventory of air, water and land transportation facilities and services	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter, Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T3, T5, T70), Capital Facilities Chapter (CF5-CF6), and Environment Chapter (EN31-34). See Also Technical Reports, including Transportation Studies, Capital Facilities Chapter (CF5-CF6), and Environment Chapter (EN31-34). in conjunction with this Comprehensive Plan. Capital Improvement Program, and analyses in the Environmental Impact Statement adopted

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS
• Mandatory Elements	
(6) Transportation Element - continued	
• level of service standards for all arterial and transit routes	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T3, T13, 25, T34, T44, T45, T47, T49-53.1, Capital Facilities Chapter (CF1-CF7; CF22-CF34). See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.
• actions and requirements to bring facilities and services into compliance that fall below established level of service standards	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T1, T3); Land Use Chapter (LU6), and Capital Facilities Chapter (CF1-CF8, CF22-CF34). See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.
• traffic forecasts for at least 10 years	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T1-T12) and Capital Facilities Chapter (CF34) See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS	• Mandatory Elements	(6) Transportation Element - continued	• identification of system expansion needs and transportation system management needs; Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T1-T4, T7, T9, T11, T13-T41), Capital Facilities Chapter (CF1-CF34), Land Use Chapter (LU41, LU55). See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.	• financing	• analysis of funding capabilities Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T54-T61), Capital Facilities Chapter (CF11-CF21). See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.	• multi-year financing plan Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T54-T61), Capital Facilities Chapter (CF11-CF21; CF33, CF34). See Also Technical Reports, including Transportation Studies, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.
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MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS
• Mandatory Elements	
(6) Transportation Element - continued	
• discussion of how to obtain additional funding, if probable funding falls short, or how land use assumptions will be reassessed to ensure that level of service standards are met	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T12, T54-T61), and the Capital Facilities Chapter (CF1-CF21, CF33, CF34). See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted for this Comprehensive Plan.
• intergovernmental coordination efforts	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T12, T35, T36, T62-T68) Land Use Chapter (LU17-LU18), and the Capital Facilities Chapter (CF1-CF10, CF22, CF24-CF34). See Also Technical Reports, including Transportation Studies, Capital Facilities, Capital Improvement Program, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.
• demand management strategies	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T44-T48). See Also Technical Reports, including Transportation Studies, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.

MANDATORY GROWTH MANAGEMENT ACT REQUIREMENTS	HOW THE SHORELINE COMPREHENSIVE PLAN MEETS THE REQUIREMENTS
• Mandatory Elements	
(6) Transportation Element - continued	
• policy guidance for adoption and enforcement of ordinances that prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the Transportation Element.	Narrative is included in several chapters to meet this requirement. For example: material is provided in the Vision and Goals Chapter; Introduction, and in Framework Goals, narrative and policies in the Transportation Chapter (T1, T3, T6I), Capital Facilities Chapter (CF8) See Also Technical Reports, including Transportation Studies, Capital Facilities, Land Use Analyses, and analyses in the Environmental Impact Statement adopted in conjunction with this Comprehensive Plan.