



REVISED AGENDA V.2

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SHORELINE CITY COUNCIL WORKSHOP DINNER MEETING

Monday, September 10, 2018
5:45 p.m.

Conference Room 303 · Shoreline City Hall
17500 Midvale Avenue North

TOPIC/GUESTS: ETC Institute – 2018 Resident Survey Results

SHORELINE CITY COUNCIL REGULAR MEETING

Monday, September 10, 2018
7:00 p.m.

Council Chamber · Shoreline City Hall
17500 Midvale Avenue North

	<u>Page</u>	<u>Estimated Time</u>
1. CALL TO ORDER		7:00
2. FLAG SALUTE/ROLL CALL		
3. REPORT OF THE CITY MANAGER		
4. COUNCIL REPORTS		
5. PUBLIC COMMENT		
<i>Members of the public may address the City Council on agenda items or any other topic for three minutes or less, depending on the number of people wishing to speak. The total public comment period will be no more than 30 minutes. If more than 10 people are signed up to speak, each speaker will be allocated 2 minutes. Please be advised that each speaker's testimony is being recorded. Speakers are asked to sign up prior to the start of the Public Comment period. Individuals wishing to speak to agenda items will be called to speak first, generally in the order in which they have signed. If time remains, the Presiding Officer will call individuals wishing to speak to topics not listed on the agenda generally in the order in which they have signed. If time is available, the Presiding Officer may call for additional unsigned speakers.</i>		
6. APPROVAL OF THE AGENDA		7:20
7. CONSENT CALENDAR		7:20
(a) Approving Minutes of Workshop Dinner Meeting of July 23, 2018	<u>7a1-1</u>	
Approving Minutes of Regular Meeting of July 23, 2018	<u>7a2-1</u>	
Approving Minutes of Workshop Dinner Meeting of August 13, 2018	<u>7a3-1</u>	
(b) Approving Expenses and Payroll as of September 10, 2018 in the Amount of \$2,673,088.01	<u>7b-1</u>	
(c) Adopting Resolution No. 431 – Declaring Certain City-Owned Vehicles Surplus and Authorizing Their Sale as Provided in Shoreline Municipal Code, Chapter 3.50	<u>7c-1</u>	
(d) Adopting Ordinance No. 834 - Amending the 2018 Final Budget by Increasing the Appropriation in the General Capital Fund and Limited	<u>7d-1</u>	

Tax GO BAN 2018 Fund to Support an Interim Funding Strategy for the Aquatics Community Center

- (e) Authorizing the City Manager to Execute a Right-of-Way Improvement Phasing Agreement with Trammell Crow Residential for Design and Construction of Right-of-Way Improvements Associated with the Westminster Way N and N 155th Street Intersection Improvements Project 7e-1
- (f) Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with Contract Land Staff in the Amount of \$1,000,000 to Provide Relocation Services Pursuant to State Law and the Uniform Act as Required in the Acquisition of the Property at 17828 Midvale Avenue N (Storage Court) 7f-1
- (g) Authorizing the City Manager to Execute a Ground Lease with CCATT, LLC for a Portion of the N 167th Street Right-of-Way for Continued Use of the Site for Wireless Transmission Facilities 7g-1

8. ACTION ITEMS

- (a) Adopting Ordinance No. 831 – Amending Chapter 5.05 of the Shoreline Municipal Code to Amend the Responsibility, Expiration Date, Penalty Rate, add a Delinquency Schedule for Late Renewal of Business Licenses, and Other Revisions Necessary to Adhere to the Association of Washington Cities’ Business License Model 8a-1 7:20

9. STUDY ITEMS

- (a) Discussing Ordinance No. 836 – Rezone at 922 N 200th Street 9a-1 7:30
- (b) Discussing Ordinance No. 837 – Rezone at 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE 9b-1 7:40
- (c) Discussing the 2018 Resident Satisfaction Survey Results 9c-1 8:10

10. ADJOURNMENT 8:50

The Council meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk’s Office at 801-2231 in advance for more information. For TTY service, call 546-0457. For up-to-date information on future agendas, call 801-2236 or see the web page at www.shorelinewa.gov. Council meetings are shown on Comcast Cable Services Channel 21 and Verizon Cable Services Channel 37 on Tuesdays at 12 noon and 8 p.m., and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m. Online Council meetings can also be viewed on the City’s Web site at <http://shorelinewa.gov>.

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING

Monday, July 23, 2018
5:45 p.m.

Conference Room 303 - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Hall, Deputy Mayor Salomon, Councilmembers McGlashan, Scully, McConnell, Chang and Roberts

ABSENT: None

STAFF: Debbie Tarry, City Manager; John Norris, Assistant City Manager; Randy Witt, Public Works Director; Nytasha Sowers, Transportation Planning Manager; and Jessica Simulcik Smith, City Clerk

GUESTS: Community Transit Staff: Emmett Heath, Chief Executive Officer; June DeVoll, Manager of Strategic Planning and Grants

At 5:45 p.m., Mayor Hall called the meeting to order and thanked Mr. Heath and Ms. DeVoll for attending. Ms. Tarry noted this is Council's first meeting with Community Transit and she looks forward to continuing to build a good relationship as the two agencies will be working together to plan for servicing the light rail stations.

Councilmember McConnell and Salomon arrived at 5:49 p.m.

Mr. Heath spoke about Community Transit's role, initiatives, and long range vision. He said Community Transit's vision is to provide quality of life through mobility by offering appealing choices for people to get to where they need to be. Community Transit has been serving the region for 42 years, has 800 employees, and now has the 50th largest fleet in the United States, carrying over 10 million people last year. He talked about the different services they offer, including fixed routes, paratransit, vanpool, and express services. He said the agency has a \$200M budget and a good amount of reserve funds available to survive a future economic downturn.

Mr. Heath noted that 50% of all Snohomish County residents live within a 5 minute walk from Community Transit service. He said 97,000 commuters are traveling southbound during morning peak traffic and 40% of them are on a bus, and 25% in a vehicle. He emphasized that even if a commuter chooses not to use Community Transit service, their commute times are still improved by others using the service.

Mr. Heath reviewed Community Transit's planning documents and cycle, and stated they are focused on finding out who is moving here, where they will live, and where they will need to travel. He then reviewed the Transit Emphasis Corridors Map that illustrates future network

needs. He talked about technology being used in buses to make ridership easier, noting GPS capabilities to make stop announcements, count who gets on and off a bus, and to show where a bus is located. This data is being shared with 3rd party applications to provide real-time and scheduled arrival information. He informed Council that the ORCA card system is 10 years old, nearing the end of its useful life, and will be replaced with the next generation of user cards. He also noted that transit signal priority is still a work in progress and requires a lot of coordination with many agencies.

Ms. DeVoll talked about Community Transit's Bus Rapid Transit (BRT) "Swift". She noted the Blue Line from Everett to Aurora Village was the first line added in 2009. There are 15 branded hybrid Swift buses running 7 days a week that have designs that contribute to speed and reliability, for example on-board bike racks and passive restraints for wheelchairs, which help towards meeting the 10 second dwell time goal. Stations are one mile apart, are the same size, and have the same look and feel. She reviewed station features are: shelter and wind protection, seating and leaning rails, off-board fare collection with ticket kiosks at each end of the station, a 10" curb platform, mats that show passengers exactly where the bus will stop and open, and real time signage and audio when buses approach.

Ms. DeVoll shared that their Long Range Transit Plan calls for a network of Swift BRT corridors. The Green Line from Boeing/Paine Field to Canyon Park P&R is underway; the Orange Line is planned for 2024; and the Red Line is planned for 2027. Community Transit is also looking to expand the Blue Line from Aurora Village to the 185th Light Rail Station and will be working with the City of Shoreline on where the bus stations will be located.

Councilmember Roberts asked if the Blue Line will continue to stop at Aurora Village once the Line is extended to the 185th Light Rail Station. Ms. DeVoll answered no.

Mayor Hall asked if there are plans to expand the Green Line from Canyon Park to UW Bothell to make a connection to ST3 BRT on SR522, and if there have been any conversations about the overpass bridge at SR104. Ms. DeVoll talked about Community Transit's focus on getting people to the Lynnwood Light Rail Station. She noted 20,000 boardings are expected at this Station daily. In order to serve this capacity, there will need to be buses in and out every 35 seconds. She said Community Transit has also been talking with WSDOT about the bridge at SR104.

Councilmember McGlashan asked about service to the Mountlake Terrace Station. Ms. DeVoll said Community Transit will provide service but not with BRT.

Councilmember McConnell asked Ms. DeVoll if she thinks BRT and Light Rail will alleviate traffic on the freeway. Ms. DeVoll responded that transit will provide people with options. She expects drivers will have unreliable trips, and BRT and Light Rail will provide reliability.

Councilmember Scully thanked Community Transit for continuing to work with other agencies to create a seamless ride for passengers to get to their end destination. He asked if there is anything Council can do to help with 185th Street. Ms. DeVoll responded that Community

Transit has been in conversation with Mr. Witt and Ms. Sowers and will work with them during scoping to develop ideas, including talking about queue jumps and signal priorities.

Mayor Hall thanked everyone for a good discussion and said he looks forward to working together to plan for servicing the light rail stations.

Mayor Hall adjourned the meeting at 6:40 p.m.

Jessica Simulcik Smith, City Clerk

DRAFT

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, July 23, 2018
7:00 p.m.

Council Chambers - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Hall, Deputy Mayor Salomon, Councilmembers McGlashan, Scully, McConnell, Chang, and Roberts

ABSENT: None

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor Hall who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Hall led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present.

3. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided reports and updates on various City meetings, projects and events.

4. COUNCIL REPORTS

Mayor Hall announced that he participates on King County Cities Climate Collaborative Committee, which meets on a weekly basis.

5. PUBLIC COMMENT

There were no public comments.

6. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

7. CONSENT CALENDAR

Upon motion by Councilmember Roberts and seconded by Councilmember McGlashan and unanimously carried, 7-0, the following Consent Calendar items were approved:

- (a) Approving Minutes of Regular Meeting of June 11, 2018
- (b) Approving Expenses and Payroll as of July 6, 2018 in the Amount of **\$8,721,137.69**

Payroll and Benefits:

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
5/20/18-6/2/18	6/8/2018	78580-78825	15612-15632	70599-70603	<u>\$653,981.52</u>
6/3/18-6/16/18	6/22/2018	78826-79082	15633-15679	70725-70731	<u>\$839,634.73</u>
					<u>\$1,493,616.25</u>

Wire Transfers:

Expense Register Dated	Wire Transfer Number	Amount Paid
6/25/2018	1135	<u>\$16,053.16</u>
		<u>\$16,053.16</u>

Accounts Payable Claims:

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
6/11/2018	70281	70281	(\$68.00)
6/14/2018	70498	70540	\$336,315.83
6/14/2018	70541	70584	\$112,754.65
6/14/2018	70585	70598	\$2,088.21
6/20/2018	70604	70604	\$4,982.76
6/20/2018	70605	70606	\$95,995.57
6/21/2018	70607	70614	\$12,747.82
6/28/2018	70615	70638	\$193,842.18
6/28/2018	70639	70667	\$510,627.04
6/28/2018	70668	70689	\$4,654,176.99
6/28/2018	70690	70711	\$203,169.91
6/28/2018	70712	70723	\$3,454.96
6/28/2018	70724	70724	\$2,790.51
7/5/2018	70732	70754	\$621,069.73
7/5/2018	70755	70764	\$14,015.36
7/5/2018	70765	70786	\$47,036.77
7/5/2018	70787	70798	<u>\$396,467.99</u>
			<u>\$7,211,468.28</u>

8. ACTION ITEMS

- (a) Public Hearing and Discussing the 2019-2020 Human Service Allocation Plan

Rob Beem, Community Services Division Manager made the staff presentation, explaining that every other year, the City reviews its human services funding allocation and develops a new two-year funding plan. The Plan specifies how the City will allocate both General Fund dollars and

federal Community Development Block Grant (CDBG) funds for 2019 and 2020. He reminded Council of its direction to increase funding for the Human Services Funding Plan yearly through 2022 and to prioritize services focused on basic needs and counseling, which are key elements of the City's response to homelessness.

Mr. Beem advised that, as per the proposed Plan, the City will allocate \$371,000 from the General Fund in 2019 and \$401,000 in 2020 to support services provided by agencies that submit applications through the competitive human services allocation process. He reported that the City received applications for 44 programs with a total of a little more than \$1.2 million in requested funding, and the City has approximately \$480,000 available for allocation. He briefly described the process for reviewing applications and developing the Plan.

Mr. Beem highlighted that the Plan identifies new funding for basic needs for Hopelink and the Crisis Clinic 2-1-1 in 2019. It also provides funding for counseling and mental health services offered through the Center for Human Services. In 2020, the Plan identifies an increase in funding for youth services and prevention programs that are provided by the Center for Human Services.

Mr. Beem explained that the City has an Interlocal Agreement with King County for the administration and management of the City's CDBG Program. As per the agreement, 48% of the funding is available for local projects and the balance is allocated to the delivery of regional programs that serve Shoreline residents and program planning and administration. Regional programs funded include the King County Housing Stability Program and Major Home Repair Program. Staff is proposing to allocate its portion of the funds to support the Minor Home Repair Program and future affordable housing development projects.

Mr. Beem summarized that the purpose of tonight's presentation is to conduct a public hearing and get direction from the City Council.

Mayor Hall opened the public hearing on the use of the 2019 CDBG funding and the 2019-2020 Human Service Plan.

Judy Faast, Associate Director of Education and Employment Programs, Hopelink, thanked the City for its leadership and commitment to helping Shoreline's most vulnerable residents by prioritizing their basic needs and increasing the overall human services. She reported that Hopelink served over 2,900 Shoreline residents in 2017, and on the success of the new flexible financial program that Hopelink launched in Shoreline in 2017. She said the program supports clients' needs with the goal of helping them achieve stability and take steps to exit poverty.

Tanya Laskell, Center for Human Services (CHS), reported that in 2017, CHS served 174 homeless individuals agency wide, not including the dozens of families experiencing domestic violence and living in shelters as they await more permanent housing, or the many individuals who walk in at the Shoreline location seeking services and resources. CHS also provided nearly 7,000 hours of behavioral health services to Shoreline residents. Prevention programs served 116 youth in programs that build their social, emotional and academic skills. About 80% of these youth are Shoreline residents living in Ballinger Homes. The Positive Discipline Parenting Class

also experienced positive results. She summarized that none of these programs would be possible without funding support from the City. She emphasized that the need for supportive, local, community-based services, such as CHS, will continue to increase, and additional local funding support will be necessary to build a stronger, healthier community.

Heidi Shephard, North Urban Human Services Alliance (NUHSA), voiced strong support for the City's commitment and willingness to be a leader in its dedicated contribution to human services. It requires the commitment of everyone, including the government, to meet the basic needs of residents and provide the availability of counseling services. The City of Shoreline is not immune to the increasing number of homeless families and individuals who need support services for addiction, mental health, and affordable housing. The gradual increase in funding for human services will enable the City to slow this progression. As a model of success, she encouraged the Councilmembers to visit the Ronald Common's project that recently opened.

Mayor Hall closed the public hearing and turned to the Council for discussion or questions.

Councilmember Roberts asked staff to elaborate on the proposed shift of funding to the Meals on Wheels Program. Mr. Beem answered that the City previously provided roughly \$3,700 to fund the Volunteer Chore Program, which served six local residents. In an effort to keep the services in the target areas and provide for more efficiency, these resources were moved into other services for older adults.

Councilmember Roberts asked why the amount allocated to the Winter Shelter Program is above the agency's requested amount. Mr. Beem responded that, in addition to the winter shelter, the partnership with King County also includes a new component to fund a homeless street outreach worker. The City's commitment for this new component was \$30,000. The agency applied for \$25,000 each year (\$15,000 for the winter shelter and \$10,000 for the outreach worker). However, because of the way the grant is administered, funding for the outreach worker was allocated \$8,000 in 2018 and \$11,000 in 2019 and 2020. This resulted in \$1,000 a year over the agency's request in 2019 and 2020.

Councilmember Roberts pointed out that the funding amounts remain flat year to year and do not take inflation into account. Mr. Beem said the City has not had a policy of increasing funding for inflation or cost of living over time.

Mayor Hall thanked Mr. Beem for doing an outstanding job of managing the City's contribution to human services and actively coordinating with the agencies. He pointed out that most of the agencies also do a tremendous amount of fundraising, and the City's investment of public tax dollars is leveraged by other private fundraising efforts. He recalled that the Council's decision to move toward having 1% of the General Fund budget support human services was made at a time when the County, State, and Federal governments were cutting back. The City of Shoreline is a leader in this regard.

Councilmember Scully reminded the Council that next year's work plan includes looking at both homelessness and opioid addiction. He said he is not convinced the City is currently doing enough. However, the last thing he wants to do is throw money into programs without achieving

results. He encouraged Councilmembers to support the proposed Plan but spend some quality time next year reviewing the new information provided via staff's study to figure out what is right for Shoreline.

Councilmember McConnell recalled that over the years Council has been asked to take emergency votes at budget time to bring emergency money into human service programs, which is something they do not like to do. She recognized that more planning is necessary so that agencies have a clear understanding of what they can expect from year to year, and she appreciates Mr. Beem doing the heavy lifting to sort out where the money is best spent.

Mayor Hall summarized the Council's desire to move the Plan to the August 6th Consent Calendar for approval.

(b) Appointing Parks, Recreation and Cultural Services/Tree Board Members

Eric Friedli, Parks, Recreation and Cultural Services (PRCS) Director, made the staff presentation, advising that a youth member resigned from the PRCS Tree Board in January and an adult member resigned in May. The remaining youth member's term expired on June 30th, and he is asking to be reappointed. He reminded Council of the process for appointing new Board Members, noting that the Council received 10 applications for the adult position and 2 for the youth position. Councilmembers Roberts, Chang and Scully formed a subcommittee to review the applications and conduct interviews. The subcommittee recommends that Erik Ertsgaard be reappointed as a youth member, Ivan Brown be appointed as a new youth member, and Elizabeth White be appointed as a new adult member. He provided a brief background on each candidate and noted that a more detailed biography for each one was included in the Staff Report.

Councilmember McGlashan moved to reappoint Erik Ertsgaard and appoint Ivan Brown and Elizabeth White to the PRCS Tree Board per the terms put forward by the subcommittee. Councilmember McConnell seconded the motion.

Councilmember Roberts commented that a wonderful set of applicants applied for the positions, and it was difficult to narrow it down for interviews and nominations. He said he is happy with the subcommittee's work, and the three candidates will serve well on the PRCS Tree Board for the upcoming terms.

The motion passed unanimously.

9. STUDY ITEMS

(a) Discussing Ordinance No. 832 – 2018 Surface Water Revenue Bond Authorization

Sara Lane, Administrative Services Director, made the staff presentation, reviewing that the Council adopted the updated Surface Water Master (SWM) Plan in 2018 and directed staff to pursue the proactive management strategy outlined in the Plan. The Plan will be adopted in the fall of 2018 as an amendment to the City's Comprehensive Plan. Council also approved funding to support the Plan in the adopted 2018-2023 Capital Improvement Program (CIP). The adopted

budget anticipates the issuance of \$4,700,000 in debt in 2018 and an additional \$11,850,000 in 2021 to cover the cost of the projects. Projects include capacity repair and replacement, as well as other projects that help to support the proactive strategy. She explained that proposed Ordinance No. 832 allows flexibility for how the City sells the bonds and staff will rely on advice from the City's Financial Advisor to identify the most cost-effective method.

Stacey Crowshaw-Lewis, Bond Counsel, advised that Ordinance No. 832 is a delegation style ordinance that authorizes the City Manager or designee to make a number of decisions regarding the sale of the bonds. The bonds would be issued as Stormwater Utility Revenue Bonds, within specific parameters. She then explained how the bonds can be sold and identified key parameters for the sale.

Ms. Lane recommended that Ordinance No. 832 be returned to the Council for final approval on the August 6th Consent Calendar. Once approved, staff would work with SWM staff to determine the exact timing for issuing the bonds, and with the City's Financial Advisor to make a decision on the best method based on timing. Staff will provide an update after the bonds have been issued.

The Council agreed to place the Ordinance on the August 6th Consent Calendar.

Mayor Hall asked when the SWM Plan update would come before the Council for final adoption into the Comprehensive Plan. Ms. Tarry explained that the Council already adopted the SWM Plan earlier in 2018. This approval authorized staff to move forward with the project list and everything that is in the SWM Plan. The approved SWM Plan will come before the Council for formal adoption into the Comprehensive Plan later in 2018.

(b) Discussion of Ordinance No. 829 – Limited Term General Obligation (LTGO) Bond Anticipation Notes 2018 – Pros Plan Property Acquisition

Sara Lane, Administrative Services Director, made the staff presentation. She advised that proposed Ordinance No. 829 would provide Limited Term General Obligation (LTGO) Bond Anticipation Notes for the Parks, Recreation and Open Space (PROS) Plan's property acquisition. She reviewed that Council directed staff to begin property acquisition for the PROS Plan. These purchases will vary widely in amount and the timing of each purchase is uncertain, so the City is looking to do multiple issues, if necessary. In addition, Federal Tax Law limits how far back the City can go to reimburse itself for prior expenditures. It is necessary for the City to issue a Bond Anticipation Note so that acquisition expenditures will be reimbursable from any proceeds of bonds the City issues in the future.

Ms. Lane said Ordinance No. 829 allows for multiple issues, giving the City flexibility in acquiring properties, and the City will not be borrowing and paying interest on more money than is needed. The Ordinance also offers options for the method of sale, and staff will work with the City's Financial Advisor to determine the most advantageous options. She said staff anticipates a budget amendment will be necessary for the actual purchases.

Stacey Crowshaw-Lewis, Bond Counsel, explained that Ordinance No. 829 is a delegation style ordinance that authorizes a LTGO Bond Anticipation Note, which will preserve the flexibility to be able to issue long-term debt on a tax-exempt basis. The Ordinance designates the City Manager or designee to authorize the issuance of the BANS within specific parameters as set forth in the Ordinance. She then explained the parameters for issuance.

Ms. Lane said staff is proposing to return Ordinance No. 829 to Council for approval on August 6th. The budget amendment would be brought back for discussion on August 13th. Staff will provide an update after the bonds have been closed.

The Council agreed to place the Ordinance on the August 6th Consent Calendar.

(c) Discussing the Results of the City-Wide Tree Canopy Assessment

Eric Friedli, Parks, Recreation and Cultural Services (PRCS) Director, was present to review the results of the recently completed Urban Tree Canopy Assessment. He reviewed that the City Council adopted the Urban Forest Strategic Plan (UFSP) in 2014. The UFSP listed seven key priorities, and Priority I was to “Achieve a climate appropriate degree of tree cover, community-wide.” Involving citizens and getting them involved with tree cover community-wide was a key component of the plan, as well.

Mr. Friedli recalled that when the UFSP was adopted in 2014, the average tree canopy in the City was 30.6% (based on 2009 data), and the UFSP stated that this was an acceptable amount of canopy to realize ecosystem benefits. The recently completed Urban Tree Canopy Assessment provides updated data indicating that the overall tree canopy in Shoreline has increased to 37%. Impervious surfaces decreased from 46% to 41%, and shrubs, grass, water, and other decreased from 23% to 22%. In 2017, approximately 1,009 acres of land (14% of total) was not presently occupied by tree canopy but was assessed to be suitable for future tree plantings. These Potential Planting Areas (PPAs) provide opportunities for the City to further expand its tree canopy.

Mr. Friedli provided a number of maps and charts to illustrate the change in tree canopy between 2009 and 2018. He noted the highest canopy coverage was seen in the private and public open space categories, but these land uses only occupy a small percentage of the City’s total land area and did not contribute greatly to the City’s total canopy cover (just 7% and 9%). Low-density residential areas contributed the greatest proportion of the City’s urban tree canopy, with 43% canopy cover making up 63% of the City’s total. Low-density residential areas also promise the greatest opportunities for canopy expansion with 616 acres available for planting making up 67% of the City’s total PPA.

Mr. Friedli advised that the current tree canopy in Station Areas is 35%. The land area in the Station Areas is 496 acres which equals 7% of the City’s total land area. Station Area 1 has 30 acres of PPA (15%), Station Area 2 has 25 (18%) and Station Area 3 has 29 (18%). However, each of the station areas represent just 3% of the City’s total PPA. The consultants also considered the impact of the light rail lines through Shoreline, which would require the removal of 25 acres of tree canopy. He summarized that, while removal of these trees will be devastating, the overall impact on the tree canopy will be less than 1%.

Mr. Friedli concluded that while the City's tree canopy is currently meeting the UFSP targets, it does not preclude the need to plant more trees in order to maintain the long-term health of the urban forest. There will continue to be a loss of trees due to new development, particularly development related to the light rail stations. In addition, aging trees will eventually die and need to be replaced.

Mayor Hall asked if the change in impervious surface reported is presumably because tree canopy has grown over the impervious surfaces, and not because 6% of the concrete was torn out. Mr. Friedli answered affirmatively. He added that trees overhanging streets were not included in the land use statistics, but they were included in the total citywide numbers.

Deputy Mayor Salomon cautioned that there are 6-foot tall street trees that provide canopy coverage, but it seems that people value the very large, mature trees (Douglas Fir, Cedar, etc.) the most. He asked how the City is doing in that regard. Mr. Friedli said the study does not differentiate for tree size. He agreed that would be helpful information to have, but the budget was not sufficient to include this more detailed ground-level assessment.

Councilmember McGlashan asked if the assessment counts shrubbery as well as trees. He pointed out that the Innis Arden Reserve shows up on the aerial photographs as a heavily treed area, but a large number of the trees were actually removed and a significant amount of the current vegetation is shrubbery, etc. Mr. Friedli explained that, in many cases, the large trees cover the shrubs and smaller trees. Shrubs that are not under trees are documented under a separate category. The satellite images can distinguish between trees, shrubs and grass. Mayor Hall added that Lidar imaging also identifies vegetation height from the ground level.

Councilmember McGlashan agreed that the old-growth trees are very important, particularly those located in parks. These old-growth trees will be gone someday, yet there does not seem to be a management plan in place for their replacement. Mr. Friedli said the City recently started working with the Washington Native Plant Society to do restoration projects at a variety of parks. The intent is to focus more of the City's resources towards urban forest and natural area maintenance.

Councilmember Scully observed that the total tree coverage in the station areas is only about 7% of the City's total, and the gain in total tree coverage between 2009 and 2017 was about 6%. If the station areas are clear cut, the tree canopy would be reduced to below the 2009 level.

Councilmember Roberts asked if there are details in the report about the types of trees in the City. Mr. Friedli answered that the assessment does not distinguish between the types of trees. Councilmember Roberts observed that the assessment does not speak to the health of the existing tree canopy either and asked if there is a way to find out. Mr. Friedli answered that the City worked in partnership with the King County Conservation District to do forest assessments. A consultant was hired to look at seven different parts of parks to identify the number of invasive trees, the general health of the trees, the maturity of the forests, etc. Volunteers are currently working on restoration plans that were created based on this information. However, doing this citywide would require a significant financial investment.

Councilmember Roberts asked if the City uses Best Available Science (BAS) to identify the types of trees needed to maintain wildlife corridors, etc. throughout the City. Mr. Friedli responded that they do not have specific analytics on this, but the general response would be diversity of trees is needed.

Recognizing that a citywide approach would not be feasible, Councilmember Roberts asked where staff would focus their priorities if resources were available for an additional study. Mr. Friedli responded that he would work with park maintenance staff to identify the top 10 areas in parks that are of greatest concern and focus an assessment on those areas.

Councilmember Chang asked where the best places to consider expanding the urban tree canopy would be given the anticipated loss in the station areas. Mr. Friedli said the approach they took last year should be the first place to start looking at right-of-ways, primarily in low-density residential areas that have some capacity to plant more trees. He cautioned that there needs to be a balance in the parks of both open areas and urban forests.

Mayor Hall commented that the staff and volunteers are still working to implement the entire UFMP, and the tree canopy assessment is only one of the actions. He agreed there will be some loss of trees in the station areas as redevelopment occurs, but there are also policies in place to increase parkland in these areas, which will create more opportunities for planting. Street trees will also be required. He noted 25,000 potential new housing units are anticipated in Station Area 1, and there is a mandatory affordable housing requirement of 20%. He suggested that the need for affordable housing should also be considered when discussing the appropriate balance for the City.

10. ADJOURNMENT

At 8:27 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF WORKSHOP DINNER MEETING

Monday, August 13, 2018
5:45 p.m.

Conference Room 303 - Shoreline City Hall
17500 Midvale Avenue North

PRESENT: Mayor Hall, Deputy Mayor Salomon, Councilmembers McGlashan, Scully, McConnell, Chang and Roberts

ABSENT: None

STAFF: Debbie Tarry, City Manager; John Norris, Assistant City Manager; Nathan Daum, Economic Development Program Manager; and Jessica Simulcik Smith, City Clerk

GUESTS: None

At 5:45 p.m., Mayor Hall called the meeting to order. Ms. Tarry introduced Nathan Daum, the City's new Economic Development Program Manager. Mr. Daum provided Council information on his educational and professional background and his approach to economic development. He said he is thrilled to be in Shoreline and working towards implementing the City's Vision 2029.

Secure Scheduling Regulations Update

Mr. Norris recalled that in March of last year, Council discussed the potential of a Secure Scheduling Ordinance similar to what the City of Seattle adopted. Ultimately, Council decided to not pursue an ordinance at that time but asked staff to come back with a report on Seattle's first year of implementation. Mr. Norris stated that the evaluation of Seattle's ordinance is still a work in progress, and recommended staff revisit this issue again in mid-2019.

Councilmembers expressed disappointment with delaying consideration for another year but agreed that waiting for Seattle's report made sense, and that it should be brought back in the summer of 2019. Councilmember Roberts asked staff to include research and analysis on 'private rights of action', which is an enforcement mechanism that places the responsibility of enforcement on private law suits, rather than on the City. Mr. Norris said staff would research this, and also bring back information on the businesses that would be impacted by secured scheduling if Shoreline were to follow the model created by the City of Seattle, and on the chain stores in Shoreline that may have already moved to Seattle's scheduling model.

Upcoming Council Dinner Meeting Discussion Topics

Councilmembers indicated they would like to: tour the Seattle Community Psychiatric Clinic facility; include the pool/community center/senior center and a potential partnership as a discussion item with the Shoreline School District; include the 148th Pedestrian Bridge as part of the 145th Corridor Project as a discussion item with the Cities of Kenmore and Lake Forest Park;

schedule a meeting with the North City Water District early next year; and potentially schedule a meeting with Seattle Councilmember Debora Juarez.

Council Dinner Meeting Protocol

Mayor Hall asked Council if the Workshop Dinner Meeting start time of 5:45 p.m. still worked with everyone's schedule. Councilmembers agreed that it did.

Executive Session Scheduling

Mr. Norris stated the City Attorney was interested in asking Council if they would like to add a default executive session to all or some of their meeting agendas. If the executive session is not needed, the Mayor could cancel it from the dais. Councilmembers did not express interest in changing how executive sessions are placed on the agenda and agreed that they should be added as needed.

Hearing Examiner Rules Amendment

Mr. Norris pointed out the current Hearing Examiner Rules were adopted in 2001 and are in need of an update. He asked for Council's preference on when hearings are scheduled. Council agreed that the current Hearing Examiner Rules should be updated and were agreeable to providing more flexibility for scheduling. Councilmembers were comfortable with Tuesdays, Wednesdays, and Thursdays (when there is not a Planning Commission Meeting), and with a 6:00 p.m. start time. Council indicated they did not want to hold hearings during the day time.

At 6:49 p.m. the meeting adjourned.

Jessica Simulcik Smith, City Clerk

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Approval of Expenses and Payroll as of August 24, 2018
DEPARTMENT: Administrative Services
PRESENTED BY: Sara S. Lane, Administrative Services Director

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to formally approve expenses at the City Council meetings. The following claims/expenses have been reviewed pursuant to Chapter 42.24 RCW (Revised Code of Washington) "Payment of claims for expenses, material, purchases-advancements."

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of \$2,673,088.01 specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
7/15/18-7/28/18	8/3/2018	79621-79897	15770-15811	71153-71157	\$714,679.01
7/29/18-8/11/18	8/17/2018	79898-80167	15812-15852	71364-71368	\$704,084.61
					\$1,418,763.62

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
8/2/2018	71016	71036	\$2,001.83
8/2/2018	71037	71045	\$24,702.13
8/2/2018	71046	71073	\$60,982.38
8/2/2018	71074	71109	\$254,935.74
8/2/2018	71110	71114	\$2,261.45
8/9/2018	71115	71142	\$20,328.14
8/9/2018	71143	71152	\$31,576.24
8/15/2018	71158	71178	\$114,267.52
8/15/2018	71179	71201	\$4,024.74
8/15/2018	71202	71216	\$14,831.50
8/15/2018	71217	71243	\$145,804.95

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
8/16/2018	71244	71249	\$753.26
8/22/2018	71250	71250	\$2,207.25
8/22/2018	71251	71251	\$58,512.90
8/23/2018	71252	71272	\$104,023.62
8/23/2018	71273	71303	\$321,824.89
8/23/2018	71304	71313	\$1,785.00
8/23/2018	71314	71323	\$26,578.91
8/23/2018	71324	71363	\$62,921.94
			<u>\$1,254,324.39</u>

Approved By: City Manager **DT**

City Attorney **MK**

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Resolution No. 431 – Declaring Certain City-Owned Vehicles Surplus and Authorizing Their Sale as Provided in Shoreline Municipal Code, Chapter 3.50
DEPARTMENT:	Administrative Services Department
PRESENTED BY:	Sara Lane, Administrative Services Director Dan Johnson, Fleet & Facilities Manager
ACTION:	<input type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

Staff is requesting City Council approval to surplus two City vehicles in accordance with Section 3.50.030 (B) of the Shoreline Municipal Code (SMC). Staff has identified a 2012 Ford E 350 XL Interceptor Transport Van (including a Passenger Insert) with 93,500 miles and a 2003 Chevrolet Silverado Pickup with 48,299 miles for surplus. SMC 3.50.030 requires City Council approval for the sale of surplus personal property with an individual value in excess of \$5,000. The transport van has been evaluated by a private company for its fair market value, and the value ranges from \$6,000 to \$9,000. The pickup has been also evaluated and based on the Kelly Blue Book, it is valued at \$6,508.

Proposed Resolution No. 431 would authorize the surplus of these two vehicles by live auction. Tonight, Council is scheduled to adopt proposed Resolution No. 431.

RESOURCE/FINANCIAL IMPACT:

The estimated cost to surplus the Transport Van will range from \$600 to \$900 and \$651 for the pickup, which equates to 10% of the fair market value of the vehicles. Because the transport van was purchased with Federal funds, the City must follow the US Department of Justice rules for disposition and replacement of equipment. As well, since the transport van has a fair market value of over \$5,000, proceeds must serve the same function as the original; and therefore, will go towards the new van lease through the Police Services Agreement with King County. The proceeds from the sale of the pickup will be returned to the City Equipment Replacement Fund.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 431.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

Staff is requesting City Council approval to surplus two City vehicles in accordance with Section 3.50.030 (B) of the Shoreline Municipal Code (SMC). Staff has identified a 2012 Ford E 350 XL Interceptor Transport Van (including a Passenger Insert) with 93,500 miles and a 2003 Chevrolet Silverado Pickup with 48,299 miles for surplus. SMC 3.50.030 requires City Council approval for the sale of surplus personal property with an individual value in excess of \$5,000. The transport van has been evaluated by a private company for its fair market value, and the value ranges from \$6,000 to \$9,000. The pickup has been also evaluated and based on the Kelly Blue Book, it is valued at \$6,508.

The transport van was assigned to the Shoreline Police Department, however with the purchase of a new replacement van by the King County Sherriff's Office, it is no longer needed for City operations. The pickup was assigned to the Customer Response Team (CRT) but was replaced with a new pickup and also is no longer needed for City operations.

The following is a summary of surplus vehicles and their fair market value:

Vehicle #	Vehicle Description	Vehicle Miles	Fair Market Value
163	2012 Ford E 350 XL Interceptor Van & Passenger Insert	93,500	\$6,000 - \$9,000
133	2003 Chevrolet Silverado Pickup	48,299	\$6,508

DISCUSSION

Proposed Resolution No. 431 (Attachment A) would authorize the surplus of these two vehicles by live auction. This option for surplus sale has proven effective due to the following:

- Potential of higher and faster financial returns to the City stemming from a larger volume of bidders during the auction process.
- Removal of the vehicles from City property and creating additional parking spaces for customers and employees.
- Removal from the Washington Cities Insurance Association insurance coverage once they are sold.

If proposed Resolution No. 431 is approved, staff would auction the two vehicles using James G. Murphy Auction Services. Tonight, Council is scheduled to adopt proposed Resolution No. 431.

RESOURCE/FINANCIAL IMPACT

The estimated cost to surplus the Transport Van will range from \$600 to \$900 and \$651 for the pickup, which equates to 10% of the fair market value of the vehicles. Because the transport van was purchased with Federal funds, the City must follow the US Department of Justice rules for disposition and replacement of equipment. As well, since the transport van has a fair market value of over \$5,000, proceeds must serve the same function as the original; and therefore, will go towards the new van lease through

the Police Services Agreement with King County. The proceeds from the sale of the pickup will be returned to the City Equipment Replacement Fund.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 431.

ATTACHMENTS

Attachment A: Proposed Resolution No. 431

RESOLUTION NO. 431

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DECLARING CERTAIN CITY-OWNED VEHICLES SURPLUS AND AUTHORIZING THEIR SALE AS PROVIDED IN SHORELINE MUNICIPAL CODE, CHAPTER 3.50.

WHEREAS, Chapter 3.50 of the Shoreline Municipal Code addresses the sale and disposal of surplus personal property; and

WHEREAS, SMC 3.50.030 requires City Council approved for the sale of surplus personal property with an individual item value in excess of \$5,000; and

WHEREAS, City Staff have identified two fleet vehicles that are no longer of public use and the sale of these vehicles would be in the best interest of the City; and

WHEREAS, the two fleet vehicles are a 2012 Ford E 350 XL Interceptor Transport Van and a 2003 Chevrolet Silverado Pickup, both of which have individual values in excess of \$5,000; and

WHEREAS, per SMC 3.50.030, the City Council has determined that these fleet vehicles should be sold by live auction;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES:

Section 1. Declaration of Surplus Personal Property. The following vehicles are declared surplus to the needs of the City of Shoreline:

Vehicle #	Vehicle Description	Fair Market Value
163	2012 Ford E 350 XL Interceptor Van & Insert	\$6,000 - \$9,000
133	2003 Chevrolet Silverado Pickup	\$6,508

Section 2. Authorization to Sell and Dispose of Surplus Personal Property. The City Manager or duly authorized agent is hereby authorized to sell and dispose of the Surplus Personal Property identified in Section 1 by Live Auction as provided in SMC 3.50.030(B).

This Resolution shall take effect and be in full force immediately upon passage by the City Council.

ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 10, 2018.

Mayor Will Hall

ATTEST:

Jessica Simulcik Smith
City Clerk

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adopting Ordinance No. 834 - Amending the 2018 Final Budget by Increasing the Appropriation in the General Capital Fund and Limited Tax GO BAN 2018 Fund to Support an Interim Funding Strategy for the Aquatics Community Center
DEPARTMENT:	Administrative Services
PRESENTED BY:	Sara Lane, Administrative Services Director Rick Kirkwood, Budget Supervisor
ACTION:	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

The City is proceeding with plans to acquire properties to implement the adopted Parks, Recreation and Open Space (PROS) Plan, specifically for a future Aquatics Community Center. The 2018 Budget needs to be amended for the purchase and issuance of debt. Staff discussed the need to amend the 2018 Budget with City Council on July 23, 2018. Proposed Ordinance No. 834 would provide for this budget amendment.

Council discussed proposed Ordinance No. 834 on August 13, 2018, and directed staff to bring back the ordinance for adoption. Tonight, Council is scheduled to adopt proposed Ordinance No. 834.

FINANCIAL IMPACT:

Proposed Ordinance No. 834 impacts the 2018 Budget, as follows:

- Increases 2018 appropriations in the General Capital Fund by \$24,800,000 for the purchase of properties necessary to support the property acquisition for the future Aquatics Community Center as part of the PROS Plan.
- Increases 2018 appropriation in the Limited Tax GO BAN 2018 Fund by \$200,000 to cover the costs to issue the notes.
- Expenditure appropriation is supported by:
 - Receipt of bond proceeds estimated at \$25,000,000 that will be split between:
 - General Capital Fund - \$24,800,000
 - Limited Tax GO BAN 2018 Fund - \$200,000; and
 - Revenues of up to \$265,000 into the General Capital Fund for income generated by the properties purchased.

No debt service or interest payments will be required in 2018. The budget for future debt service will be incorporated into the 2019-2020 budget process. The net impact of proposed Ordinance No. 834 is an increase in 2018 expenditure appropriations totaling

\$25,000,000, and revenues totaling \$25,265,000. Funding for this amendment will come from the sale of Bond Anticipation Notes and revenue from purchased properties.

Fund	2018 Current Budget (A)	Budget Amendment (B)	Amended 2018 Budget (C) (A + B)
General Fund	\$49,413,678	\$0	\$49,413,678
Limited Tax GO BAN 2018 Fund	0	200,000	200,000
General Capital Fund	7,029,417	24,800,000	31,829,417
All Other Funds	36,256,102	0	36,256,102
Total	\$92,699,197	\$25,000,000	\$117,699,197

RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No. 834 amending the 2018 Budget to increase appropriations by \$25,000,000.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

The City is proceeding with plans to acquire properties to implement the adopted Parks, Recreation and Open Space (PROS) Plan. Council adopted Ordinance No. 829, authorizing issuance of \$25 million bond anticipation notes to support the interim finance plan, on August 6, 2018. The materials for adoption of this ordinance can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2018/staffreport080618-7c.pdf>.

The 2018 Budget now must be amended for the purchase of land and issuance of debt. Council discussed the budget amendment included in Ordinance No. 834 on August 13, 2018. The purpose section of the Ordinance No. 834 has been updated since August 13, 2018 to better reflect the purpose of the amendment. No changes have been made to the actual budget amendment. The staff report for the discussion is available here:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2018/staffreport081318-9a.pdf>.

DISCUSSION

The detail of the Ordinance No. 834 is as follows:

General Capital Fund:

Aquatic-Community Center:

Revenues	Transfers In	Expenditures	Transfers Out	FTE Count Change
\$25,065,000	\$0	\$24,800,000	\$0	---

The 2018 appropriation for this program will increase by \$24,800,000 to support the acquisition of properties for the proposed Aquatics Community Center. This will be supported by proceeds from the sale of limited tax general obligation bond anticipation notes (Notes) authorized by the Bond Anticipation Note Authorization (Ordinance No. 829).

Revenues:

The General Capital Fund revenues will increase by up to \$25,065,000 from proceeds from the sale of the bonds and revenue generated by the purchased properties. The amount of revenue generated will be determined based upon the timing of the purchase. In future years, revenue necessary to support debt service on the bonds will be transferred to the Limited Tax GO BAN 2018 Fund. If the property generates revenue in excess of debt service that revenue will be available to support the cost of the Aquatic-Community Center.

Limited Tax GO BAN 2018 Fund:

Limited Tax GO BAN 2018 Administration:

Revenues	Transfers In	Expenditures	Transfers Out	FTE Count Change
\$200,000	\$0	\$200,000	\$0	---

The 2018 appropriation for this program will increase by a total of \$200,000 to support the costs to issue the Notes. While costs are not anticipated to exceed \$190,000, additional appropriation is requested to ensure adequate appropriation exists.

Revenues:

Limited Tax GO BAN 2018 Fund revenues in will be increased by \$200,000 from the proceeds from the sale of the Note(s).

FINANCIAL IMPACT

Proposed Ordinance No. 834 impacts the 2018 Budget, as follows:

- Increases 2018 appropriations in the General Capital Fund by \$24,800,000 for the purchase of properties necessary to support the property acquisition for the future Community- Aquatics Center as part of the PROS Plan.
- Increases 2018 appropriation in the Limited Tax GO BAN 2018 Fund by \$200,000 to cover the costs to issue the notes.
- Expenditure appropriation is supported by:
 - Receipt of bond proceeds estimated at \$25,000,000 that will be split between:
 - General Capital Fund - \$24,800,000
 - Limited Tax GO BAN 2018 Fund - \$200,000; and
 - Revenues of up to \$265,000 into the General Capital Fund for income generated by the properties purchased.

No debt service or interest payments will be required in 2018. The budget for future debt service will be incorporated into the 2019-2020 budget process. The net impact of proposed Ordinance No. 834 is an increase in 2018 expenditure appropriations totaling \$25,000,000, and revenues totaling \$25,265,000. Funding for this amendment will come from the sale of Bond Anticipation Notes and revenue from purchased properties.

Fund	2018 Current Budget (A)	Budget Amendment (B)	Amended 2018 Budget (C) (A + B)
General Fund	\$49,413,678	\$0	\$49,413,678
Limited Tax GO BAN 2018 Fund	0	200,000	200,000
General Capital Fund	7,029,417	24,800,000	31,829,417
All Other Funds	36,256,102	0	36,256,102
Total	\$92,699,197	\$25,000,000	\$117,699,197

RECOMMENDATION

Staff recommends that the City Council adopt Ordinance No. 834 amending the 2018 Budget to increase appropriations by \$25,000,000.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 834

ORDINANCE NO. 834

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AMENDING THE 2018 FINAL BUDGET BY INCREASING THE APPROPRIATION IN THE GENERAL CAPITAL FUND AND LIMITED TAX GO BAN 2018 FUND TO SUPPORT AN INTERIM FUNDING STRATEGY FOR THE AQUATICS COMMUNITY CENTER.

WHEREAS, the 2018 Final Budget for the City of Shoreline was adopted by Ordinance No. 806 and subsequently amended by Ordinance Nos. 812, 814, 815 and 826 (collectively, the “2018 Budget”); and

WHEREAS, the City is proceeding with plans to acquire properties to implement the Parks, Recreation and Open Spaces Plan (“PROS Plan”), specifically the proposed Aquatics Community Center; and

WHEREAS, with the adoption of Ordinance No. 829, the City Council authorized an interim funding strategy and amendments to the 2018 Budget are necessary to support that interim funding strategy; and

WHEREAS, the City of Shoreline is required by RCW 35A.33.075 to include all revenues and expenditures for each fund in the adopted budget and, therefore, the 2018 Budget needs to be amended, once again, to reflect the increases and decreases to the City’s funds;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Amendment – 2018 Budget. The City hereby amends the 2018 Budget by increasing the appropriation for the General Capital Fund by \$24,800,000 and the Limited Tax GO BAN 2018 Fund by \$200,000; thereby increasing the Total Funds appropriation to \$117,699,197, as follows:

Fund	Current Appropriation	Revised Appropriation
General Fund	\$49,413,678	
Street Fund	2,376,815	
Code Abatement Fund	130,000	
State Drug Enforcement Forfeiture Fund	418,140	
Public Arts Fund	195,246	
Federal Drug Enforcement Forfeiture Fund	58,000	
Property Tax Equalization Fund	0	
Federal Criminal Forfeiture Fund	0	
Transportation Impact Fees Fund	221,400	
Park Impact Fees Fund	50,000	
Revenue Stabilization Fund	0	

Fund	Current Appropriation	Revised Appropriation
Unltd Tax GO Bond 2006	1,697,925	
Limited Tax GO Bond 2009	1,661,417	
Limited Tax GO BAN 2018	0	200,000
Limited Tax GO Bond 2013	260,635	
General Capital Fund	7,029,417	31,829,417
City Facility-Major Maintenance Fund	153,213	
Roads Capital Fund	18,011,029	
Surface Water Capital Fund	7,597,735	
Wastewater Utility Fund	2,297,901	
Vehicle Operations/Maintenance Fund	772,302	
Equipment Replacement Fund	336,844	
Unemployment Fund	17,500	
Total Funds	\$92,699,197	\$117,699,197

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 3. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such decision or preemption shall not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 4. Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. The ordinance shall take effect and be in full force five days after passage and publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 10, 2018.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Publication Date: _____, 2018

Effective Date: _____, 2018

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorizing the City Manager to Execute a Right-of-Way Improvement Phasing Agreement with Trammell Crow Residential for Design and Construction of Right-of-Way Improvements Associated with the Westminster Way N and N 155 th Street Intersection Improvements Project
DEPARTMENT:	Public Works
PRESENTED BY:	Tricia Juhnke, City Engineer
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

Trammell Crow Residential (TCR) is currently under contract to purchase the parcels that make up the triangular area between Westminster Way, N 155th Street and Aurora Avenue N. The parcels are within the Aurora Square Community Renewal Area (CRA), and are directly adjacent to the City’s Westminster Way N and N 155th Street Intersection Improvements (Westminster & 155th) project.

TCR plans to redevelop the lots into a multi-family development currently identified as the Alexan. The City’s code requires developers to design and construct frontage improvements and SEPA mitigations to City standards. The Alexan project is scheduled to begin site and building construction in the fall of 2018, with completion in late 2020/early 2021.

On a parallel track, the City has finished 60% design of the Westminster and 155th Intersection project in the CRA, which includes the intersection of Westminster Way N and N 155th Street, Westminster Way N, from Aurora Avenue N to the intersection with N 155th Street, and a new one-way access road from Westminster Way to Aurora Avenue N at N 157th Street. In the 2018 - 2023 CIP, construction was anticipated to begin on this project in 2019.

There is overlap in both scope and schedule between the City project and the required improvements for the Alexan project. To address and coordinate the overlapping projects, an agreement is needed to define the improvements and assign responsibility for constructing them. This agreement is based on three key elements:

1. To minimize the construction impacts on Shoreline residents and to keep the roadways operating through the construction of two distinct projects.
2. Ensuring the Alexan project is financially responsible for their proportional share of the infrastructure, as defined in City Code and the State Environmental Policy Act (SEPA).

3. The schedule for construction of both projects is coordinated so the infrastructure improvements are complete before the Alexan project is occupied.

Based on the City’s project cost estimate developed at 60% design completion, the traditional frontage improvements and SEPA mitigations for the Alexan project would cost approximately \$2.1 million to construct. The Agreement generally sets forth that the City will complete its improvements as described above and that as compensation for construction of the Alexan frontage and SEPA improvements, TCR will construct select right-of-way improvements on Westminster Way and on N 155th Street that are of equal value to the Alexan frontage and SEPA improvements constructed by the City. The Agreement is included as Attachment A. Tonight, Council is schedule to authorize the City Manager to execute this agreement with TCR.

RESOURCE/FINANCIAL IMPACT:

The 2018-2023 Capital Improvement Plan includes funding for the Westminster and 155th Intersection project. The approved CIP assumed contribution/ financial responsibility by development projects as shown below:

EXPENDITURES	
Project Administration	\$508,581
Construction	\$2,610,000
Total Project Cost	\$3,118,581
Revenues	
General Fund Contribution	\$300,000
Private Donations	\$1,630,000
Roads Capital Fund	\$1,080,000
Total Project Revenues	\$3,118,581

The cost estimates prepared at 60% design completion are higher than currently approved within the CIP. The new estimates have been used to determine the financial responsibility for the Alexan project.

In addition to this agreement, there are two additional revenue sources to support the City portion of the project:

1. Staff is pursuing grant funding from the Transportation Improvement Board as an Economic Development Project. The construction costs by TCR for the Alexan project would serve as grant match and should eliminate the need for additional City funding.
2. As other properties within the CRA redevelop, they will be required to contribute their proportional share of the cost of these improvements, or other improvements defined in the CRA plan. The former Sears property has recently been acquired by Merlone – Geier Partners (MGP) and they are in the preliminary phases of design. Financial contributions to this project would most likely be facilitated either through a “latecomers’ agreement”, or a “development agreement”. Depending on the timing of the redevelopment, the City may have to provide local funds for construction until the MGP or another property redevelops.

Adjustments to project funding will be made after execution of this Agreement and as part of the 2019-2024 CIP.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the Right-of-Way Improvement Phasing Agreement with Trammell Crow Residential.

Approved By: City Manager ***DT*** City Attorney ***MK***

BACKGROUND

In 2015, the City Council adopted Ordinance No. 705 designating a planned action (Planned Action) for the Aurora Square Community Renewal Area pursuant to the State Environmental Policy Act (SEPA). Ordinance No. 705 can be found at the following link: <http://www.shorelinewa.gov/home/showdocument?id=21860>.

The Planned Action identified mitigation associated with development of the CRA including 11 transportation projects to support redevelopment of the area, including three projects focused on the need to transform Westminster Way N between N 155th Street to N 160th Street into a more pedestrian-friendly street that provides for additional retail and residential frontage.

To support the redevelopment of the CRA, Council has authorized, through the CIP, the Westminster and 155th Intersection project which addresses these three specific projects from the Planned Action:

- Project No. 4: Westminster Way N from N 155th Street to N 160th Street
- Project No. 5: N 157th Street from Westminster Way N to Aurora Avenue N
- Project No. 6: Intersection of N 155th Street and Westminster Way N

The project is has reached 60 percent design, and final design will be completed in fall 2018.

Redevelopment Project at Westminster Way N and N 155th Street

Prior to the adoption of the Planned Action, a building permit was submitted for a multi-family development on multiple properties making up the triangle between Westminster Way N, Aurora Avenue N and N 155th Street. Since the project was submitted prior to the Planned Action, it is subject to a separate determination under SEPA. The project, originally known as Potala, went into receivership prior to completion of the SEPA determination. After a lengthy process, TCR is under contract to purchase the properties, now referred to as the Alexan.

The final SEPA determination has not been issued but the following traffic mitigations have been identified for the project:

- Pedestrian crossing on Westminster Way N
- Construction of N 157th Street
- Contribution to intersection improvements at N 155th Street and Westminster Way N

Under the City's development code, the project is also required to build frontage improvements including curb, gutter and sidewalk.

As part of the project, the City Council adopted Ordinance No. 830, which amended Ordinance No. 703 for the vacation of right-of-way on July 16, 2018. The staff report for Ordinance No. 830 can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2018/staffreport071618-7b.pdf>.

Project Coordination

The scope of the City's Capital Improvement project and the mitigation for the Alexan project overlap. In developing and funding the CIP project, the need to coordinate the City project with the redevelopment project was anticipated. Over the past several months, TCR has worked closely with the City to advance the project with a goal to secure building permits for the Alexan in the fall of 2018. There are several key elements that still need to be addressed prior to issuance of the building permit including:

- Executing this agreement to define responsibility for the right-of-way improvements; and
- Completing the requirements of the street vacation including monetary compensation and recording of lot line adjustments for transfer and merging of parcels.

DISCUSSION

Typical Approach to Frontage and Intersection Improvements

Developers are required to design and construct any required street and frontage improvements to City standards at the developer's expense. These are typically confined to frontage improvements that directly abut or serve the development, or are required as SEPA mitigations.

Trammel Crow Residential is proposing a mixed use retail/multi-family residential development on the parcels that make up the triangular area between Aurora Ave. N., Westminster Way N and N 155th Street. In this specific case, the City's Development Code and Engineering Development Manual require TCR to construct street and frontage improvements along the north side of N 155th Street and along the east side of Westminster Way N, including parts, but not all, of the signalized intersection. Also, based on TCR's traffic impact analysis, TCR is required to construct a new one-way street (N 157th Street) linking Westminster Way N and Aurora Avenue N, located near the north end of their parcels. The estimate for the components required by the Alexan project is \$2,100,000. Please refer to Attachment C for details of the improvements TCR would be required to provide using the typical approach to frontage.

Using this approach, the City would be responsible for design and construction of the remainder of the intersection and any other improvements that are required for the roadway and intersection to function safely and efficiently until the former Sears property is redeveloped at a later time.

To simplify design and construction of both the City's and TCR's improvements, staff is proposing an alternative approach.

Alternative Approach for These Projects

Instead of requiring TCR to design and construct standard frontage improvements and SEPA mitigations, staff have identified alternative right-of-way improvements of equal value for TCR to design and construct. The alternative improvements include the sidewalk and amenity zone directly abutting their parcels along N 155th Street, the entire width of Westminster Way N, including the sidewalks of both sides of the street from N 157th Street to just north of the signal infrastructure for the N 155th Street Intersection,

and the new access road at N 157th Street. Attachment C provides details of the improvements that TCR would be required to provide using this alternative approach.

The alternative approach simplifies the transition between TCR's frontage and the City improvement project, allows City staff to retain control over the construction of the signalized intersection, and minimizes the amount of re-work needed to keep the roadways operating safely throughout construction. Attachment B shows the details of the scope of the alternative right-of-way improvements.

Right-of-Way Design and Construction Agreement

To address and coordinate the two projects, staff prepared an agreement (Attachment A) defining the limits of TCR's alternative right-of-way improvements. The Agreement generally sets forth that TCR will finalize the design of their alternative improvements and submit them for City review when they apply for their right-of-way permits. TCR will then finance and construct the alternative improvements to City standards instead of constructing their traditional frontage and SEPA mitigation improvements. The Agreement also sets forth that the City will separately finance and construct its project, completing improvements necessary for the intersection, streets and frontage to operate safely and efficiently. In summary, TCR's scope of improvements within the Agreement include:

- Re-construction of Westminster Way N from approximately 200 feet North of N 155th Street to Aurora Avenue N, including sidewalk and amenity zone on both sides of Westminster Way N;
- Construction of a new N 157th Street between Westminster Way N and Aurora Avenue N;
- Construction of sidewalk and amenity zone on the North side of N 155th Street and the Northeast corner of the intersection, excluding the curb line.

The scope of work for the City capital project will include:

- Reconstruction of the signalized intersection of N 155th Street and Westminster Way N;
- Sidewalk improvements in areas outside TCRs requirements;
- Reconstruction of N 155th Street roadway and curb line between Westminster Way N and Aurora Avenue N.

Additionally, the City will acquire the right-of-way from Seattle City Light that is necessary to connect the new N 157th Street to Aurora Avenue N.

The Agreement also includes key schedule milestones as follows:

- City will construct the intersection improvements in second quarter of 2020 and will notify TCR by September 1, 2020 that the intersection improvements are completed; the City will also notify TCR that they may proceed with their improvements.
- TCR will begin construction within three months of receiving the City's notice to proceed.
- All improvements are scheduled to be completed and operational by second quarter of 2021 and prior to the Request for Occupancy on the building permit.

Based on the cost estimate developed with the 60% design plans, the total project construction cost is estimated at \$4,500,000. The estimate for the components required by the Alexan project is \$2,100,000. The scope of TCR’s requirements within the Agreement is equivalent to the construction costs for their improvements required by the project.

Outside of this Agreement, the City will be working with other developers such as MGP to develop similar agreements to further fund the transportation mitigation projects identified in the Planned Action and support the redevelopment of the Community Renewal area.

COUNCIL GOALS ADDRESSED

This project supports Council Goal #1 to strengthen Shoreline’s economic base to maintain the public services that the community expects, and supports Council Goal #2 to improve Shoreline’s infrastructure to continue the delivery of highly-valued public service.

RESOURCE/FINANCIAL IMPACT

The 2018-2023 Capital Improvement Plan includes funding for the Westminster and 155th Intersection project. The approved CIP assumed contribution/ financial responsibility by development projects as shown below:

EXPENDITURES	
Project Administration	\$508,581
Construction	\$2,610,000
<hr/>	
Total Project Cost	\$3,118,581
 Revenues	
General Fund Contribution	\$300,000
Private Donations	\$1,630,000
Roads Capital Fund	\$1,080,000
<hr/>	
Total Project Revenues	\$3,118,581

The cost estimates prepared at 60% design completion are higher than currently approved within the CIP. The new estimates have been used to determine the financial responsibility for the Alexan project.

In addition to this agreement, there are two additional revenue sources to support the City portion of the project:

3. Staff is pursuing grant funding from the Transportation Improvement Board as an Economic Development Project. The construction costs by TCR for the Alexan project would serve as grant match and should eliminate the need for additional City funding.
4. As other properties within the CRA redevelop, they will be required to contribute their proportional share of the cost of these improvements, or other improvements defined in the CRA plan. The former Sears property has recently been acquired by Merlone – Geier Partners (MGP) and they are in the

preliminary phases of design. Financial contributions to this project would most likely be facilitated either through a “latecomers’ agreement”, or a “development agreement”. Depending on the timing of the redevelopment, the City may have to provide local funds for construction until the MGP or another property redevelops.

Adjustments to project funding will be made after execution of this Agreement and as part of the 2019-2024 CIP.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the Right-of-Way Improvement Phasing Agreement with Trammell Crow Residential.

ATTACHMENTS

Attachment A: Right-of-Way Improvement Phasing Agreement

Attachment B: Westminster Way N and N 155th St Construction Phasing and Cost Breakdown

Attachment C: Westminster Way N and N 155th Street Construction Phasing Exhibit

**RIGHT OF WAY IMPROVEMENT
PHASING AGREEMENT**

THIS RIGHT OF WAY IMPROVEMENT PHASING AGREEMENT (this “Agreement”) is dated as of _____, 2018 (“Effective Date”), between the CITY OF SHORELINE, a Washington municipal corporation (“City”), and MAPLE MULTI-FAMILY LAND TX, L.P., a Delaware limited partnership (“Developer”), or its assigns.

RECITALS

WHEREAS, Developer is under contract to acquire certain real property located at 15560 Westminster Way North, Shoreline, Washington 98133 (the “Alexan Property”), on which Developer intends to develop a multi-family apartment project (the “Alexan Project”); and

WHEREAS, as part of the standard development regulations in the City the Alexan Property must undertake certain standard frontage improvements, as well as some required SEPA mitigations; and

WHEREAS, the existing and final pavement grades and elevations on Westminster Way N and North 155th Street and the new alignment create difficulties for the construction of typical standard frontage improvements for the Alexan Property without extensive additional road construction and related temporary drainage; and

WHEREAS, the City’s current CIP schedule identifies certain city improvements to Westminster Way and to 155th Street in 2020; and

WHEREAS, due to the difficulty of constructing standard frontage improvements for the Alexan Property, as well as the added expense and difficulty of coordinating the City’s CIP improvements with the standard frontage improvements, the City and the Developer desire to enter in this cooperative agreement that allows the Developer to construct “in lieu” alternative frontage improvements to the standard frontage improvements in amount equal to the standard frontage improvements, and to phase the City’s CIP improvements in coordination with the alternative frontage improvements; and

WHEREAS, the City has determined that these two phased improvements are in the public interest because they would: (1) coordinate the design and construction of the City’s CIP improvements with the Alexan Property alternative frontage improvements; (2) enhance traffic operations and circulation during the construction of the phased improvements; (3) increase traffic safety; and (4) decrease overall disruption for the phased improvements; and

WHEREAS, the parties are entering into this Agreement in order to set forth the scope and phasing of the improvements to be constructed by the City and Developer.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual undertakings and promises contained herein, and the benefits to be realized by each party and in future consideration of the benefit to the general public by this Agreement, the parties agree as follows:

Section 1. DEFINED TERMS. Each defined term in this Agreement shall have the meaning ascribed to that term in this Section 1 unless otherwise defined in this Agreement:

“Property” means the property located at 15560 Westminster Way North, Shoreline, Washington 98133, in the area commonly referred to as the Westminster Triangle.

“Standard Frontage Improvements” means the typical right-of-way improvements that Developer would construct under the City’s default improvement requirements for development in the City. (**Figure 4 – Typical Right-of-Way Improvements**”).

“Alternative Frontage Improvements” or “Developer Project” means the improvements Developer will construct on Westminster Way, N 157th Street and along N 155th Street in lieu of constructing Standard Frontage Improvements (**Figure 3– Alternative Right-of-Way Improvements**) and specifically excludes any improvements on property owned by third parties not specifically addressed herein. The “Developer Project” shall include the portion of improvements in and around N 157th Street located on City of Seattle Property, and the driveway transition at N 157th Street located on adjacent private property. The City shall be responsible for obtaining, at the City’s sole expense, all Rights of Entry, Construction Permits, or Temporary Construction Easements necessary for Developer to complete improvements on any property owned by third parties in a timely manner so as not to delay Developer’s work on the Developer Project.

“CIP Improvements” or “City Project” means the infrastructure improvements proposed in the City’s CIP to be made to Westminster Way and N 155th Street in accordance with plans identified in this Agreement (**Figure 2**).

Section 2. PHASED PROJECT DESCRIPTION.

2.1 Description of Phased Project. The Phased Project consists of, and is defined collectively as, the combined design, phasing, construction, and improvement of the right-of-way and frontage improvements consisting of: (1) “Alternative Frontage Improvements” or “Developer Project” and (2) “CIP Improvements” or “City Improvements.”

2.2 Phased Project Improvements.

Subject to potential adjustment of the scopes, as provided in this Agreement, the parties shall construct the following segments of the Phased Project:

a. Developer shall design and construct all roadway and frontage improvements within the areas identified in **Figure 3**, attached hereto and incorporated herein (the “Developer Project”), and that are not within the scope of the City Improvements, in accordance with the City’s adopted road standards in effect on the Effective Date of this Agreement. Construction of said improvements shall be done in lieu of the Standard Frontage Improvements and related SEPA mitigation.

b. The City shall design and construct all roadway and frontage improvements within City Project, in accordance with the City’s adopted road standards in effect on the Effective Date of this Agreement.

A summary of the improvements to be completed by each party can be found in **Table 1**.

2.3 Unknown Conditions in the Roadway. If Developer encounters conditions within the area of the Developer Improvements that are (1) subsurface or otherwise concealed physical conditions that differ materially from those indicated in or reasonably inferable from the information provided by City (2) unknown physical conditions of an unusual nature that differ materially from those ordinarily found to exist and generally recognized as inherent in construction of the same type as the Developer Improvements (including cultural resources, hazardous substances, etc.) (the “Conditions”), Developer will be entitled to recover Developer’s actual costs and expenses reasonably incurred as a result of the Conditions from the City.

Section 3. Plans and Specifications.

3.1 Preliminary Plans. The City has created sixty percent engineering design plans, (“Preliminary Plans”), shown on Figure 1, for both phases of the project. The Developer Project, shown on Figure 3, and the City Project, shown on Figure 2, are depicted at the sixty percent engineering level (Figure 1). Both the Developer and the City shall use the Preliminary Plans as the basis to complete their respective Final Plans and shall pay their respective costs to complete the Final Plans (defined below).

3.2 Final Plans. Developer shall use good faith efforts to complete, and the City will use good faith efforts to approve, a ninety percent plan set (“Final Plans”) for the Developer Project. Developer shall be solely responsible for further developing the Preliminary Plans and providing the required construction Final Plans and Specifications necessary to obtain Right of Way Permit approval from the City. The Final Plans, and all material and workmanship provided by Developer, shall conform to conditions of Right of Way (ROW) Permit that shall be required and issued by the City prior to Developer undertaking Developer Project improvements.

The City shall be solely responsible for developing the Final Plans and Specifications necessary for the City Project and other improvements not part of the Developer Project at the City’s sole cost and expense.

Section 4. Phasing Schedule. Following the City’s approval of the ninety percent Final Plans, the parties shall develop a mutually acceptable schedule for construction outlining when each portion of the respective City Project and Developer Project will be performed (“Phasing Schedule”). Notwithstanding anything to the contrary contained in the Phasing Schedule, Developer shall not begin construction of the Developer Improvements prior to receiving a ROW

Permit and written notice to proceed from the City (“Notice to Proceed”), which shall not be unreasonably withheld, conditioned or delayed. Nothing in this Agreement will be deemed to restrict construction of the Alexan Project. The Notice to Proceed is anticipated to occur approximately three (3) months after commencement of Construction of the Alexan Project, but in any event, shall occur no later than twenty-three (23) months after commencement of construction of the Alexan Project, unless a different date is agreed to in writing by both parties. Nothing in this Agreement will be deemed to restrict construction of the Alexan Project and Developer may begin construction on the Alexan Project and the right of way work related to the Alexan Project (outside of the City Project and the Developer Project) without the Notice to Proceed.

Section 5. Monthly Meetings. The City and the Developer understand that time is of the essence in this project in relation to completion and coordination of schedules. Following the execution of this agreement and continuing until completion of the Project, the City engineer responsible for the City Project and a representative from Developer with appropriate decision-making authority shall meet at least one (1) time per month (“Progress Meeting”). At each Progress Meeting, each party shall discuss any design and/or construction issues that must be coordinated between the parties. The Parties may use the Progress Meeting to negotiate any amendments or modifications of this Agreement, subject in all cases to the mutual agreement of the Parties, with only major modifications requiring the approval of the City Council. The Progress Meeting shall be held at a time and place reasonably convenient for both parties. At least one representative from each party shall have appropriate decision-making authority to resolve any design and/or construction related issues. Following each meeting a Progress Schedule or summary of the meeting shall be provided to both parties.

Section 6. Design Standards. The City Project and the Developer Project designs shall conform to the following plans, standards and guidelines:

- City of Shoreline Comprehensive Plan
- City of Shoreline Transportation Master Plan (TMP)
- City of Shoreline Surface Water Master Plan
- City of Shoreline Municipal Code (SMC)
- City of Shoreline Engineering Design Manual (EDM)
- City of Shoreline Standard Details
- Washington State Department of Transportation Standard Plans and Specifications for Road, Bridge, and Municipal Construction (most recent addition with any published amendments)
- Other Industry design standards as outlined in the aforementioned documents

Alignment, Roadway Section, Roadway Plan and Profile, Drainage, Illumination, Channelization and Signing, Accent Paving, Irrigation, and Planting shall be consistent with the 60% Preliminary Plan set provided by the City.

Connections to Aurora Avenue North require Channelization Plan Approval by Washington State Department of Transportation (WSDOT) and must meet WSDOT’s Design Manual Standards. The City is actively pursuing Channelization Plan Approval for the Developer’s

project based on the 60% Preliminary Plan design and will continue to do so. Any deviations from the City's Preliminary Plan design will require the developer to obtain Channelization Plan Approval from the State.

Section 7. Delays and/or Failure to Complete Project. Developer and the City agree that the Phasing Schedule is critical to the Parties' coordination of the City's construction of the City Improvements with the Developer's construction of the Developer Improvements, as well as the occupancy of the Development Project. The parties agree to use commercially reasonable efforts to complete all improvements within the time allotted in the Phasing Schedule, and within the estimated cost, as revised based on the Final Plan Sets.

Notwithstanding anything to the contrary contained in this Agreement, neither party shall be deemed to be in default where delays in performance or failure to perform are due to war, insurrection, strike or other labor disturbances, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, extended appeals by third parties or similar basis for excused performance which are not within the reasonable control of the party to be excused. Upon the request of either party, an extension of time for such cause shall be granted in writing for the period of the forced delay, or longer, as may be mutually agreed upon.

Section 8. Further Discretionary Actions. In addition to the Right of Way Permit, prior to beginning construction of the Developer Improvements, Developer shall obtain all other required federal, state or City permits and approvals; provided, however, the City's issuance of the Right of Way Permit or any other permits required for the Roadway Project shall not be tied to or have any impact on the issuance of any permits required to begin construction of the Alexan Project.

Section 9. Waiver. Failure by either party at any time to require performance by the other party of any of the provisions or requirements of the Agreement shall in no way affect the parties' rights hereunder to enforce any and all requirements of this Agreement, nor shall any failure by a party to declare a default or breach of the Agreement by the other party be deemed a waiver of a default or breach or a waiver of this non-waiver clause.

Section 10. Binding Effect. A memorandum of this agreement shall be recorded against the Alexan Project and Property and shall run with the land, subject only to the express conditions or limitations of this Agreement, and shall be binding upon and inure to the benefit of the respective successors and assigns of the parties. Upon assignment of this Agreement or the conveyance of any parcel of the Alexan Property to which this Agreement is applicable, the assignee/grantee shall be deemed to assume all rights, obligations and liabilities set forth in this Agreement as they relate to such parcel.

Section 11. Severability. If any portion of this Agreement is determined by a court of competent jurisdiction to be invalid or unenforceable to any extent, the validity of the remaining provisions shall not be affected thereby.

Section 12. Liens. Neither party will be liable for any labor, services, materials or equipment furnished or to be furnished to the other party or anyone holding an interest in the Roadway Project

(or any part thereof) through or under such party.

Section 13. Indemnification /Hold Harmless. The Developer shall defend, indemnify, and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees resulting from the negligent, gross negligent and/or intentional acts, errors or omissions of the Developer its agents or employees arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

The City shall defend, indemnify, and hold the Developer, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees resulting from the negligent, gross negligent and/or intentional acts, errors or omissions of the City, its agents or employees arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the Developer.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Developer and the City, its officers, officials, employees, and volunteers, each party's liability hereunder shall be only to the extent of their negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes each party's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purpose of this indemnification. This waiver has been mutually negotiated by the parties.

The provisions of this Section shall survive the expiration or termination of this Agreement.

Section 14. Insurance. Developer shall comply with the insurance requirements of the Right of Way permit.

Section 15. Time of Essence. Time is of the essence of this Agreement.

Section 16. Assignment. Developer shall not assign this Agreement or any rights hereunder without the City's prior written consent; provided however, that Developer may assign this Agreement to an entity controlled by, controlling, or under common control with Developer ("Permitted Assigns"), so long as (a) Developer gives written notice of such assignment to the City before the closing of Developer's purchase of the Alexan Property, and (b) Developer and the proposed assignee execute and deliver to the City a fully executed assignment of the rights and obligations of Developer under this Agreement.

Section 17. Independent Contractor. This Agreement shall not be construed to create any partnership, joint venture, or other relationship of any kind between the City and Developer. Neither party shall have any right or authority, express or implied, to commit or otherwise obligate the other party in any manner whatsoever.

Section 18. Dispute Resolution. Developer and the City agree that all disputes arising under this Agreement which cannot be settled through timely mutual negotiation, will be subject to mediation before resorting to litigation. The mediator will be selected by mutual agreement of the parties. If

the parties cannot agree on a mediator, a mediator shall be designated by a reputable mediation association such as the Washington Mediation Association. Any mediator so designated must be acceptable to all parties. The mediation will be conducted in Washington State. Any party may terminate the mediation at any time.

All communications during the mediation are confidential and shall be treated as settlement negotiations for the purpose of applicable rules of evidence, including Evidence Rule 408. However, evidence that is independently admissible shall not be rendered inadmissible by nature of its use during the mediation process. The mediator may not testify for either party in any subsequent legal proceeding related to the dispute. No recording or transcript shall be made of the mediation proceedings. The costs of any mediation proceedings shall be shared equally by the Developer and the City. Any costs for legal representation shall be borne by the hiring party.

Section 19. Default/Notices. If either party breaches its obligations under this Agreement, the non-breaching party shall give the breaching party written notice of such breach and the opportunity to cure such breach for a period of thirty (30) days after delivery of the notice of breach.

All notices which may be or are required to be given pursuant to this Agreement shall be in writing and delivered to the parties at the following addresses:

To City:

City of Shoreline
17500 Midvale Avenue N.
Shoreline, WA 98133
Attention: Debbie Terry
Fax No.: _____
Phone: _____
Email: _____

To Developer:

Maple Multi-Family Land TX, L.P.
2003 Western Avenue, Suite 330
Seattle, WA 98121
Attention: Mark Hoyt
Fax No.: (206) 682-7100
Phone: (206) 484-3392
Email: mhoyt@tcr.com

With a copy to:

Cairncross & Hempelmann
524 2nd Avenue, Suite 500
Attention: Ryan White
Fax No.: (206) 254-4551
Phone: (206) 587-0700
Email: rwhite@cairncross.com

Any such notices shall be either (a) sent by certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) days after deposit, postage prepaid in the U.S. mail, (b) sent by a nationally recognized overnight courier, in which case notice shall be deemed delivered when actually delivered pursuant to the records of such courier, or (c) sent by email or facsimile transmission to the party with a copy to the person provided above, receipt of which has been confirmed by telephone, and by regular mail, in which case notice shall be deemed delivered on the next business day following confirmed receipt, or (d) hand delivered, in which case notice shall be deemed delivered when actually delivered. Any notice given by counsel to a party shall have the same effect as if given by such party. The above addresses and phone numbers may be changed by written notice to the other party; provided, however, that no notice of a change of address shall be effective until actual receipt of such notice. Copies of notices are for informational purposes only, and a failure to give or receive copies of any notice shall not be deemed a failure to give notice.

IN WITNESS HEREOF, the parties have duly executed this Agreement as of the date first set forth above.

CITY:

CITY OF SHORELINE, a Washington municipal corporation

By: _____

Name: Debbie Tarry

Title: City Manager

DEVELOPER:

MAPLE MULTI-FAMILY LAND TX, L.P., a Delaware limited partnership

By: _____

Name: Mark Hoyt

Title: Vice President

[Acknowledgments follow]

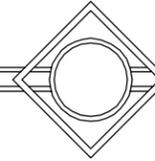
Figure 1

PRELIMINARY PLANS

CITY OF SHORELINE

WESTMINSTER WAY N AND N 155TH ST INTERSECTION IMPROVEMENTS

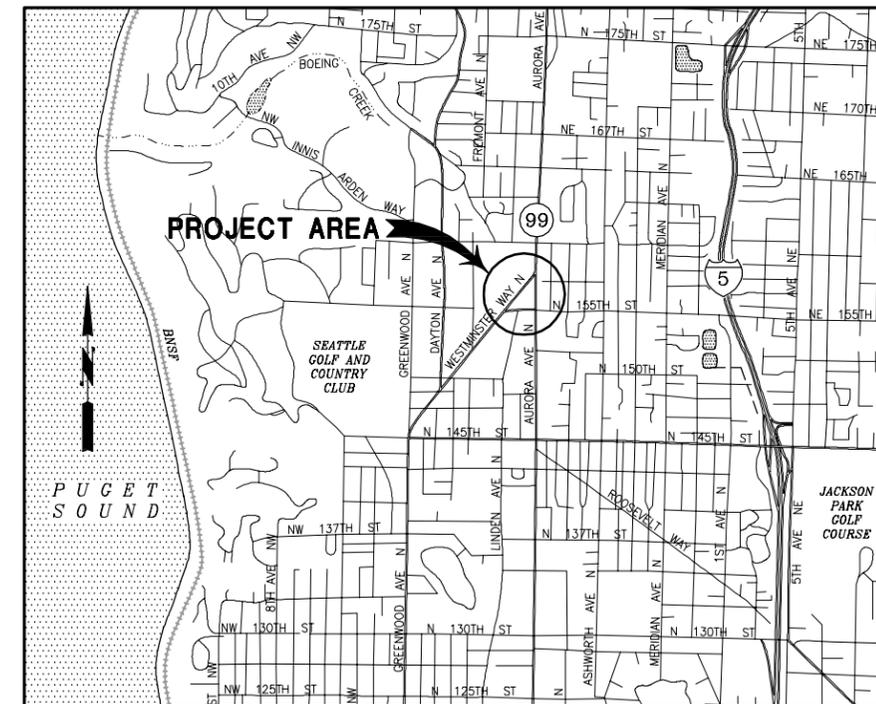
PROJECT No. XX



SHEET INDEX

NO.	NAME	DESCRIPTION
1	COV	COVER SHEET, VICINITY MAP, AND SHEET INDEX
2	LN1	LEGEND AND ABBREVIATIONS
3	GN1	GENERAL NOTES
4	AP1	ALIGNMENT AND SURVEY CONTROL PLAN
5-8	ES1-ES4	TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
9-12	SP1-SP4	SITE PREPARATION PLAN
13-15	RS1-RS3	TYPICAL ROADWAY SECTIONS
16-21	PP1-PP6	ROADWAY PLAN AND PROFILE
22-26	IL1-IL5	ILLUMINATION PLAN
27-31	CS1 - CS5	CHANNELIZATION AND SIGNING PLAN
32-36	TS1-TS5	TRAFFIC SIGNAL PLAN
37	L1	ACCENT PAVING LAYOUT PLAN
38-40	L2-L4	IRRIGATION PLAN
41-43	L5-L7	PLANTING PLAN
44-45	L8-L9	HARDSCAPE DETAILS
46	L10	IRRIGATION DETAILS
47	L11	PLANTING DETAILS

VICINITY MAP



SHORELINE CITY COUNCIL

WILL HALL
MAYOR

JESSE SALOMON
DEPUTY MAYOR

SUSAN CHANG
DORIS McCONNELL
KEITH A. McGLASHAN
CHRIS ROBERTS
KEITH SCULLY

DIRECTOR OF PUBLIC WORKS

RANDY WITT, P.E.

PROJECT MANAGER

ALISA ARMENT, CITY OF SHORELINE
CARL EINFELD, P.E., REID MIDDLETON

APPROVED FOR CONSTRUCTION

TRICIA JUHNKE, PE
CITY ENGINEER

DATE APPROVED



ReidMiddleton

728 134th Street SW · Suite 200
Everett, Washington 98204
Ph: 425 741-3800



Know what's below.
Call before you dig.

GENERAL NOTES:

1. CONTRACTOR SHALL NOT REMOVE ANY TREES WITHIN THE WORKING LIMITS OF THE PROJECT NOT IDENTIFIED FOR REMOVAL WITHOUT APPROVAL BY THE ENGINEER.
2. FOR CHANNELIZATION AND SIGNING PLANS, SEE SHEETS CS1 AND CS5.
3. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY LOCATIONS AND AVOID DAMAGE OR DISTURBANCE TO EXISTING UTILITIES. IF CONFLICTS WITH EXISTING UTILITIES ARISE DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. ANY CHANGES REQUIRED SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO COMMENCEMENT OF RELATED CONSTRUCTION ON THE PROJECT.
4. FOR AID IN UTILITY LOCATION, CALL 811, 48-HOURS (2 DAYS) PRIOR TO BEGINNING OF CONSTRUCTION. EXISTING UTILITIES, WHETHER SHOWN OR NOT, SHALL BE LOCATED PRIOR TO CONSTRUCTION SO AS TO AVOID DAMAGE OR DISTURBANCE, AND THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY AND COSTS CONNECTED THEREWITH TO PROTECT, MAINTAIN, AND REPAIR WHERE NECESSARY.
5. ALL ASPHALT AND CONCRETE TO BE REMOVED SHALL BE SAWCUT.
6. NOTIFY THE CITY OF SHORELINE ENGINEER AT LEAST 24 HOURS PRIOR TO COMMENCING WITH CONSTRUCTION WITHIN CITY RIGHT-OF-WAY.
7. THE OWNER OR THE OWNER'S AUTHORIZED AGENT SHALL NOTIFY THE CITY OF SHORELINE CITY ENGINEER OR A PERSON WHO CAN BE CONTACTED REGARDING PROBLEMS DURING CONSTRUCTION ON A 24-HOUR BASIS.
8. REMOVAL OF EXISTING ASPHALT PAVEMENT LIMITS SHOWN FOR INFORMATION ONLY. TIMING OF REMOVAL IS DEPENDENT ON CONSTRUCTION PHASING.
9. SEE ROADWAY PLAN/PROFILE PLANS TO ADJUST UTILITY STRUCTURES AND FOR UTILITY RELOCATIONS.
10. ALL EXISTING CHANNELIZATION CONFLICTING WITH PROPOSED CHANNELIZATION ON CHANNELIZATION SHEETS SHALL BE REMOVED. TIMING OF REMOVAL IS DEPENDENT ON CONSTRUCTION PHASING.
11. ALL EXISTING TREES NOT MARKED FOR REMOVAL OR LOCATED WITHIN CLEARING AND GRUBBING LIMITS SHALL BE PROTECTED.
12. NEW ILLUMINATION SYSTEM SHALL BE IN OPERATION PRIOR TO DISRUPTION TO EXISTING ILLUMINATION SYSTEM.
13. MAINTAIN DRIVEWAY ACCESS AT ALL TIMES.
14. SEE PAVING PLANS FOR GRADING AND PAVING LIMITS.

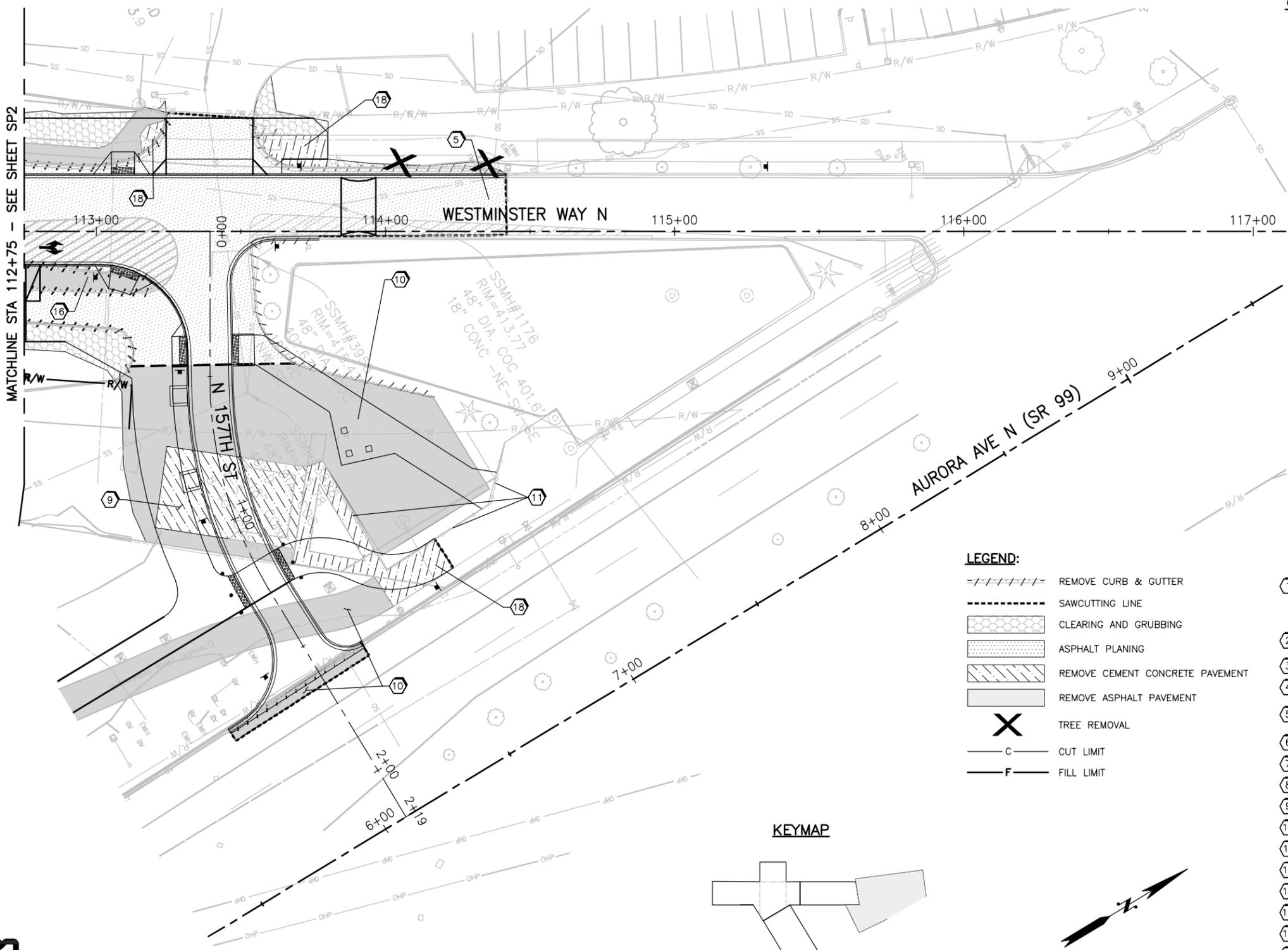
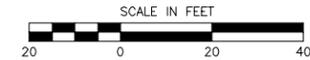
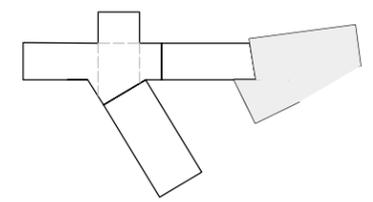
CONSTRUCTION NOTES:

- 1 REMOVE EXISTING TRAFFIC SIGNAL COMPONENTS - THREE TYPE II (MOD.) TRAFFIC SIGNAL POLES, TWO TYPE I VEHICLE HEAD STANDARDS, ONE TYPE PS PEDESTRIAN HEAD STANDARD, AND ONE TRAFFIC SIGNAL CONTROLLER. SALVAGE AND DELIVER ALL COMPONENTS AND APPURTENANCES TO CITY OF SHORELINE AS DIRECTED BY THE ENGINEER.
- 2 REMOVE CEMENT CONCRETE FOUNDATION TO A DEPTH OF 3 FEET BELOW GRADE. CUT STEEL REINFORCEMENT. BACKFILL WITH GRAVEL BORROW AND COMPACT.
- 3 REMOVE CEMENT CONCRETE FOUNDATION, BACKFILL WITH GRAVEL BORROW AND COMPACT.
- 4 REMOVE TRAFFIC SIGNAL JUNCTION BOX.
- 5 PLANE EXISTING ASPHALT PAVEMENT (FULL DEPTH) AND REGRADE GRINDINGS FOR USE AS BASE MATERIAL.
- 6 REMOVE FIRE HYDRANT.
- 7 ADJUST VALVE BOX TO GRADE.
- 8 ADJUST METER BOX TO GRADE.
- 9 REMOVE BUILDING FOUNDATION.
- 10 REMOVE EXISTING ASPHALT PAVEMENT.
- 11 REMOVE HANDRAIL.
- 12 REMOVE WOOD POST.
- 13 REMOVE GUARDRAIL.
- 14 REMOVE GUARDRAIL ANCHOR.
- 15 REMOVE LUMINAIRE.
- 16 REMOVE RAISED TRAFFIC ISLAND.
- 17 REMOVE EXISTING CONCRETE PANELS.
- 18 REMOVE CEMENT CONCRETE SIDEWALK.

LEGEND:

- REMOVE CURB & GUTTER
- SAWCUTTING LINE
- CLEARING AND GRUBBING
- ASPHALT PLANING
- REMOVE CEMENT CONCRETE PAVEMENT
- REMOVE ASPHALT PAVEMENT
- TREE REMOVAL
- CUT LIMIT
- FILL LIMIT

KEYMAP



MATCHLINE STA 112+75 - SEE SHEET SP2

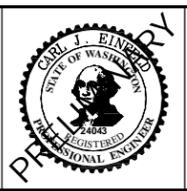


60% SUBMITTAL

05/15/2018 3:21pm H:\255st\17'008 Westminster Way and N 155th St\Drafting\Design\51708-SP1.dwg

PLAN CHECK	BY	DATE	NO.	REVISION	BY

Reid Middleton
 728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800

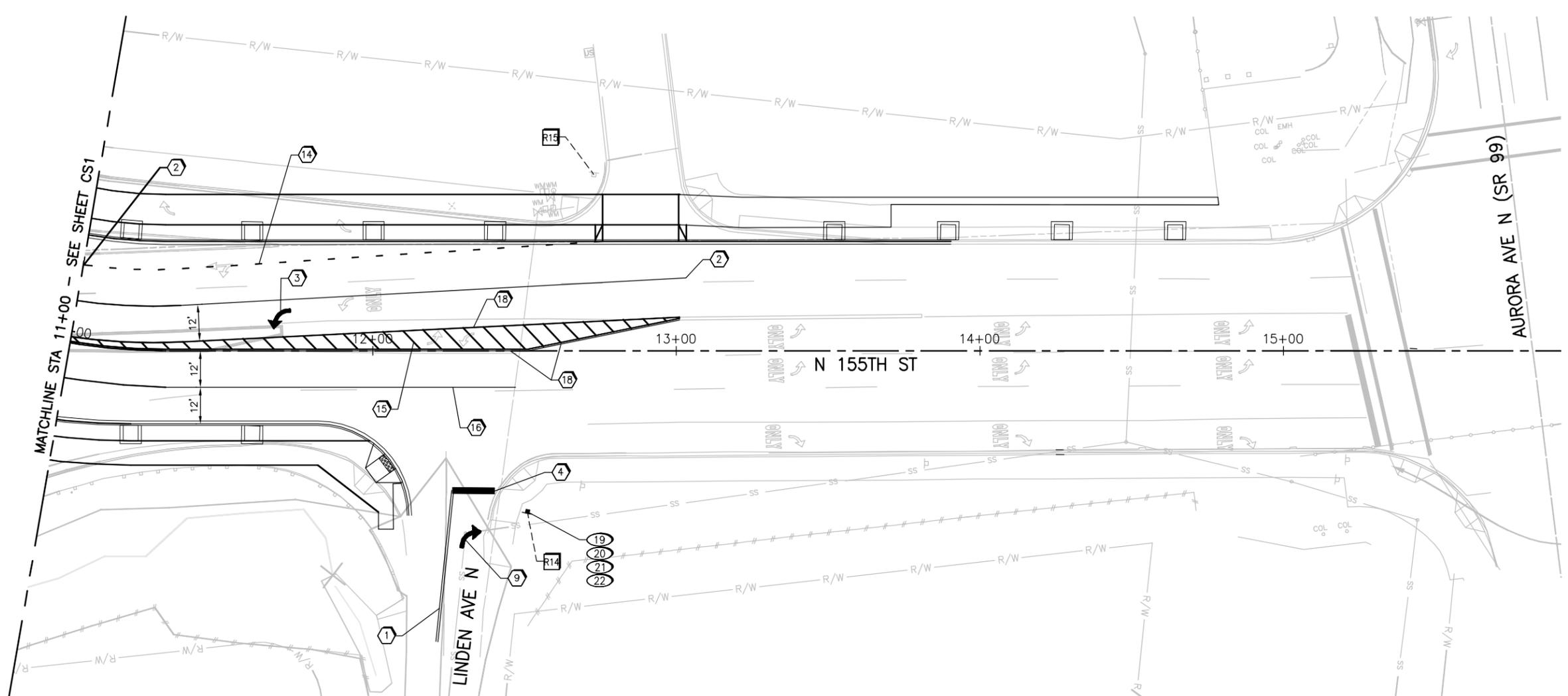


7e-30

CITY OF SHORELINE
 DEPARTMENT OF
 PUBLIC WORKS
 CITY PROJ NUMBER: -

CITY OF SHORELINE
 WESTMINSTER WAY N AND N 155TH ST
 SITE PREPARATION PLAN

DRAWING NO.	SP3
SHEET	XX
OF	XX
SHEETS	XX



- GENERAL NOTES:**
1. SEE SHEET LN1 FOR COMPLETE LEGEND
 2. SIGNS AND STRIPING SHALL BE PER THE CURRENT EDITION OF THE MUTCO.
 3. DIMENSIONS ARE TO FACE OF CURB OR CENTER OF STRIPING.
 4. SEE SHEET CS6 FOR SIGN REMOVAL SCHEDULE AND SIGN INSTALLATION SPECIFICATION.

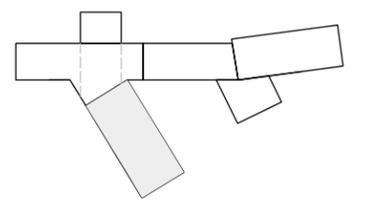
- CONSTRUCTION NOTES:**
1. INSTALL PAINTED DOUBLE YELLOW CENTERLINE PER WSDOT STD PLAN M-20.10-02.
 2. INSTALL PAINTED WIDE WHITE LANE LINE PER WSDOT STD PLAN M-20.10-02.
 3. INSTALL PLASTIC TYPE 2SL TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02.
 4. INSTALL PLASTIC WHITE STOPLINE PER COS STD PLAN 315.
 5. INSTALL PLASTIC CROSSWALK PER COS STD PLAN 315.
 6. INSTALL PLASTIC TYPE 4S TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02.
 7. INSTALL PLASTIC CROSSWALK PER SHEET _____.
 8. INSTALL PLASTIC TYPE 3SR TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02.
 9. INSTALL PLASTIC TYPE 2SR TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02.
 10. INSTALL PLASTIC YIELD LINE SYMBOL TYPE 1 PER WSDOT STD PLAN M-24.60-04.
 11. INSTALL RAISED CROSSWALK, SEE DETAIL SHEET _____.
 12. INSTALL PAINTED WHITE EDGE LINE PER WSDOT STD PLAN M-20.10-02.
 13. INSTALL PAINTED WIDE DOTTED LANE LINE PER WSDOT STD PLAN M-20.10-02.
 14. INSTALL PAINTED WHITE DOTTED EXTENSION LINE PER WSDOT STD PLAN M-20.10-02.
 15. INSTALL PLASTIC 8" YELLOW DIAGONAL CROSS HATCH MARKING PER WSDOT STD PLAN M-24.60-04.
 16. INSTALL PAINTED LANE LINE PER WSDOT STD PLAN M-20.10-02.
 17. INSTALL PLASTIC CHEVRON SYMBOL PER DETAIL ON SHEET CS4.
 18. INSTALL YELLOW SOLID LANE LINE PER WSDOT STD PLAN M-20.10-02.
 19. INSTALL PLASTIC WHITE STOP LINE PER COS STANDARD PLAN 316.

LEGEND

-  CONSTRUCTION NOTE
-  STREET SIGN REMOVAL. SEE SHEET CS6
-  STREET SIGN ID. SEE SHEET CS6



KEYMAP



60% SUBMITTAL

05/15/2018 3:23pm H:\255st\17'008 Westminister Way and N 155th St\Drafting\Design\51708-CS1.dwg



PLAN CHECK	BY	DATE	NO.	REVISION	BY

Reid Middleton
 728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800



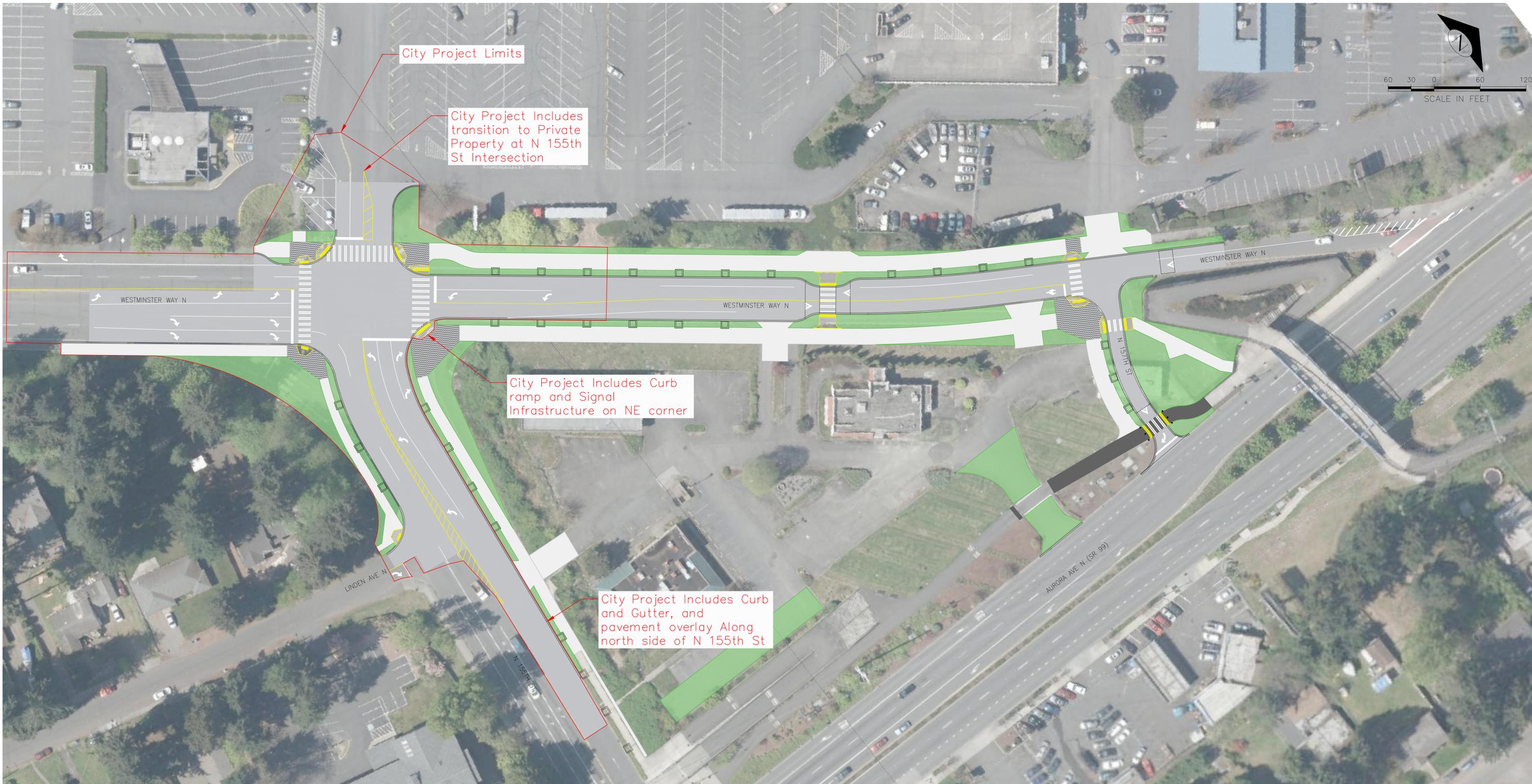
7e-49

CITY OF SHORELINE
 DEPARTMENT OF
 PUBLIC WORKS
 CITY PROJ NUMBER: -

CITY OF SHORELINE
 WESTMINSTER WAY N AND N 155TH ST
 CHANNELIZATION AND SIGNING PLAN

DRAWING NO.
 CS4
 SHEET
 XX
 OF
 XX
 SHEETS

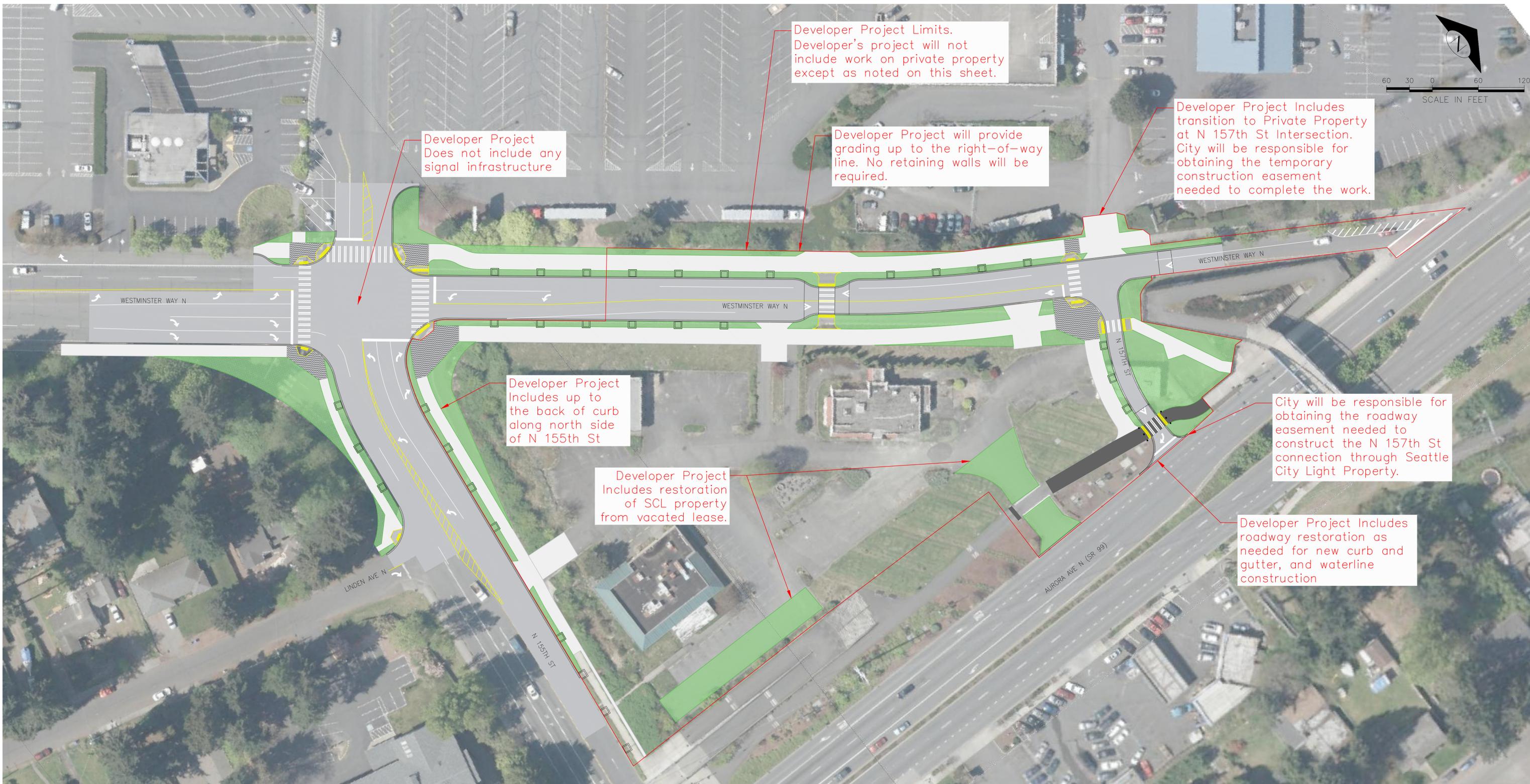
FIGURE 2: SCOPE OF IMPROVEMENTS – CITY PROJECT



City Project to be constructed in Q2 2020

Project Elements, schedule, and limits are approximate.

FIGURE 3: SCOPE OF IMPROVEMENTS – DEVELOPER PROJECT



Developer Project to be constructed after the Completion of the City Project

Project Elements, schedule, and limits are approximate.

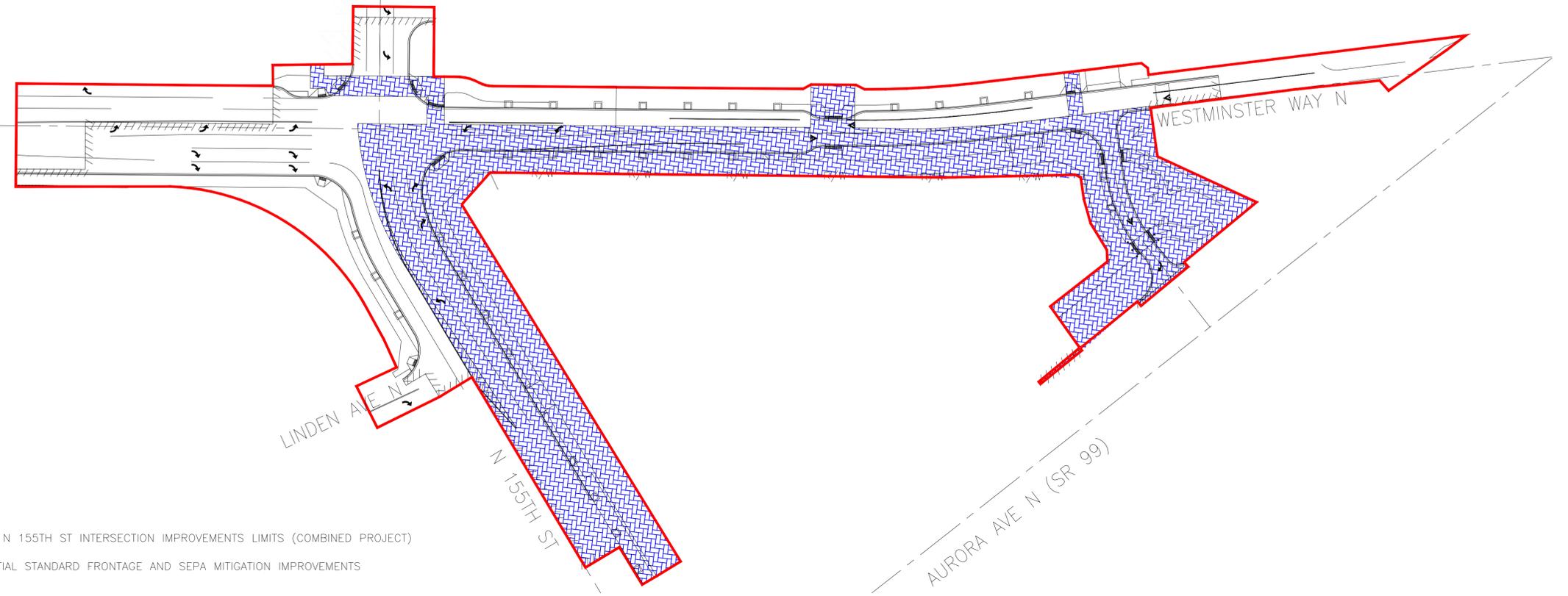
FIGURE 4: DEVELOPER PROJECT – TYPICAL VS ALTERNATIVE RIGHT-OF-WAY IMPROVEMENTS

TYPICAL RIGHT-OF-WAY IMPROVEMENTS

DEVELOPER'S ESTIMATED CONSTRUCTION COST: \$2,100,300

LEGEND:

-  WESTMINSTER WAY N AND N 155TH ST INTERSECTION IMPROVEMENTS LIMITS (COMBINED PROJECT)
-  TRAMMELL CROW RESIDENTIAL STANDARD FRONTAGE AND SEPA MITIGATION IMPROVEMENTS



ALTERNATIVE RIGHT-OF-WAY IMPROVEMENTS

DEVELOPER'S ESTIMATED CONSTRUCTION COST: \$2,122,400

LEGEND:

-  WESTMINSTER WAY N AND N 155TH ST INTERSECTION IMPROVEMENTS LIMITS (COMBINED PROJECT)
-  TRAMMELL CROW RESIDENTIAL ALTERNATIVE ROW IMPROVEMENTS (DEVELOPER PROJECT)

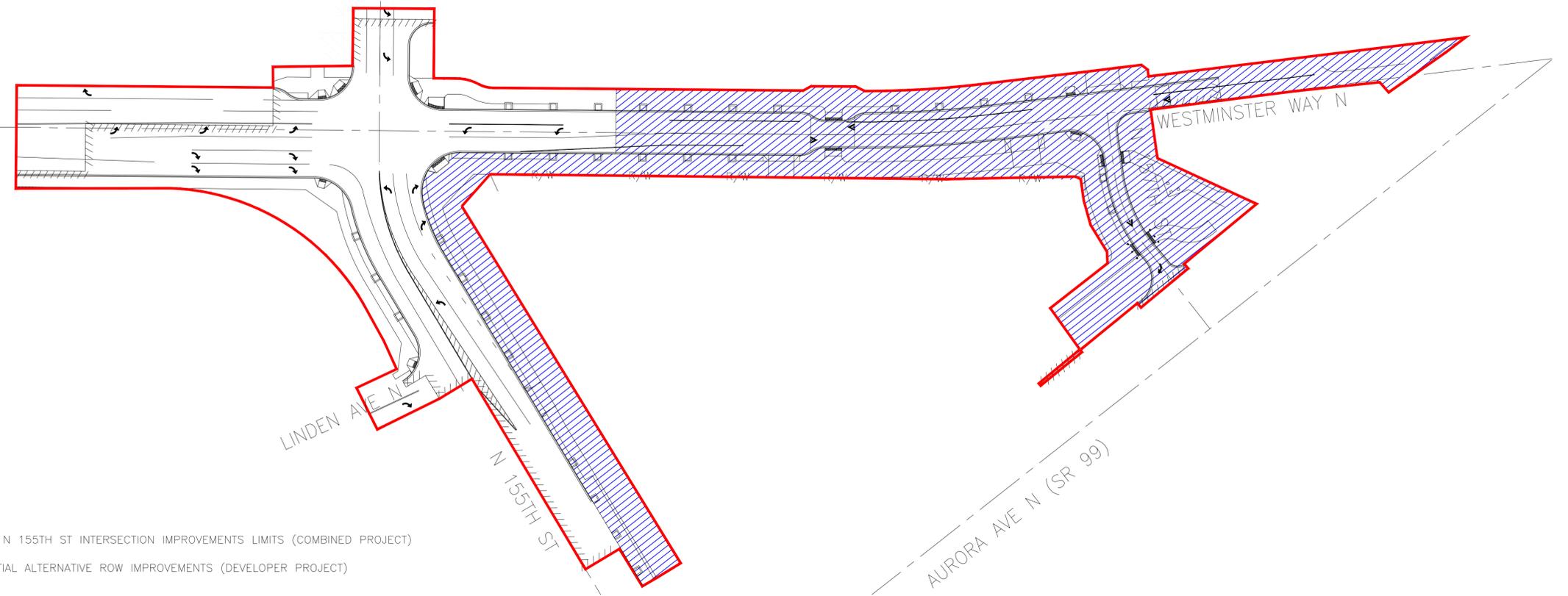


Table 1: Summary of Transportation Improvements for Combined Project as shown in the 60% Preliminary Plan design

Roadway Segment	Construction Project	Summary Description
N 155 th St (Aurora Ave N – Westminster Way N)	City	<ul style="list-style-type: none"> • Realign roadway at intersection • Pavement Overlay, Striping, and signage • Eight-foot sidewalk along south side of street west of Linden • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along south side of street west of Linden • Roadway drainage • Curb and Gutter on both sides of the street
N 155 th St (Aurora Ave N – Westminster Way N)	Developer	<ul style="list-style-type: none"> • Ten-foot sidewalk along north side of street • Four-foot amenity zone with treepits, illumination, irrigation, and landscaping along north side of street east of Linden • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along north side of street west of Linden
Westminster Way N & N 155 th St	City	<ul style="list-style-type: none"> • Signal infrastructure • Pavement Overlay, striping, and signage for all intersection legs • Paving, Curb & Gutter, Drainage, Sidewalk, Amenity zone along Westminster Way N south of the intersection • ADA curb ramps on all corners of the intersection • Decorative Pavement on the northwest, southwest, and southeast corners • Paving, Curb & Gutter, Drainage, Sidewalk for west leg of the intersection
Westminster Way N & N 155 th St	Developer	<ul style="list-style-type: none"> • Decorative Pavement on the northeast corner
Westminster Way N (N 155 th St to STA 9+00)	City	<ul style="list-style-type: none"> • 14-foot shared use path along west side of street • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along west side of street • Curb and Gutter on both sides of the street • Pavement Overlay, Striping, and signage • Roadway drainage
Westminster Way N (N 155 th St to STA 9+00)	Developer	<ul style="list-style-type: none"> • 14-foot shared use path along east side of street • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along east side of street
Westminster Way N (STA 9+00 to N 157 th St)	Developer	<ul style="list-style-type: none"> • 14-foot shared use path along both sides of street • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along both sides of street

		<ul style="list-style-type: none"> • On-street parking, or curb extensions on both sides of street • Mid-block raised crosswalk with ADA curb ramps • Curb and Gutter on both sides of the street • Paving, striping, signage, and drainage • No retaining walls are in the design and shall not be required
Westminster Way N & N 157 th St	Developer	<ul style="list-style-type: none"> • Paving, striping, signage, and drainage for all intersection legs • Curb and Gutter • Decorative Pavement on southwest and southeast corners • ADA curb ramps for crossings across south and east legs of the intersection
Westminster Way N (N 157 th St to Aurora Ave N)	Developer	<ul style="list-style-type: none"> • 14-foot shared use path along west side of street south of STA 113+80 • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along east side of street south of STA 114+50 • Paving and drainage south of STA 114+50 • Curb and Gutter on west side of street south of STA 114+50 • Speed Hump just south of STA 114+00 • Striping and Signage
N 157 th St (Westminster Way N to Aurora Ave N)	Developer	<ul style="list-style-type: none"> • 10-foot sidewalk along north side of street • Amenity zone with illumination, irrigation and landscaping along north side of street • 14-foot shared use path along south side of street • Five-foot amenity zone with treepits, illumination, irrigation, and landscaping along south side of street • Paving, striping, signage, curb and gutter, and drainage • Raised crosswalk for Interurban Trail Crossing as detailed in 60% Preliminary Plan design • Interurban Trail realignment as detailed in 60% Preliminary Plan design • ADA curb ramps for trail crossing as detailed in 60% Preliminary Plan design
SCL property	Developer	<ul style="list-style-type: none"> • Interurban Trail Realignment • Driveway Removal • Bollard Removal • Parking removal • Landscaping
SCL property	City	<ul style="list-style-type: none"> • Obtain Roadway Easement or construction permit

		<ul style="list-style-type: none">• All costs associated with obtaining roadway easement and construction permit
Other	City	<ul style="list-style-type: none">• Obtain WSDOT Channelization Plan Approval for 60% design. (Any design changes to connections to Aurora Ave N proposed by developer would require the developer to get subsequent approval from WSDOT)

**Attachment B: Westminster Way N and N 155th Street
Construction Phasing and Cost Breakdown**

The project will be constructed in two phases as follows:

1. **Intersection Phase** (by City contractor). This phase includes the intersection of Westminster Way N and N 155th St, all signal infrastructure and all curb ramps at the intersection, N 155th St up to the back of curb on the north side, and Westminster Way N south of station 109+00. This phase excludes the area behind the curb and curb ramp on the northeast corner of the intersection, the sidewalk and amenity zone on the east side of Westminster Way N south of Station 109+00, and the sidewalk and amenity zone on the north side of N 155th St.
2. **Roadway Phase** (by Trammell Crow Residential (TCR) contractor). This phase includes Westminster Way N north of Station 109+00, N 157th Street, Interurban Trail modifications, and all work at the north end of the project. This sidewalk and amenities behind curb in the northeast quadrant of the Westminster Way N/N 155th Street intersection and along the north side of N 155th Street are included.

The primary reasons justifying the above phasing are:

1. Westminster Way south of Station 109+00 encompasses all of the traffic signal loops.
2. Existing and final pavement grades on Westminster Way N are close to matching at Station 109+00 with only a minor amount of temporary asphalt transition needed to accommodate traffic.
3. Constructing the curb and gutter in the northeast quadrant of the Westminster Way N/N 155th Street intersection with the intersection phase facilitates pavement grading within the intersection and also provides protection of the signal pole in that corner.
4. Constructing the sidewalk in the northeast quadrant of the Westminster Way N/N 155th Street intersection and along the north side of N 155th Street with the roadway phase provides more space for TCR's contractor to complete their building improvements and regrade the existing existing stormwater facilities along the north side of N 155th Street, and avoids the potential for damage from construction to new accent paving and sidewalks.

The overall project provides improvements to the existing infrastructure surrounding the TCR development. Without the modifications to the intersection and Westminster Way N the proposed frontage improvements for the development would have difficulties connecting to the existing surface streets. The City's commitment to the project provides cohesive enhancements to the corridor and offers interconnected access to the surrounding area and amenities.

The cost breakdown for phases is as follows:

	City Cost	TCR Cost	Total
Intersection Phase	\$1,535,900	\$880,600	\$2,416,500
Roadway Phase	\$902,700	\$1,219,700	\$2,122,400
Total	\$2,438,600	\$2,100,300	\$4,538,900

City costs are considered improvements that were not directly triggered by the development of the adjacent property. These costs include improvements to Westminster Way N south of N 155th Street, the south side of N 155th Street, and the western side of Westminster Way N north of the intersection.

TCR costs are those improvements along the frontage of the adjacent development and any related improvements associated with SEPA mitigation requirements.

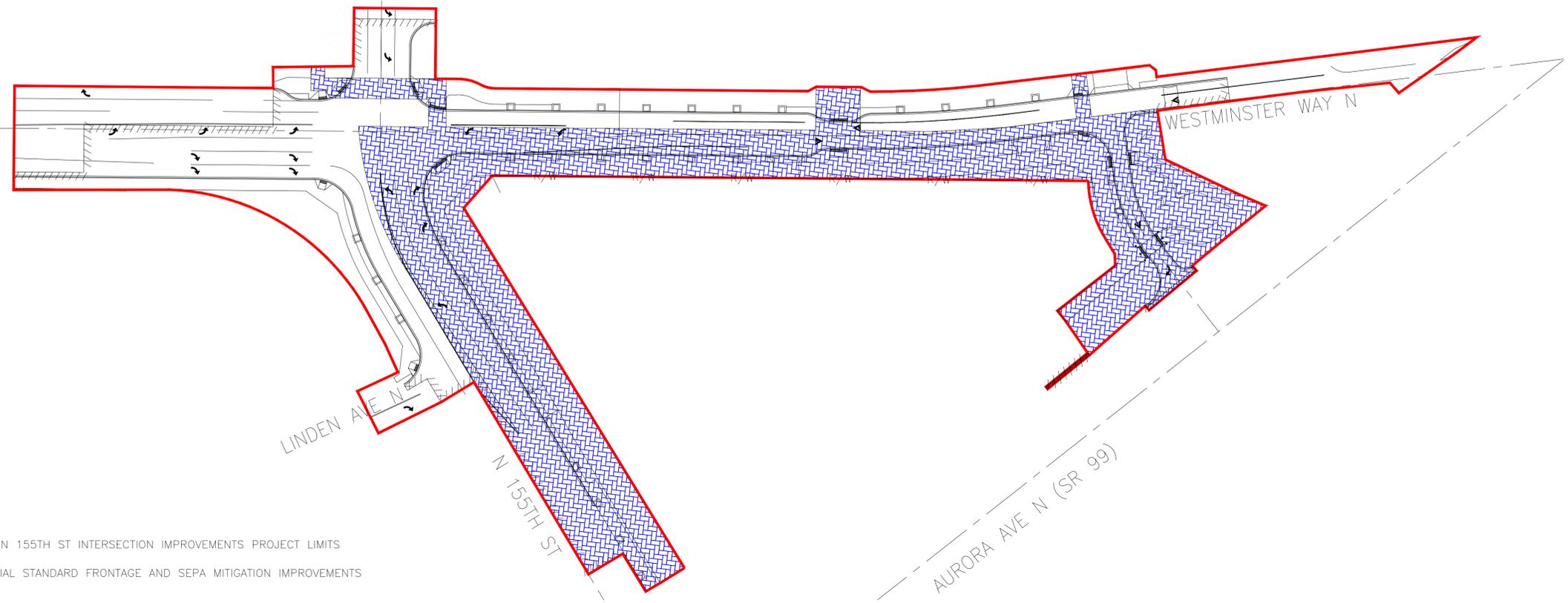
ATTACHMENT C: WESTMINSTER WAY N AND N 155TH ST CONSTRUCTION PHASING EXHIBIT

TRADITIONAL RIGHT-OF-WAY IMPROVEMENTS

DEVELOPER'S ESTIMATED CONSTRUCTION COST: \$2,100,300

LEGEND:

-  WESTMINSTER WAY N AND N 155TH ST INTERSECTION IMPROVEMENTS PROJECT LIMITS
-  TRAMMELL CROW RESIDENTIAL STANDARD FRONTAGE AND SEPA MITIGATION IMPROVEMENTS

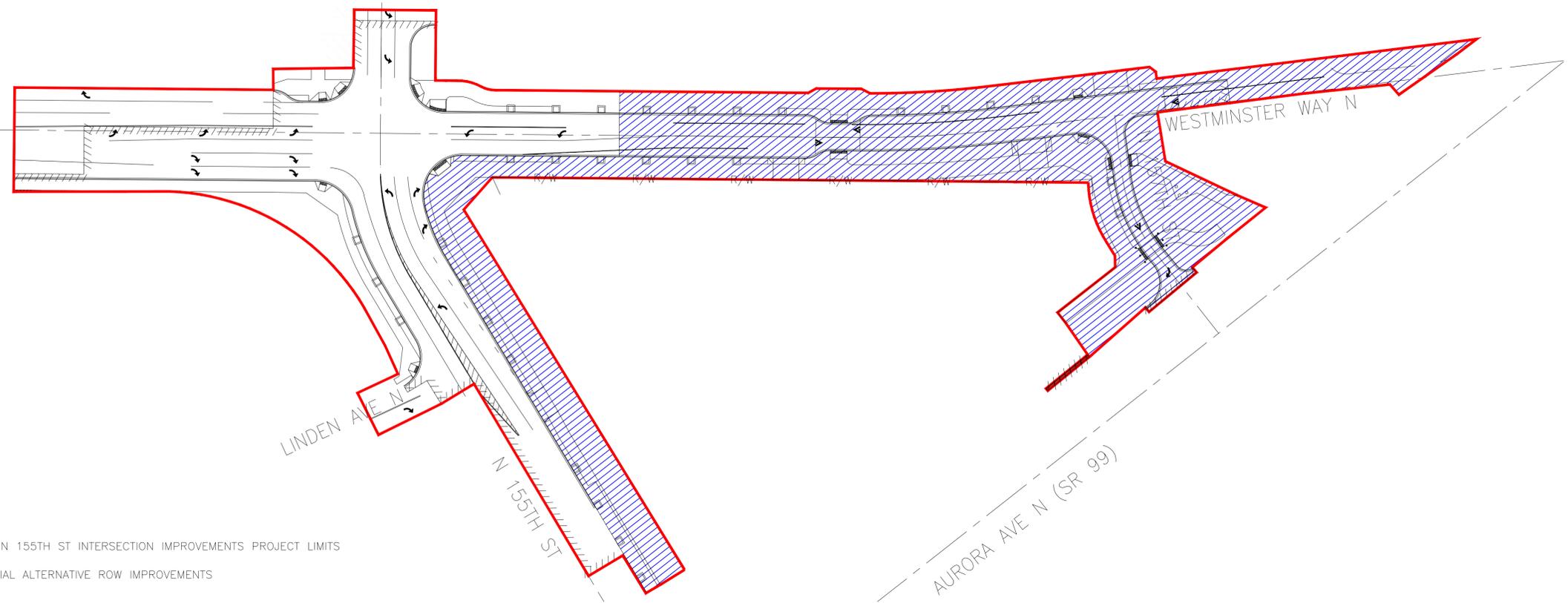


PROPOSED RIGHT-OF-WAY IMPROVEMENTS

DEVELOPER'S ESTIMATED CONSTRUCTION COST: \$2,122,400

LEGEND:

-  WESTMINSTER WAY N AND N 155TH ST INTERSECTION IMPROVEMENTS PROJECT LIMITS
-  TRAMMELL CROW RESIDENTIAL ALTERNATIVE ROW IMPROVEMENTS



CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorizing the City Manager to Execute an Amendment to the Professional Services Contract with Contract Land Staff in the Amount of \$1,000,000 to Provide Relocation Services Pursuant to State Law and the Uniform Act as Required in the Acquisition of the Property at 17828 Midvale Avenue N (Storage Court)
DEPARTMENT:	City Manager's Office
PRESENTED BY:	Debbie Tarry, City Manger
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing <input type="checkbox"/> Discussion

PROBLEM/ISSUE STATEMENT:

In 2017 the City Council authorized the City Manager to execute a contract, not to exceed \$100,000, with Contract Land Staff to provide real estate acquisition services on the City's behalf. On August 13, the City Council adopted Ordinance No.835, Consideration of Condemnation of Property for the Community and Aquatics Center, for the property located at 17828 Midvale Avenue N (Storage Court). The staff report for adoption of this ordinance can be found at the following link:
<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2018/staffreport081318-8a.pdf>.

Whether an agreement to acquire this property is reached via negotiation or through the condemnation process, there are specific relocation requirements dictated by State law and the Uniform Act that must be followed in regards to the business, tenants and relocation of personal property. This includes notice processes, interview and inventory requirements for each tenant, explanation of relocation processes, and claims monitoring. There are approximately 700 tenants that have storage units at this property.

If approved by Council, staff will add these services to the Scope of Work to be completed by Contract Land Staff, including the development of a Relocation Plan to be executed in conjunction with the acquisition of the property.

RESOURCE/FINANCIAL IMPACT:

The costs related to relocation and the services provided by Contract Land Staff will be part of the property acquisition costs. Council has authorized the issuance of Bond Anticipation Notes, Ordinance No. 829, to be used for Park, Recreation and Open Space Plan property acquisition.

RECOMMENDATION

Staff recommends that the City Council move to authorize the City Manager to execute an amendment to the professional services contract with Contract Land Staff in the amount of \$1,000,000 to provide relocation services pursuant to State law and the Uniform Act required in the acquisition of the property at 17828 Midvale Avenue N (Storage Court).

Approved By: City Manager ***DT*** City Attorney ***MK***

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorizing the City Manager to Execute a Ground Lease with CCATT LLC for a Portion of the N 167 th Street Right-of-Way for Continued Use of the Site for Wireless Transmission Facilities
DEPARTMENT:	City Attorney's Office
PRESENTED BY:	Julie Ainsworth-Taylor
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

In 1993, King County entered into a ground lease agreement with CCATT LLC for a portion of N 167th Street at Interstate-5 near James Keough Park for a wireless transmission facility (cell tower) and support equipment. This lease was transferred to the City and is now set to expire on January 3, 2019. Staff has negotiated an Amended and Restated Lease Agreement with CCATT LLC.

Pursuant to Shoreline Municipal Code (SMC) Section 2.60.090(B), the City Council must approve a lease in excess of one (1) year or when the consideration (rent) exceeds \$50,000 per year. While the rent does not exceed the SMC's stated amount, the term of the lease does. Therefore, City Council approval and authorization for City Manager execution of the lease is required. Tonight, staff is requesting City Council authorization of an amended and restated ground lease agreement with CCATT LLC for these wireless transmission facilities.

RESOURCE/FINANCIAL IMPACT:

The revenue generated from this ground lease for this portion of the right-of-way would be \$36,000 in the first year of the lease term. This base rent will be increased in subsequent years based on the increase to the Consumer Price Index, but shall be no less than 2% or more than 5%. Additional revenue may be generated if the lessee (CCATT LLC) leases some of their pole space to other wireless providers. The City would receive a 30% revenue share of those 'sub-leases'. This lease revenue will not be realized if this amended and restated agreement with CCATT LLC is not approved.

RECOMMENDATION

Staff recommends that the City Council move to authorize the City Manager to execute the Amended and Restated Lease Agreement with CCATT LLC for a portion of N 167th Street for the continued use of the site for wireless transmission facilities.

Approved By: City Manager **DT** City Attorney **JA-T**

BACKGROUND

In 1993, King County entered into a ground lease agreement for a portion of N 167th Street near James Keough Park where the street terminates at the western edge of Interstate-5. A 75 foot monopole and related transmission and support equipment were constructed on the leased area which measures 38 feet by 20 feet.

In 2012, King County finally transferred this ground lease agreement to the City of Shoreline. This ground lease agreement, which has been amended from time to time by both King County and the City, was set to expire January 3, 2019. Representatives from CCATT LLC ("Crown Castle") approach the City to negotiate either another extension of the original King County lease or an amended ground lease for this site. Since the King County lease was both dated and had irrelevant or unacceptable language, an amended, restated lease was negotiated.

DISCUSSION

Staff has negotiated an Amended and Restated Lease Agreement with CCATT LLC, which is attached to this staff report as Attachment A. The key features of this new Lease Agreement are as follows:

1. Lease rate based on a current market appraisal resulting in a Base Rent decrease to \$36,000.00/year. The prior rent was \$4,011/month with no leasehold tax or revenue sharing. The appraisal, prepared by Colliers (the real estate company selling the surplus Police Station), is attached as Attachment B to this staff report.
2. Annual increases in Base Rent based on Consumer Price Index, with the increase in annual rent being no less than 2% or more the 5%.
3. Revenue sharing of 30% for each new tenant that leases pole space from Crown Castle. This is a new provision for any of the City's wireless facilities leases.
4. Pursuant to Chapter 82.29A RCW and Chapter 3.25 SMC, Leasehold Tax is now imposed (King County lease did not impose this tax).
5. Option to expand leased premises subject to additional rent negotiation.
6. Initial term of five (5) years with up to four (4) successive five (5) year terms, for a maximum lease term of 25 years.

Pursuant to Shoreline Municipal Code (SMC) Section 2.60.090(B), the City Council must approve a lease in excess of one (1) year or when the consideration (rent) for the lease exceeds \$50,000 per year. While the rent does not exceed the SMC's stated amount, the term of the lease does. Therefore, City Council approval and authorization for City Manager execution of the lease is required.

RESOURCE/FINANCIAL IMPACT

The revenue generated from this ground lease for this portion of the right-of-way would be \$36,000 in the first year of the lease term. This base rent will be increased in subsequent years based on the increase to the Consumer Price Index, but shall be no less than 2% or more than 5%. Additional revenue may be generated if the lessee (CCATT LLC) leases some of their pole space to other wireless providers. The City

would receive a 30% revenue share of those 'sub-leases'. This lease revenue will not be realized if this amended and restated agreement with CCATT LLC is not approved.

RECOMMENDATION

Staff recommends that the City Council move to authorize the City Manager to execute the Amended and Restated Lease Agreement with CCATT LLC for a portion of N 167th Street for the continued use of the site for wireless transmission facilities.

ATTACHMENTS

Attachment A – Amended and Restated Lease Agreement Between the City of Shoreline and CCATT LLC

Attachment B – Telecommunications Facility Summary Appraisal Report

AMENDED AND RESTATED LEASE AGREEMENT

THIS AMENDED AND RESTATED LEASE AGREEMENT is made as of the date of the final signature below, by and between CITY OF SHORELINE, a municipal corporation of the State of Washington (“Shoreline”) and CCATT LLC, a Delaware limited liability company (“Lessee”), (collectively referred to herein as the “Parties” and each individual as a “Party”).

RECITALS

WHEREAS, Lessee desires to lease a portion of City of Shoreline public right-of-way commonly referred to as N 167th Street; and

WHEREAS, RCW 35A.11.020 and RCW 35.99 grants the City of Shoreline the power to regulate the use of its public rights-of-way and to lease such rights-of-way; and

WHEREAS, in 1993, King County entered into a lease agreement for a certain portion of N 167th Street (“Property”) with Lessee’s predecessor in interest, installed telecommunication facilities upon the Property, and, in 2012, Shoreline received all rights, title, and interest in the lease agreement from King County; and

WHEREAS, the lease agreement has since been amended on several occasions and was last amended on April 22, 2015, and is collectively referenced under City of Shoreline Clerk’s Receiving No. 7984 as the “Shoreline Lease Agreement”; and

WHEREAS, Shoreline and Lessee desire to repeal and replace the Shoreline Lease Agreement as provided herein through this Amended and Restated Lease Agreement (the “Lease Agreement”) and to provide for modifications to the terms and conditions of the Shoreline Lease Agreement.

REPEAL AND REPLACEMENT OF ORIGINAL LEASE AGREEMENT

In December 1998, King County executed an agreement to lease certain property within N 167th Street, a public right-of-way, to Lessee’s predecessor in interest, referenced as King County Lease No. 1448. King County Lease No. 1448, as amended, was transferred to the City of Shoreline and, along with subsequent amendments, is now referred to as the “Shoreline Lease Agreement” pursuant to Shoreline City Clerk No 7984. Upon the Commencement Date of this Agreement, the Parties mutually agree that the Shoreline Lease Agreement is repealed in its entirety and the terms and conditions of this Lease Agreement shall control and be binding on the Parties in all matters related to the Leased Premises.

AGREEMENT

NOW, therefore, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Parties mutually agree as follows:

I) DEFINITIONS

Except when a specific definition is provided for in this Lease Agreement words and phrases will be given their usual meaning. In addition to specific definitions contained within this Lease Agreement, the following words and phrases shall have the following meanings:

“Commencement Date” means the first day of the month following the month in which this Agreement was fully executed.

“Day” or “Days” means a calendar day. If the deadline for any required action should fall on a Saturday, Sunday, or legally-recognized holiday, then it is excluded and the next succeeding calendar day which is neither a Saturday, Sunday, nor legal holiday shall be the deadline.

“Telecommunications facilities” means the equipment and personal property, including but not limited to, cables, wires, conduits, ducts, pedestals, antennas, towers, electronics, equipment storage structures and other appurtenances used or to be used to transmit, receive, distribute, provide, house or offer telecommunications services.

“Telecommunications service” means the providing or offering for rent, sale or lease, or in exchange for other value received, of the transmittal of voice, data, image, graphic and video programming information between or among points by wire, cable, fiber optics, laser, microwave, radio, satellite or similar facilities, with or without benefit of any closed transmission medium.

II) SHORELINE RIGHT-OF-WAY PROPERTY

The property of interest in this Lease Agreement is the public right-of-way commonly referred to as N 167th Street, situated in the City of Shoreline, King County, Washington. The right-of-way was dedicated to the use of the public forever in 1908, with the recording of the Plat of Murphy’s Interurban Acres, Volume 17, Page 83 Book of Plats King County and is shown on King County Quarter Section Map SW 08-26-04 (herein, the “Property”). N 167th Street terminates at the western edge of Washington State limited access right-of-way known as Interstate 5 so as not to provide for vehicular passage beyond this point. Exhibit A denotes the general location of the Property.

III) TELECOMMUNICATION FACILITIES

Telecommunication facilities were constructed on the Property after the execution of the Shoreline Lease Agreement in/about 1994. The constructed facilities include a 75 foot tall monopole, antenna arrays, equipment shelters, cabinets, and related improvements incidental to the provision of telecommunication services along with security fencing and landscaping (collectively the “Improvements”).

IV) LEASED PREMISES

A) Lessee desires to lease from Shoreline certain portions of the Property for the continued location and operation of the existing Improvements and to provide for the potential expansion of the Improvements.

- A) Shoreline hereby leases that portion of the Property consisting of a parcel of land approximately 38 feet by 20 feet as described in Exhibit B and depicted in the site plan attached hereto as Exhibit C which identifies the boundaries of the Leased Premises.
- B) Option to Expand Leased Premises. Lessee is granted an option to expand the Leased Premises by up to Five Hundred square feet (500 sq.) contiguous and adjacent to the Leased Premises in a location mutually satisfactory to both Shoreline and Lessee (the "Option Land"). Any expansion of the Leased Premises will be documented in an amendment to this Lease Agreement denoting the boundaries of the Option Land but shall otherwise be on the same terms and conditions set forth in this Lease Agreement, provided that Lessee and Lessor shall negotiate in good faith to determine a reasonable consideration amount for the Option Land.

V) LEASE TERM

- A) Effective as of the Commencement Date, Shoreline leases the Leased Premises to Lessee for a period of five (5) consecutive years ("Initial Term").
- B) Unless the Lessee has notified Shoreline in writing of the Lessee's intent not to renew this Lease Agreement at least ninety (90) days prior to the expiration of the current term or provided that Lessee is not in default or violation of any of its obligations hereunder, then upon expiration of the Initial Term, this Lease Agreement will automatically extend for four (4) successive additional five (5) year terms ("Renewal Terms") upon the same terms and conditions as contained herein, except that during any Renewal Term the total number of Renewal Terms allowed shall be deemed to be reduced by the total number of completed Renewal Terms.
- C) The maximum Lease Term of this Lease Agreement is twenty-five (25) consecutive years unless this Lease Agreement is terminated pursuant to the provisions set forth in Section XV.

VI) RENT

- A) Beginning on the Commencement Date, Lessee shall pay the amount of \$36,000 per year ("Base Rent") plus a leasehold tax of 12.84% as authorized by Chapter 82.29A RCW and Chapter 3.25 SMC, for a total annual amount of \$40,662.40 ("Rent"). Rent shall be paid by Lessee in equal monthly installments of \$3,385.20 and is due on or before the first day of each calendar month after the Commencement Date.
- B) Payment shall be made to the City of Shoreline, Attn: Accounts Receivable, 17500 Midvale Avenue N, Shoreline, WA 98133-4905.
- C) If Rent is not paid in full on or before the fifth day of each calendar month, then Lessee shall pay to Shoreline a late payment charge equal to ten percent (10%) of the Base Rent.
- D) If this Lease Agreement is terminated at a time other than on the last day of the month, Rent shall be prorated as of the date of termination and, in the event of

termination for any reason other than Lessee's default, all prepaid Rents shall be refunded to the Lessee.

- E) After the first year of the Lease Term and every year thereafter (the "Adjustment Date"), the Rent shall increase based on the Consumer Price Index published by the Bureau of Labor and Statistics of the United States Department of Labor for all Urban Consumers, Seattle-Tacoma-Bremerton Area ("CPI") indicator and current leasehold tax rates. The increased Base Rent shall be determined by dividing the CPI indicator published 3 months prior to the Adjustment Date, by the CPI indicator published 1 year and 3 months prior to the Adjustment Date, and multiplying the resultant number by the monthly lease rental amount of the most recent past rent. In no event shall the increase in rent calculated for any 1-year period be less than 2% or exceed 5% of the most recent past rent.
- F) From time to time, the leasehold tax rate authorized by Chapter 82.29A RCW and Chapter 3.25 SMC may be amended. Upon the effective date of the leasehold tax, Lessee shall be responsible for paying Rent based on the amended leasehold tax amount.

VII) USES AND PURPOSE

- A) Lessee shall have the use and occupancy of the Leased Premises for the purpose of i) constructing, maintaining and operating the Improvements and (ii) uses incidental thereto, including without limitation, testing of any kind by Lessee, its customers, or invitees, so as to provide for the transmission and reception of telecommunication signals in any and all frequencies that Lessee is allowed to use by the Federal Communications Commission. Lessee shall be responsible for adherence to all federal, state and local regulations pertaining to the operation of a telecommunications facility.
- B) All Improvements, existing and future, shall be constructed and maintained at Lessee's sole expense. Notwithstanding the foregoing, Lessee shall obtain Shoreline's written consent prior to any material modifications to the Improvements, such consent will not to be unreasonably withheld, conditioned or delayed. Such consent shall not be required for substantially similar or "like for like" modifications.

VIII) ACCESS

- A) At all times during this Lease Agreement, Shoreline shall provide Lessee reasonable access to the Leased Premises so as to adequately service the Leased Premises and the Improvements. Prior to performing routinely required visits (e.g., quarterly maintenance check, monthly site cleanup, etc.), Lessee shall provide Shoreline with at least two (2) business days' notice. Lessee further agrees to give Shoreline at least five (5) business days' notice prior to the use of substantial and/or heavy equipment and/or use of the public right-of-way outside of the Leased Premises that may impact the use of the right-of-way for its intended purposes, except in the event of an emergency where such advance notice cannot reasonably be provided. At the time of notification, Lessee will provide a point of contact

associated with the project. Notices required pursuant to this Section VIII shall be provided to Shoreline's Right-of-Way Management Services via email row@shorelinewa.gov; phone 206-391-0266/206-396-3128; or in person at Shoreline City Hall, 17500 Midvale Ave N, Shoreline, WA.

- B) Lessee shall be responsible for conducting appropriate background checks of all authorized individuals in accordance with standard wireless communications industry practices. Lessee authorized individuals visiting the Premises shall provide Shoreline the person or point of contact authorizing the work on the Premises in accordance with the contact name provided to Shoreline in Section VIII.A above, and whenever possible shall be clearly identifiable as authorized individuals of the Lessee either by uniform, identification badge or marked company vehicle.

IX) MAINTENANCE OF LEASED PREMISES

- A) The Lessee shall maintain the Leased Premises, its Improvements, and any permitted expansion of the Improvements in a good and safe condition and in a manner that complies with all applicable federal, state and local requirements. If federal, state, or local regulation requires Lessee to obtain a permit for such maintenance, then the maintenance may only be performed after obtaining any and all required and necessary permits from the governmental agency with jurisdiction.
- B) Lessee shall not permit waste, damage, or injury to the Leased Premises including any Shoreline property, public ways of Shoreline, other ways, such as private roadways, or other property, whether publicly or privately owned, located in, on or adjacent thereto.
- C) Shoreline shall have the exclusive right to inspect the Lessee's Improvements at any time during the term of this Lease Agreement to ensure compliance with the terms and conditions herein; provided, however, Lessee has the right to be present at all inspections of Lessee's Improvements, and Shoreline shall give Lessee at least one (1) working day prior written notice of such intent to inspect if Shoreline will not be entering Lessee's fenced compound area, and Shoreline shall give Lessee at least five (5) working days' prior written notice of such intent to inspect within Lessee's fenced compound.

X) UTILITIES

- A) Lessee shall have the right to connect, at its own expense, to any existing utility facilities at the Leased Premises including, but not limited to, electrical facilities, and all such utilities shall be separately metered.
- B) Lessee shall be solely responsible for the payment of utility charges including connection charges and security deposits incurred by Lessee and the cost of any wiring, pole lines or other installations necessary to furnish such utilities to Lessee at the rates charged by the servicing utility company.
- C) Placement of utility lines which impact the public right-of-way must receive the necessary permits from Shoreline, which approval shall be timely and not

unreasonably withheld. The permit will condition installation approval on restoration of the public right-of-way.

XI) SAFETY REQUIREMENTS.

- A) Lessee will maintain the Leased Premises in a safe condition. The Lessee, in accordance with applicable federal, state, and local safety requirements shall, at all times, employ ordinary care and shall install and maintain and use commonly accepted methods and devices for preventing failures and accidents which are likely to cause damage, injury, or nuisance to the public and/or workers. All structures and all lines, equipment, and connections in, over, under, and upon the Leased Premises, wherever situated or located, shall at all times be kept and maintained in a safe, suitable condition, and in good order and repair.
- B) Lessee shall properly secure the Leased Premises with a security fence around the perimeter of the Leased Premises. No electric, razor wire, or barbed wire is permitted, provided that any existing electric, razor wire, or barbed wire securing the Leased Premises shall be permitted to remain, and Lessee shall be permitted to repair or replace any existing electric, razor wire or barbed wire securing the Leased Premises as reasonably necessary. If the security fence is compromised, Lessee shall promptly repair the fence.
- C) Shoreline reserves the general right to see that the telecommunications facility of the Lessee is constructed and maintained in a safe condition. If a violation of applicable safety regulation is found to exist by Shoreline, Shoreline will, after discussions with the Lessee, establish a reasonable time for the Lessee to make necessary repairs. Nothing in this Section precludes Shoreline from enforcing its code in its regulatory capacity if the repairs are not made within the established time frame.

XII) LIENS.

Lessee shall not permit any lien to be imposed upon the Leased Premises as a result of work done by or on behalf of the Lessee and shall indemnify and hold Shoreline harmless against any and all expenses, including reasonable attorney's fees and court costs, in connection with any such lien.

XIII) SIGNAGE.

Lessee shall display proper signage as required by the Federal Communications Commission (FCC) as well as current signage on telecommunication facilities identifying Lessee, address and a 24 hour phone number. Signage shall be posted and clearly visible at all times.

XIV) AUTHORIZATION FOR PERMIT APPLICATION.

Shoreline grants to Lessee and its employees, representatives, agents, and consultants a limited consent to prepare, execute, submit, file and present on behalf of Shoreline, as the governmental entity responsible for the public right-of-way, building, permitting, zoning or land-use applications Lessee deems necessary with the appropriate local, state and/or federal agencies so as to obtain any and all permits necessary for the operation, maintenance, and modification of

the Improvements within the Leased Premises consistent with applicable law.

XV) TERMINATION

- A) Lessee shall have the right to terminate this Lease Agreement, at any time, without cause, by providing Shoreline with one hundred eighty (180) calendar days prior written notice. Upon such termination, neither party shall have any further rights or duties hereunder, except for the following:
 - 1. Any monies owed by either party to the other up to the date of termination shall be paid within thirty (30) calendar days of the termination date.
 - 2. If at any time prior to five (5) years following the Commencement Date, (a) Lessee exercises any of Lessee's rights to terminate this Lease Agreement, or (b) Lessee elects not to renew this Lease Agreement, Lessee shall pay a termination fee ("Termination Fee") equal to the amount of Rent that Lessee would have owed to Shoreline under this Lease Agreement, as amended, between the date of such early termination or election not to renew, and five (5) years following the Commencement Date. The Termination Fee will be due and payable in the same manner and on the same dates as set forth in this Lease Agreement. Notwithstanding the foregoing, Lessee will be released from any and all of its obligations under this Agreement as of the effective date of such termination and shall not be required to pay the Termination Fee if Lessee terminates this Agreement due to default of Shoreline.
 - 3. As provided in Section XX, Lessee shall have the duty to remove the Improvements and restore the Property.
- B) This Lease Agreement is terminable by either Party on thirty (30) calendar days prior written notice, if the other party remains in default after the applicable cure periods as provided in Section XXV.

XVI) HAZARDOUS MATERIALS

- A) Lessee's Obligation and Indemnity. Lessee shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on or from the Leased Premises in any manner prohibited by law. Lessee shall indemnify and hold Shoreline harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the release of any Hazardous Materials on the Leased Premises if caused by Lessee or persons acting under Lessee.
- B) Shoreline's Obligation and Indemnity. Shoreline shall not (either with or without negligence) cause or permit the escape, disposal or release of any Hazardous Materials on or from Shoreline's Property in any manner prohibited by law. Shoreline shall indemnify and hold Lessee harmless from any and all claims, damages, fines, judgments, penalties, costs, liabilities or losses (including, without limitation, any and all sums paid for settlement of claims, attorneys' fees, and consultants' and experts' fees) from the presence or release of any Hazardous Materials on Shoreline's Property or Leased Premises unless caused by Lessee or persons acting under Lessee.

- C) For the purpose of this section, "Hazardous Material" means any substance which is (i) designated, defined, classified or regulated as a hazardous substance, hazardous material, hazardous waste, pollutant or contaminant under any Environmental Law, as currently in effect or as hereafter amended or enacted, (ii) a petroleum hydrocarbon, including crude oil or any fraction thereof and all petroleum products, (iii) PCBs, (iv) lead, (v) asbestos, (vi) flammable explosives, (vii) infectious materials, or (viii) radioactive materials. "Environmental Law(s)" means the Comprehensive Environmental Response, Compensation, and Liability Act of 1980, 42 U.S.C. Sections 9601, et seq., the Resource Conservation and Recovery Act of 1976, 42 U.S.C. Sections 6901, et seq., the Toxic Substances Control Act, 15 U.S.C. Sections 2601, et seq., the Hazardous Materials Transportation Act, 49 U.S.C. 5101, et seq., and the Clean Water Act, 33 U.S.C. Sections 1251, et seq., as said laws have been supplemented or amended to date, the regulations promulgated pursuant to said laws and any other federal, state or local law, statute, rule, regulation or ordinance which regulates or proscribes the use, storage, disposal, presence, clean-up, transportation or release or threatened release into the environment of Hazardous Material.

XVII) LICENSES AND TAXES.

Upon the Commencement Day, Lessee shall be responsible for paying personal property, business and occupation, and/or other taxes or licenses which currently exist or may, in the future, be assessed as a direct result of the Lessee's operations of the telecommunications facilities described herein within the Leased Premises. Since the property is a public right-of-way, pursuant to RCW 84.36.010, there is no assessment of real property taxes. Lessee agrees to reimburse Shoreline for any documented personal property taxes levied against Shoreline's Property that are directly attributable to the Improvements constructed by Lessee or Lessee's predecessor in interest. Lessee reserves the right to independently challenge any such assessment, and Shoreline agrees to cooperate with Lessee in connection with any such challenge but all costs and expenses of such a challenge are to be bore solely by Lessee.

XVIII) INSURANCE.

The Lessee shall, as a condition of this Lease Agreement, secure and maintain the following liability insurance policies insuring the Lessee as the Named Insured and Shoreline, and its elected and appointed officers, officials, agents, employees, representatives, and volunteers as additional insureds against claims for injuries to persons or damages to property which may arise from or in connection with the exercise of the rights, privileges, and authority granted to the Lessee:

- A) Commercial general liability insurance, written on an occurrence basis, ISO CGL form 00 01 or broader covering premises, products and completed operations, contractual liability coverage meeting the indemnification obligations herein with no exclusion for explosions, collapse hazards, and underground hazards with limits of:
1. \$2,000,000.00 for bodily injury or death to one or more persons and for property damage resulting from any occurrence and in the aggregate;
 2. \$2,000,000.00 personal and advertising injury; and

3. \$2,000,000.00 for products and completed operations in the aggregate.
- B) Automobile liability for owned, non-owned and hired vehicles with a limit of \$2,000,000.00 for each accident;
 - C) Worker's compensation within statutory limits and employer's liability insurance with limits of \$1,000,000.00;
 - D) The required limits hereunder may be met by a combination of primary and excess or umbrella insurance. The liability insurance policies required by this Section shall be maintained by the Lessee throughout the term of this Agreement, and such other period of time during which the Lessee is operating without a lease hereunder, or is engaged in the removal of its telecommunications facilities. The Lessee shall provide an insurance certificate, together with an endorsement including Shoreline, and its elected and appointed officers, officials, agents, employees, representatives, and volunteers as additional insureds on the commercial general liability and automobile liability policies, to Shoreline prior to the commencement of any work or installation of any facilities pursuant to this Agreement. Any self-insured retentions must be declared to Shoreline. Payment of deductibles and self-insured retentions shall be the sole responsibility of the Lessee. Lessee may satisfy this requirement by obtaining the appropriate endorsement to any master policy of liability insurance Lessee may maintain. The Lessee's required insurance shall be primary insurance as respects Shoreline, its officers, officials, employees, agents, consultants, and volunteers. Any insurance maintained by Shoreline, its officers, officials, employees, consultants, agents, and volunteers shall be in excess of the Lessee's required insurance and shall not contribute with it. Shoreline shall be provided thirty (30) days advance written notice of cancellation, except for non-payment of premium, of any coverages required in this Section that is not replaced.
 - E) All insurance shall be effected under valid and enforceable policies, insured by insurers authorized to do business by the State of Washington or (if allowed by the laws of the State of Washington) surplus line carriers on the State of Washington's Insurance Commissioner's (or the functional equivalent thereof) approved list of companies qualified to do business in the State of Washington. All insurance carriers and surplus line carriers shall be rated A or better by A.M. Best Company.

XIX) WAIVER OF CLAIMS AND RIGHTS OF SUBROGATION.

The Parties hereby waive any and all rights of action for negligence against the other on account of damage to the Improvements, the Property or to the Leased Premises resulting from any fire or other casualty of the kind covered by property insurance policies with extended coverage, regardless of whether or not, or in what amount, such insurance is carried by the parties. All policies of property insurance carried by either Party for the Improvements, the Property or the Leased Premises shall include a clause or endorsement denying to the insurer rights by way of subrogation against the other party to the extent rights have been waived by the insured before the occurrence of injury or loss.

XX) OWNERSHIP AND REMOVAL OF IMPROVEMENTS.

- A) It is the intent of the parties that Lessee's wireless communications facility shall not constitute a fixture. Therefore, upon expiration or termination of this Lease Agreement, Lessee, at its sole expense, shall remove all Improvements to a depth of six feet (6'), excluding conduit, and restore the Leased Premises as nearly as reasonably possible to its original condition, without, however, being required to replace any trees or other plants removed, or alter the then existing grading completed within thirty (30) calendar days after receiving notice from Shoreline requiring removal of the Improvements and restoration of the Leased Premises.
- B) Additional time may be granted upon the discretion of Shoreline which approval shall not be unreasonably withheld. In the event that Improvements, including telecommunications facilities or other equipment are left upon the Property and/or within the Leased Premises after expiration or termination and not removed by the Lessee upon thirty (30) calendar days written notice from Shoreline, then at Shoreline's option, the facilities shall be removed and stored at the expense of Lessee.
- C) Stored Improvements, including telecommunications facilities, which are not claimed by the Lessee within six (6) months from expiration or termination shall become the property of Shoreline with any and all costs of storage and/or disposal the sole responsibility of the Lessee.
- D) This Section shall survive termination or expiration of this Lease Agreement.

XXI) GENERAL INDEMNIFICATION.

- A) Lessee covenants not to bring suit against Shoreline and hereby agrees to defend, indemnify, and hold harmless Shoreline, its appointed and elected officers, employees, agents and volunteers from and against any and all liability, loss, costs, damage, and expense, including costs and reasonable attorney fees in defense thereof, and including claims by the Lessee's own employees to which the Lessee might otherwise be immune under Title 51 RCW, because of actions, claims or lawsuits for damages resulting from personal or bodily injury, including death at any time resulting therefrom, sustained or alleged to have been sustained by any person or persons, and on account of damage to property, arising or alleged to have arisen directly or indirectly out of or in consequence of Lessee's performance or breach of this Agreement, whether such injuries to persons or damage to property is due to the negligence of the Lessee, its agents, employees, representatives or assigns. This provision shall be inapplicable to the extent such damage or injury arises from the negligence or willful misconduct of Shoreline. This provision waiving immunity for claims arising out of Title 51 RCW was specifically negotiated by the parties.
- B) Shoreline covenants not to bring suit against Lessee and hereby agrees to defend, indemnify, and hold harmless Lessee, its directors, officers, employees and agents from and against any and all liability, loss, costs, damage, and expense, including costs and attorney fees in defense thereof, and including claims by the Lessee's own employees to which Shoreline might otherwise be immune under Title 51 RCW, because of actions, claims or lawsuits for damages resulting from personal

or bodily injury, including death at any time resulting therefrom, sustained or alleged to have been sustained by any person or persons, and on account of damage to property, arising or alleged to have arisen directly or indirectly out of or in consequence of Shoreline's performance or breach of this Agreement, whether such injuries to persons or damage to property is due to the negligence of Shoreline, its officers, employees, agents and volunteers. This provision shall be inapplicable to the extent such damage or injury is judicially found to be caused by the negligence of Lessee. This provision waiving immunity for claims arising out of Title 51 RCW was specifically negotiated by the parties.

- C) Lessee assumes the risk of damage to its facilities located within the Leased Premises or adjacent rights-of-way from activities conducted by Shoreline, its officers, employees, agents, and volunteers, except for damage caused by Shoreline's negligence or willful misconduct. The Lessee releases and waives any and all claims against Shoreline, its officers, employees, agents, and volunteers for damage to or destruction of the Lessee's facilities except to the extent any such damage or destruction is caused by the negligent, grossly negligent or willful and malicious action of Shoreline, its officers, employees, agents, or volunteers. Nothing in this Section shall waive any claims for breach of this Lease Agreement.
- D) This Section shall survive termination or expiration of this Lease Agreement.

XXII) RIGHTS GRANTED – PUBLIC EASEMENT

- A) This Agreement does not convey any right, title or interest in the Leased Premises, the Property, or any other property of Shoreline, but shall be deemed the right only to use and occupy the Leased Premises for the limited purposes and term stated in this Agreement. Further, this Lease Agreement shall not be construed as any warranty of title.
- B) The Parties agree that due to the Plat of Murphy's Interurban Acres, as recorded in Volume 17, Page 83 of Book of Plats, King County, Washington, Shoreline holds a perpetual easement for transportation purposes on and over the Property which is a public right-of-way, and has full authority to enter into and execute this Agreement.

XXIII) VACATION OF PUBLIC RIGHTS-OF-WAY

As a public right-of-way, Shoreline's perpetual easement may only be extinguished by approval of a street vacation as provided in Chapter 35.79 RCW and Chapter 12.17 SMC. If a street vacation is initiated, Shoreline shall provide Lessee with written notice of the vacation process, including public hearings. Shoreline further covenants that there are no encumbrances or other impediments that might interfere with or be adverse to Lessee's use of the Leased Premises authorized by this Agreement.

XXIV) QUIET ENJOYMENT

Shoreline covenants that Lessee, on paying Rent and performing the covenants of this Agreement, shall peaceably and quietly have, hold and enjoy the Leased Premises

XXV) DEFAULT.

- A) Notice of Default; Cure Period. In the event that there is a default by Shoreline or Lessee (the “Defaulting Party”) with respect to any of the provisions of this Agreement or Shoreline’s or Lessee’s obligations under this Agreement, the other party (the “Non-Defaulting Party”) shall give the Defaulting Party written notice of such default. After receipt of such written notice, the Defaulting Party shall have thirty (30) days in which to cure any monetary default and sixty (60) days in which to cure any non-monetary default. The Defaulting Party shall have such extended periods as may be required beyond the sixty (60) day cure period to cure any non-monetary default if the nature of the cure is such that it reasonably requires more than sixty (60) days to cure, and Defaulting Party commences the cure within the sixty (60) day period and thereafter continuously and diligently pursues the cure to completion. The Non-Defaulting Party may not maintain any action or effect any remedies for default against the Defaulting Party unless and until the Defaulting Party has failed to cure the same within the time periods provided in this Section.
- B) Consequences of Lessee’s Default. Shoreline acknowledges that under the terms of this Agreement, Lessee has the right to terminate this Agreement at any time upon one hundred eighty (180) days’ notice. Accordingly, in the event that Shoreline maintains any action or effects any remedies for default against Lessee, resulting in Lessee’s dispossession or removal, (i) the Rent shall be paid up to the date of such dispossession or removal and (ii) Shoreline shall be entitled to recover from Lessee, in lieu of any other damages, as liquidated, final damages, a sum equal to six months’ Rent or the Termination Fee, whichever is less. In no event shall Lessee be liable to Shoreline for consequential, indirect, speculative or punitive damages in connection with or arising out of any default.
- C) Consequences of Shoreline’s Default. In the event that Shoreline is in default beyond the applicable periods set forth above, Lessee may, at its option, upon written notice: (i) terminate the Agreement, vacate the Leased Premises and be relieved from all further obligations under this Agreement; (ii) perform the obligation(s) of Shoreline specified in such notice, in which case any expenditures reasonably made by Lessee in so doing shall be deemed paid for the account of Shoreline and Shoreline agrees to reimburse Lessee for said expenditures upon demand; (iii) take any actions that are consistent with Lessee’s rights; (iv) sue for injunctive relief, and/or sue for specific performance, and/or sue for damages, and/or set-off from Rent any amount reasonably expended by Lessee as a result of such default.

XXVI) ASSIGNMENT AND SUBLEASE

- A) Lessee has the right, at its sole discretion, to assign its interest in this Agreement. Assignment of this Agreement by Lessee shall be effective upon Lessee sending written notice to Shoreline and shall relieve Lessee from any further liability or obligation.
- B) As on the Commencement Date, Lessee has subleases for use or occupancy of Improvements within the Leased Premises with Verizon Wireless and AT&T, and

Shoreline hereby consents to Lessee's subleases to Verizon Wireless and AT&T. The parties acknowledge that AT&T was the original lessee under the Shoreline Lease Agreement, and AT&T continues to operate on the Leased Premises as the anchor carrier. Lessee agrees to pay Shoreline thirty percent (30%) of the rental, license or similar payments actually received by Lessee from Verizon Wireless (excluding any reimbursement of taxes, construction costs, installation costs, revenue share reimbursement or other expenses incurred by Lessee) within thirty (30) days after receipt of said payment by Lessee. Lessee shall have no obligation for payment to Shoreline of such share of rental, license or other similar payments if not actually received by Lessee. Non-payment of such rental, license or other payment by Verizon Wireless shall not be a default under this Lease Agreement.

- C) If, after full execution of this Lease Agreement, Lessee enters into any future sublease, license or agreement to a similar right of use or occupancy in the Leased Premises or, if approved, the Option Land to an unaffiliated third party not already a sublessee on the Leased Premises, Lessee agrees to pay Shoreline an additional amount to be negotiated in good faith between the parties.
- D) Lessee shall have sole discretion as to whether, and on what terms, to sublease, license or otherwise allow occupancy of the Leased Premises and there shall be no express or implied obligation of Lessee to do so.
- E) Notwithstanding anything in this section to the contrary, Shoreline shall not be entitled to a share of rental, license or other similar payments for any sublease or license to any sublessee of Lessee or any successors and/or assignees of such sublessee who commenced use of the Leased Premises prior to the effective date of this Agreement.
- F) Upon request to Shoreline from any leasehold mortgagee, Shoreline agrees to give the holder of such leasehold mortgage written notice of any default by Lessee and an opportunity to cure any such default within fifteen (15) days after such notice with respect to monetary defaults and within a commercially reasonable period of time after such notice with respect to any non-monetary default.

XXVII) MISCELLANEOUS

- A) Nondiscrimination. Lessee shall not discriminate in employment or services to the public on the basis of race, color, national origin, sex, religion, age, marital status or disability, except employment actions based on a bona fide occupational qualification.
- B) Applicable Law. This Agreement and the performance thereof shall be governed, interpreted, construed and regulated in accordance with the laws of the State of Washington where the Leased Premises is located. The parties agree that the venue for any litigation arising out of this Agreement shall be King County Superior Court. The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

- C) **Recording.** Lessee shall have the right to record a memorandum of this Agreement with the King County Recorder's Office. Shoreline shall execute and deliver such a memorandum, for no additional consideration, promptly upon Lessee's request.
- D) **Entire Agreement.** Shoreline and Lessee agree that this Agreement is the entire agreement and contains all of the agreements, promises and understandings between Shoreline and Lessee. No oral agreements, promises or understandings regarding the subject matter of this Agreement shall be binding upon either Shoreline or Lessee in any dispute, controversy or proceeding at law. Any addition, variation or modification to this Agreement shall be void and ineffective unless mutually agreed upon, made in writing, and signed by the parties hereto.
- E) **Captions.** The captions preceding the Sections of this Agreement are intended only for convenience of reference and in no way define, limit or describe the scope of this Agreement or the intent of any provision hereof.
- F) **Notices.** All notices hereunder shall be in writing and shall be given by (i) established national courier service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested. Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide reasonable means for accomplishing delivery. Notices shall be addressed to the appropriate party at the address set forth below, as modified in writing from time to time by such party:

Lessee's Notice Address: Crown Castle USA Inc., General Counsel, Attn: Legal – Real Estate Dept.1, 2000 Corporate Drive, Canonsburg, PA 15317-8564.

Shoreline's Notice Address: City Manager, City of Shoreline, 17500 Midvale Avenue North, Shoreline, WA 98133-4905.

- G) **Severability.** Any provision or part of this Agreement held to be void or unenforceable under any law or regulation shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon Shoreline and the Lessee, who agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.
- H) **IRS Form W-9.** Shoreline agrees to provide Lessee with a completed IRS Form W-9, or its equivalent, upon execution of this Agreement and at such other times as may be reasonably requested by Lessee.
- I) **Counterpart Originals.** This Agreement may be executed in any number of counterpart originals, each of which shall be deemed to constitute an original agreement, and all of which shall constitute one agreement. The execution of one counterpart by a Party shall have the same force and effect as if that Party had signed all other counterparts.

- J) Authority to Execute. Each person executing this Agreement on behalf of a Party represents and warrants that he or she is fully authorized to execute and deliver this Agreement on behalf of the Party for which he or she is signing. The Parties hereby warrant to each other that each has full power and authority to enter into this Agreement and to undertake the actions contemplated herein and that this Agreement is enforceable in accordance with its terms.

IN WITNESS WHEREOF, Shoreline and Lessee having read the foregoing and intending to be legally bound hereby, have executed this Agreement as of the day and year this Agreement is fully executed.

SHORELINE:
CITY OF SHORELINE,
a municipal corporation of the State of
Washington

By: _____

Print Name: Debbie Tarry

Print Title: City Manager

Date: _____

APPROVED AS TO FORM ONLY

By: _____

Print Name: Julie Ainsworth-Taylor

Print Title: Assistant City Attorney

Date: _____

State of Washington)

County of King)

I certify that I know or have satisfactory evidence that Debbie Tarry is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the officer of CITY OF SHORELINE, a municipal corporation and political subdivision of the State of Washington to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Signature: _____

Title: Notary Public

(Seal or stamp)

My appointment expires: _____

[Lessee Execution Page Follows]

LESSEE:
CCATT LLC,
a Delaware limited liability company

By: _____

Print Name: _____

Print Title (if any): _____

Date: _____

State of Texas

County of _____

Before me, _____, a Notary Public, on this day personally appeared _____, _____ of **CCATT LLC**, a Delaware limited liability company, known to me (or proved to me on the oath of _____ or through driver's license, state id card, resident id card, military id card, or passport) to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she/he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 201__.

(Personalized Seal)

Notary Public's Signature

EXHIBIT “A”

Description of Shoreline’s Property

EXHIBIT “B”

Description of Leased Premises

EXHIBIT “C”

[Insert site plan sketch]



**AN EXISTING CROWN CASTLE
TELECOMMUNICATIONS FACILITY**

Site #846372

N 167th Street and Corliss
Shoreline, Washington 98133

SUMMARY APPRAISAL REPORT

Date of Report: April 4, 2018

Colliers File #: SAN180134



PREPARED FOR
Rhonda Lullo, Acquisition Manager
Crown Castle
1505 Westlake Avenue North, Suite 800
Seattle, WA 98109

PREPARED BY
COLLIERS INTERNATIONAL
VALUATION & ADVISORY SERVICES

LETTER OF TRANSMITTAL

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April 4, 2018

Rhonda Lullo, Acquisition Manager
Crown Castle
1505 Westlake Avenue North, Suite 800
Seattle, WA 98109

Re: An Existing Crown Castle Telecommunications Facility
"Ronald" (CC Site #846372)
N 167th Street and Corliss
Shoreline, King County, Washington 98133
Colliers File # SAN180134

Dear Ms. Lullo:

In accordance with your request and authorization, we have prepared a market-rent appraisal of the referenced property. Our analysis is presented in the following Appraisal Report. It is our understanding that the client will be using this appraisal as a resource in ongoing lease-renewal negotiations with the City of Shoreline regarding the subject site.

Our assignment focuses on the determination of market rent for the subject site based on a survey and analysis of competing telecommunications ground leases in the area. This will be used to determine a net present value of the effective fee-simple, the leased-fee and the leasehold interest in the subject facility. We hereby submit the following report, which shows the methods used to arrive at our survey conclusions.

The subject of this appraisal consists of an existing wireless-telecommunications facility built by New Cingular Wireless (now AT&T) in 1993 on a 775-square-foot site at the east end of N 167th Street, adjacent to Interstate 5, in the city of Shoreline, Washington. According to plans provided by Crown Castle, the facility is also referenced by the address of 2360 N 167th Street.

The following appraisal sets forth the most pertinent data gathered, the techniques employed, and the reasoning leading to the opinion of value. The analyses, opinions and conclusions were developed based on, and this report has been prepared in conformance with, the guidelines and recommendations set forth in the Uniform Standards of Professional Appraisal Practice (USPAP), the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

The purpose of this report is to determine a market ground rent for the subject site. It is our understanding that our market-rent estimate will be used by Crown Castle as the basis for negotiating a new ground lease with the City of Shoreline.

Based on the supporting data contained in the attached appraisal report, we have determined the following estimates, based on a valuation date of March 27, 2018.

Market Ground Rent for Subject Site:	\$3,000 per month or \$36,000 per year (Year 1)
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This is a Narrative Appraisal Report which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 of the Uniform Standards of Professional Appraisal Practice. As such, it presents a discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report. It should be noted that the appraisers have not previously appraised this site.

Date of Appraisal:	April 4, 2018
Date of Valuation:	March 27, 2018
Appraisal Report Type:	Market Rent Analysis
Ground Lessor:	City of Shoreline
Ground Lessee:	CCATT, LLC (Crown Castle)
Owner of Leased-Fee Interest:	Crown Castle
Owner of Leasehold Interest:	Crown Castle
Sublessee:	AT&T (formerly New Cingular Wireless)
Client of the Appraisal:	Crown Castle
Intended Use of the Appraisal:	The appraisal report will be used to determine a fair market ground rent for an existing telecommunications site.
Intended Users of the Appraisal:	Crown Castle
Crown Castle Site #:	846372
Crown Castle Site Name:	Ronald

Highest and Best Use:

- Current Use: (1) existing wireless-telecommunications facility
- Highest and Best Use "As Vacant": Telecommunications
- Highest and Best Use "As Improved": Maintain existing use

We appreciate having the opportunity to be of service and will be pleased to discuss any comments or questions that you may have regarding this report.

Respectfully submitted,

**Colliers International
Valuation & Advisory Services**

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INTRODUCTION AND SCOPE OF WORK

Our assignment is to determine the just compensation and fair market value for ground-leased land under an existing wireless-telecommunications facility in Shoreline (King County), Washington. This facility has been summarized below.

SUBJECT-SITE SUMMARY			
Location	Tower Structure	Lessee Site #	Leased SF
"Ronald" facility 2360 N 167th Street Shoreline, WA 98133	75' monopole	846372	775 sf

This Appraisal Report is intended to comply with the reporting requirements set forth under Standards Rule 2 of USPAP. The scope of the assignment relates to the extent and manner in which research is conducted, data is gathered and analysis is applied. We completed the following steps for this assignment

EXTENT TO WHICH THE PROPERTY IS IDENTIFIED

Details relating to the subject site were obtained from the following sources.

- Original ground lease between King County (original ground lessor) and New Cingular Wireless, dated December 23, 1993, plus seven lease amendments dating from July 1998 to April 2015.
- Site and tower drawings provided by Crown Castle; and
- Legal description provided by Crown Castle.

EXTENT OF PROPERTY INSPECTION

Keith A. Lee, MAI inspected the subject facility on March 27, 2018. Mr. Lee is a commercial real-estate appraiser with the Seattle office of Colliers International Valuation & Advisory Services.

EXTENT OF MARKET RESEARCH

We performed the following steps in developing this appraisal.

- Gathered physical-site and leasing details for other existing telecommunications sites in the Seattle metropolitan area.
- The Income Approach to value was the most suitable valuation approach for this assignment. The market-rent surveys and our net-present-value calculations used in our valuation analysis are both components of the Income Approach.
- Facilities like the subject's site typically do not trade on a replacement-cost or depreciated-cost basis. Consequently, the Cost Approach was not used for this assignment. The Sales Comparison Approach was also not considered to be the best valuation method and was not used.

EXTRAORDINARY ASSUMPTIONS

USPAP defines an Extraordinary Assumption as, "an assumption, directly related to a specific assignment, as of the effective date of the assignment results, which, if found to be false, could alter the appraiser's opinions or conclusions.

We have made the following extraordinary assumption for this assignment.

- We have assumed that Crown Castle (or its sublessees) will continue to perform routine maintenance and repairs at the subject facility, and will remove any unused equipment or antennas as their technological needs change. Should ensuing capacity upgrades result in improved performance of the facility, we would recommend that a new appraisal be requested at that time.

DEFINITION OF MARKET RENT

The appraised value is based on the following definition of Market Rent:¹

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease (or permit) agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs).

¹ *The Appraisal of Real Estate*, Fourteenth Edition, Appraisal Institute, Chicago, Illinois, 2013 (14th Edition).

SCOPE OF WORK

Our valuation analysis will include the following components.

1. Market-rent survey of ground-lease transactions from Seattle and adjacent cities will be analyzed, and used as the basis for determining a market rental rate for the subject site.
2. Our reconciled market rent will then be compared with the actual contract rent paid by Crown Castle.
3. A net-present-value estimate will then be calculated based on the lump-sum payment of forecasted rent using a two-year forecast (since this would equal the remaining term of the lease, assuming it is not extended). Included in this section will be an analysis of discount-rate comparables.

DEFINITION OF VALUE

Given the scope and intended use of this assignment, the following definition of value is applicable:

Market Value

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale. The buyer and seller each acting prudently, knowledgeably and assuming that the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.²

INTEREST APPRAISED

The value expressed in this report represents the leased-fee interest in the subject facility, as defined below. The valuation of the leasehold interests held by Crown Castle or its sublessee are outside the scope of this assignment. The definitions of fee simple, leased-fee and leasehold interests have been provided below.

Fee Simple Interest – Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.³

Leased Fee Interest - A freehold (ownership interest) where the possessory interest has been granted to another party by creation of a contractual landlord-tenant relationship (i.e., a lease).⁴

Leasehold Interest - The tenant's possessory interest created by a lease.⁵

² Office of Comptroller of the Currency (OCC), Title 12 of the Code of Federal Regulation, Part 34, Subpart C - Appraisals, 34.42 (g); Office of Thrift Supervision (OTS), 12 CFR 564.2 (g); This is also compatible with the FDIC, FRS and NCUA definitions of market value.

³ *Dictionary of Real Estate Appraisal*, 90.

⁴ *Dictionary of Real Estate Appraisal*, 113.

⁵ *Dictionary of Real Estate Appraisal*, 113.

PUGET SOUND

INTRODUCTION

Located in Northwest Washington State, Puget Sound is one of the most ecologically diverse ecosystems in North America. Puget Sound itself is a body of salt water lying east of Admiralty Inlet, through which ocean waters reach inland 50 miles from the Pacific Coast. The waterway is a complex and intricate system of channels, inlets, estuaries, and islands containing 2,500 miles of shoreline and 19 rivers pouring into its waters. The land description surrounding the waters has expanded to include the surrounding lowlands east to the Cascade Mountains and the islands of Whidbey, Camano, and Fidalgo, as well as the Kitsap Peninsula.

The twelve counties that make up the region have created the economic foundation for the state of Washington as well as the population epicenter of the state with 70% of its citizens living within its boundaries. With its large population and dynamic economy, Puget Sound is home to one Metropolitan Division (Seattle-Bellevue-Everett MD), 4 Metropolitan Statistical Areas (Seattle-Tacoma-Bellevue MSA, Olympia MSA, Bremerton-Silverton MSA, and the Mount Vernon-Anacortes MSA), and 2 Micropolitan Statistical Areas (Oak Harbor and Shelton). Seattle, the state's largest city, is in the center of the Puget Sound region along the north-south Interstate Highway 5 corridor that serves as the major traffic thoroughfare of the state. Other major cities situated along Interstate-5 are Everett, Olympia, and Tacoma. To the east, and across Lake Washington, is Seattle's neighbor, Bellevue. On the west side of the Sound are the cities of Bremerton, Port Orchard, and Shelton.



The Puget Sound Basin provides significant employment. The most current data from the US Bureau of Labor Statistics reveals over 3.687 million people working in Washington State as of March 2017, 1.65 million or nearly 45% of all jobs are found in the Seattle Metropolitan Area. These jobs include tourism, aerospace, information and communications technology (ICT), military, logistics and international trade, tourism, manufacturing, recreational and commercial fishing, and shipping.

Key logistics to Puget Sound are the Ports of Seattle and Tacoma. Washington is one of the most trade-dependent states in the nation. Trade accounts for more than one-quarter of the state's economic activity, and one out of every three jobs is related to international trade. Approximately 70% of international goods entering Washington gateways continue on to the larger U.S. market, and 30% become part of Washington's manufactured output or are distributed in the state's retail system. As one of the largest land holders in King County, the Port of Seattle owns parks and public access areas, cargo and container terminals, conference facilities at the airport and waterfront, recreational boating marinas, piers for workboats and cruise ships, office space, storage and warehouse operations, and more. State-of-the-art cargo handling facilities help rank Seattle as the nation's 6th busiest U.S. seaport, serving 22 international steamship lines and moving more than 1.6 million TEUs (20-foot equivalent unit containers). The passenger cruise terminals at Pier 66, Bell Street Cruise Terminal, Terminal 91, and the Smith Cove Terminal comprise the #1 U.S. West Coast cruise port in number of passengers, with eleven different ships offering Alaska cruise itineraries. In 2017, 1,040,412 passengers on 218 Vessel Calls are expected to travel through the cruise terminals. According to the Port of Seattle's numbers, each time a homeport

ship docks at the Port of Seattle, it generates \$2.7 million to the local economy. In 2016 the cruise ship terminals served seven major cruise lines including Carnival, Celebrity Cruises, Holland America Line, Norwegian Cruise Line, Princess Cruises, Oceania Cruises and Royal Caribbean with 203 vessel calls. The port estimates that the cruise industry generates 3,647 jobs and \$441 million in annual business revenue.

The Seattle-Tacoma International Airport, also owned and operated by the Port of Seattle, is the 15th busiest airport in the nation, handling more than 45.7 million passengers in 2016, up from 42.4 million passengers in 2015. It is now the 9th busiest airport in the U.S. with 412,170 takeoffs and landings in 2016. Air cargo increased 10.2% from 2015 to 366 metric tons.

The Port of Tacoma is another major center for container cargo, bulk, autos and heavy-lift cargo in the region. Located in Pierce County the Port is among one of the largest container ports in North America and one of the top 50 in the world. Port activities account for more than 43,000 jobs in Pierce County, and 113,000 jobs in Washington State.

JOINT BASE LEWIS-MCCHORD

Joint Base Lewis–McChord (JBLM) is an U.S. military installation home to I Corps and 62d Airlift Wing located 9.1 miles (14.6 km) south-southwest of Tacoma, Washington under the jurisdiction of the United States Army Joint Base Garrison, Joint Base Lewis–McChord. The facility is an amalgamation of the United States Army's Fort Lewis and the United States Air Force's McChord Air Force Base which merged on 1 February 2010 into a Joint Base because of Base Realignment and Closure Commission recommendations of 2005.

Joint Base Lewis–McChord is a training and mobilization center for all services and is the only Army power projection base west of the Rocky Mountains. Its geographic location provides rapid access to the deep-water ports of Tacoma, Olympia and Seattle for deploying equipment. Units can be deployed from McChord Field, and individuals and small groups can also use nearby Sea-Tac Airport. The strategic location of the base provides Air Force units with the ability to conduct combat and humanitarian airlift with the C-17 Globemaster III.

Given the size of the base, it has a significant impact on the local economy and the housing market. In recent discussions with local apartment managers in Tacoma, Lakewood and University Place, there has been a consensus that the rate of deployments has slowed and they are seeing far less turnover risk from troop deployments in the last 24 to 36 months. However, it was reported in mid-June that Washington Governor Jay Inslee formed a group to develop a response plan for the upcoming defense spending cuts. It was initially feared the cuts could result in as many as 11,000 military and civilian jobs being lost at the base. However, on July 8, 2015 it was announced that the cuts would only total 1,250 military personnel. The base currently employs about 40,000 military personnel and 15,000 civilian contractors.

DEMOGRAPHIC ANALYSIS

The following is a demographic study of the region sourced by *Pitney Bowes/Gadberry Group - GroundView®*, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of geographical areas. Demographic changes are often highly correlated to changes in the underlying economic climate. Periods of economic uncertainty necessarily make demographic projections somewhat less reliable than projections in more stable periods. These projections are used as a starting point, but we also consider current and localized market knowledge in interpreting them within this analysis. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

Population

According to Pitney Bowes/Gadberry Group - GroundView®, a Geographic Information System (GIS) Company, King County had a 2017 total population of 2,185,287 and experienced an annual growth rate of 1.8%, which was higher than the Washington annual growth rate of 1.4%. The county accounted for 29.5% of the total Washington population (7,416,492). Within the county the population density was 1,000 people per square mile compared to the lower Washington population density of 110 people per square mile and the lower United States population density of 90 people per square mile.

POPULATION			
YEAR	US	WA	COUNTY
2010 Total Population	308,745,538	6,724,540	1,931,249
2017 Total Population	325,389,970	7,416,492	2,185,287
2022 Total Population	338,156,319	8,039,375	2,377,158
2010 - 2017 CAGR	0.8%	1.4%	1.8%
2017 - 2022 CAGR	0.8%	1.6%	1.7%

Source: Pitney Bow es/Gadberry Group - GroundView ®

POPULATION DENSITY			
YEAR	US	WA	COUNTY
2017 Per Square Mile	90	110	1,000
2022 Per Square Mile	94	119	1,088

Source: Pitney Bow es/Gadberry Group - GroundView ®

The 2017 median age for the county was 37.16, which was 1.89% younger than the United States median age of 37.86 for 2017. The median age in the county is anticipated to grow by 0.21% annually, increasing the median age to 37.55 by 2022.

MEDIAN AGE			
YEAR	US	WA	COUNTY
2017	37.86	37.57	37.16
2022	38.51	38.11	37.55
CAGR	0.34%	0.29%	0.21%

Source: Pitney Bow es/Gadberry Group - GroundView ®

According to the Office of Financial Management, recent growth in this region has been concentrated in large metropolitan areas, with 73% of the growth occurring in the state’s largest five counties: Clark, King, Pierce, Snohomish and Spokane. In 2012, these counties accounted for 65% of the state’s total population growth, with King County accounting for 39% of the state’s total growth.

Education

Education is an important part of the Seattle-Tacoma-Bellevue MSA, particularly due to the high concentration of technology, engineering, and other professions that require advanced degrees. Home to one of the nation's most respected public universities, the University of Washington enrolls over 50,000 under-graduates and post-graduates, and is the largest school in the Pacific Northwest. Among private universities, Seattle University, a Jesuit Catholic university, is the largest independent university in the Northwest. Another, Seattle Pacific University, is a Christian university of the liberal arts, sciences and professions, located on the north slope of Queen Anne Hill in Seattle.

COLLEGES AND UNIVERSITIES		
PUBLIC		
NAME	City	ENROLLED
University of Washington	Seattle	53,849
PRIVATE		
NAME	City	ENROLLED
Seattle University	Seattle	7,405
City University of Seattle	Seattle	5,900
Seattle Pacific University	Seattle	4,175
Pacific Lutheran University	Tacoma	3,191
University of Puget Sound	Tacoma	2,772
Northwest University	Kirkland	2,054
COMMUNITY COLLEGES		
NAME	City	ENROLLED
Bellevue College	Bellevue	18,398
Edmonds Community College	Edmonds	11,547
Green River Community College	Auburn	10,813
Everett Community College	Everett	10,124
Highline Community College	Des Moines	9,659
Seattle Central Community College	Seattle	8,964
Tacoma Community College	Tacoma	8,004
Olympic Community College	Bremerton	8,001

Source: Puget Sound Business Journal Book of Lists 2016

The Seattle MSA has numerous and well attended community colleges throughout the region. Community Colleges serve students in a variety of education options. Many students start their four-year degrees at community colleges, finding it a more affordable start to their higher education. However, many earn certificates, train for a new job, experience hands-on training in professional and technical programs, learn English, develop basic skills, finish high school, train for a promotion, or to learn just for fun.

INFRASTRUCTURE -TRANSPORTATION

So much of Seattle-Tacoma-Bellevue MSA’s traffic is directed through the city proper. North-south transportation depends heavily on the Interstate 5 corridor which treks through the city proper, while State Route 99, another major arterial, travels through the western half of the city. Transportation to and from the east is via State Route 520’s Evergreen Point Floating Bridge. The Evergreen Point Floating Bridge is the world’s longest floating bridge with a new bridge, to replace the original which was deemed at risk during a seismic event, opened in April 2016. The new six-lane bridge has a dedicated lane in each direction for buses and carpools, and a 14-foot-wide path for walkers and cyclists. There are five public viewpoints along the path, and four column-like sentinels mark where the new bridge transitions between land and water. Interstate 90’s Lacey V. Murrow Memorial Bridge and Third Lake Washington Bridge, both crossing Lake Washington are the second, and fifth longest floating bridges in the world, respectively. State Route 522 connects Seattle to its northeastern suburbs. Seattle is also served by three Amtrak routes at its King Street Station: the Cascades, the Coast Starlight, and the Empire Builder.

Washington State Department of Transportation is undertaking two projects to replace the State Route 99 (SR 99) Alaskan Way Viaduct along Seattle’s waterfront. The first project is the SR 99 Tunnel Project. The viaduct’s downtown waterfront section will be replaced with a bored tunnel beneath downtown Seattle. The tunnel will connect to the new SR 99 roadway south of downtown, and to Aurora Avenue in the north. The result will move the state highway underground, reconnect the street grid at the ends of the tunnel and remove the viaduct along Seattle’s downtown waterfront. The viaduct has been at risk of failure from earthquakes for many years and has been in need of being replaced. The tunnel was originally scheduled to open to traffic in late 2015. A revised opening date of Spring 2019 has been proposed.

Water transportation remains important. Washington State Ferries, the largest ferry system in the United States operates a passenger-only ferry from Colman Dock in Downtown to Vashon Island, car ferries from Colman Dock to Bainbridge Island and to Bremerton, and a car ferry from West Seattle to Vashon Island to Southworth.

Sound Transit operates express bus, commuter rail, and light rail service within the Seattle MSA area. Regional express bus routes connect Seattle with neighboring suburbs and cities while the Sounder commuter rail system, consisting of two lines, link Seattle with Tacoma along its Southern route and Seattle with Everett along its Northern run. The light rail system, called Link Light Rail, includes an initial 15.7-mile Central Link from downtown Seattle to Sea-Tac Airport, and recently completed a 3.15-mile mile extension line called University Link. The extension consists of twin-bored tunnels from Downtown Seattle north to the University of Washington, with stations at Capitol Hill and on the University of Washington.

Household Trends

The 2017 number of households in the county was 860,214. The number of households in the county is projected to grow by 1.4% annually, increasing the number of households to 922,511 by 2022. The 2017 average household size for the county was 2.5, which was -4.38% smaller than the United States average household size of 2.61 for 2017. The average household size in the county is anticipated to grow by 0.30% annually, raising the average household size to 2.53 by 2022.

NUMBER OF HOUSEHOLDS			
YEAR	US	WA	COUNTY
2017	121,586,527	2,800,684	860,214
2022	126,270,369	2,977,816	922,511
CAGR	0.8%	1.2%	1.4%

Source: Pitney Bow es/Gadberry Group - GroundView ®

AVERAGE HOUSEHOLD SIZE			
YEAR	US	WA	COUNTY
2017	2.61	2.60	2.50
2022	2.61	2.65	2.53
CAGR	0.03%	0.41%	0.30%

Source: Pitney Bow es/Gadberry Group - GroundView ®

King County had 41.50% in renter occupied units, compared to the lower 36.25% in Washington and the lower 34.84% in the United States.

HOUSING UNITS			
	US	WA	COUNTY
Owner Occupied	65.16%	63.75%	58.50%
Renter Occupied	34.84%	36.25%	41.50%

Source: Pitney Bow es/Gadberry Group - GroundView ®

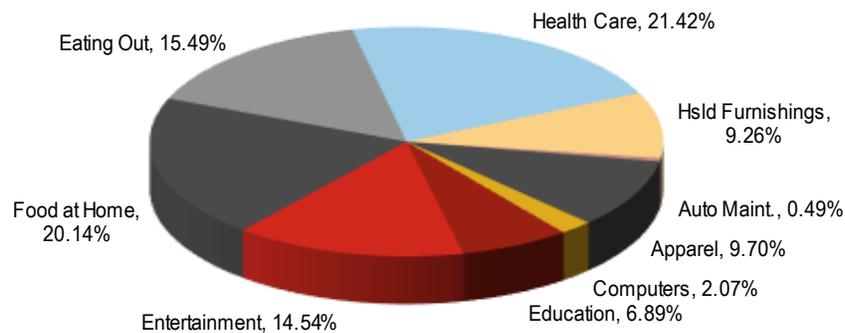
The 2017 median household income for the county was \$78,416, which was 39.7% higher than the United States median household income of \$56,114. The median household income for the county is projected to grow by 0.6% annually, increasing the median household income to \$80,677 by 2022.

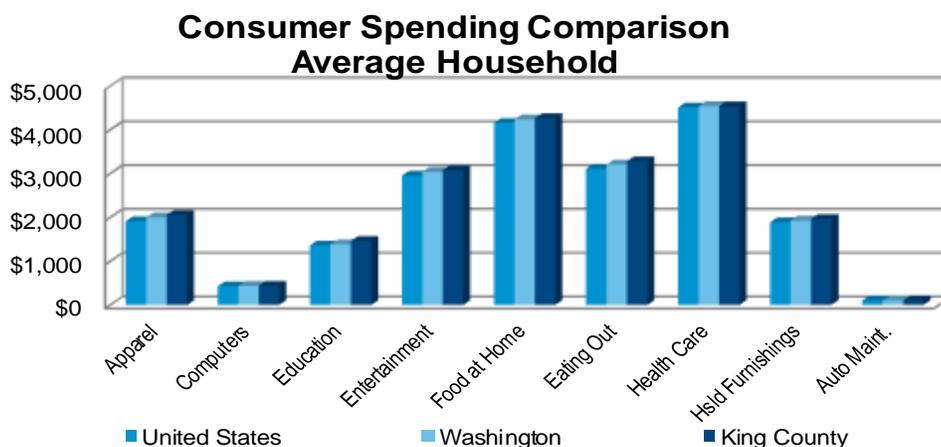
As is often the case when the median household income levels are higher than the national average, the cost of living index is also higher. According to the American Chamber of Commerce Researchers Association (ACCRA) Cost of Living Index, the Puget Sound MSA’s cost of living is 145.1 compared to the national average score of 100. The ACCRA Cost of Living Index compares groceries, housing, utilities, transportation, health care and miscellaneous goods and services for over 300 urban areas.

MEDIAN HOUSEHOLD INCOME			
YEAR	US	WA	COUNTY
2017	\$56,114	\$63,209	\$78,416
2022	\$59,476	\$65,621	\$80,677
CAGR	1.2%	0.8%	0.6%

Source: Pitney Bow es/Gadberry Group - GroundView ®

Consumer Spending King County





EMPLOYMENT

The Seattle MSA has an estimated gross metropolitan product of \$218.77 billion, and adds an estimated 1.74 million jobs to the region. The Seattle MSA is also home to 8 Fortune 500 companies: Microsoft, Weyerhaeuser, Nordstrom, Costco Wholesale, Amazon.com, Paccar, Starbucks, and Expeditors International of Washington.

Aerospace has been a key industry in the Puget Sound area with the Boeing Company being the champion in the field. The industry includes a collection of over 650 businesses, employs 80,000 people statewide and over 70,000 regionally (primarily through Boeing). Revenues generated total \$90 billion annually.

SUMMARY

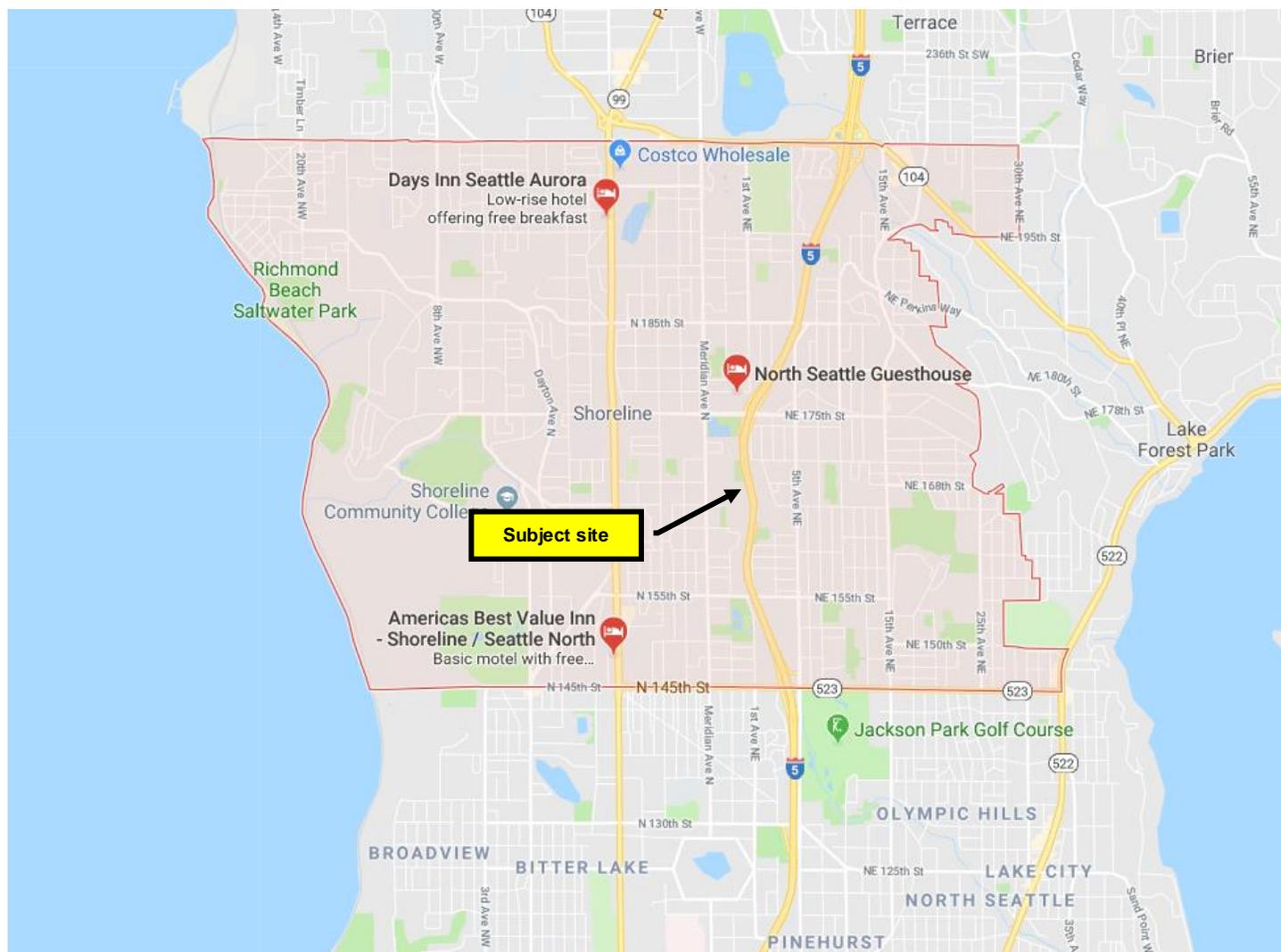
Microsoft, Amazon, Google and Facebook are top performers within the information and communications technology (ICT) industry in the Seattle MSA, generating annual revenues of \$13.6 billion and adding 186,800 jobs locally. Included are: 50,400 in software publishing, 25,400 in computer system design and 9,100 in wireless telecommunications. Another sector within the ICT industry is video game companies. More than one third of the \$10 billion annual revenue attributed to the game industry nationwide is produced in the region. Also, considered a leader in Radio Frequency Identification (RFID), the Seattle MSA is home to companies such as Impinj and Intermec. Another sector, Cloud Computing and Virtualization, is making a presence through Microsoft Azure, Amazon Web Services, Parallels, Skytap and Symform. The Seattle MSA is emerging as a world leader in this technology. The Seattle MSA is home to a diversified group of businesses of many sizes and types, all of which appreciate its Central Puget Sound location.

In addition to large corporations, universities, hospitals and public-sector employment located within the Seattle-Tacoma-Bellevue MSA, smaller businesses make up 75% of the local employment picture. This demonstrates the impact and importance of small business in the local economy.

Seattle's economy is a mix of old and new businesses which got its key start with the Boeing Company nearly 100 years ago. The entrepreneurial spirit of the region led to major internet and technology companies. Though it has been affected by the recent recession, Seattle has retained a comparatively strong economy, and remains a hotbed for start-up businesses with a highly educated workforce. Indicators are such that the current economic recovery is improving, the area's key private employment sectors have made significant year-over-gains and unemployment is trending down.

AREA ANALYSIS

The subject facility is in the central portion of the city of Shoreline, in King County. The following neighborhood description was taken from Wikipedia.

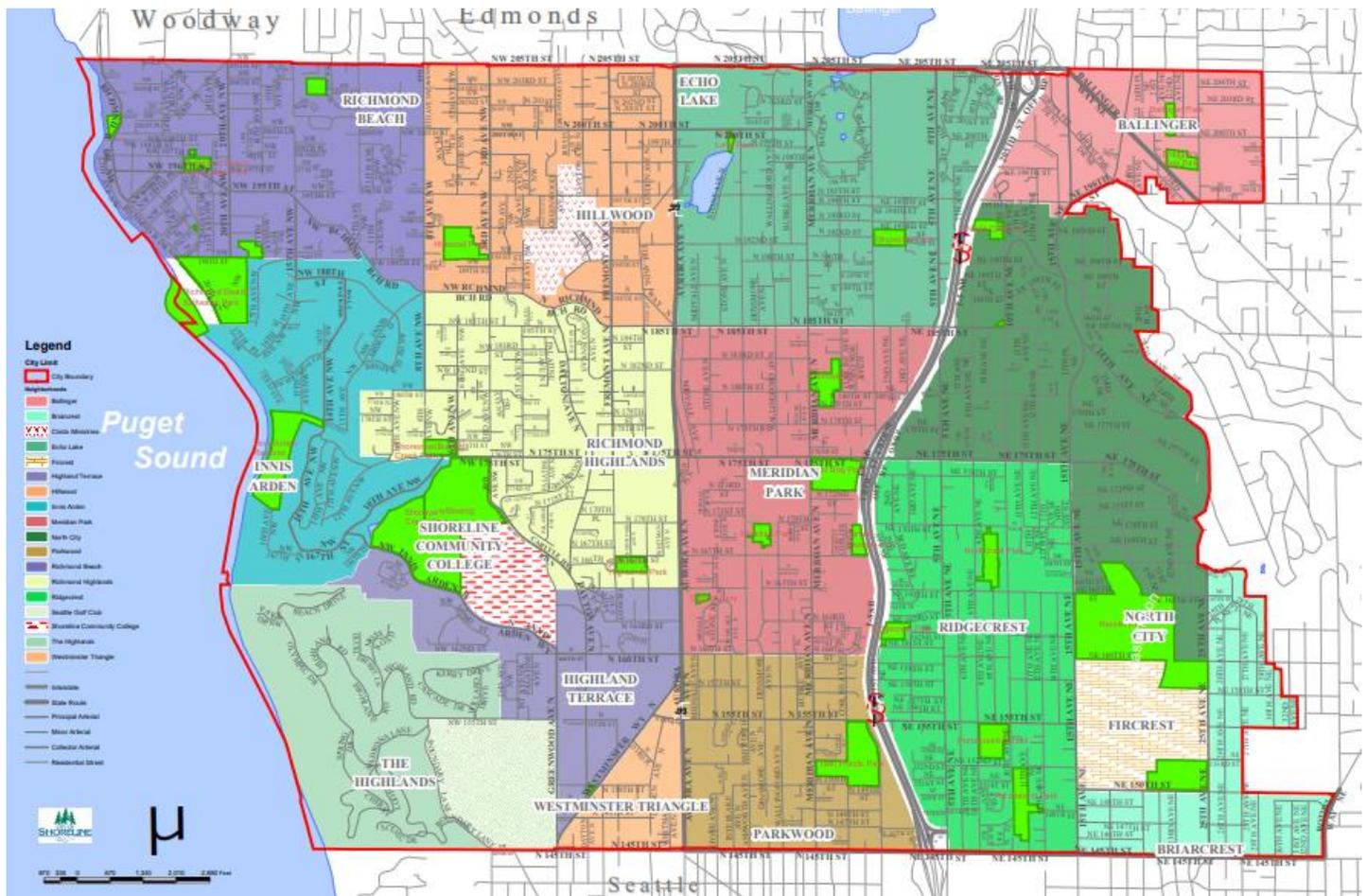


Shoreline is a city in King County, Washington, and is none miles north of downtown Seattle. It is the 20th largest city in the state.

The name “Shoreline” was first used in 1944 to refer to what was then an unincorporated portion of King County. The label was given to the local school district, since its boundaries stretched from “shore to shore” (Puget Sound to Lake Washington) and “line to line” (the old Seattle city limit of 8th Street to the Snohomish County line). Though the modern borders of the city do not stretch to Lake Washington, the area kept the “Shoreline” name.

After the incorporation of Lake Forest Park in 1961, the remainder of the Shoreline School District remained an unincorporated portion of King County. Fifty-one years after it had been named, on August 31, 1995, Shoreline was officially incorporated as a code city and adopted the council-manager form of government. Residents used Seattle, WA as their address up until 1995 when the city was formed and addresses changed to Shoreline, WA.

Shoreline is divided into 14 neighborhoods, as shown in the following map. The subject is part of the Meridian Park neighborhood on the west side of Interstate 5.



The city is bordered to the north by the neighborhoods of Edmonds/Woodway, Edmonds and Mountlake Terrace in Snohomish County. It is bordered to the west by Puget Sound, and to the east by the city of Lake Forest Park and Lake Washington. To the south is the city of Seattle.

Transportation:

The two major north/south highways through Shoreline are Interstate 5 and State Route 99. State Route 104 runs from Edmonds down to Lake Forest Park, and cuts across the city’s northeast corner. Shoreline is also central to King County Metro transit, with service to many destinations, including downtown Seattle by multiple commuter buses, the Sounder Commuter Rail, and local bus service.

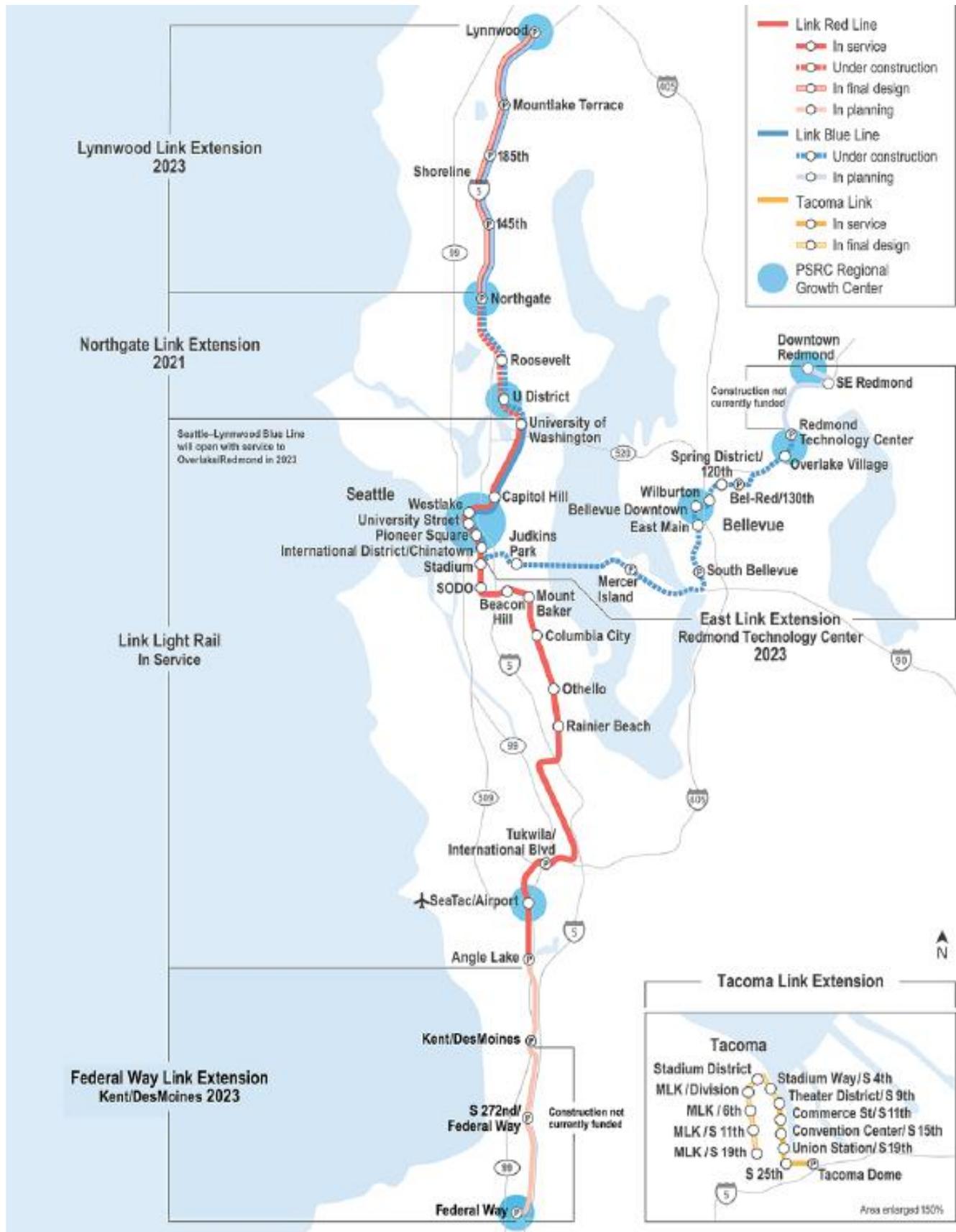
Sound Transit Light-Rail Expansion:

Puget Sound Transit (aka Sound Transit) has proposed to expand their regional light-rail system south from the city of SeaTac to Federal Way. This extension, called the Federal Way Link Extension, would run through the cities of SeaTac, Des Moines, Shoreline and Federal Way in King County and will cover 7.6 miles generally paralleling State Route 99 and Interstate 5, which are the major north/south traffic routes between SeaTac and Federal Way. It will follow a topographic ridge between Puget Sound and the Green River Valley where the city limits of SeaTac, Des Moines, Shoreline and Federal Way meet.

Sound Transit anticipates starting construction of this light-rail segment by 2019, with the first segment to Shoreline/Des Moines opening to travelers in 2023. If second-stage funding is approved by voters, the final segment from Dent to Federal Way is anticipated to be open by 2024.

The existing light-rail line runs through Seattle from the University of Washington campus to SeaTac Airport and Angle Lake. In addition to the Federal Way extension, the agency has also proposed two additional extensions that would extend the rail line north to Lynnwood. These have been illustrated in the exhibit on the next page.

SOUND TRANSIT REGIONAL LIGHT-RAIL SYSTEM



DEMOGRAPHIC PROFILE

Below is a demographic study of the area, sourced by *Pitney Bowes/Gadberry Group - GroundView®*, an on-line resource center that provides information used to analyze and compare the past, present, and future trends of properties and geographical areas. Please note that our demographics provider sets forth income projections in constant dollars which, by definition, reflect projections after adjustment for inflation. We are aware of other prominent demographic data providers that project income in current dollars, which do not account for inflation. A simple comparison of projections for a similar market area made under the constant and current dollar methodologies can and likely will produce data points that vary, in some cases, widely. Further, all forecasts, regardless of demographer methodology(ies), are subjective in the sense that the reliability of the forecast is subject to modeling and definitional assumptions and procedures.

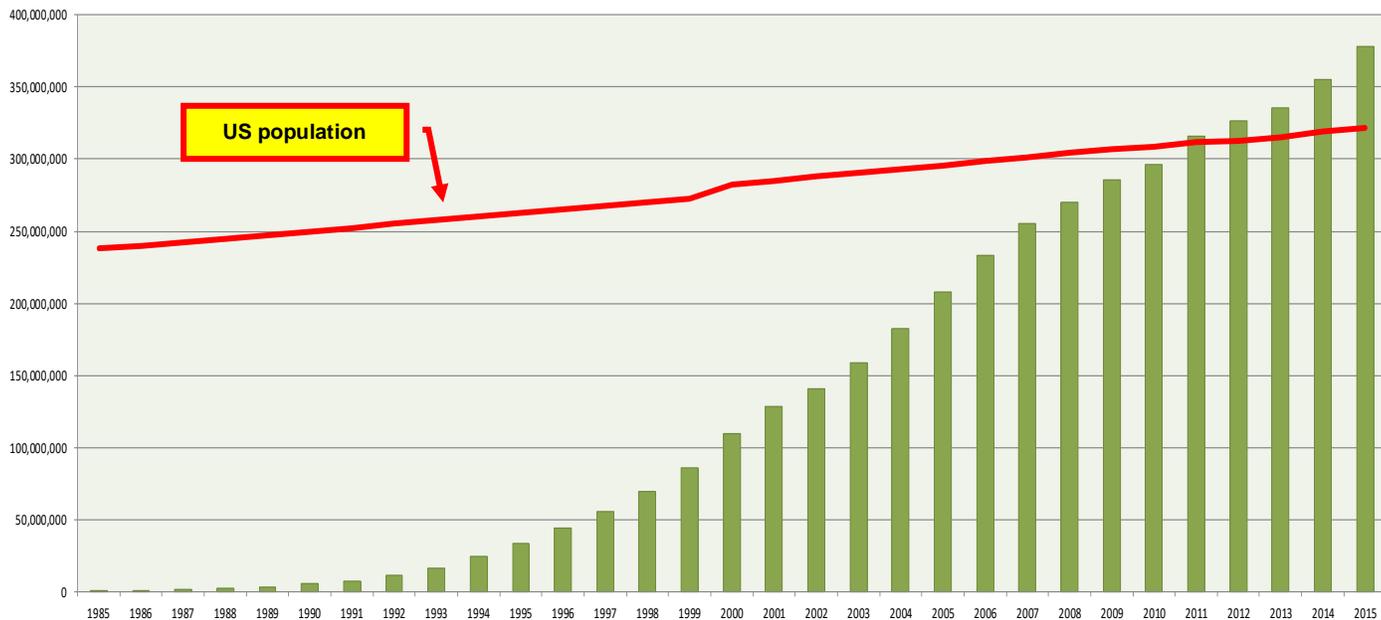
LOCAL AREA DEMOGRAPHICS							
DESCRIPTION	1 MILE	3 MILES	5 MILES	DESCRIPTION	1 MILE	3 MILES	5 MILES
POPULATION				AVERAGE HOUSEHOLD INCOME			
2000 Population	16,673	123,189	288,974	2017	\$91,026	\$91,581	\$102,539
2010 Population	16,682	125,454	299,926	2022	\$93,348	\$94,510	\$107,716
2017 Population	17,728	135,237	326,253	Change 2017-2022	2.55%	3.20%	5.05%
2022 Population	18,920	144,977	350,176	MEDIAN HOUSEHOLD INCOME			
Change 2000-2010	0.05%	1.84%	3.79%	2017	\$74,115	\$64,863	\$72,338
Change 2010-2017	6.27%	7.80%	8.78%	2022	\$75,164	\$66,112	\$73,565
Change 2017-2022	6.72%	7.20%	7.33%	Change 2017-2022	1.42%	1.93%	1.70%
POPULATION 65+				PER CAPITA INCOME			
2010 Population	2,145	18,640	39,651	2017	\$35,858	\$39,716	\$43,454
2017 Population	2,633	23,081	50,794	2022	\$36,259	\$40,257	\$44,780
2022 Population	3,141	27,517	60,999	Change 2017-2022	1.12%	1.36%	3.05%
Change 2010-2017	22.75%	23.83%	28.10%	2017 HOUSEHOLDS BY INCOME			
Change 2017-2022	19.29%	19.22%	20.09%	<\$15,000	7.3%	10.1%	8.6%
NUMBER OF HOUSEHOLDS				\$15,000-\$24,999	7.1%	8.5%	7.2%
2000 Households	6,338	51,755	122,498	\$25,000-\$34,999	5.9%	7.9%	7.2%
2010 Households	6,568	54,418	129,185	\$35,000-\$49,999	10.5%	12.1%	10.9%
2017 Households	6,915	57,439	136,563	\$50,000-\$74,999	19.8%	18.7%	18.0%
2022 Households	7,278	60,492	143,857	\$75,000-\$99,999	16.4%	13.5%	13.1%
Change 2000-2010	3.63%	5.15%	5.46%	\$100,000-\$149,999	21.7%	15.4%	17.7%
Change 2010-2017	5.28%	5.55%	5.71%	\$150,000-\$199,999	6.1%	7.3%	8.8%
Change 2017-2022	5.25%	5.32%	5.34%	\$200,000 or greater	5.2%	6.4%	8.5%
HOUSING UNITS (2017)				MEDIAN HOME VALUE			
Owner Occupied	4,726	33,185	84,101	AVERAGE HOME VALUE	\$318,741	\$345,929	\$377,398
Renter Occupied	2,184	24,320	52,456	HOUSING UNITS BY UNITS IN STRUCTURE			
HOUSING UNITS BY YEAR BUILT				1, detached	5,331	33,105	83,567
Built 2010 or later	52	1,209	2,645	1, attached	178	2,332	6,434
Built 2000 to 2009	536	5,095	14,101	2	217	1,166	2,425
Built 1990 to 1999	374	5,344	13,394	3 or 4	104	1,696	4,551
Built 1980 to 1989	496	6,566	17,508	5 to 9	155	2,573	6,642
Built 1970 to 1979	886	9,611	20,306	10 to 19	146	3,449	9,070
Built 1960 to 1969	1,122	8,468	18,770	20 to 49	350	5,262	10,535
Built 1950 to 1959	2,030	12,502	23,477	50 or more	382	7,391	11,757
Built 1940 to 1949	1,195	5,409	12,151	Mobile home	47	517	1,542
Built 1939 or earlier	224	3,234	14,211	Boat, RV, van, etc.	0	14	35

Source: Pitney Bowes/Gadberry Group - GroundView®

In her novel *The Death of Distance*, Francis Cairncross stated that mobile-phone use has grown at a pace even faster than the development of computer-chip technology. "In 1990," she stated, "there were just over eleven million mobile telephones worldwide. In 2000, there were 650 million, compared with 500 million personal computers. Every year since 1996, more people have subscribed to cellular telephones than to fixed ones, and the gap is widening." In comparison, by 2006, 78.11% of our country's population had cell phones (up from 62.19% in 2004 according to the Cellular Telecommunications and Internet Association (CTIA)).

The chart below illustrates the exponential growth of cellular subscribers in the U.S., along with annual market saturation (i.e. number of subscribers divided by the U.S. population, shown below as a solid red line). In 1990, cellular subscribers represented only 2.12% of the nation's population, compared to 95.96% in 2010. By 2015, the total number of cellular subscribers exceeded 117% of the country's population--indicating that consumers have more than one cell phone, or have other related subscriptions like data plans or 4G "hotspot" fees.

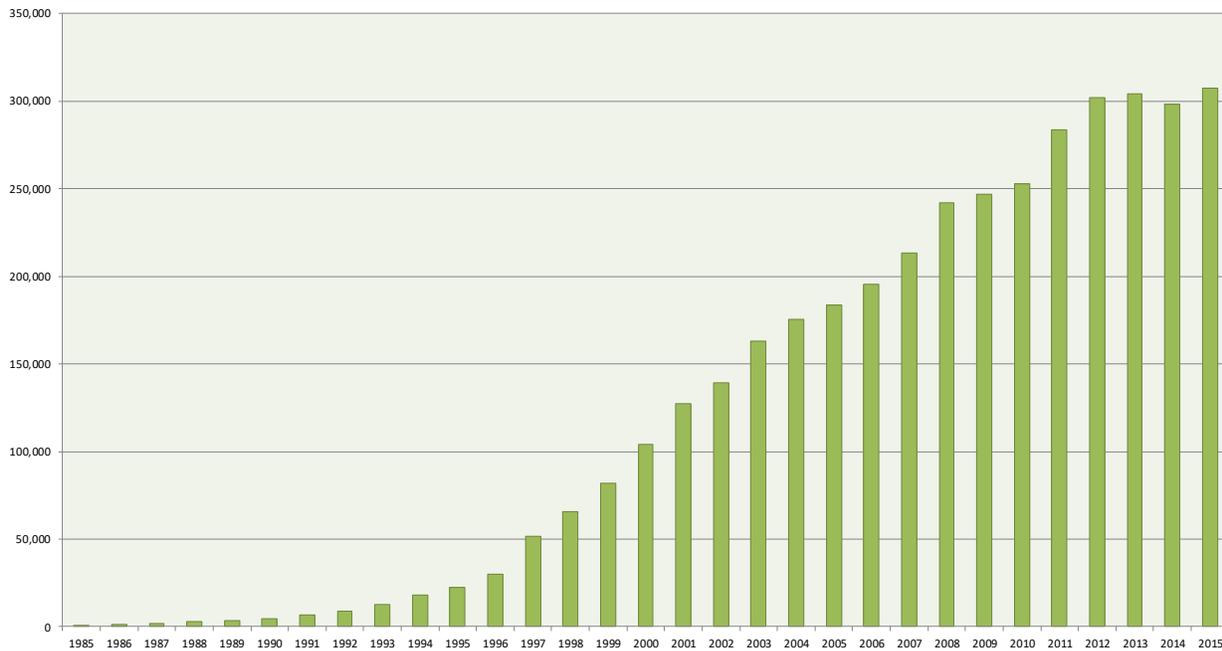
ESTIMATED CELLULAR SUBSCRIBERS
Nationwide (1985 - 2015)



Source: Cellular Telecommunications and Internet Association.

The chart below illustrates the explosive growth in the number of cell sites built in this country during the same time period.

TOTAL NUMBER OF CELL SITES
Nationwide (1985 - 2015)



Source: Cellular Telecommunications and Internet Association.

PERCENTAGE-GROWTH COMPARISON (SUBSCRIBERS AND # OF CELL SITES)

Nationwide (1985 - 2013)						
	1985-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2015
Growth in Subscribers	1452.87%	347.07%	148.57%	61.95%	27.14%	19.61%
Growth in Cell Sites	695.99%	239.01%	247.11%	44.02%	29.38%	8.55%

Compiled by CBRE. Source: Cellular Telecommunications and Internet Association.

On May 23rd, the CTIA released its annual survey results, which indicated that Americans used three times as much data in 2015 as they did in 2013. This increase in data usage is the equivalent of consumers streaming 59,219 videos every minute.⁶

The CTIA survey also noted the following, as of March of 2017.

- There are more than 228 million smartphones in the U.S. This number is up almost 10% from 2014. Seventy percent of the nation’s population now owns a smartphone.
- Data traffic flowing across wireless networks has increased more than 25 times since 2010.
- More than 4.6 million jobs directly or indirectly depend on the wireless industry.
- In North American, data traffic per smartphone will grow nearly 5 times from 5.1 gigabytes per month in 2016 to 25 gigabytes per month in 2022.

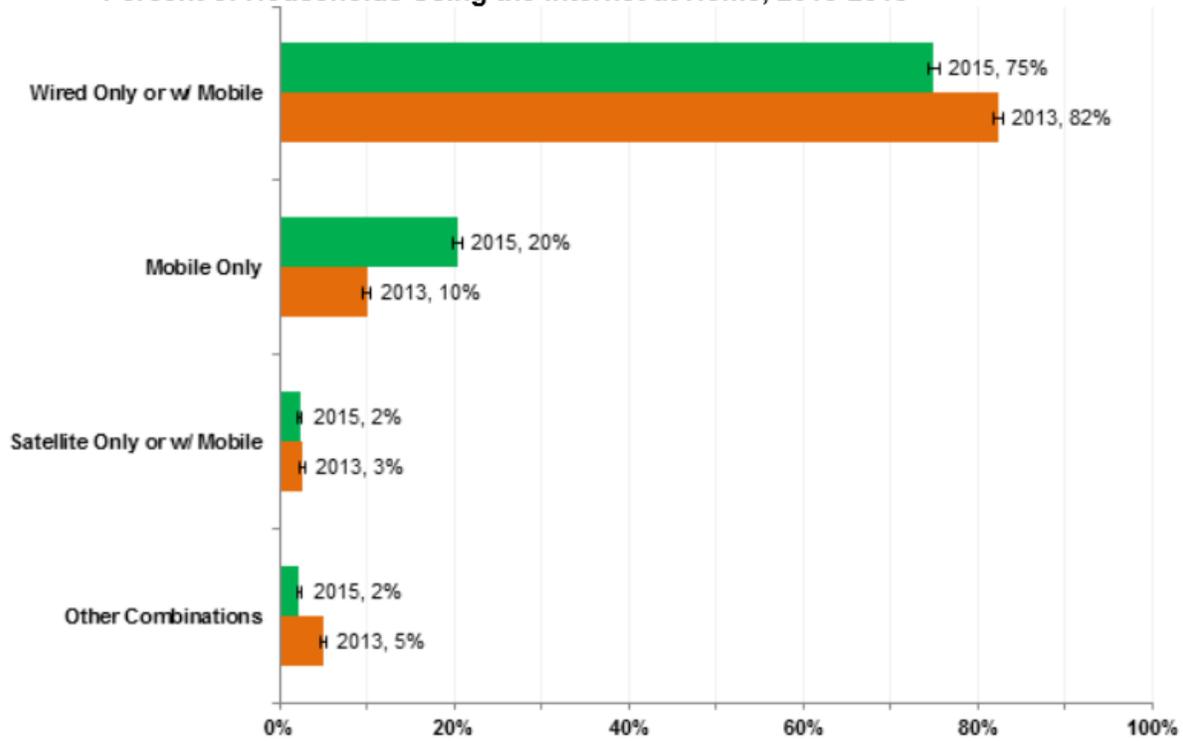
The table on the next page illustrates the increase in mobile trends from 2014 to 2015, according to CTIA.

⁶ Source: <http://wirelessestimator.com/articles/2016/ctia-american-data-usage-more-than-doubled-in-2015>

Mobile Trends in the United States, 2014-2015			
	2014	2015	The Delta
Subscribers	355.4 million	377.9 million	+6.3%
Smartphones	208.1 million	228.3 million	+9.7%
Data Traffic	4.1 trillion MB	9.6 trillion MB	+137.6%
Minutes of Use	2.5 trillion	2.8 trillion	+17.4%
SMS/MMS traffic	2.07 trillion	2.11 trillion	+1.7%
Incremental Capital investment	\$32.0 billion	\$31.9 billion	-0.3%
Cumulative Capex	\$430.6 billion	\$462.6 billion	N/A

A recent survey released by the National Telecommunications and Information Administration found that technological changes are driving a profound shift in how Americans use the Internet, which may be opening a new digital divide based on the use of particular types of devices and Internet services. According to the survey, three-quarters of American households using the Internet at home in 2015 still used wired technologies for high-speed Internet service, including cable, DSL, and fiberoptic connections. However, this represents a sizeable drop in wired home broadband use, from 82% of online households in June 2013 to 75% one year later. Over this same period, the data also shows that the proportion of online households that relied exclusively on mobile service at home doubled between 2013 and 2015, from 10% to 20% (see chart on next page).

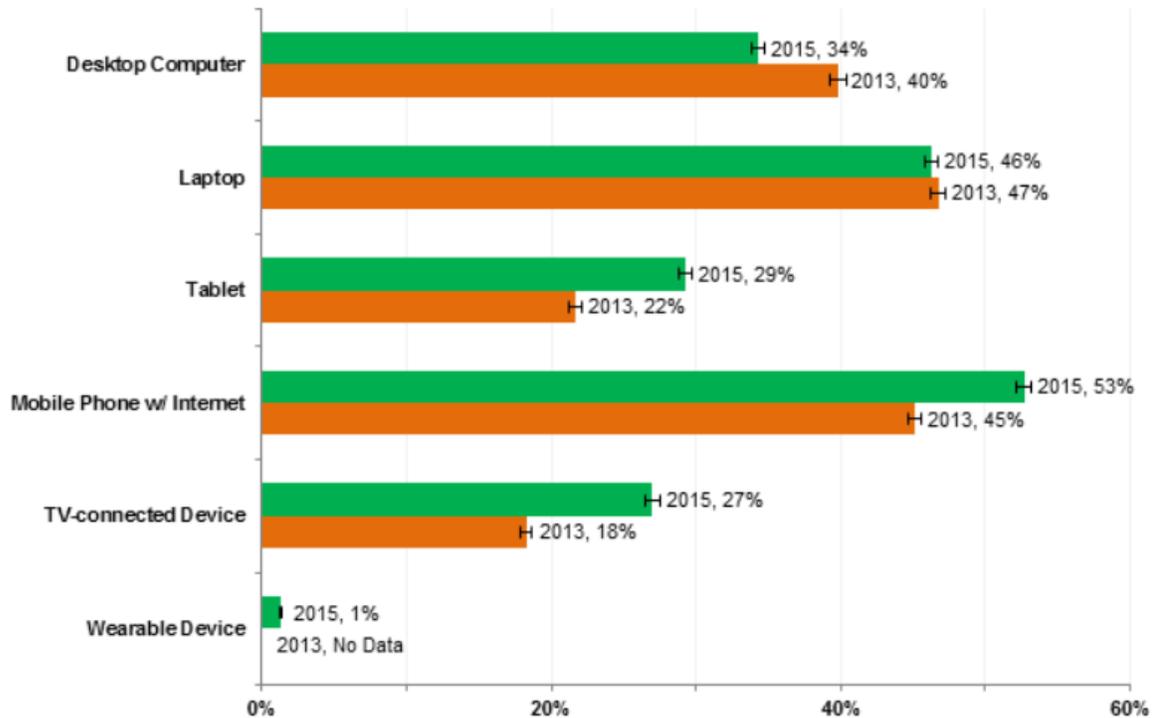
Figure 1: Technologies Used to Go Online at Home, Percent of Households Using the Internet at Home, 2013-2015



Source: NTIA

The survey also reported that Americans are increasingly relying on a wide range of devices to meet their computing needs. Smartphone use rose from 45% of Americans in 2013 to 53% in 2015, surpassing laptops to become the most widely-used computing device. Smart televisions and TV-connected devices increased from 18% in 2013 to 27% in 2015 (see chart on next page).

Use of Selected Computing Devices,
Percent of Americans Ages 3+, 2013-2015



Source: NTIA

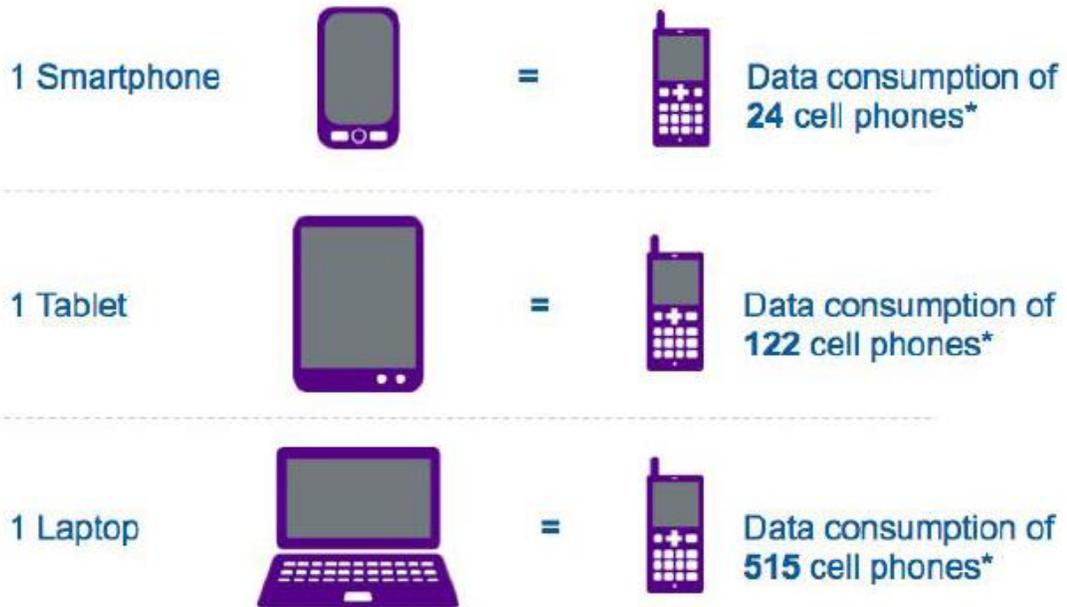
Another way of measuring demand is through our thirst for information. Recent technological advances allow us to consume greater amounts of information than ever before.

Founded in 2006, The DAS Forum is the only national network of leaders focused exclusively on shaping the future of DAS as a viable complement to traditional macro cell sites and a solution to the deployment of wireless services in challenging environments. The DAS Forum is governed by a Council of Founding Members, made up of American Tower Corporation, AT&T, CommScope, Connectivity Wireless, Corning Cable Systems, Crown Castle International, Extenet Systems Inc., H & M Networks, Sprint and T-Mobile USA.

The following graphic, created by The DAS Forum, illustrates this. The DAS Forum is an organization dedicated to the development of the distributed antenna system (DAS) component of the nation's wireless network.

Spectrum Crunch

New devices mean new and increased demand



* Monthly basic mobile phone data traffic

Source: Cisco VNI Mobile, 2011

For example, a new iPad consumes as much data (or bandwidth) as 122 older cell phones with basic monthly phone plans. A new laptop with a broadband connection can consume up to five times this amount.

MERGERS AND ACQUISITIONS

Looking back, it doesn't seem possible that cell phones have been part of our lives for 35 years. Ever since the first bulky, briefcase-sized phones hit the market in October of 1982, carriers have been scrambling to keep up with demand.

Back then, the children of the original Baby Bells had each spun off their own wireless companies: General Telephone and Telegraph created GTE Wireless, AT&T created AT&T Wireless, and Pacific Bell formed Pacific Bell Wireless.

Through the 1990s and into the 2000s, consolidation became a key component of survival, as carriers battled each other to gain market share. Listed below are some of the more well-known mergers of the past.

<u>(Former carrier)</u>	<u>(Now known as)</u>
GTE Wireless	Verizon
VoiceStream PCS	Verizon
Pacific Bell Wireless	Cingular Wireless
Cox PCS	Sprint PCS

In the late 1990s, there were three primary cellular providers: GTE, Pacific Bell Wireless and Cox PCS. Ten years ago, there were six. By the early 2000s there were four, listed below in terms of their total number of subscribers.

- 1.) Cingular Wireless
(merged with AT&T Wireless, who bought GTE Mobilnet)
- 2.) Verizon
- 3.) Sprint PCS (merged with Nextel)
- 4.) T-Mobile

On February 17 2004, Cingular acquired AT&T Wireless. With the third-largest company purchased by the second-largest cellular provider, the combined entity became the largest telecommunications carrier in the country. After the merger, the new Cingular-AT&T entity and Verizon controlled 60 percent of the wireless-subscriber market. In addition, the merger expanded Cingular's coverage from 87 to 97 of the top 100 markets in the country, which, according to Pyramid Research, will save the company almost \$1 billion in network infrastructure alone.

On May 25, 2004, T-Mobile USA announced that they had entered into agreements with Cingular to terminate their wireless network-sharing venture, and for T-Mobile to acquire 100% ownership of the shared network assets in southern Washington, Texas, and New York for \$2.5 billion. In December of 2004, Sprint PCS formally announced that they had acquired Nextel Communications. Although Sprint's merger with Nextel was largely about acquiring radio spectrum, it continued to operate Nextel's wireless network in parallel with its own for a number of years. However, Nextel's network is outdated, and cannot be upgraded to accommodate 4G speeds. For this reason, and the need to lower operating expenses, Sprint started deactivating its Nextel network in 2012 and continues to do so into 2016. In July of 2013, shortly after acquiring Clearwire (its broadband partner), Sprint announced their merger with SoftBank, which is the parent company of one of Japan's largest telecom carriers.

Apple's introduction of the iPhone in June 2007 may have been the most significant technological innovation of the past decade. Partnering with AT&T for its wireless service, Apple has seen iPhone sales explode over the next three years, with approximately 40% of these consumers switching over to AT&T from other providers. In a January 2009 *Wired* magazine article about the development of the iPhone, Fred Vogelstein wrote the following. "For decades, wireless carriers have treated manufacturers like serfs, using access to their networks as leverage to dictate what phones will get made, how much they will cost, and what features will be available on them. Handsets were viewed largely as cheap, disposable lures, massively subsidized to snare subscribers and lock them into using the carriers' proprietary services. But the iPhone upsets that balance of power. Carriers realized that the right phone—even a pricey one—can win customers and bring in revenue." The first iPhone featured a touch-screen display, 1,500-song capacity, Internet access at WiFi speeds, and the ability to run a number of software programs (known as "apps"). Verizon Wireless had been competing head-to-head with AT&T in the smartphone market with its "Droid" line of phones, although it won a key victory in early 2011 by being able to sell the iPhone as well. The fifth-generation iPhone was the first edition of this phone to have 4G connectivity built in. Now, the seventh-generation iPhone has been released, offering bigger displays and two cameras.

In March of 2011, the No. 2 U.S. wireless operator (AT&T Mobility) announced plans to buy No. 4 wireless operator T-Mobile USA in a deal valued at \$39 billion. Had this merger received government approval, it would have created an essential monopoly. According to Marguerite Reardon of CNet.com, "at the end of 2010, Verizon had 102.2 million customers, and AT&T had about 95.5 million. If AT&T adds T-Mobile's 33 million customers, the new provider [would] have a total of about 129 million subscribers." To put this in perspective, following the AT&T/T-Mobile merger, three out of four wireless subscribers in the U.S. would be a customer of either AT&T or Verizon Wireless. However, this merger was not approved.

Talks of a potential T-Mobile and Sprint merger have been on and off for a few years, but appear to be back on again, according to a May 22, 2017 article published by USA Today. In the article, reporter Edward Baig wrote the following.

"Previous talks of a marriage between the two carriers ultimately went bust because the expectation was that regulators under the Obama Administration would never bless the union. The thinking now is that the Trump Administration may look upon a merger more favorably." Assuming that deal terms could be worked out, there would still be regulatory hurdles to overcome. In his article, Baig quoted a research analyst who said that "the FCC and DOJ likely feel vindicated for having blocked T-Mobile's merger with AT&T in 2011, and Sprint's high stock price makes it much harder to argue that Sprint is a serious bankruptcy risk absent a merger."

Over the past 3-5 years, all four of the top wireless carriers have upgraded their networks to 4G technology. True 4G must generate speeds of at least 100 megabits per second, according to the International Telecommunication Union. Current 3G technology offers a peak upload rate of 50 megabits per second and a peak download rate of 100 megabits per second. In comparison, 4G delivers a peak upload rate of 500 megabits per second and a peak download rate of one gigabit per second.⁷

While standards are still being developed for 5G, and the anticipated first phase of site rollouts isn't expected for another two to three years, the difference in speed will be significant. With speeds of up to 100 gigabits per second, 5G will be as much as 1,000 times faster than 4G. Mobile-internet communication will become so fast, they will become almost real-time.

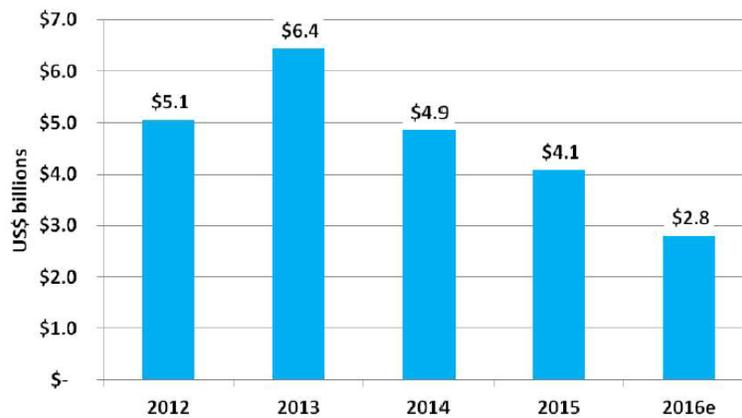
⁷ Source: http://www.diffen.com/difference/3G_vs_4G.

The following table, taken from a December 2014 article published by Raconteur.net, summarizes the differences between 3G, 4G, and 5G, as well as the exponential increase in speed.

3G VS 4G VS 5G			
	3G	4G	5G
DEPLOYMENT	2004-05	2006-10	BY 2020
BANDWIDTH	2mbps	200mbps	>1gbps
TECHNOLOGY	Broadband with/CDMA/IP technology	Unified IP and seamless combination of LAN/WAN/WLAN/PAN	4G + WWW
SERVICE	Integrated high-quality audio, video and data	Dynamic information access, variable devices	Dynamic information access, variable devices with all capabilities

In February of 2015, Sprint completed their first expansion of their network in a decade that didn't involve the acquisition of another carrier (like Clearwire, or Nextel before that). However, this expansion and acquisition may have come at a price. AGL Magazine reported on May 10, 2016 that Sprint's reported capital expenditures have taken a nosedive since 2013, and have dropped by 32% since its fiscal year 2015 (see chart below).

1-Sprint Wireless CapEx, YtY, FY2012-2016e



Source: Sprint; Skyline Marketing Group estimates

The article went on to state that Sprint's capex-to-service revenues ratio dropped steadily from 22% in fiscal year 2013 (when the carrier accelerated its 4G LTE rollout and had acquired Clearwire) to 18% in 2014 and 16% in 2015. According to the article, "ratios above 15% indicate network expansion and investment for capacity and coverage expansion while ratios below 15% suggest that the carrier is operating its network in a maintenance mode with minimal expansion." Its capex-to-service revenues ratio is expected to drop to 12% in 2016.

In comparison, Verizon's capex to service-revenue ratio for the 4th-quarter of 2016 was 17.88% and AT&T's ratio for the same period was 13.68%.

In October of 2012, Deutsche Telekom (parent company to T-Mobile) acquired prepaid regional carrier MetroPCS, in an attempt to better compete with AT&T and Verizon Wireless.

In March of 2014, AT&T finalized their acquisition of Cricket Wireless. Prior to the merger, Cricket had about 4.6 million customers (according to PC News) and ran a CDMA network. AT&T currently runs a GSM network, which is not compatible. AT&T stated that within the next 12 to 18 months, they will shut down Cricket's network and convert Cricket's sites to AT&T facilities. For AT&T, the goal of this merger was to acquire additional spectrum to expand its LTE network.

Over the last decade, a trend has emerged involving the top four wireless carriers and tower operators. Spurred by the need for more capital investment, carriers are looking to get out of owning their own telecommunications improvements and have turned to sale-leaseback agreements with tower operators as a way to monetize their assets and raise capital. This capital could then be spent on further 4G upgrades and rollout, and to purchase additional spectrum.

In February 2005, Sprint agreed to a \$1.2 billion sale-leaseback agreement with Global Signal, which involved more than 6,000 towers. The agreement enabled Sprint to pay off what it spent to acquire Nextel (at an estimated \$500 million, according to Bloomberg.com) with the balance of the investment going towards high-speed upgrades of its network. Global Signal was acquired by Crown Castle in 2006.

In September 2012, Crown Castle negotiated a sale-leaseback agreement with T-Mobile for \$2.4 billion. This agreement involved 7,200 T-Mobile assets around the country. In October 2013, Crown Castle negotiated a similar agreement with AT&T Mobility involving more than 9,700 tower assets around the country.

In addition, AGL Magazine reported in January of 2015 that Verizon agreed to a \$5 billion sale-leaseback deal with American Tower Corporation involving 11,324 wireless cell towers, along with an option to purchase the leasehold rights in an additional 165 towers. The term of the deal is for 28 years, and will increase American Tower's total U.S. portfolio to more than 40,000 tower sites.

On July 13, 2016 Fierce Wireless reported that Verizon plans to shut down its 2G (CDMA 1x) network by December 31, 2019, although some areas may not be shut down until 2020 to allow for enough time for Verizon customers to transition over to the carrier's 4G LTE network. Verizon stated that its 2G network is still being used by some of its customers for voice calling, and is also used by slow-speed machine-to-machine applications, like remote water meters. However, Verizon stated that they are working with these customers to transition over to LTE, which presently handles 92% of its total wireless traffic. The carrier also indicated that it is preparing to transition its 3G equipment over to LTE as well, but did not indicate a shutdown date for 3G service.

In an online article published on the HP Matters blog, Christopher Surdak offered an observation on what the future may hold for mergers and acquisitions.⁸

“In December 2009, data traffic on mobile networks first surpassed voice traffic, and has since exploded. By 2016, data traffic will be 200 times greater than voice traffic. This has presented a serious problem for telecom vendors. When voice traffic dominated the market, there was a clear connection between cost and value. When a customer spoke for five minutes, they paid for five minutes of connectivity. They paid proportionally more or less, depending upon how long they talked.

However, this is not how data connectivity works. Providers are still charging according to capacity used (mega- or gigabytes per month, for instance) but customers’ consumption of capacity is totally different. Data customers don’t perceive value according to how many bytes they download. Rather, they perceive value in how many videos they download, how many pictures they upload or how many Skype calls they make in a day. To a customer, a 140-character text from a family member may be far more valuable than a two-megabyte video they watched, regardless of the dramatic difference in their associated size. The perceived value of content is no longer directly tied to the cost of delivery...Connectivity is capturing an ever-smaller proportion of the information value chain, while content, service, and product deliverers capture ever-more.

As a result, it’s not terribly surprising that content companies are moving into the infrastructure game. Google, Amazon, Microsoft and other major content players have amassed enormous network capacity in their own right, and it makes sense for them to own the underpinnings of their business (the networks) in order to ensure that their customers are always online. Indeed, AT&T’s market capitalization in 2014 was about the same as it was in 2006, while Google’s value has more than doubled. Facebook didn’t even exist in 2006, and by 2014 it was worth roughly 40 percent more than AT&T (approximately \$222 billion).

By 2020, it is likely that one or more major telco companies will be acquired by a content company. And once this process begins, a feeding frenzy likely will ensue. Regulatory bodies might slow this process down somewhat, but as with so many industries throughout history, vertical integration in the Internet is almost certain to happen.”

The above observation assumes that content providers would move into the infrastructure arena. However, as CNet reported on May 12, 2015, the reciprocal of this can occur as well. According to CNet, Verizon recently acquired AOL for a price of \$50 per share, or a total acquisition price of \$4.4 billion.

⁸ Source: “Content Barons, Smart Dust & SkyNet: 6 Telecommunications Disruptions for 2020”, HP Matter: The Telecom Issue, Issue No. 4, Spring 2015 (www.hp.com/hpmatters).

THE INTERNET OF THINGS

Now that there are more wireless subscriptions in the United States than there are people, the next area of growth will come from Internet-enabled consumer products—the “Internet of Things”. In an eWeek article published online on April 19, 2016, Todd Weiss reports that smart tags will be coming to 10 billion clothing items over the next three years.

“The Internet of Things will potentially be able to connect with some 10 billion pieces of clothing over the next three years as part of a newly-unveiled deal between label and RFID company Avery Dennison and IoT smart-products platform vendor Evrything.

The idea...is that by placing [smart tags] in the clothing items, consumers, clothing manufacturers and retailers will gain new insights into purchases and their connections with other products. Using the IoT labels built into the clothes and shoes, the products will be able to interact with smartphones to trigger applications and services that connect with consumers, bringing new capabilities to users.

The process will allow brands to become more interactive, while providing personalized, real-time mobile experiences and content for individual consumers and each item of clothing, the companies said. Products will use real-time data analytics in a wide range of ways that are not being done today.”

Avery Dennison makes clothing items for a number of major labels, including Nike, Adidas, and Hugo Boss. In his article, Mr. Weiss cited a March 2016 Gartner survey that found that approximately 64% of 465 IT professionals interviewed intend to use the Internet of Things in some capacity, while 29% reported that they are using this technology today. Mr. Weiss also wrote that “the number of organizations adopting the IoT will grow 50% in 2016, reaching 43% of organizations overall.”

We have personal experience with one company who is using IoT technology to differentiate themselves from potential competitors. Kegstar is an Australian company focusing on the distribution of beer kegs to retailers in the United Kingdom, United States, Australia and New Zealand. Kegstar owns their own kegs, and has installed RFID tags on each one, thus allowing them to track the location of their inventory in real time. Whereas other breweries use “Brewed By (Date)” as a marketing campaign, Kegstar’s RFID tags can tell the company (using empirical data) how long their kegs are sitting on shelves before being tapped and served to customers.

VIRTUAL GAMING

As technological developments allow for faster wireless communication, other applications are popping up that hint at further stresses to our wireless networks.

In an article published on CNet's web page, Roger Cheng reported on the rapid success of Pokemon Go, which was released during the first week of July 2016. The game creates an augmented-reality scenario by overlaying digital creatures over the view of the world around you, using your cell-phone's camera. However, so many people are playing the game that the app tends to freeze and restart—early signs that the wireless network around these gamers cannot handle this new volume.

"Pokemon Go," writes Cheng, "is already a cultural phenomenon. It has garnered more users than Tinder and is closing in on Twitter. Its success added \$7.5 billion to previously irrelevant Nintendo's market value in just two days. The concept behind the game, which turns people into Pokemon trainers using their phones to hunt for digital creatures in the real world, is certainly strong. But its execution is weak. Nintendo and developer Niantic have struggled to keep up with demand." Whether this game becomes a flash in the pan or not remains to be seen. However, it does provide an early indication of the need for ongoing telecommunications-site development—in particular, more sites spaced closer together, to be able to handle emerging wireless demand.

SUBJECT SITE DESCRIPTION

To summarize, Crown Castle occupies 775 square feet of ground near the northeast corner of a 11.99-acre parcel at the east end of N 167th Street, west of Interstate 5, in the city of Shoreline. The larger parcel is a solid-waste treatment facility operated by King County.

Crown Castle's facility is summarized below and over the following pages.

SUBJECT-SITE SUMMARY			
Location	Tower Structure	Lessee Site #	Leased SF
"Ronald" facility 2360 N 167th Street Shoreline, WA 98133	75' monopole	846372	775 sf

Within Crown's fenced-in area is the monopole itself, which sits on a 5' 6" square concrete foundation. Directly west of the monopole is an 8' by 16' concrete-block equipment shelter and two concrete equipment pads, one of which is used for a backup generator. South of the monopole is a 7' by 10' area that could be subleased to a second carrier.

The monopole is 75' tall. AT&T has an array of panel antennas mounted at a centerline height of 74', and there is the potential for a second panel array to be mounted on a centerline height of 59' on the pole.

Based on our inspection, there did not appear to be enough room within Crown's fenced-in compound for another equipment pad, other than the 7' by 10' area mentioned above. The facility is blocked from expansion to the west by the right-of-way for N 167th Street, and to the south by the solid-waste transfer facility itself. The facility is bordered to the east by the right-of-way for Interstate 5. There appears to be vacant land to the north that could be suitable for future expansion, although this land area lies on a neighboring parcel, and would require a separate agreement with that landowner.

SUBJECT PHOTOS



View of subject looking W from access gate



Looking west from gate down N 167th Street



Looking east down N 167th St (Subject in distance)



Looking west from monopole towards gate



Crown Castle Site ID placard

ENLARGED PHOTO OF EXISTING TOWER



7g-56

SUBJECT LEASING HISTORY

The subject's ground lease began on December 23, 1993 between King County and New Cingular Wireless. The base term of the agreement was for five years, followed by (3) five-year options, with an expiration date of January 3, 2019. The initial base rent was \$375 per month, with 5% annual escalations.

The lease has since been amended seven times, from July 1998 to February 2013. The tenant is now in the final year of their final renewal option, and is seeking a lease renewal or extension.

On March 12, 2012, King County transferred their rights to this ground lease to the City of Shoreline. This was documented in the third amendment.

On December 26, 2013 New Cingular Wireless PCS LLC transferred their interest in the lease to NCWPCS Tower Newco LLC, which was then merged into CCATT, LLC (which is an entity of Crown Castle).

As of the date of this report, the current ground lessor is the City of Shoreline, and the current ground lessee is Crown Castle, who in turn has a single sublessee (AT&T, formerly New Cingular Wireless).

Per the terms of the sixth amendment, the current ground rent is \$4,011 per month, or \$48,133 per year.

Because the original license did not specifically state that the property owner could receive additional income from sublease recapture, we cannot include any or all of Crown Castle's sublease income in determining the leased-fee interest in this facility. Thus, the only income that the property owner would be entitled to would be the base ground rent, which is the focus of our market-rent survey.

RENT-ESCALATION RATES

At present, there is no uniform standard regarding rent escalation. For example, the escalation rates used in our dataset of comparables ranged from 2% to 5% per year, with one comparable increasing by 20% every five years (see table on next page).

Generally, our experience in reviewing telecommunications leases has been that if the escalation rate increases annually at a rate ahead of inflation, this would favor the property owner. If the annual escalation rate increases at a rate below inflation, or if the rent increases every five years, this would favor the tenant.

To illustrate this, we prepared a couple of examples. These will be compared with the following table of inflation rates, taken from Inflationdata.com.

Inflation-Rate Table													
YEAR	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	AVG
2018	2.07%	2.21%											2.14%
2017	2.50%	2.74%	2.38%	2.20%	1.87%	1.63%	1.73%	1.94%	2.23%	2.04%	2.20%	2.11%	2.13%
2016	1.37%	1.02%	0.85%	1.13%	1.02%	1.01%	0.84%	1.06%	1.46%	1.64%	1.69%	2.07%	1.26%
2015	-0.09%	-0.03%	-0.07%	-0.20%	-0.04%	0.12%	0.17%	0.20%	-0.04%	0.17%	0.50%	0.73%	0.12%
2014	1.58%	1.13%	1.51%	1.95%	2.13%	2.07%	1.99%	1.70%	1.66%	1.66%	1.32%	0.76%	1.62%
2013	1.59%	1.98%	1.47%	1.06%	1.36%	1.75%	1.96%	1.52%	1.18%	0.96%	1.24%	1.50%	1.46%
2012	2.93%	2.87%	2.65%	2.30%	1.70%	1.66%	1.41%	1.69%	1.99%	2.16%	1.76%	1.74%	2.07%
2011	1.63%	2.11%	2.68%	3.16%	3.57%	3.56%	3.63%	3.77%	3.87%	3.53%	3.39%	2.96%	3.16%
2010	2.63%	2.14%	2.31%	2.24%	2.02%	1.05%	1.24%	1.15%	1.14%	1.17%	1.14%	1.50%	1.64%
2009	0.03%	0.24%	-0.38%	-0.74%	-1.28%	-1.43%	-2.10%	-1.48%	-1.29%	-0.18%	1.84%	2.72%	-0.34%
2008	4.28%	4.03%	3.98%	3.94%	4.18%	5.02%	5.60%	5.37%	4.94%	3.66%	1.07%	0.09%	3.85%
2007	2.08%	2.42%	2.78%	2.57%	2.69%	2.69%	2.36%	1.97%	2.76%	3.54%	4.31%	4.08%	2.85%
2006	3.99%	3.60%	3.36%	3.55%	4.17%	4.32%	4.15%	3.82%	2.06%	1.31%	1.97%	2.54%	3.24%
2005	2.97%	3.01%	3.15%	3.51%	2.80%	2.53%	3.17%	3.64%	4.69%	4.35%	3.46%	3.42%	3.39%
2004	1.93%	1.69%	1.74%	2.29%	3.05%	3.27%	2.99%	2.65%	2.54%	3.19%	3.52%	3.26%	2.68%
2003	2.60%	2.98%	3.02%	2.22%	2.06%	2.11%	2.11%	2.16%	2.32%	2.04%	1.77%	1.88%	2.27%
2002	1.14%	1.14%	1.48%	1.64%	1.18%	1.07%	1.46%	1.80%	1.51%	2.03%	2.20%	2.38%	1.59%
2001	3.73%	3.53%	2.92%	3.27%	3.62%	3.25%	2.72%	2.72%	2.65%	2.13%	1.90%	1.55%	2.83%
2000	2.74%	3.22%	3.76%	3.07%	3.19%	3.73%	3.66%	3.41%	3.45%	3.45%	3.45%	3.39%	3.38%
1999	1.67%	1.61%	1.73%	2.28%	2.09%	1.96%	2.14%	2.26%	2.63%	2.56%	2.62%	2.68%	2.19%
1998	1.57%	1.44%	1.37%	1.44%	1.69%	1.68%	1.68%	1.62%	1.49%	1.49%	1.55%	1.61%	1.55%
1997	3.04%	3.03%	2.76%	2.50%	2.23%	2.30%	2.23%	2.23%	2.15%	2.08%	1.83%	1.70%	2.34%

Source: Inflationdata.com.

The average inflation rate over the last five years was approximately 1.45%. Therefore, an annual escalation rate greater than 3.0% would favor the owner since it would result in the rent increasing faster than inflation. If the escalation rate is lower than 2.0% per year, the rent would increase slower than inflation growth over the full term of the lease.

Consider the following example. For the following calculations, we have started with a hypothetical market-rent estimate of \$1,800 per month. For the first scenario, we have escalated the rent by 4.0% annually. For the second (neutral) scenario, we have increased rent annually by 2.0%. For the third scenario favoring the tenant, we have increased the rent by 15% every five years.

Scenario Favoring Owner			Neutral Scenario			Scenario Favoring Tenant		
4%	Annual	Monthly	2%	Annual	Monthly	15.0% every 5 yrs	Annual	Monthly
Year 1	\$21,600	\$1,800	Year 1	\$21,600	\$1,800	Year 1	\$21,600	\$1,800
Year 2	\$22,464	\$1,872	Year 2	\$22,032	\$1,836	Year 2	\$21,600	\$1,800
Year 3	\$23,363	\$1,947	Year 3	\$22,473	\$1,873	Year 3	\$21,600	\$1,800
Year 4	\$24,297	\$2,025	Year 4	\$22,922	\$1,910	Year 4	\$21,600	\$1,800
Year 5	\$25,269	\$2,106	Year 5	\$23,381	\$1,948	Year 5	\$21,600	\$1,800
Year 6	\$26,280	\$2,190	Year 6	\$23,848	\$1,987	Year 6	\$24,840	\$2,070
Year 7	\$27,331	\$2,278	Year 7	\$24,325	\$2,027	Year 7	\$24,840	\$2,070
Year 8	\$28,424	\$2,369	Year 8	\$24,812	\$2,068	Year 8	\$24,840	\$2,070
Year 9	\$29,561	\$2,463	Year 9	\$25,308	\$2,109	Year 9	\$24,840	\$2,070
Year 10	\$30,744	\$2,562	Year 10	\$25,814	\$2,151	Year 10	\$24,840	\$2,070

By the tenth year of the lease term, these differences in escalation rates could result in as much as a \$500 per month swing in rent.

The following table summarizes the escalation rates for the lease comparables in the rent-survey portion of this report.

SUMMARY OF RENT-ESCALATION RATES					
Comp #	Location	Leased SF	Tenant	Indicated Escalation Rate	Market Range
1	3020 51st Avenue South	360 sf	Verizon Wireless	4.00% per year	3%-4% per year
2	120 Westlake Avenue North	728 sf	T-Mobile	3.50% per year	3%-4% per year
3	Federal Way Aquatic Center	Bldg-att	New Cingular Wireless	4.00% per year	3%-4% per year
4	10500 47th Place West	2,217 sf	New Cingular Wireless	5.00% per year	3%-4% per year
5	7501 35th Avenue NE	288 sf	Verizon Wireless	20% every 5 years	3%-4% per year
6	SE 236th Place	320 sf	Sprint Spectrum	2.00% per year	3%-4% per year
7	9850 64th Street West	120 sf	T-Mobile	3.00% per year	3%-4% per year
8	1628 South 344th Street	3,000 sf	AT&T	3.00% per year	3%-4% per year
9	22419 Pacific Highway South	450 sf	Verizon Wireless	3.00% per year	3%-4% per year

Comparables 2, 5, 6, 7, 8, and 9 had escalation rates that were close to our neutral scenario outlined above, meaning that neither the lessor nor the lessee had an economic advantage, and were therefore considered to be at market. While the escalation rate for Comparable 5 seems like it would lead to a higher rental rate over time, it would actually result in a rent that is close to our neutral scenario above, as shown in the table below.

Scenario Favoring Tenant		
20.0% every 5 yrs	Annual	Monthly
Year 1	\$21,600	\$1,800
Year 2	\$21,600	\$1,800
Year 3	\$21,600	\$1,800
Year 4	\$21,600	\$1,800
Year 5	\$21,600	\$1,800
Year 6	\$25,920	\$2,160
Year 7	\$25,920	\$2,160
Year 8	\$25,920	\$2,160
Year 9	\$25,920	\$2,160
Year 10	\$25,920	\$2,160

Comps 1 and 3 had escalation rates that convey a slight economic advantage to the property owner, while Comp 4 had a more aggressive rate of 5.0% per year.

The subject's existing lease also has an aggressive escalation rate of 5.0% per year, which would favor the landowner.

LATITUDE/LONGITUDE

The subject site can also be referenced by the following latitude/longitude coordinates.

SUBJECT-SITE SUMMARY		
Location	Latitude	Longitude
"Ronald" facility 2360 N 167th Street Shoreline, WA 98133	47 degrees, 45', 1.70" N (Decimal: 47.750472)	-122 degrees, 19', 48.80" W (Decimal: -122.330222)

The legal description of the subject site was taken from the subject's ground lease and provided below.

Subject Site:

That portion of the SW ¼ of Section 8, Township 26, Range 4 East, W.M., in King County, Washington, more particularly described as follows:

Commencing at the SW corner of the aforementioned Section 8, a concrete monument with a brass plug and punch set in an iron case at the intersection of Meridian Ave and NE 165th Street and using K.C.A.S. bearings, thence North 00°21'28" East along the westerly line of said section a distance of 660.91 feet more or less to the center line of North 167th Street; thence South 87°53'03" East along said center line a distance of 1140.52 feet more or less to the westerly right of way of Interstate Highway Number 5 and the True Point of Beginning. Refer to sheet 6 of 15 Seattle Freeway E 145th Street to E 200th Street Sta. 210+00 to 223+00; thence South 04°13'54" East along said right of way a distance of 30.19 feet; thence North 87°53'03" West along the southerly right of way of North 167th Street a distance of 90.00 feet; thence North 02°06'57" East a distance of 60.00 feet to the north right of way of north 167th Street; thence South 87°53'03" East along the north right of way of North 167th Street a Distance of 79.57 feet to the westerly right of way of Interstate Highway Number 5; thence South 15°32'30" East along said right of way a distance of 19.05 feet; thence South 04°13'54" East along said right of way a distance of 11.92 feet to the True Point of Beginning.

UTILITIES AND SERVICES

The subject facility has an electrical submeter (Meter #G85603169), and the lessee pays a retail rate directly to Seattle City Lights for electrical service. Century Link provides telephone service to the facility. Water and sewer connections are not required.

SOILS

This appraisal report assumes no adverse conditions which would prevent development of these sites to their highest and best use. The value estimates contained in this report are predicated on the assumption that there are no materials or hazardous substances or soils conditions on or in the site which would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them.

EASEMENTS/ENCROACHMENTS

Our on-site analysis indicated that there are no apparent adverse easements, encroachments, or other conditions known to the appraiser that would affect the continued use of the subject site for telecommunications. It should be noted that we are not experts with regards to title issues and are only providing this information as it relates to this appraisal report.

HIGHEST AND BEST USE

Highest and Best Use analysis is fundamental to the valuation of real estate. Essentially, this process determines the competitive use driven by market factors which would conceivably achieve the highest value of that particular site. The term “highest and best use” is defined as:

*The highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future.*⁹

The highest and best use determination is based on an evaluation of factors internal and external to the subject property under the framework of the above definition. There are four primary criteria which determine highest and best use. They are:

- Legally Permissible Use
- Possible Use
- Financially Feasible Use
- Maximally Productive Use

“As If Vacant”

Legally Permissible

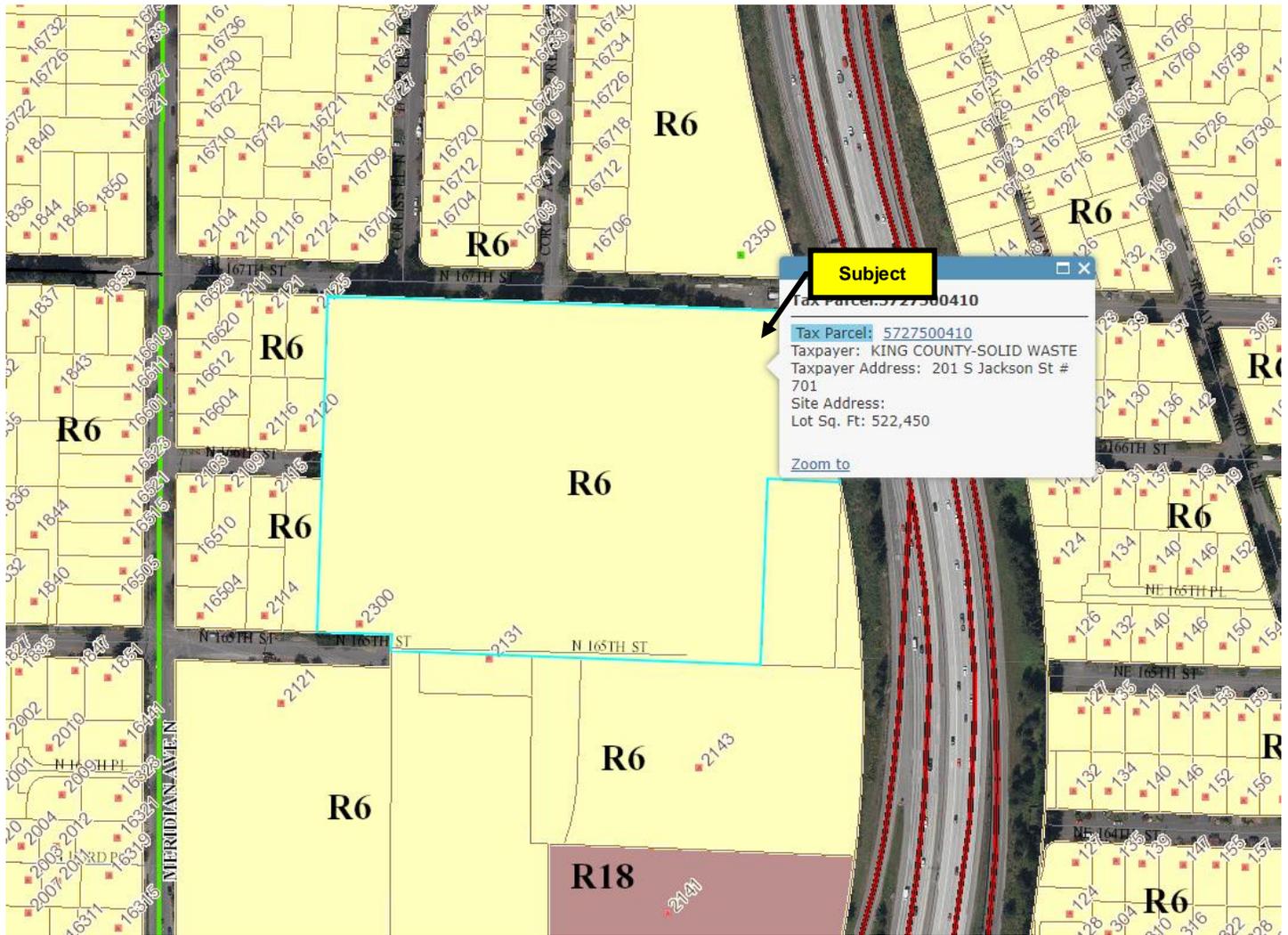
The legally permissible test determines the use or uses which can be developed on the subject site. This involves an analysis of factors such as zoning, private restrictions, and environmental regulations. In certain cases, the legally permissible use of a site can include potential allowed uses where a pending zoning change may occur.

The subject’s larger parcel is zoned R-6 (Low-Density Residential), according to the city of Shoreline, which is also indicated in the zoning-map excerpt on the next page.

The purpose of this zone, as described in the Shoreline Municipal Code, is “to provide for a mix of predominately single detached dwelling units and other development types, such as accessory dwelling units and community facilities that are compatible with existing development and neighborhood character.”

This zone allows for residential development at a maximum density of one unit per 7,260 square feet of site area. Wireless-telecommunications facilities are also an approved use under this zone.

⁹ Uniform Appraisal Standards for Federal Land Acquisition, page 34.



We did not see a separate wireless-telecommunications land-use guideline within the Municipal Code. Therefore, approval of new wireless facilities would appear to be granted on a case-by-case basis after first determining if the use is legally permitted under the zoning code for that parcel.

There are no known private restrictions on land use other than those previously mentioned. Existing utility easements do not appear to affect potential site development. According to Shoreline’s Planning Department, telecommunications is a legally permissible use on the subject site.

Physically Possible

The physically possible test determines the use or uses which can physically be developed onto the subject site. Here, many factors are considered, including the site's size, shape, topography, and access. Other factors also considered include the availability of utilities and the potential for environmental hazards.

The underlying parcel is level and is bordered to the north by N 167th Street, and to the east by Interstate 5. The subject is within a flood-hazard area, although we are not aware of any other limitations that would restrict telecommunications development.

Therefore, a wireless facility would be physically possible at the subject site. We assume there are no apparent soil conditions that would hamper development.

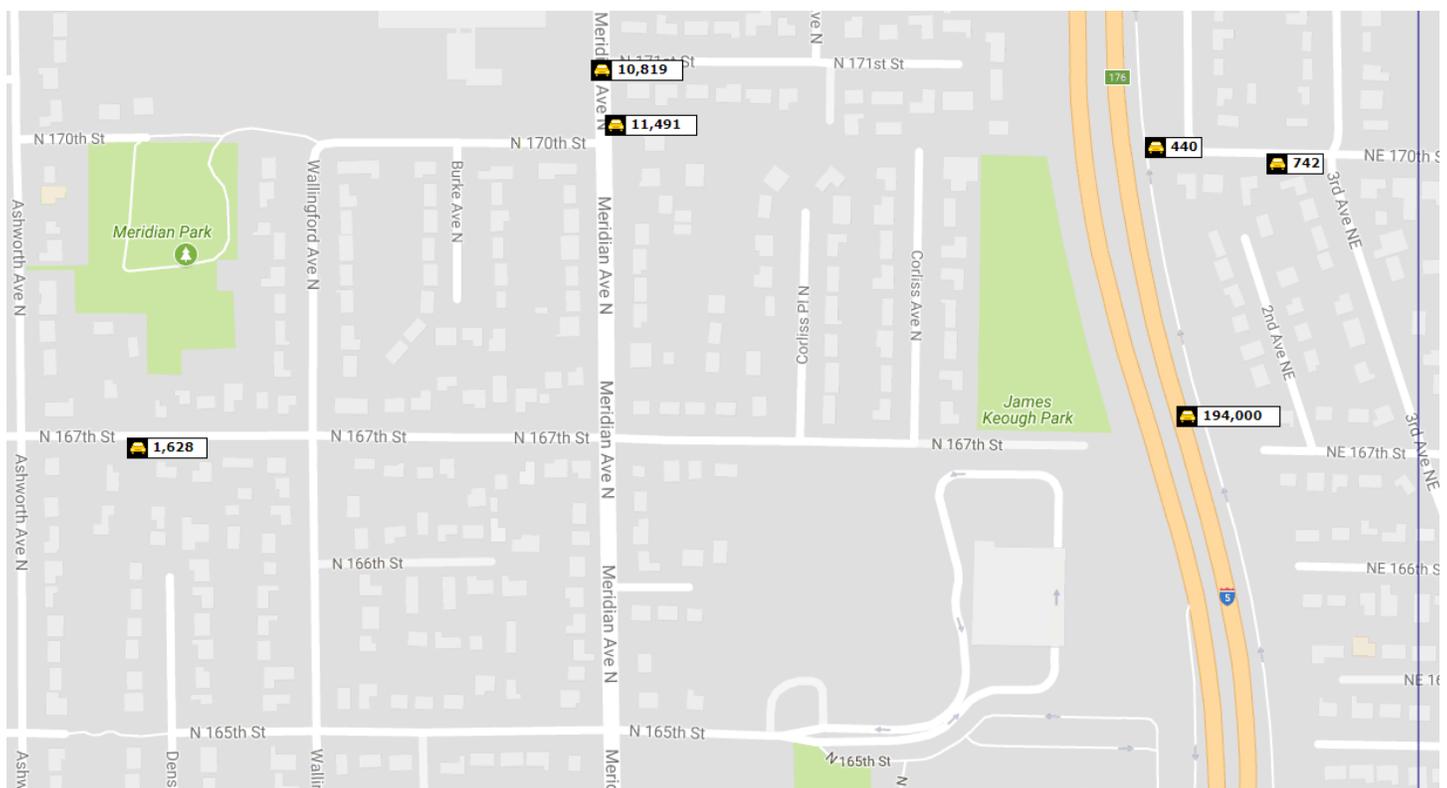
Financially Feasible

The financially feasible test determines the use or uses which are likely to generate a positive return to the owner, investor, or developer. This analysis considers the supply and demand for the uses determined in the first two tests as legally permissible and physically possible.

This expresses the relationship between the value created and the cost incurred to create the value. A project is financially feasible when its costs are equal to or less than its value.

Two factors that can affect the feasibility of wireless-facility development are potential call volumes and proximity to competing facilities. A proxy for potential call volume would be vehicular traffic. The subject is adjacent to, and just west of, Interstate 5.

According to CoStar, N 167th Street had a 2016 traffic volume of 1,628 car trips per day, and Interstate 5 had a 2015 traffic volume of 194,000 car trips per day.



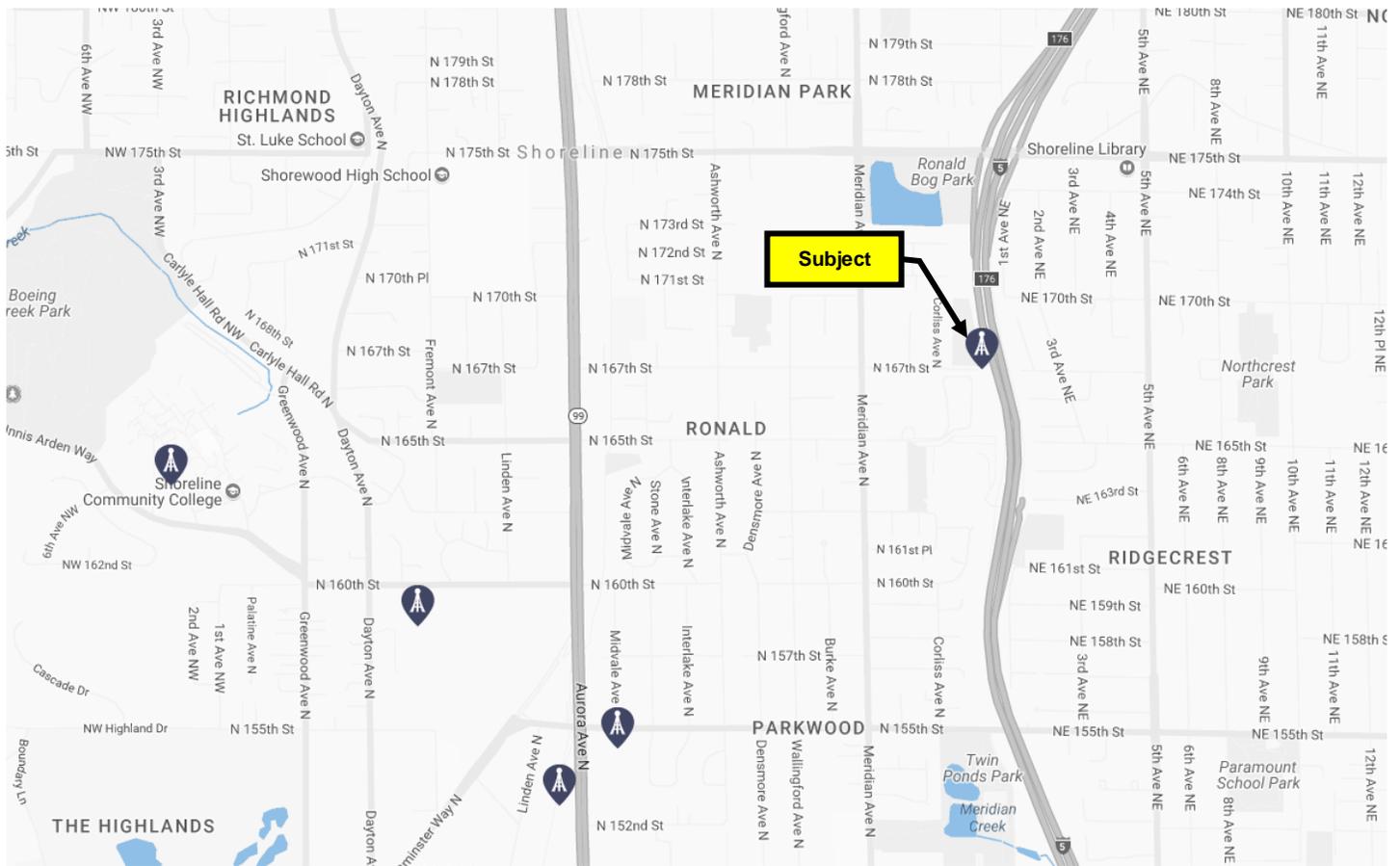
From 2010 to 2017, the population within three miles of the subject grew at a faster rate (7.80%) than it did over the previous decade (1.84%), meaning more people are now traveling through the subject's area.

Also, the population density within one square mile of the subject is getting more dense, which is generally a function of more higher-density residential projects being built in the area. As of 2017, the local population density was 5,642 people per square mile, and it is expected to increase to 6,022 people per square mile over the next five years. The recent population growth in the area points out that wireless demand has increased measurably in this area. Given that the majority of the country’s population has at least one cell phone, as population and traffic volume increase, it would make sense that the volume of wireless calls would increase as well.

Next, we consulted the online TowerSource database (www.towersource.com) to determine the number of competing facilities, and their proximity to the subject.

As the map below shows, in addition to the subject, there are six other facilities in the immediate area.

MAP OF COMPETING WIRELESS FACILITIES



A summary of these facilities is provided below.

	Location	City	Tower Structure	Operator	Base Elevation
1	16101 Greenwood Avenue N	Shoreline	83'-tall monopole	Crown Castle	510'
2	15700 Dayton Avenue N	Shoreline	58'-tall monopole	AT&T	475'
3	S of 155th & Hwy 99	Shoreline	70'-tall tower	T-Mobile	439'
4	15332 Aurora Avenue N	Shoreline	Tower (Unk height)	Unknown	439'

Facility #1 (Greenwood Avenue) is adjacent to Shoreline Community College, while the other three facilities are closer to Aurora Avenue. The subject is the only facility in the immediate area that serves Interstate 5. Two other facilities also serve the interstate, but they are one mile away to the north and south.

Given the recent rise in local population and traffic volume, these competing facilities would be able to accommodate some of the anticipated future wireless demand in the immediate area, but not all of it. Therefore, continued demand for a wireless facility at the subject's location would continue to be strong.

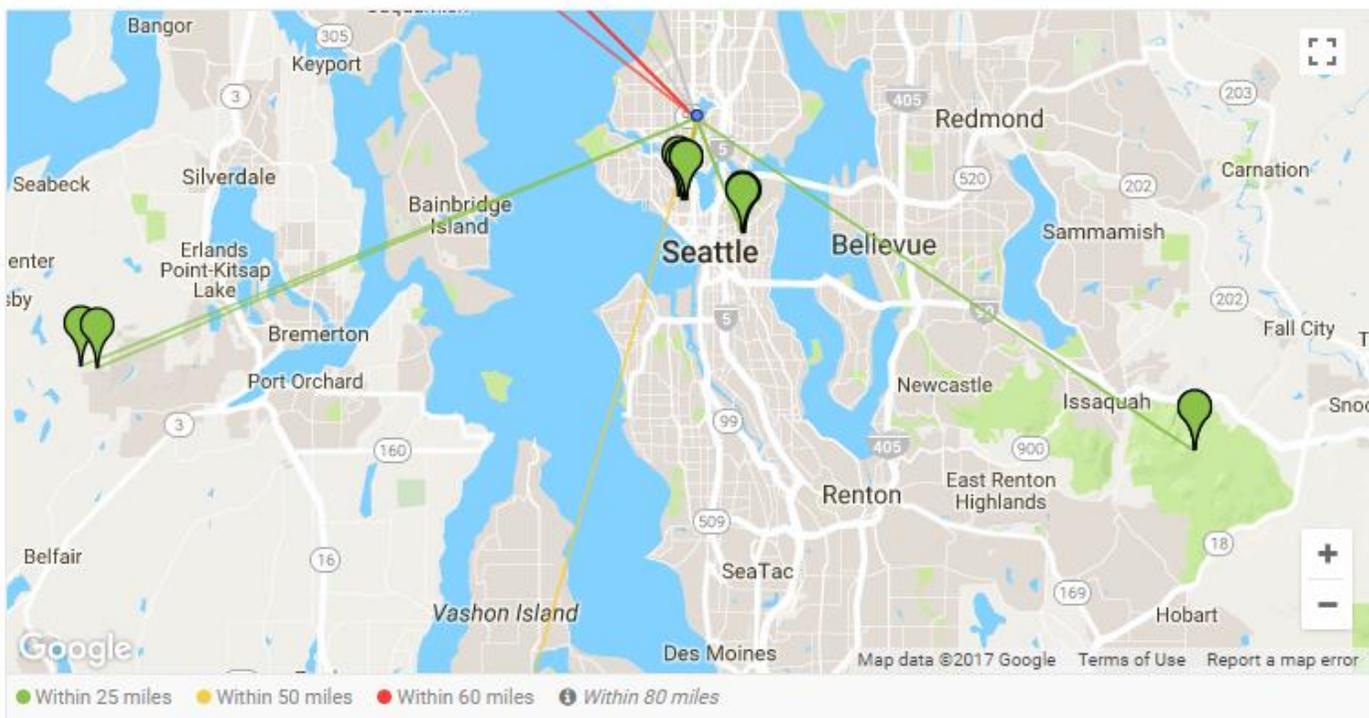
We can conclude that it would be financially feasible to build a telecommunications facility at the subject site, but only if it is designed and marketed for wireless/PCS use.

Maximally Productive

Within the telecommunications spectrum, many potential uses would be likely at the subject property, including TV/radio broadcast, wireless PCS, repeater sites, microwave-relay links and private mobile-radio (including SCADA) sites.

According to Nocable.org, ABC, CBS, NBC, PBS and the CW network all have broadcast towers within five miles of Seattle. Fox and Univision have towers within 23 miles of Seattle.

Given the broad coverage reach of these towers, potential TV/radio broadcast and microwave tenants would tend to gravitate to these towers as opposed to the subject property. Therefore, we have concluded that these two uses would not be practical at the subject property.



This observation is supported by the rental fee schedule used by the Bureau of Land Management. This nationwide schedule is based on nine population zones and ten telecommunications subcategories, as shown below.

(Note): The table below was used to highlight relationships between different telecommunications use categories. The annual rental rates shown in the table below are not reflective of current market activity, and should not be construed as market rent.

RENTAL FEE SCHEDULE FOR COMMUNICATIONS USES

Calendar Year 2017

ZONES and POPULATION	TELEVISION	AM/FM RADIO*	CABLE TELEVISION	BROADCAST TRANSLATOR/ LPTV/LPFM	CMRS/ FACILITY MANAGER	CELLULAR TELEPHONE and PCS**	PRIVATE MOBILE RADIO SERVICE	MICROWAVE and Wireless Internet Service Provider (ISP) ***	OTHER	PASSIVE REF. & LOCAL EXCH. NETWORK
Zone 1 5,000,000 plus	\$70,569.81	\$53,319.43	INSUFFICIENT	INSUFFICIENT	\$18,818.60	\$18,818.60	\$15,682.18	\$15,682.18	\$117.61	
Zone 2 2,500,000 to 4,999,999	\$47,046.54	\$32,932.57	MARKET DATA	MARKET DATA	\$15,682.18	\$15,682.18	\$9,409.32	\$12,545.77	\$117.61	
Zone 3 1,000,000 to 2,499,999	\$28,227.95	\$21,955.06	FEE TO BE DETERMINED	FEE TO BE DETERMINED	\$12,545.77	\$12,545.77	\$9,409.32	\$10,977.52	\$117.61	RENTAL FEES FOR
Zone 4 500,000 to 999,999	\$21,955.06	\$15,682.18	BY APPRAISAL OR OTHER METHODS	BY APPRAISAL OR OTHER METHODS	\$7,841.08	\$9,409.32	\$6,272.86	\$8,625.19	\$117.61	THESE USES ARE DETERMINED BY
Zone 5 300,000 to 499,999	\$18,818.60	\$12,545.77	\$3,763.71	\$3,763.71	\$6,272.86	\$7,841.08	\$3,920.54	\$3,920.54	\$117.61	EACH USFS REGION
Zone 6 100,000 to 299,999	\$9,409.32	\$6,272.86	\$1,881.88	\$1,881.88	\$4,704.65	\$6,272.86	\$3,136.45	\$3,136.45	\$117.61	
Zone 7 50,000 to 99,999	\$4,704.65	\$3,136.45	\$1,568.22	\$784.08	\$1,881.88	\$4,704.65	\$1,568.22	\$2,352.32	\$117.61	
Zone 8 25,000 to 49,999	\$2,352.32	\$1,881.88	\$940.91	\$156.80	\$1,568.22	\$3,920.54	\$940.91	\$2,352.32	\$117.61	
Zone 9 LESS THAN 25,000	\$1,881.88	\$1,411.38	\$940.91	\$156.80	\$940.91	\$3,920.54	\$548.88	\$2,352.32	\$117.61	

Index Factor is 1.008

*RENTAL FEE FOR AM RADIO IS 70% OF THE FM SCHEDULED RENT

** Also includes Enhanced Specialized Mobile Radio (ESMR), Improved Mobile Telephone Service (IMTS), Air-to-Ground, Offshore Radio Telephone Service, Cell Site Extenders, and Local Multipoint Distribution Service (LMDS)

*** For ISP populations between 1-1000, use the applicable Regional Local Exchange Network schedule.

The categories with the highest rental rates were television and radio-broadcast sites, followed by the facility-manager and cellular/PCS category, and then by private mobile radio (like SCADA) and microwave-relay links. Given the broadcast reach of the broadcast towers in the surrounding area, it would be unlikely that a commercial television or radio-broadcast facility would be approved for the subject site.

SCADA is an acronym that stands for Supervisory Control and Data Acquisition. It is a type of secure private mobile radio used by local utility companies to remotely monitor their utility poles, without having to send a field crew. This is also a likely use for the subject site. However, as with microwave relay, SCADA sites also tend to rent for less compared with sites leased to one of the top wireless carriers.

With this in mind, we have concluded that telecommunications, specifically wireless PCS, would be the most productive use of the subject site at this time.

“As Vacant” Conclusion

Based on the above tests, telecommunications would be legally permissible at the subject site. The subject's underlying parcel is on level terrain, and has a desirable location along Interstate 5, in between two other freeway-oriented facilities that are each located a mile or mile away to the north and south. Population in the local area has increased measurably over the last several years. Therefore, telecommunications would be legally permissible, physically possible, and financially feasible.

The maximally-productive test then considers which telecommunications use would command the highest rent, which we have concluded to be wireless telecommunications.

Therefore, we have concluded that this subcategory would be the highest and best use of the subject site from an “as vacant” standpoint.

The estimated highest and best use results from the appraiser's judgment and analytical skill. The estimated highest and best use represents an opinion, not a fact to be found. Highest and best use represents the premise upon which the value is based. It is our opinion that the subject will be used in a manner consistent with its most probable highest and best use.

“As Improved”

The “as improved” test builds upon the conclusion from the “as vacant” section by considering the following elements.

- 1.) Expansion of existing use
- 2.) Renovation of existing use
- 3.) Adaptation or conversion of existing use
- 4.) Partial or total demolition of existing use
- 5.) Continuation of existing use

The following “as improved” test relates only to the telecommunications improvements that were described earlier in our report.

Expansion of Existing Use

The subject's existing communication facility was built in 1993 on 775 square feet of ground.

Although the existing facility could not be easily expanded, there does appear to be a 7' by 10' area within the fenced-in compound that could accommodate a second co-locator. If the local population continues to increase at the same rate as it has since 2010, then more telecommunications facilities will be needed in this area to handle this growth. This would mean that expansion (i.e. bringing in a second co-locator) would be feasible to keep up with demand.

Renovation of Existing Use

The subject's improvements appeared to be in average condition considering their age. Based on our visual inspection, it appears that the facility has been upgraded to 4G LTE. However, we were not provided with any information regarding any further upgrades or substitutions. If ensuing capacity upgrades result in increased productivity of the facility, we would recommend that a new appraisal be requested at that point.

Adaptation or Conversion of Existing Use

Based on the subject's history, it has only been used as a wireless monopole. In this regional market, TV or radio would command a higher ground rental rate. However, there are other higher-elevation sites in the surrounding area that would be (and are) better suited for this type of use. Since wireless typically commands the next-highest rental rate (see the BLM schedule earlier in this section for reference), this would indicate that conversion to an alternate use would not be feasible.

Continuation of Existing Use

Given the location of the subject facility, the continuation of its existing use as a portion of a wireless-telecommunications network would be its highest and best use “as improved”.

“As Improved” Conclusion

Based on the above tests, the continued operation of the subject facility as part of an integrated telecommunications network represents its highest and best use “as improved”. This assumes that the carrier will continue to maintain each facility and will remove any unused equipment. The estimated highest and best use results from the appraiser's judgement and analytical skill. The estimated highest and best use represents an opinion, not a fact to be found. Highest and best use represents the premise upon which the value is based. It is our opinion that the subject will be used in a manner consistent with its most probable highest and best use.

APPLICATION OF VALUATION APPROACHES

The purpose of this report is to determine a market rental rate for an existing Crown Castle facility at the east end of N 167th Street, adjacent to Interstate 5 in the city of Shoreline. We have considered the application of each of the traditional valuation approaches (cost, sales comparison, and income) in our determination of a market value for the subject.

As with other property types, the value of a telecommunications base station is dictated by the principle of substitution. The relationship of the principle of substitution to income-generating properties can be described as follows:

This principle affirms that no prudent investor would pay more for a property than the cost to lease a comparable site...The prices, rents, and rates of return for property tend to be set by the prevailing prices, rents, and rates of return for equally desirable substitute properties. The principle of substitution is market-oriented and provides the basis for estimating rents.¹⁰

Substitution is one of the core principles of real-estate appraisal, in part because of its intuitiveness about the actions of buyers and sellers—or in this case, lessors and lessees. In short, substitution states that we will not pay more for an item or product if we can find a cheaper alternative. A corollary to this principle is the perception of additional benefit—if we do end up selecting a more expensive product or item, it may be because we are placing value on some additional feature.

Some market participants have argued that cell-site leasing is a closed market with little circulation of market data, and as such, would not be subject to the application of appraisal principles—since each transaction is different.

On the other hand, if enough leasing data is gathered, certain patterns begin to emerge, supporting the relevance of the application of substitution and other appraisal principles.

This mental balancing-act occurs countless times a day in the minds of consumers, including those who lease, maintain, and manage cell sites. Once enough leasing data is gathered, appraisers can then use this price-comparison balancing act to estimate the contributory value of certain benefits or influences. For example, one type of paired-lease analysis might be completed to estimate the value of additional panel antennas or microwave dishes. Another paired-lease analysis might be performed to determine the value of a busy location versus a sparsely-developed area, and so on.

¹⁰ *The Appraisal of Real Estate—Tenth Edition*, Appraisal Institute (Chicago: Appraisal Institute, 1992), 410.

MARKET-RENT SURVEY

Our valuation analysis will include the following components.

1. Market-rent survey of ground-lease transactions from the surrounding metro area will be analyzed, and used as the basis for determining a market rental rate for the subject site.
2. Our reconciled market rent will then be compared with the actual contract rent paid by Crown Castle.

RENT COMPARABLE DATASET

To determine a market ground rent for the subject, we conducted a survey of telecommunications ground leases in the greater Seattle metropolitan area. These lease comparables, once identified, will be used as the basis for determining a new ground-lease rate for the subject site.

We found a total of 9 transactions, all in suburban locations and mostly along primary and secondary traffic arterials. Overall, these comps had current monthly rental rates ranging from \$2,203 to \$3,138 per month, and averaging \$2,638 per month.

To get a better feel for the comparables themselves, we have plotted them on the following color-coded map, based on the following legend.

Orange dot:	Rates less than \$2,400 per month.
Blue dot:	Rates between \$2,401 to \$2,700 per month.
Purple dot:	Rates between \$2,701 to \$3,000 per month.
Red dot:	Rates that are more than \$3,000 per month.

The reason for the color-coding is to provide a visual depiction of a standard real-estate axiom. Everything else being equal, wireless site leases along major interstates should have higher rental rates than sites that are not adjacent to freeways.

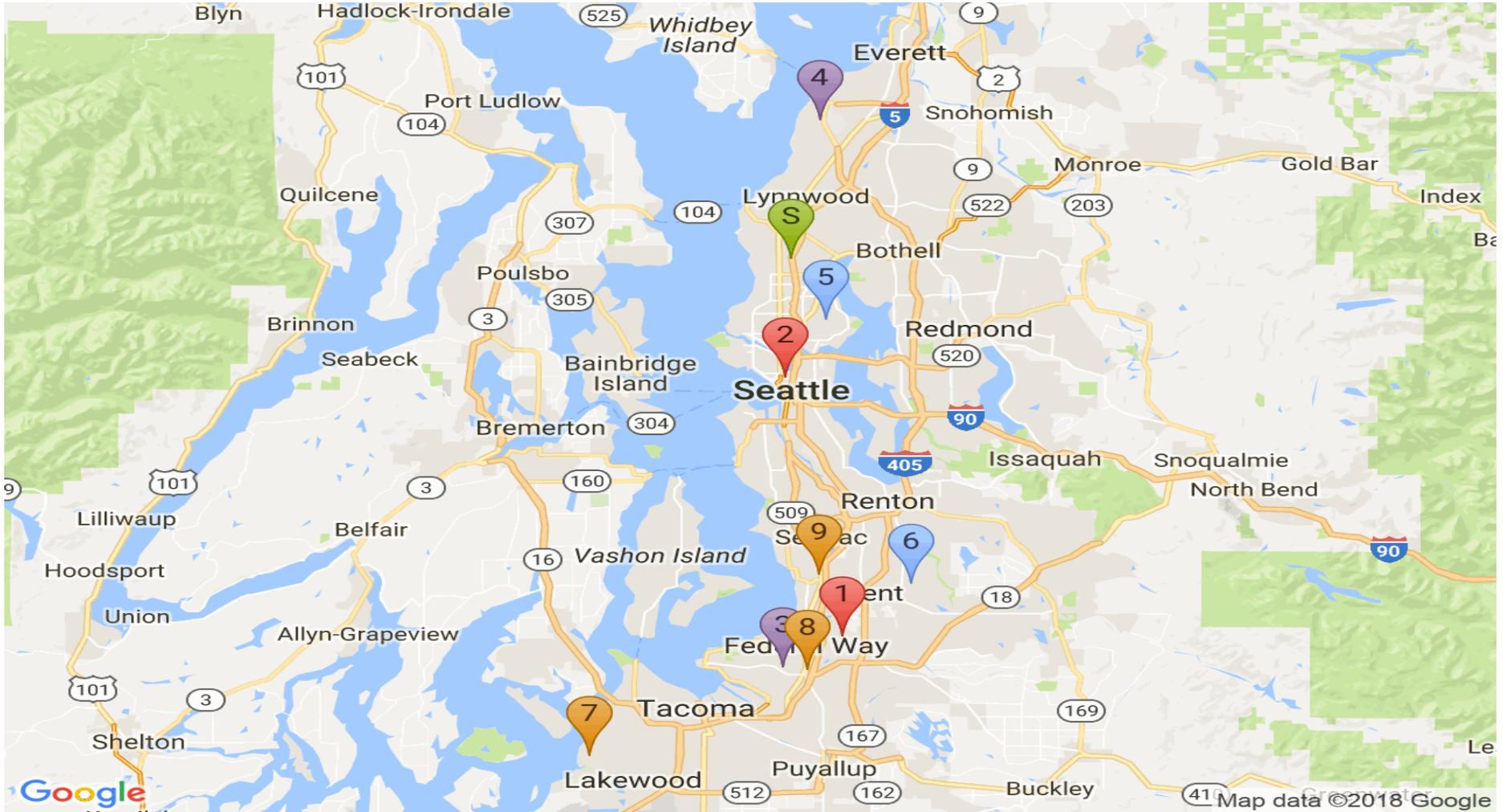
Another trend that can be highlighted by this type of visual representation is the emergence of demand clusters. In built-up areas, there may not be enough land available along major traffic corridors for new wireless development, prompting carriers to push into suburban areas. A rise in residential and commercial development in these areas can also lead to an increase in wireless-site construction—particularly if the wireless infrastructure in this redeveloping area was not designed to account for future growth.

Demand for wireless can also come from the transition from one wireless standard to the next. Under the 3G (short for “third generation”) standard, wireless facilities were generally spaced approximately a mile to two miles apart from each other (assuming level terrain and the lack of physical obstructions, like mountains or high-rise buildings). With the advent of faster transmission speed offered by 4G equipment, sites now need to be spaced closer together. Doing so will allow each site to “hand off” wireless signals at quicker rates, and will also allow for the quicker re-use of the wireless frequencies themselves. From a real-estate standpoint, this will mean a steady demand for both existing sites, as well as new site locations, as carriers expand their 4G networks and prepare for the eventual roll-out of 5G in the next three to five years.

COMPARABLE TELECOMMUNICATION-SITE RENTALS

	Location	City	Coverage	Leased Area (sf)	Source	Lessor	Lessee	Rent (\$/mo.) Current 2017
1.)	30200 51st Avenue South (305th St Tanks A and B)	City of Auburn (King County)	Local coverage	0,360 sf	Site Lease For Telecommunications Facilities	Lakehaven Utility District	Verizon Wireless	\$3,138
2.)	120 Westlake Avenue North	City of Seattle (King County)	Westlake Ave, Denny Park, Route 99	0,728 sf	Interview w/leasing broker	City Investors III LLC	T-Mobile	\$3,105
3.)	650 SW Campus Drive (Federal Way Aquatic Center)	City of Federal Way (King County)	Local coverage	Bldg-att	City Memorandum re 2006 lease renewal	City of Federal Way	New Cingular Wireless	\$2,810
4.)	10500 47th Place W (Mukilteo Police Station)	City of Mukilteo (Snohomish County)	Local coverage	2,217 sf	Option and Lease Agreement	City of Mukilteo	New Cingular Wireless	\$2,756
5.)	7501 35th Avenue NE	City of Seattle (King County)	Local coverage	0,288 sf	Site Lease Agreement	MJM Viewridge LLC	Verizon Wireless	\$2,653
6.)	SE 236th Place, N of 112th Avenue SE	City of Kent (King County)	Local coverage	0,320 sf	3rd Lease Renewal Amendment	City of Kent	Sprint Spectrum Realty Co LP	\$2,598
7.)	9850 64th Street West	City of University Place (Pierce County)	Local coverage	0,120 sf	Lease-renewal letter	Pierce County Pub Works & Utilities	T-Mobile (c/o Crown Castle)	\$2,251
8.)	1628 South 344th Street	City of Federal Way (King County)	Interstate 5, S 348th St	3,000 sf	Interview w/listing broker, review of site lease	Continental, Inc.	AT&T (originally Cellular One)	\$2,224
9.)	22419 Pacific Highway South	City of Seattle (King County)	Pacific Hwy, Interstate 5	0,450 sf	Interview w/listing broker	Pacific Ridge Center 224 LLC	Verizon Wireless	\$2,203

MAP OF RENT COMPARABLES



Comparable 1:

This is a Verizon lease involving 360 square feet of land next to two water tanks owned by the Lakeview Utility District in the city of Auburn, south of the subject. Verizon's lease began on September 11, 2014 for a ten-year base term, with (3) five-year options and 4% annual increases. Verizon mounted their antennas on the water tank itself. Their current rent is \$3,138 per month.

Comparable 2:

This is a T-Mobile lease involving 728 square feet of land off Westlake Avenue North, near Denny Park and Route 99 in Seattle. T-Mobile's lease began in December 2016 for a ten-year base term with (2) five-year options and 3.5% annual increases. Their current rent is \$3,105 per month.

Comparable 3:

This is a building-attached facility operated by New Cingular Wireless (now AT&T Mobility) at the Federal Way Aquatic Center. Cingular's lease began on August 6, 2001 for a five-year term, and was extended on January 1, 2006 at a new base rate of \$1,825 per month. Its current rent is \$2,810 per month, and it increases by 4.0% per year.

Comparable 4:

This is a Cingular lease involving 2,217 square feet of land at the northwest corner of the Mukilteo Police Station site on 47th Place. The lease began on January 1, 2015 for a five-year base term, plus (4) five-year options. The current rent is \$2,756 per month, and it increases by 5% per year. The carrier built a 100'-tall monopole disguised to look like a fir tree.

Comparable 5:

This is a Verizon lease involving 288 square feet on a commercial parcel (View Ridge Pharmacy) off 35th Avenue NE in Seattle. The lease began on August 15, 2000 for a three-year base term, plus (4) three-year options. On April 22, 2015 the agreement was extended for (4) five-year terms, beginning on August 15, 2015. In addition to extending the term, the escalation rate changed from 20% every three years to 2% per year. The current rental rate is \$2,653 per month.

Comparable 6

This is a lease between the City of Shoreline and Sprint for 320 square feet adjacent to a water tank east of SE 236th Place. This agreement was extended on July 1, 2013 for five years, followed by (2) additional five-year options. The current rent is \$2,598 per month, and it increases by 2% per year.

Comparable 7:

This comparable consists of a T-Mobile ground lease involving 120 square feet on a property owned by Pierce County Public Works & Utilities, in the city of University Place. The agreement was renewed on April 13, 2013 for five years, and its ground rent was set at that time to \$2,000 per month, based on a market-rent appraisal prepared by Valbridge Property Advisors. The current rent is \$2,251 per month, and it increases by 3% per year.

Comparable 8:

This is an AT&T lease involving 3,000 square feet off South 344th Street, adjacent to Interstate 5, in the city of Federal Way. The original lease dates back to August 1989, and has been steadily renewed since then. AT&T's current rent is \$2,224 per month and it increases at a rate of 3% per year. AT&T currently has two years remaining in its current five-year term.

Comparable 9:

This is a Verizon lease involving 450 square feet off Pacific Highway South, near Interstate 5 in Seattle. According to listing broker Matt Buchanan of Kidder Mathews, the lease is approximately 10 years old, and has another 15 years remaining. Verizon’s current rent is \$2,203 per month and it increases by 3% per year. Verizon built a 60’ monopole plus equipment-cabinet and generator pads within their leased area, which is configured for only one tenant.

Ground-Rent Reconciliation

Overall, no clear geographic trends could be discerned from the dataset, other than a general tendency of rents to increase as one gets closer to downtown Seattle.

With this in mind, we have considered the population count for a one-mile radius around each comparable, and have compared this with the subject’s immediate-area population, as shown below.

Location	City	1-mile Population -2017	Pop Incr. (2010-2017)	Pop Incr. (2017-2022)
2360 N 167th Street	City of Shoreline (King County)	17,728	6.27%	6.72%
1.) 30200 51st Avenue South (305th St Tanks A and B)	City of Auburn (King County)	12,236	6.60%	6.96%
2.) 120 Westlake Avenue North	City of Seattle (King County)	7,058	25.05%	14.02%
3.) 650 SW Campus Drive (Federal Way Aquatic Center)	City of Federal Way (King County)	1,600	26.88%	28.75%
4.) 10500 47th Place W (Mukilteo Police Station)	City of Mukilteo (Snohomish County)	973	31.31%	32.99%
5.) 7501 35th Avenue NE	City of Seattle (King County)	3,580	22.60%	25.75%
6.) SE 236th Place, N of 112th Avenue SE	City of Kent (King County)	21,389	9.66%	8.48%
7.) 9850 64th Street West	City of University Place (Pierce County)	1,524	22.71%	21.52%
8.) 1628 South 344th Street	City of Federal Way (King County)	6,198	14.57%	8.55%
9.) 22419 Pacific Highway South	City of Seattle (King County)	16,042	10.41%	8.33%

Comps 2-5, 7 and 8 were in residential areas with lower population totals than the subject’s immediate area. However, their historical and projected rates of growth are much higher, which would lead to increased residential construction and increased wireless demand.

Comp 6 had a higher local population count than the subject’s area, and a similar historical and forecasted rate of growth. However, this was an extension of an older lease. Its rental rate, therefore, would likely be higher if it were negotiated today.

Likewise, Comp 9 was in an area with a similar population count and rate of growth, and like Comp 8, it was also an older lease. Given its age, it was excluded from our final reconciliation.

Comp 1 was in a similar area in terms of population with a similar rate of growth. However, this was considered to be an elevated facility, since Verizon’s antennas were mounted near the top of a water tank, and therefore had a broader coverage reach than a 75’-tall monopole would have. Consequently, the subject’s market rent would be expected to be below this amount.

Therefore, we can bracket the subject’s market rent as being above \$2,598 per month (Comp 6), and below \$3,138 per month (Comp 1). Consideration was also given to Comp 2 since it was the only recent lease of a facility adjacent to a local highway or interstate (in this case, Route 99). Comps 7 and 8 were adjacent to Interstate 5, but were older leases, and were therefore given minimal weight.

With equal weight given to both comparables, we have reconciled a market rent of approximately \$3,000 per month for the subject site as of the date of valuation.

Summary of Market Rent

To summarize, we have concluded that the following market rent would be reasonable for the subject site. This rate also assumes that the existing use will not only be allowed to continue, but will be upgraded to handle current and projected wireless demand in the area.

COMPARISON OF MARKET AND CONTRACT RENT					
Location	Tower Structure	Leased SF	Current Contract Rent	Reconciled Monthly Rent	% Difference
"Ronald" facility 2360 N 167th Street Shoreline, WA 98133	75' monopole	775 sf	\$4,011	\$3,000	-25.21%
Total Forecasted Monthly Income			\$4,011	\$3,000	
Total Forecasted Annual Income			\$48,133	\$36,000	-25.21%

This comparison indicates that the subject’s base contract rent is above market at this time, due in large part to the escalation rate used (5% annually). Our market-rent conclusion assumes that a more neutral escalation of 3% per year will be used instead, since this would not convey a material economic advantage to either party.

This represents the conclusion of our report.

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have not made a personal inspection of the property that is the subject of this report.
- Keith A. Lee, MAI inspected the subject property. No one else provided significant real property appraisal assistance to the person signing this certification, other than Thomas D. Heath MAI, whose certification appears on the following page.



Sean Heath, MAI, AI-GRS
Certified General Appraiser
WA License #9102300

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
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- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- I have not made a personal inspection of the property that is the subject of this report.
- Keith A. Lee, MAI inspected the subject property. No one else provided significant real property appraisal assistance to the person signing this certification, other than Sean Heath, MAI, AI-GRS, whose certification appears on the preceding page.
- As of the date of this report, I have completed the continuing education program of the Appraisal Institute.



Thomas D. Heath, MAI

GENERAL ASSUMPTIONS

This appraisal has been made with the following General Assumptions:

- No responsibility is assumed for the legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable, unless otherwise stated.
- The property is appraised free and clear of any or all liens or encumbrances, unless otherwise stated.
- Responsible ownership and competent property management are assumed.
- The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.
- All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property. The appraiser has made no survey of the property.
- The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.
- It is assumed that the property is in full compliance with all federal, state, and local environmental regulations and laws unless the lack of compliance is stated, described, and considered in the appraisal report.
- It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described, and considered in the appraisal report.
- It is assumed that all licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimated contained in this report is based.
- It is assumed that the use of land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.
- On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusions are contingent upon completion of the improvements in a workmanlike manner.
- Disclosure of the contents of the appraisal report is governed by the bylaws and regulations of the professional appraisal organizations with which the appraiser is affiliated.
- Access and power will continue to be available to the subject site;
- The improvements at each subject site (including existing and proposed) represent the highest use of each site, although the most financially feasible use would be generated through subleasing tower and cabinet-rack space. This would produce a higher income stream, and by extension a higher return to the land, than a ground lease by itself.
- No specific inter-modulation problems were assumed to exist that cannot be remedied by the subject's users or adjacent users.

GENERAL LIMITING CONDITIONS

This appraisal has been made with the following General Limiting Conditions:

- Any allocation of the total value estimated in this report between land and the improvements applies only under the stated program of utilization. The separate value allocations to the land and building must not be used in conjunction with any other appraisal and are invalid if so used.
- Possession of this report, or copy thereof, does not carry with it the right of publication.
- The appraiser, by reason of this appraisal, is not required to give further consultation or testimony or to be in attendance in court with reference to the property in question, unless arrangements have been previously made.
- Neither all, nor any part of the contents of this report, or copy thereof (especially conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without the prior written consent and approval of the appraiser.

ENVIRONMENTAL DISCLAIMER

The value estimated is based on the assumption that the property is not negatively affected by the existence of hazardous substances or detrimental environmental conditions unless otherwise stated in this report. The appraiser is not an expert in the identification of hazardous substances or detrimental environmental conditions. The appraiser's routine inspection of and inquiries about the subject property did not develop any information that indicated any apparent significant hazardous substances or detrimental environmental conditions which would affect the property negatively unless otherwise stated in this report. It is possible that tests and inspections made by a qualified hazardous substance and environmental expert would reveal the existence of hazardous substances or detrimental environmental conditions on or around the property that would negatively affect its value.

AMERICANS WITH DISABILITIES ACT

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I (we) have not made a specific compliance survey an analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the subject property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of the subject property. Since I (we) have no direct evidence relating to this issue, I (we) did not consider possible noncompliance with the requirements of the ADA in estimating the value of the subject property.

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Qualifications of Appraisers

Qualifications of Colliers International Valuation & Advisory Services

Valuation Glossary

Valuation & Advisory Services



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Unless specified otherwise, these definitions were extracted from the following sources or publications:

The Dictionary of Real Estate Appraisal, Sixth Edition, Appraisal Institute, Chicago, Illinois, 2015 (*Dictionary*).

Uniform Standards of Professional Appraisal Practice, 2018-2019 Edition (USPAP).

The Appraisal of Real Estate, Fourteenth Edition, Appraisal Institute, Chicago, Illinois, 2013 (*14th Edition*).

Absolute Net Lease

A lease in which the tenant pays all expenses including structural maintenance, building reserves, and management; often a long-term lease to a credit tenant. (*Dictionary*)

Ad Valorem Tax

A real estate tax based on the assessed value of the property, which is not necessarily equivalent to its market value. (*14th Edition*)

Aggregate of Retail Values (ARV)

The sum of the separate and distinct market value opinions for each of the units in a condominium; subdivision development, or portfolio of properties, as of the date of valuation. The aggregate of retail values does not represent the value of all the units as sold together in a single transaction; it is simply the total of the individual market value conclusions. Also called *sum of the retail values*. (*Dictionary*)

Arm's-length Transaction

A transaction between unrelated parties who are each acting in his or her own best interest. (*Dictionary*)

As-Is Market Value

The estimate of the market value of real property in its current physical condition, use, and zoning as of the appraisal date. (*Dictionary*)

Assessed Value

The value of a property according to the tax rolls in ad valorem taxation; may be higher or lower than market value, or based on an assessment ratio that is a percentage of market value. (*14th Edition*)

Average Daily Room Rate (ADR)

In the lodging industry, the net rooms revenue derived from the sale of guest rooms divided by the number of paid occupied rooms. (*Dictionary*)

Band of Investment

A technique in which the capitalization rates attributable to components of an investment are weighted and combined to derive a weighted-average rate attributable to the total investment. (*Dictionary*)

Cash-Equivalent Price

The price of a property with nonmarket financing expressed as the price that would have been paid in an all-cash sale. (*Dictionary*)

Common Area

The total area within a property that is not designed for sale or rental but is available for common use by all owners, tenants, or their invitees, e.g., parking and its appurtenances, malls, sidewalks, landscaped areas, recreation areas, public toilets, truck and service facilities. (*Dictionary*)

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Contract Rent

The actual rental income specified in a lease. *(14th Edition)*

Cost Approach

A set of procedures through which a value indication is derived for the fee simple interest in a property by estimating the current cost to construct a reproduction of (or replacement for) the existing structure, including an entrepreneurial incentive; deducting depreciation from the total cost; and adding the estimated land value. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised. *(14th Edition)*

Curable Functional Obsolescence

An element of depreciation; a curable defect caused by a flaw in the structure, materials, or design, which can be practically and economically corrected. *(Dictionary)*

Debt Coverage Ratio (DCR)

The ratio of net operating income to annual debt service, which measures the relative ability of a property to meet its debt service out of net operating income; also called *debt service coverage ratio (DSCR)*. *(Dictionary)*

Deferred Maintenance

Items of wear and tear on a property that should be fixed now to protect the value or income-producing ability of a property. *(Dictionary)*

Depreciation

In appraisal, a loss in property value from any cause; the difference between the cost of an improvement on the effective date of the appraisal and the market value of the improvement on the same date. *(Dictionary)*

Direct Costs

Expenditures for the labor and materials used in the construction of improvements; also called *hard costs*. *(Dictionary)*

Discounted Cash Flow (DCF) Analysis

The procedure in which a discount rate is applied to a set of projected income streams and a reversion. The analyst specifies the quantity, variability, timing, and duration of the income streams and the quantity and timing of the reversion, and discounts each to its present value at a specified yield rate. *(Dictionary)*

Discount Rate

A rate of return on capital used to convert future payments or receipts into present value; usually considered to be a synonym for *yield rate*. *(Dictionary)*

Disposition Value

The most probable price that a specified interest in property should bring under the following conditions:

1. Consummation of a sale within a specified time, which is shorter than the typical exposure time for such a property in that market.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider their best interests.
7. An adequate marketing effort will be made during the exposure time.

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8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. *(Dictionary)*

Easement

The right to use another's land for a stated purpose. Access or right-of-way easements may be acquired by private parties or public utilities. Governments may be the beneficiaries of easements placed on privately owned land that is dedicated to conservation, open space, or preservation. *(14th Edition)*

Economic Life

The period over which improvements to real property contribute to property value. *(Dictionary)*

Effective Age

The age of property that is based on the amount of observed deterioration and obsolescence it has sustained, which may be different from its chronological age. *(Dictionary)*

Effective Date

The date on which the appraisal or review opinion applies (SVP) *(Dictionary)*

Effective Gross Income (EGI)

The anticipated income from all operations of the real estate after an allowance is made for vacancy and collection losses and an addition is made for any other income. *(Dictionary)*

Effective Gross Income Multiplier (EGIM)

The ratio between the sale price (or value) of a property and its effective gross income. *(Dictionary)*

Effective Rent

The rental rate net of financial concessions such as periods of free rent during the lease term and above or below-market tenant improvements (TIs). *(14th Edition)*

Eminent Domain

The right of government to take private property for public use upon the payment of just compensation. The Fifth Amendment of the U.S. Constitution, also known as the *takings clause*, guarantees payment of just compensation upon appropriation of private property. *(Dictionary)*

Entrepreneurial Incentive

The amount an entrepreneur expects to receive for his or her contribution to a project. Entrepreneurial incentive may be distinguished from entrepreneurial profit (often called *developer's profit*) in that it is the expectation of future profit as opposed to the profit actually earned on a development or improvement. *(Dictionary)*

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Entrepreneurial Profit

A market-derived figure that represents the amount an entrepreneur receives for his or her contribution to a project and risk; the difference between the total cost of a property (cost of development) and its market value (property value after completion), which represents the entrepreneur's compensation for the risk and expertise associated with development. An entrepreneur is motivated by the prospect of future value enhancement (i.e., the entrepreneurial incentive). An entrepreneur who successfully creates value through new development, expansion, renovation, or an innovative change of use is rewarded by entrepreneurial profit. Entrepreneurs may also fail and suffer losses. (*Dictionary*)

Excess Land

Land that is not needed to serve or support the existing improvement. The highest and best use of the excess land may or may not be the same as the highest and best use of the improved parcel. Excess land has the potential to be sold separately and is valued separately. (*Dictionary*)

Excess Rent

The amount by which contract rent exceeds market rent at the time of the appraisal; created by a lease favorable to the landlord (lessor) and may reflect unusual management, unknowledgeable or unusually motivated parties, a lease execution in an earlier, stronger rental market, or an agreement of the parties. Due to the higher risk inherent in the receipt of excess rent, it may be calculated separately and capitalized or discounted at a higher rate in the income capitalization approach. (*14th Edition*)

Expense Stop

A clause in a lease that limits the landlord's expense obligation, which results in the lessee paying any operating expenses above a stated level or amount. (*Dictionary*)

Exposure Time

The estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; Comment: Exposure time is a retrospective opinion based on an analysis of past events assuming a competitive and open market. (*Dictionary*)

External Obsolescence

A type of depreciation; a diminution in value caused by negative external influences and generally incurable on the part of the owner, landlord, or tenant. The external influence may be temporary or permanent. (*Dictionary*)

Extraordinary Assumption

An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions. Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis. An extraordinary assumption may be used in an assignment only if:

- It is required to properly develop credible opinions and conclusions;
- The appraiser has a reasonable basis for the extraordinary assumption;
- Use of the extraordinary assumption results in a credible analysis; and
- The appraiser complies with the disclosure requirements set forth in USPAP for extraordinary assumptions. (USPAP)

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Fair Market Value

In nontechnical usage, a term that is equivalent to the contemporary usage of *market value*.

As used in condemnation, litigation, income tax, and property tax situations, a term that is similar in concept to market value but may be defined explicitly by the relevant agency. (*Dictionary*)

Feasibility Analysis

A study of the cost-benefit relationship of an economic endeavor. (*USPAP*)

Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat. (*Dictionary*)

Floor Area Ratio (FAR)

The relationship between the above-ground floor area of a building, as described by the zoning or building code, and the area of the plot on which it stands; in planning and zoning, often expressed as a decimal, e.g., a ratio of 2.0 indicates that the permissible floor area of a building is twice the total land area. (*Dictionary*)

Functional Obsolescence

The impairment of functional capacity of improvements according to market tastes and standards. (*Dictionary*)

Functional Utility

The ability of a property or building to be useful and to perform the function for which it is intended according to current market tastes and standards; the efficiency of a building's use in terms of architectural style, design and layout, traffic patterns, and the size and type of rooms. (*Dictionary*)

Furniture, Fixtures, and Equipment (FF&E)

Business trade fixtures and personal property, exclusive of inventory. (*Dictionary*)

Going-concern

An established and operating business having an indefinite future life. (*Dictionary*)

Going-concern Value

An outdated label for the market value of all the tangible and intangible assets of an established and operating business with an indefinite life, as if sold in aggregate; more accurately termed the *market value of the going concern* or *market value of the total assets of the business*. (*Dictionary*)

Gross Building Area (GBA)

Total floor area of a building, excluding unenclosed areas, measured from the exterior of the walls of the above-grade area. This includes mezzanines and basements if and when typically included in the market area of the type of property involved. (*Dictionary*)

Gross Leasable Area (GLA) - Commercial

Total floor area designed for the occupancy and exclusive use of tenants, including basements and mezzanines; measured from the center of joint partitioning to the outside wall surfaces. (*Dictionary*)

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Gross Living Area (GLA) - Residential

Total area of finished, above-grade residential area; calculated by measuring the outside perimeter of the structure and includes only finished, habitable, above-grade living space. (Finished basements and attic areas are not generally included in total gross living area. Local practices, however, may differ.) *(Dictionary)*

Highest & Best Use

The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for that asset when formulating the price that it would be willing to bid (IVS). *(Dictionary)*

Hypothetical Condition

A condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis. Hypothetical conditions are contrary to known facts about physical, legal, or economic characteristics of the subject property; or about conditions external to the property, such as market conditions or trends; or about the integrity of data used in an analysis. *(USPAP)*

Income Capitalization Approach

In the income capitalization approach, an appraiser analyzes a property's capacity to generate future benefits and capitalizes the income into an indication of present value. The principle of anticipation is fundamental to this approach. Techniques and procedures from this approach are used to analyze comparable sales data and to measure obsolescence in the cost approach. *(14th Edition)*

Incurable Functional Obsolescence

An element of depreciation; a defect caused by a deficiency or superadequacy in the structure, materials, or design that cannot be practically or economically corrected as of the effective date of the appraisal. *(Dictionary)*

Indirect Costs

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect costs may include administrative costs, professional fees, financing costs and the interest paid on construction loans, taxes and the builder's or developer's all-risk insurance during construction, and marketing, sales, and lease-up costs incurred to achieve occupancy or sale. Also called *soft costs*. *(Dictionary)*

Insurable Replacement Cost

The cost estimate, at current prices as of the effective date of valuation, of a substitute for the building being valued, using modern materials and current standards, design and layout for insurance coverage purposes guaranteeing that damaged property is replaced with a new property (i.e., depreciation is not deducted). *(Dictionary)*

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Interim Use

The temporary use to which a site or improved property is put until a different use becomes maximally productive. (*Dictionary*)

Investment Value

The value of a property to a particular investor or class of investors based on the investor's specific requirements. Investment value may be different from market value because it depends on a set of investment criteria that are not necessarily typical of the market. (*Dictionary*)

Liquidation Value

The most probable price that a specified interest in real property should bring under the following conditions:

1. Consummation of a sale within a short time period.
2. The property is subjected to market conditions prevailing as of the date of valuation.
3. Both the buyer and seller are acting prudently and knowledgeably.
4. The seller is under extreme compulsion to sell.
5. The buyer is typically motivated.
6. Both parties are acting in what they consider to be their best interests.
7. A normal marketing effort is not possible due to the brief exposure time.
8. Payment will be made in cash in U.S. dollars (or the local currency) or in terms of financial arrangements comparable thereto.

9. The price represents the normal consideration for the property sold, unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

This definition can also be modified to provide for valuation with specified financing terms. (*Dictionary*)

Leased Fee Interest

The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversion right when the lease expires. (*Dictionary*)

Leasehold Interest

The right held by the lessee to use and occupy real estate for a stated term and under the conditions specified in the lease. (*Dictionary*)

Legally Nonconforming Use

A use that was lawfully established and maintained, but no longer conforms to the use regulations of its current zoning; also known as a *grandfathered use*. (*Dictionary*)

Market Area

The geographic region from which a majority of demand comes and in which the majority of competition is located. Depending on the market, a market area may be further subdivided into components such as primary, secondary, and tertiary market areas. (*Dictionary*)

Market Rent

The most probable rent that a property should bring in a competitive and open market reflecting all conditions and restrictions of the lease agreement, including permitted uses, use restrictions, expense obligations, term, concessions, renewal and purchase options, and tenant improvements (TIs). (*14th Edition*)

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Market Study

An analysis of the market conditions of supply, demand, and pricing for a specific property type in a specific area. (*Dictionary*)

Market Value (Interagency Guidelines)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. buyer and seller are typically motivated;
2. both parties are well informed or well advised, and acting in what they consider their own best interests;
3. a reasonable time is allowed for exposure in the open market;
4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(Interagency Appraisal and Evaluation Guidelines, December 10, 2010, Federal Register, Volume 75 Number 237, Page 77472)

Marketability Analysis

The study of how a specific property is expected to perform in a specific market. A marketability analysis expands on a market analysis by addressing a specific property. (*Dictionary*)

Neighborhood Analysis

The objective analysis of observable or quantifiable data indicating discernible patterns of urban growth, structure, and change that may detract from or enhance property values; focuses on four sets of considerations that influence value: social, economic, governmental, and environmental factors. (*Dictionary*)

Net Operating Income (NOI)

The actual or anticipated net income that remains after all operating expenses are deducted from effective gross income but before mortgage debt service and book depreciation are deducted. Note: This definition mirrors the convention used in corporate finance and business valuation for EBITDA (earnings before interest, taxes, depreciation, and amortization). (*14th Edition*)

Obsolescence

One cause of depreciation; an impairment of desirability and usefulness caused by new inventions, changes in design, improved processes for production, or external factors that make a property less desirable and valuable for a continued use; may be either functional or external. (*Dictionary*)

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Off-site Costs

Costs incurred in the development of a project, excluding on-site costs such as grading and construction of the building and other improvements; also called *common costs* or *off-site improvement costs*. (*Dictionary*)

On-site Costs

Costs incurred for the actual construction of buildings and improvements on a particular site. (*Dictionary*)

Overage Rent

The percentage rent paid over and above the guaranteed minimum rent or base rent; calculated as a percentage of sales in excess of a specified breakeven sales volume. (*14th Edition*)

Overall Capitalization Rate (OAR)

The relationship between a single year's net operating income expectancy and the total property price or value. (*Dictionary*)

Parking Ratio

The ratio of parking area or parking spaces to an economic or physical unit of comparison. Minimum required parking ratios for various land uses are often stated in zoning ordinances. (*Dictionary*)

Potential Gross Income (PGI)

The total income attributable to property at full occupancy before vacancy and operating expenses are deducted. (*Dictionary*)

Potential Gross Income Multiplier (PGIM)

The ratio between the sale price (or value) of a property and its annual potential gross income. (*Dictionary*)

Present Value (PV)

The value of a future payment or series of future payments discounted to the current date or to time period zero. (*Dictionary*)

Prospective Opinion of Value

A value opinion effective as of a specified future date. The term does not define a type of value. Instead, it identifies a value opinion as effective at some specific future date. An opinion of value as of a prospective date is frequently sought in connection with projects that are proposed, under construction, or under conversion to a new use, or those that have not achieved sellout or a stabilized level of long-term occupancy. (*Dictionary*)

Qualitative Adjustment

An indication that one property is superior, inferior, or the same as another property. Note that the common usage of the term is a misnomer in that an adjustment to the sale price of a comparable property is not made. Rather, the indication of a property's superiority or inferiority to another is used in relative comparison analysis, bracketing, and other forms of qualitative analysis. (*Dictionary*)

Quantitative Adjustment

A numerical (dollar or percentage) adjustment to the indicated value of the comparable property to account for the effect of a difference between two properties on value. (*Dictionary*)

Rentable Area

The amount of space on which the rent is based; calculated according to local practice. (*Dictionary*)

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Replacement Cost

The estimated cost to construct, at current prices as of a specific date, a substitute for a building or other improvements, using modern materials and current standards, design, and layout. (*Dictionary*)

Reproduction Cost

The estimated cost to construct, at current prices as of the effective date of the appraisal, an exact duplicate or replica of the building being appraised, using the same materials, construction standards, design, layout, and quality of workmanship and embodying all the deficiencies, superadequacies, and obsolescence of the subject building. (*Dictionary*)

Retrospective Value Opinion

A value opinion effective as of a specified historical date. The term *retrospective* does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." (*Dictionary*)

Sales Comparison Approach

The process of deriving a value indication for the subject property by comparing sales of similar properties to the property being appraised, identifying appropriate units of comparison, and making adjustments to the sale prices (or unit prices, as appropriate) of the comparable properties based on relevant, market-derived elements of comparison. The sales comparison approach may be used to value improved properties, vacant land, or land being considered vacant when an adequate supply of comparable sales is available. (*Dictionary*)

Scope of Work

The type and extent of research and analysis in an appraisal or appraisal review assignment. Scope of work includes, but is not limited to:

The extent to which the property is identified;

The extent to which tangible property is inspected;

The type and extent of data researched; and

The type and extent of analysis applied to arrive at opinions or conclusions. (*USPAP*)

Shopping Center Types

Neighborhood Shopping Center: The smallest type of shopping center, generally with a gross leasable area of between 30,000 and 100,000 square feet. Typical anchors include supermarkets. Neighborhood shopping centers offer convenience goods and personal services and usually depend on a market population support of 3,000 to 40,000 people.

Community Shopping Center: A shopping center of 100,000 to 400,000 square feet that usually contains one junior department store, a variety store, discount or department store. A community shopping center generally has between 20 and 70 retail tenants and a market population support of 40,000 to 150,000 people.

Regional Shopping Center: A shopping center of 300,000 to 900,000 square feet that is built around one or two full-line department stores of approximately 200,000 square feet each plus small tenant spaces. This type of center is typically supported by a minimum population of 150,000 people.

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Shopping Center Types (cont.)

Super-Regional Center: A large center of 600,000 to 2.0 million square feet anchored by three or more full-line department stores. This type of center is typically supported by a population area of 300,000 people. (*14th Edition*)

Superadequacy

An excess in the capacity or quality of a structure or structural component; determined by market standards. (*Dictionary*)

Surplus Land

Land that is not currently needed to support the existing use but cannot be separated from the property and sold off for another use. Surplus land does not have an independent highest and best use and may or may not contribute value to the improved parcel. (*Dictionary*)

Tenant Improvements (TIs)

1. Fixed improvements to the land or structures installed for use by a lessee.
2. The original installation of finished tenant space in a construction project; subject to periodic change for succeeding tenants. (*Dictionary*)

Triple Net Lease

An alternative term for a type of net lease. In some markets, a net net net lease is defined as a lease in which the tenant assumes all expenses (fixed and variable) of operating a property except that the landlord is responsible for structural maintenance, building reserves, and management. Also called *NNN*, *triple net lease*, or *fully net lease*. (*Dictionary*)

Usable Area

The area that is actually used by the tenants measured from the inside of the exterior walls to the inside of walls separating the space from hallways and common areas. (*Dictionary*)

Useful Life

The period of time over which a structure or a component of a property may reasonably be expected to perform the function for which it was designed. (*Dictionary*)

Vacancy and Collection Loss

A deduction from potential gross income (PGI) made to reflect income deductions due to vacancies, tenant turnover, and non-payment of rent; also called *vacancy and credit loss* or *vacancy and contingency loss*. (*Dictionary*)

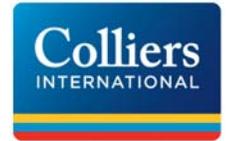
Yield Capitalization

A method used to convert future benefits into present value by 1) discounting each future benefit at an appropriate yield rate, or 2) developing an overall rate that explicitly reflects the investment's income pattern, holding period, value change, and yield rate. (*Dictionary*)



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Dec 2016-Present: Valuation Services Director and Telecommunications Valuation Specialist, Colliers International Valuation & Advisory Services, San Diego, California.

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MAI Designation, Appraisal Institute

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APPRAISAL INSTITUTE COURSES

2016-2017 USPAP 7-Hour Update, McKissock, June 2016

Federal and State Laws and Regulations, McKissock, May 2016

Green Buildings for Appraisers, McKissock, May 2016

The Cost Approach, McKissock, May 2016

Appraising and Analyzing Office Buildings for Underwriting, McKissock, May 2012

Appraisal Applications of Regression Analysis, McKissock, May 2012

Introduction to Valuing Commercial Green Buildings, Appraisal Institute, Nov. 2011

Dynamics of Subdivision Appraising, Appraisal Institute, 2003

Course 240-Principles of Wireless Site Development, IRWA, 2003

Telecommunications Law & Value—Sacramento seminar, Appraisal Institute, 2001

Highest and Best Use and Market Analysis, Appraisal Institute, 2000

Operating-expense seminar, Appraisal Institute, 2000

Residential Design & Functional Utility, Appraisal Institute, 1999

HUD/FHA Appraisal Policies & Procedures, HUD, 1999

Reporting Limited Appraisals, Appraisal Institute, 1995

Evaluations and Limited Scope Assignments, Appraisal Institute, 1994

Advanced Income Capitalization, Appraisal Institute, 1994

Basic Income Capitalization, Appraisal Institute, 1994

Applied Residential Property Valuation, Appraisal Institute, 1992

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PUBLISHED ARTICLES

"Hola, Again, HOLA," AGL magazine, October 2006 (Biby Publishing: pgs 35-37).

"Smart Lightpoles: The Next Logical Step In the Evolution of Cell Sites," right of way magazine, May/June 2006, (IRWA, pgs. 36-40).

"Are You Linked? The Role of Wireless Linkages in Real Estate," right of way magazine, July-Aug. 2005 (IRWA, pg. 40-42)

The New Skin of Wireless," right of way magazine, Nov-Dec. 2004 (IRWA, pg. 21-25)

"SR/WA: The Story Behind The Letters," right of way magazine, July-Aug. 2004 (IRWA, pg. 52-54)

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"Protecting Your Digital Signature," Working RE magazine, September 2003 (Working RE, pg. 18)

"Course 240 Pilot: Wireless Site Development," right of way magazine, Mar-Apr 2003 (IRWA, pg. 34-35)

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"There's Gold in Them Thar Antennas!" The Communicator magazine, Summer 2001 (FREA, pg. 30).

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"EDI: Getting up to Speed on Electronic Appraisals," The Communicator magazine, Spring 1995 (FREA, pg. 18).

"Fannie Mae's New Form," The Communicator magazine, Spring 1995 (FREA, pg. 23).

"Life after Deminimus," The Communicator magazine, Summer/Fall 1994 (FREA, pg. 5).

SEMINARS/PRESENTATIONS

Panel Speaker – Wireless West Conference 2017, San Diego, CA – Apr 2017

Panel Speaker – "Sustainability and Valuation," RICS Summit of the Americas Conference, Toronto – May 2014

Panel Speaker - "Valuation of Cell Tower Leases", IRWA Chapter 1 Annual Valuation Seminar, Montebello, CA - Apr 2013

Speaker - "Building Energy Performance and Asset Value," SDG&E Energy Innovation Center, San Diego - May 2012

Speaker - "Wireless-Site Valuation" seminar, New Mexico State Land Office, Santa Fe, NM - April 2012

Speaker - "What's New in Telecom" seminar, University of Phoenix, San Diego - Feb 2007

Instructor - Course 240-Principles of Wireless Site Development, IRWA, 2006



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Mr. Heath has appraised all types of real estate in the western United States. He had been involved in lending and mortgage banking activities for local and national companies and was involved in property purchases, sales and development. He has prepared a variety of assignments including market studies, financial feasibility studies, highest and best use studies, and other special purpose investigations.

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Vice President - Bowest Mortgage Company, San Diego, California (subsidiary of Bowery Savings Bank)

Senior Vice President - BanCal Mortgage Company, Los Angeles, California (subsidiary of Bank of California)

Vice President - Bank of California, Los Angeles, California



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Real estate valuations play a pivotal role in today's business climate. An accurate and well supported opinion of property value can mean the difference between reaching a critical goal—securing a loan, closing a sale, reporting to investors, choosing the best asset—or failing to achieve it altogether.

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INFORMATION

Today's business climate places valuation in a more pivotal position than ever before. All our appraisals are evaluated and approved by an experienced review team to ensure our clients receive concise and timely appraisals. With clear, prompt reporting and a comprehensive, big picture approach, Colliers International's Valuation and Advisory reports give our clients the information they need to make better business decisions.

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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adopting Ordinance No. 831 - Amending Chapter 5.05 of the Shoreline Municipal Code to Amend the Responsibility, Expiration Date, Penalty Rate, add a Delinquency Schedule for Late Renewal of Business Licenses, and Other Revisions Necessary to Adhere to the Association of Washington Cities' Business License Model
DEPARTMENT:	Administrative Services
PRESENTED BY:	Rick Kirkwood, Budget Supervisor Ally Kim, B&O Tax Analyst
ACTION:	<input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On August 13, 2018, staff discussed with the City Council the need for several changes to Shoreline Municipal Code (SMC) Section 5.05 in order to: (i) implement *FileLocal's* standard configuration as the City's online business licensing and tax filing options and (ii) adhere to the AWC's Business License Model. These amendments, including those per City Council guidance received on August 13, are being brought before the City Council at this time so the *FileLocal* implementation can proceed and before the deadline of January 1, 2019 to adhere to AWC's Business License Model. Tonight, the City Council is scheduled to adopt proposed Ordinance No. 831, which contains staff's recommended amendments to SMC 5.05 that address these issues.

FINANCIAL IMPACT:

There is no financial impact associated with tonight's discussion on proposed Ordinance No. 831. If the City Council does not approve the amendment provided through Ordinance No. 831, the expiration date, penalty amounts for late renewals of business licenses and delinquency schedules will continue to be unique to the City and would require *FileLocal* customization. Thus, the City will not be able to implement *FileLocal's* standard configuration and there will be additional costs related to the customization. In order to adhere to AWC's Business License Model, these amendments must be adopted effective January 1, 2019.

RECOMMENDATION

Staff recommends adoption of proposed Ordinance No. 831.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

On August 13, 2018, staff discussed with the City Council the need for several changes to Shoreline Municipal Code (SMC) Section 5.05 in order to: (i) implement *FileLocal*'s standard configuration as the City's online business licensing and tax filing options and (ii) adhere to the AWC's Business License Model. The staff report for that discussion is available here:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2018/staffreport081318-9b.pdf>.

These amendments, including those made according to City Council guidance received on August 13, are being brought before the City Council at this time so the *FileLocal* implementation can proceed and before the deadline of January 1, 2019 to adhere to AWC's Business License Model. Tonight, the City Council is scheduled to discuss and adopt proposed Ordinance No. 831, which contains staff's recommended amendments to SMC 5.05 that address these issues.

The following proposed amendments remain unchanged from those presented on August 13, 2018:

Business License Administration Responsibility

SMC 5.05.020 Definitions - General defines "Clerk" as the employee designated by the City Manager to administer SMC Chapter 5.05. Currently SMC 5.05.050 calls for business license applications to be filed through the State Department of Licensing Master License Service in coordination with the city clerk. Proposed Ordinance No. 831 contains amendments to update SMC 5.05 accordingly to remove the reference to the Department of Licensing Master License Service, since the City will be receiving and processing all applications once *FileLocal* is implemented, and "city" as it appears in front of "clerk" to clarify that other staff may be designated by the City Manager to administer the receipt and processing of business license applications.

Penalty Rate and Delinquency Schedule

SMC Chapter 5.05 sets forth a penalty rate without a specified delinquency schedule. The penalty rate has been assessed on late business license renewals. The following table shows the current penalty rate in the SMC:

SMC	Delinquency Schedule	Penalty
5.05.080	No schedule outlined	50% of renewal fee; \$20

The following table shows the proposed late penalty amounts and delinquency schedule of when penalties will be assessed, specifically when a business license is not renewed by the due date:

Delinquency Schedule	Penalty
0 – 1 month	\$10.00
1 – 2 months	\$15.00
2+ months	\$20.00

In addition, staff's evaluation of the business process and requirements to implement *FileLocal's* online tax filing option revealed that the majority of cities adopted late renewal penalty rates and a delinquency schedule that aligns with the table above. Given this, a uniform structure became part of *FileLocal's* standard configuration. While it is possible to customize *FileLocal* with the City's current penalty amount without a delinquency schedule, doing so would increase the cost of implementation to the City of Shoreline. Proposed Ordinance No. 831 contains amendments to the structure of late business license renewal penalty amounts and adds a delinquency schedule.

Expiration Date

SMC 5.05.060 sets forth an expiration date for business licenses to a date determined by the Master License Service in coordination with the City. Proposed Ordinance No. 831 contains an amendment of the expiration date to December 31 annually in order to allow for the efficient implementation of *FileLocal's* standard configuration.

Adherence to AWC's Business License Model: Definition of "Engage in Business"

SMC 5.05.020 sets forth a definition for "engage in business". Proposed Ordinance No. 831 contains amendments to the current definition to align to that of the AWC's finalized Business License Model uniform definition.

Exceptions to the Applicability of SMC Chapter 5.05

Staff also discussed with the City Council two exceptions, currently codified as SMC 5.05.040(D) and (E), which set forth exceptions to Chapter 5.05 for a person or business whose gross receipts totals \$5,000 or less per calendar year from business conducted within city limits if the person or business engages in the following:

- a. Conducts limited retail sales as part of a city-sponsored event or a recognized 501(c)(3) nonprofit organization-sponsored event no more than six days per year, or
- b. Provides recreation instructional services or performance services as part of a city-sponsored event or a recognized 501(c)(3) nonprofit organization-sponsored event.

It appeared that there was consensus among the City Council that the threshold for this exception be kept at an amount higher than that required by AWC's Business License Model because the business is being conducted to promote community-building, placemaking and/or provide service to the public. Proposed Ordinance No. 831 does not contain any amendments to this exception.

Business License Fee

As Council may recall, on June 11, 2018, Council discussed proposed Ordinance No. 828, which proposed a different approach to addressing this issue with the City's move to *FileLocal*. The staff report for this discussion can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2018/staffreport061118-9b.pdf>.

Staff discussed its revised recommendation with the City Council on August 13. It appeared that there was consensus among the City Council that the fee schedule for initial registrations and renewals to be presented as part of the 2019-2020 Budget should incorporate *FileLocal's* standard proration approach, under which the fee for

initial applications for a City-issued license filed between January 1 and June 30 will be set at \$40 and those filed between July 1 and December 31 will be set at \$20. The license issued under either application will expire at the end of the calendar year.

DISCUSSION

Adherence to AWC's Business License Model: Exception to the Applicability of SMC Chapter 5.05

Only one change has been incorporated into proposed Ordinance No. 831 according to the direction provided by the City Council on August 13, 2018. SMC 5.05.040 sets forth exceptions to SMC Chapter 5.05. AWC's Business License Model requires the City establish a minimum threshold exempting a person or business who does not maintain a place of business within the city limits from obtaining a business license if the annual value of products, gross proceeds of sales, or gross income generated from business conducted within city limits totals \$2,000 or less. It appeared that there was consensus among the City Council that the minimum threshold should apply to all business conducted within city limits whether or not a person or business maintains a place of business within the city limits. Proposed Ordinance No. 831 contains an amendment to apply this exception to all business conducted within city limits whether or not a person or business maintains a place of business within the city limits.

Response to Councilmember Roberts' questions:

During the discussion on August 13, 2018, Councilmember Roberts' asked if the City could eliminate the registration requirement in SMC 5.05.030 that any business required to register with the state was required to register with the City. The concern was that the State requires businesses who simply operate with a "doing business as" or trade name that is different than their legal name to register regardless of the revenue of the business. Staff researched this request, determined that the concern was valid and that other city licensing ordinances do not have this requirement and thus have incorporated the change to SMC 5.05.030, eliminating this requirement into the amendment. This change ensures that businesses generating less than \$2,000 annual gross receipts, and not requiring any regulatory licenses, would not be required to register with the City regardless of whether they are required to register with the State.

FINANCIAL IMPACT

There is no financial impact associated with tonight's discussion on proposed Ordinance No. 831. If the City Council does not approve the amendment provided through Ordinance No. 831, the expiration date, penalty amounts for late renewals of business licenses and delinquency schedules will continue to be unique to the City and would require *FileLocal* customization. Thus, the City will not be able to implement *FileLocal*'s standard configuration and there will be additional costs related to the customization. In order to adhere to AWC's Business License Model, some amendments must be adopted effective January 1, 2019.

RECOMMENDATION

Staff recommends adoption of proposed Ordinance No. 831.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 831

ORDINANCE NO. 831

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AMENDING SHORELINE MUNICIPAL CODE CHAPTER 5.05 BUSINESS LICENSES TO IMPLEMENT THE CITY'S BUSINESS & OCCUPATION TAX AND ADOPT MANDATORY PROVISIONS PURSUANT TO CHAPTER 35.90 RCW.

WHEREAS, on December 4, 2017, the City of Shoreline adopted Ordinance No. 808, establishing a Business & Occupation Tax (B&O Tax) effective on January 1, 2019; and

WHEREAS, since the adoption of Ordinance No. 808, the City has taken several steps to facilitate the implementation of the B&O Tax, including the selection of *FileLocal*, an online service for registering a business, filing, and paying taxes; and

WHEREAS, the City performed an evaluation of the business process necessary to implement *FileLocal's* standard configuration of its online services and determined that amendments to Shoreline Municipal Code (SMC) Chapter 5.05 Business Licenses were needed, specifically related to license renewal penalties and tax delinquency; and

WHEREAS, in 2017, the Washington State Legislature passed Engrossed House Bill 2005, now codified at Chapter 35.90 RCW, to improve the business climate in Washington State by simplifying the administration of municipal general business licenses; and

WHEREAS, with this action, the Washington State Legislature tasked cities, working through the Association of Washington Cities (AWC), to develop a model ordinance with mandatory provisions that a city must adopt by January 1, 2019; and

WHEREAS, the model ordinance was finalized in June 2018 and contains mandatory provisions related to the definition of "engaging in business within a city" and sets a uniform minimum licensing threshold of \$2,000 under which a business is exempt from a city's general business license requirements; and

WHEREAS, amendments are required to SMC Chapter 5.05 Business Licenses to fulfill the City's obligations under Chapter 35.90 RCW to adopt the mandatory provisions of the model ordinance; and

WHEREAS, these amendments must be effective by January 1, 2019, to successfully implement the B&O Tax and to satisfy the statutory mandate;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment – SMC Chapter 5.05 Business Licenses. Chapter 5.05 Business Licenses of the Shoreline Municipal Code is adopted as set forth in Exhibit A to this Ordinance.

Section 2. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 3. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 4. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect at 12:01 am Pacific Time on January 1, 2019.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 10, 2018.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

Margaret King
City Attorney

Date of Publication: _____, 2018
Effective Date: January 1, 2019

EXHIBIT A – Ordinance 831
Amendments to SMC Chapter 5.05

1. AMENDMENTS TO EXISTING SECTIONS

SMC 5.05.020 Definitions – General is amended as follows:

For the purposes of this chapter, the following terms, phrases, words and their derivations shall have the meanings given in this section:

A. ~~“Business,” “occupation” or “pursuit” means and includes all home occupations, wholesalers, retailers, service providers, towing operators, peddlers, canvassers, solicitors, for-hire vehicles, limousine services, pawnbrokers, secondhand dealers and junk dealers engaged in with the object of economic gain, benefit or advantage to the person, firm or corporation, or to another person or class, directly or indirectly, whether part-time or full-time, whether resident or nonresident.~~

B. A. “City” means the city of Shoreline, Washington.

C. B. “Clerk” means such city employees or agents as the city manager shall designate to administer this chapter, or any designee thereof.

D. ~~“Engage in business” means commence, conduct, or continue in business, and also the exercise of corporate or franchise powers as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.~~

C. “Engaging in business” or “Engage in business” means commencing, conducting, or continuing in business, and also the exercise of corporate or franchise powers, as well as liquidating a business when the liquidators thereof hold themselves out to the public as conducting such business.

E. D. “Person,” “firm,” or “corporation,” used interchangeably in this chapter, means any individual, receiver, administrator, executor, assignee, trustee in bankruptcy, trust, estate, ~~firm,~~ co-partnership, joint venture, club, company, joint stock company, business trust, municipal corporation, political subdivision of the state of Washington, corporation, limited liability company, association, ~~canvasser, peddler, solicitor,~~ society, or any group of individuals acting as a unit, whether mutual, cooperative, fraternal, nonprofit or otherwise, and includes the United States or any instrumentality thereof

SMC 5.05.030 Business license required - Posting

~~Unless otherwise exempted by this chapter, it is unlawful for any person or business, firm or corporation which is required to register with the State Department of Revenue to engage in any business, occupation or pursuit in the city without first having obtained a business license therefor as provided in this chapter. The business license provided for in this chapter shall be posted in a conspicuous location at the place of the business. Such business license is nontransferable~~

SMC 5.05.040 Exception – Applicability of provisions is amended as follows:

This chapter shall not be applicable to:

A. The performance of governmental or proprietary functions by any instrumentality of the United States, the state of Washington, or any political subdivision thereof.

~~B. Businesses or activities~~ Any person or business for which a regulatory business license or franchise is required by any other chapter or section of the Shoreline Municipal Code as now or hereafter enacted or amended.

~~C. The delivery of goods by vehicle to a customer or client by a business where the sale occurred on a business premises outside of the city and the only event occurring within the city is a delivery.~~

~~C. Individuals and/or businesses~~ Any person or business who conducts limited retail sales as part of a city-sponsored event or a recognized 501(c)(3) nonprofit organization-sponsored event no more than six days per year and who generates no more than \$5,000 in gross receipts per calendar year within the city.

~~D. Individuals and/or businesses~~ Any person or business who provides recreation instructional services or performance services as part of a city-sponsored event or a recognized 501(c)(3) nonprofit organization-sponsored event and who generates no more than \$5,000 in gross receipts per calendar year within the city.

E. Any person or business whose annual value of products, gross proceeds of sales, or gross income of the business in the city is equal to or less than \$2,000, whether or not they maintain a place of business within the city, shall be exempt from the general business license requirements in this chapter. The exemption does not apply to regulatory license requirements or activities that require a specialized permit.

SMC 5.05.050 Application and renewal is amended as follows:

A. Application for a business license shall be made by filing a master application through ~~State Department of Licensing's Master License Service, in coordination with~~ the city clerk, giving such information as is deemed reasonably necessary to enable the enforcement of this chapter. Persons applying for a license must pay a fee as established by the city council by ordinance, and the ~~Master License Service's~~ handling fee.

B. A business license must be approved by the city before a business commences operation within the city. If business is transacted by one person at two or more separate locations within the city, a separate application must be filed for each business location and a separate license shall be obtained and displayed in each location.

C. The clerk may refer applications to the planning and development services department, the police department, or other governmental agencies for their review. Compliance with building, zoning and other laws is the business owner's responsibility and issuance of a business license is not a guarantee of compliance or a waiver of future enforcement by the city or other agency with jurisdiction.

D. If more than one business is conducted or operated on premises, a separate license shall be required for each business. Each business owner must make a separate application for license.

E. The filing of an application for a license, or the renewal thereof, or the payment of any application or renewal fee, shall not authorize a person to engage in or conduct a business until such license has been granted or renewed.

F. A business license is nontransferable. No licensee shall allow another person to operate a business under, or display the license issued to their business, nor shall another person operate under or display the license issued to another business. A person who acquires an existing business must make application for a city business license before commencing business within the city with that business. A licensee must report a change of location of the business to the ~~Master License Service, in coordination with the city clerk.~~ A change of the location of a business requires approval by the city before business may commence at the new location, and may require submitting a new ~~master~~ business license application and payment of fees.

G. License renewals are handled by the ~~Master License Service in coordination with the city.~~ Renewal of the city license requires payment of fees, including handling fees.

SMC 5.05.060 License term or expiration is amended as follows:

Each city license issued shall expire on December 31 of each year ~~the date determined by the Master License Service, in coordination with the city.~~ The city license fee may be prorated to coordinate with the expiration date assigned by the city in accordance to SMC 3.01 ~~Master License Service.~~

SMC 5.05.080 Penalty for late renewal is amended as follows:

Licenses must be renewed annually on or before the expiration date, or expiration of any prorated period. Failure to renew a business license by the license expiration date may result in the assessment of a late renewal penalty in accordance to SMC 3.01 ~~of 50 percent~~

of the renewal fee. Nonrenewal may require reapplication for the city license, and approval by the city.

2. ESTABLISHMENT OF NEW SECTION – SMC 5.05.025

SMC 5.05.025 Activities constituting Engaging in Business in the City

- A. This section sets forth examples of activities that constitute engaging in business in the city, and establishes safe harbors for certain of those activities so that a person who meets the criteria may engage in de minimus business activities in the city without having to pay a business license fee. The activities listed in this section are illustrative only and are not intended to narrow the definition of "engaging in business" provided in this chapter. If an activity is not listed, whether it constitutes engaging in business in the city shall be determined by considering all the facts and circumstances and applicable law.
- B. Without being all inclusive, any one of the following activities conducted within the city by a person, or its employee, agent, representative, independent contractor, broker or another acting on its behalf constitutes engaging in business and requires a person to register and obtain a business license.
1. Owning, renting, leasing, maintaining, or having the right to use, or using, tangible personal property, intangible personal property, or real property permanently or temporarily located in the city.
 2. Owning, renting, leasing, using, or maintaining, an office, place of business, or other establishment in the city.
 3. Soliciting sales.
 4. Making repairs or providing maintenance or service to real or tangible personal property, including warranty work and property maintenance.
 5. Providing technical assistance or service, including quality control, product inspections, warranty work, or similar services on or in connection with tangible personal property sold by the person or on its behalf.
 6. Installing, constructing, or supervising installation or construction of, real or tangible personal property.
 7. Soliciting, negotiating, or approving franchise, license, or other similar agreements.
 8. Collecting current or delinquent accounts.
 9. Picking up and transporting tangible personal property, solid waste, construction debris, or excavated materials.
 10. Providing disinfecting and pest control services, employment and labor pool services, home nursing care, janitorial services, appraising, landscape architectural services, security system services, surveying, and real estate services including the listing of homes and managing real property.
 11. Rendering professional services such as those provided by accountants, architects, attorneys, auctioneers, consultants, engineers, professional athletes, barbers, baseball clubs and other sports organizations, chemists, consultants, psychologists, court reporters,

dentists, doctors, detectives, laboratory operators, teachers, veterinarians.

12. Meeting with customers or potential customers, even when no sales or orders are solicited at the meetings.

13. Training or recruiting agents, representatives, independent contractors, brokers or others, domiciled or operating on a job in the city, acting on its behalf, or for customers or potential customers.

14. Investigating, resolving, or otherwise assisting in resolving customer complaints.

15. In-store stocking or manipulating products or goods, sold to and owned by a customer, regardless of where sale and delivery of the goods took place.

16. Delivering goods in vehicles owned, rented, leased, used, or maintained by the person or another acting on its behalf.

C. If a person, or its employee, agent, representative, independent contractor, broker or another acting on the person's behalf, engages in no other activities in or with the city but the following, it need not register and obtain a business license.

1. Meeting with suppliers of goods and services as a customer.

2. Meeting with government representatives in their official capacity, other than those performing contracting or purchasing functions.

3. Attending meetings, such as board meetings, retreats, seminars, and conferences, or other meetings wherein the person does not provide training in connection with tangible personal property sold by the person or on its behalf. This provision does not apply to any board of director member or attendee engaging in business such as a member of a board of directors who attends a board meeting.

4. Renting tangible or intangible property as a customer when the property is not used in the city.

5. Attending, but not participating in a "trade show" or "multiple vendor events". Persons participating at a trade show shall review the city's trade show or multiple vendor event ordinances.

6. Conducting advertising through the mail.

7. Soliciting sales by phone from a location outside the city.

D. A seller located outside the city merely delivering goods into the city by means of common carrier is not required to register and obtain a business license, provided that it engages in no other business activities in the city. Such activities do not include those in subsection (C).

E. The city expressly intends that engaging in business include any activity sufficient to establish nexus for purposes of applying the license fee under the law and the constitutions of the United States and the State of Washington. Nexus is presumed to continue as long as the taxpayer benefits from the activity that constituted the original nexus generating contact or subsequent contacts.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	QUASI-JUDICIAL: Discussion of Ordinance No. 836 – Amending the Zoning Map at 922 N 200 th Street from Residential 12-units Per Acre (R-12) to Residential 24-units Per Acre (R-24) (PLN18-0038, Kalab Rezone)
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Miranda Redinger, AICP, Senior Planner
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On behalf of the property owners, Brian Kalab requested a rezone of one (1) parcel located at 922 N 200th Street from Residential 12-units per acre (R-12), a medium density residential zone, to Residential 24-units per acre (R-24), a high density residential zone, for the purpose of building townhomes.

Per Shoreline Municipal Code (SMC) Section 20.30.060, a rezone is a Type C quasi-judicial decision for which the City Hearing Examiner holds a public hearing and issues a recommendation. The City Council is tasked with making a final decision. As such, the City Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public.

The Hearing Examiner’s *Recommendation on Request for Site Specific Rezone* (Attachment A – Exhibit A), dated August 2, 2018, recommends approval of the proposed rezone. Adoption of proposed Ordinance No. 836 (Attachment A) would authorize this rezone and amend the City’s Zoning Map accordingly. Tonight, Council is scheduled to discuss proposed Ordinance No. 836.

RESOURCE/FINANCIAL IMPACT:

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City’s property tax base.

RECOMMENDATION

No action is required at this time. The Hearing Examiner recommended approval of this requested rezone. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 836 when it is brought back to Council for consideration on September 24, 2018.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

Rezoning is a discretionary decision of the City and addressed in Shoreline Municipal Code (SMC) Section 20.30.320. The purpose of a rezoning is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC 20.30.060 classifies a rezoning as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision making authority on a rezoning.

The Code (SMC 20.30.320(B)) sets forth the following decision criteria with regard to rezoning approval:

1. The rezoning is consistent with the Comprehensive Plan.
2. The rezoning will not adversely affect the public health, safety or general welfare.
3. The rezoning is warranted in order to achieve consistency with the Comprehensive Plan.
4. The rezoning will not be materially detrimental to uses or property in the immediate vicinity of the subject rezoning.
5. The rezoning has merit and value for the community.

Rezoning Request

On behalf of the property owners, Brian Kalab requested a rezoning of one (1) parcel located at 922 N 200th Street from Residential 12-units per acre (R-12), a medium density residential zone, to Residential 24-units per acre (R-24), a high density residential zone, for the purpose of building townhomes. The 0.24 acre site has a Comprehensive Plan designation of High Density Residential. SMC 20.40.030(B) defines R-12 as a zone to implement the Medium Density Residential Comprehensive Plan designation. A map depicting the proposed rezoning can be found as Exhibit B to Attachment A.

DISCUSSION

As part of the rezoning request, the Applicant provided responses to the above-noted rezoning decision criteria and staff provided additional analysis. Applicant responses and staff analysis are included in the Hearing Examiner staff report along with exhibits presented to the Hearing Examiner (Attachment B). These documents collectively represent the Hearing Examiner record for this rezoning.

The Hearing Examiner held the required public hearing on July 24, 2018. On August 2, 2018, the Hearing Examiner issued the *Recommendation on Request for Site Specific Rezoning* (Attachment A – Exhibit A). With this recommendation, the Hearing Examiner sets forth the Findings of Fact and Conclusions of Law that support the recommendation of approval.

Pursuant to SMC 20.30.320(B), based on the record developed by the Hearing Examiner, the City Council may approve, approve with modifications, or deny the proposed rezone.

RESOURCE/FINANCIAL IMPACT

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City's property tax base.

RECOMMENDATION

No action is required at this time. The Hearing Examiner recommended approval of this requested rezone. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 836 when it is brought back to Council for consideration on September 24, 2018.

ATTACHMENTS

Attachment A – Proposed Ordinance No. 836

- Exhibit A- Hearing Examiner Recommendation
- Exhibit B- Zoning Map with Proposed Rezone

Attachment B – Hearing Examiner Record

- Exhibit 1- Hearing Examiner Staff Report and Attachments
 - Site Plan
 - Vicinity Map
 - Zoning Map
 - Comprehensive Plan Map
 - Critical Areas Map
 - Neighborhood Meeting Invite
 - Neighborhood Meeting Summary
 - Application
 - Rezone Criteria and Statement of Use- submitted by Applicant
 - Notice of Application
 - Notice of June 12 Public Hearing
 - Notice of July 24 Public Hearing
 - Public Comment Received by June 5, 2018
 - SEPA Determination of Nonsignificance (DNS)
 - Amended SEPA DNS
 - Signed SEPA Checklist
- Exhibit 2- Public Hearing Affidavits
- Exhibit 3- Planning Department PowerPoint Presentation

ORDINANCE NO. 836

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON APPROVING THE REZONE APPLICATION TO AMEND THE CITY'S OFFICIAL ZONING MAP FROM R-12 TO R-24 FOR A PARCEL OF LAND LOCATED AT 922 N 200th STREET.

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70C RCW; and

WHEREAS, the applicants, via Application No. PLN 18-0038, seeks a site-specific rezone of a parcel of land located 922 N 200th Street, identified by Tax Parcel No. 5306100050; and

WHEREAS, the requested site-specific rezone would amend the City's Official Zoning Map for this parcel from the current zoning of Residential 12 units per acre (R-12) to Residential 24 units per acre (R-24); and

WHEREAS, the site-specific rezone implements the Comprehensive Plan land use designation for the parcel of High Density Residential; and

WHEREAS, the environmental impacts of the site-specific zone resulted in the issuance of a Determination of Non-Significance (DNS) on May 2, 2018 and an Amended DNS on June 14, 2018; and

WHEREAS, SMC 20.30.060 classifies a site-specific rezone as a Type C decision for which the City of Shoreline Hearing Examiner, after an open record public hearing, prepares findings and conclusions, and makes a recommendation to the City Council; and

WHEREAS, the City of Shoreline Hearing Examiner held a properly noticed open record public hearing on July 24, 2018; and

WHEREAS, on August 2, 2018, the City of Shoreline Hearing Examiner issued her "*Recommendation on Request for Site Specific Rezone*," finding that the site-specific rezone satisfied the criteria set forth in SMC 20.30.320; and

WHEREAS, based on the findings and the law, the City of Shoreline Hearing Examiner recommended approval of the site-specific rezone; and

WHEREAS, pursuant to SMC 20.30.060, the City Council has final decision making authority and this decision is to be made at a public meeting; and

WHEREAS, the City Council considered the Hearing Examiner's August 2, 2018 *Recommendation on Request for Site Specific Rezone* at its September 10, 2018 regular meeting; and

WHEREAS, the City Council concurs with the August 2, 2018 *Recommendation on Request for Site Specific Rezone* of the City of Shoreline Hearing Examiner, finding that the site-specific rezone satisfies the criteria set forth in SMC 20.30.320 and should approved;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Hearing Examiner's Recommendation. The City of Shoreline Hearing Examiner's August 2, 2018 *Recommendation on Request for Site Specific Rezone*, attached as Exhibit A, is hereby adopted.

Section 2. Amendment. The City's Official Zoning Map shall be amended to change the zoning designation for the parcel located at 922 N 200th Street, identified by Tax Parcel No. 5306100050, from Residential 12 units per acre (R-12) to Residential 24 units per acre (R-24), as depicted on Exhibit B.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 24, 2018.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik-Smith
City Clerk

Margaret King
City Attorney

Date of Publication: , 2018
Effective Date: , 2018

CITY OF SHORELINE HEARING EXAMINER

**RECOMMENDATION ON REQUEST FOR
SITE SPECIFIC REZONE**

HE-18-03/PLN 18-0038 (Drew/Kalab)

August 2, 2018

1. FINDINGS OF FACT

1.1 Background. This is a request to rezone a .24 acre site from R-12 to R-24 (Residential-12 units per acre to Residential-24 units per acre). The up-zone would allow six, rather than three, townhomes to be built.

1.2 Applicant, Property Owners, and Site Location.

Applicant: Brian Kalab
Insight Engineering Co.
P.O. Box 1478, Everett, WA 98206

Property Owners: Mike and Billye Drew
4276 Wateredge Drive
Langley, WA 98260

Address: 922 N. 200th Street, Shoreline, WA 98133

Tax Parcel No.: 5306100050

Legal Description: THE NORTHERLY 136 FEET OF THE SOUTHERLY
166 FEET OF THE WESTERLY 76 FEET OF THE EAST
452 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼
OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP
26 NORTH, RANGE 4 EAST, V.M.;

(ALSO KNOWS AS TRACT 10 OF MCDONALDS
NORTHEND TRACTS, AN UNRECORDED PLAT).

SITUATE IN THE COUNTY OF KING, STATE OF
WASHINGTON.

1.3 Hearing. A public hearing was held on July 24, 2018. The Planning Department, through Ms. Redinger, summarized the proposal. The Applicant, through Ms. Campbell of Insight Engineering, testified, expressing concurrence with the Staff Report. Mr. Rothstein, a real estate broker and appraiser, spoke in support. He stated the rezone helps accomplish City

Comprehensive Plan goals and would diversify the housing stock. No other citizen indicated a wish to comment.

1.4 Exhibits. The Examiner admitted these exhibits:

- Exhibit 1 Staff Report, with Attachments 1-16
- Exhibit 2 Public Hearing Affidavits
- Exhibit 3 Planning Department Power Point Presentation

1.5 Site Description. There are no mapped critical areas (wetlands, streams, steep slopes, or fish and wildlife habitat) on the site or surrounding properties. The site's steepest slope is 0-5%. The site has no ground water seepage or springs near the ground surface, and there is no standing or running water at any time of year on the site or surrounding properties.

1.6 Current and Expected Uses. The site is developed with a single family residential home. If redeveloped with six townhomes through the proposed zoning, the Applicant anticipates constructing a 116-foot long and 40-foot wide building, up to 35 feet high.

1.7 Access. Access is from North 200th Street, a Collector Arterial, about 1.5 blocks west of Aurora Avenue North in the Hillwood Neighborhood.

1.8 Site and Surrounding Property Zoning and Comprehensive Plan Designations.

1.8.1 The site is zoned R-12, a medium density residential zone. Its purpose is to "provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale."¹ The Comprehensive Plan designation is High Density Residential, which is:

[I]ntended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted. The permitted base density for this designation may not exceed 48 dwelling units per acre.²

1.8.2 The surrounding area includes R-12, R-18, R-24, R-48, and Mixed Business zoning. Properties with Residential designations have a High Density Residential Comprehensive Plan designation, while the Mixed Business properties bordering Aurora Avenue North have a Comprehensive Plan Mixed Use 1 designation.

1.8.3 Properties to the north and west are developed with single-family homes, while properties to the east and south are developed with apartment buildings. The R-12 zoning permits townhomes, but would limit site development to three units. With R-24 zoning, the site

¹ SMC 20.40.030(B).

² Comprehensive Plan Land Use Policy 3 (LU-3).

could support six. R-24's purpose is to allow for higher densities, by providing "a mix of predominantly apartment and townhouse dwelling units and other compatible uses."³

1.9 Public Notice. Public notice of the rezone application was posted on site, mailed to residents within 500 feet, advertised in the Seattle Times, and posted on the City's website.⁴ Notice of the public hearing was posted on site, mailed to residents within 500 feet, advertised in the Seattle Times, and posted on the City's website.⁵ In addition, a neighborhood meeting was held on February 15, 2018,⁶ and public comment was received.⁷ This comment is summarized below. No concerns on notice were raised. City notice requirements were complied with.

1.10 Public Comment. Two written comments, from Ms. Silva and Ms. Holbrook, were received. Both individuals opposed the rezone. Ms. Silva raised concerns about loss of vegetation/trees, inadequate parking, and traffic impacts. She was also concerned about increased garbage, drug paraphernalia, and dog walkers not cleaning up after their pets. Ms. Holbrook was concerned about increased density, both with this project and cumulatively, and the resulting traffic impacts.

1.11 Agency Comment. The proposal was circulated among City departments and outside agencies for review and comment. When the site is redeveloped, drainage, frontage, and sidewalk improvements will be required. Impact fee requirements would apply (*i.e.*, Transportation, Parks, and Fire).

1.12 SEPA. The City of Shoreline is the SEPA Lead Agency. The SEPA Determination of Nonsignificance ("DNS")⁸ was mailed to the SEPA agencies notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes. It was also published in the paper and mailed to Parties of Record. An amended DNS correctly stating the appeal period was mailed to the notification list.⁹ It was also published in the paper and mailed to Parties of Record. No comments were received.

1.13 Water/Sewer Availability. The Applicant submitted a Certificate of Water Availability from Seattle Public Utilities and a Certificate of Sewer Availability from Ronald Wastewater District. Both agencies stated that sewer and water are available.

1.14 Rezone Criteria. In summary, the City's rezone criteria require an evaluation of Comprehensive Plan consistency, avoidance of adverse effects and material detriment to surrounding uses, and a showing that the rezone has merit and value for the community.¹⁰

³ SMC 20.40.030(C).

⁴ Exhibit 1 (Staff Report), Att. 10; *see* SMC 20.30.120 and 20.30.180.

⁵ Exhibit 1 (Staff Report), Att. 11).

⁶ Exhibit 1 (Staff Report), Att. 6 (invitation), Att. 7 (summary mailed to attendees).

⁷ Exhibit 1 (Staff Report), Att. 13.

⁸ Exhibit 1 (Staff Report), Att. 14.

⁹ Exhibit 1 (Staff Report), Att. 15.

¹⁰ *See* SMC 20.30.320.

1.15 Comprehensive Plan Consistency.

1.15.1 A rezone to R-24 would allow higher densities than under the existing R-12 zoning. The Comprehensive Plan's

High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. The designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted. The base density may not exceed 48 dwelling units per acre.¹¹

R-24 falls within this parameter, so is consistent. The rezone would also help achieve the goals of creating higher density near areas with access to transit, businesses, and jobs.

1.15.2 Compared to the current single-family use, redevelopment with townhomes would also support these Plan Goals and Policies:

- Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.
- Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.
- Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.
- LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.
- Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.
- T28: Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.
- Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.
- Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between

¹¹ Comprehensive Plan Policy LU-3.

different uses and intensities.

- H1: Encourage a variety of residential design alternatives that increase housing choice.
- H3: Encourage infill development on vacant or underutilized sites.
- H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.
- NE1: Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

The proposal follows these policy objectives, and will help in their achievement. The project is consistent with the Plan.

1.16 No Adverse Effect to Public Health, Safety or General Welfare.

1.16.1 The Property is proximate to the Aurora Corridor, which is served by Bus Rapid Transit, and the Aurora Village shopping area, which contains a transit center, and large retail chains, including Costco and Home Depot. The Property is adjacent to parcels with a variety of High Density Residential and Mixed Use zoning, which include a mix of uses and housing types.

1.16.2 The intended future use (townhomes) is an approved use in the R-24 zone. Future development will have to comply with the City's code. This will include connecting to sanitary sewer and the public water system, complying with landscaping requirements, and installing frontage improvements, including sidewalks and stormwater controls, to ensure public health and safety.

1.16.3 The rezone will not adversely affect the public health, safety, or general welfare as the Applicant is not introducing a use that cannot already be developed on the site. The rezone will allow development of more townhomes than currently allowed, which is consistent with the Comprehensive Plan's goals and policies related to infill housing.

1.17 Rezone Warranted in Order to Achieve Comprehensive Plan Consistency.

1.17.1 The High Density Residential designation is intended for densities up to 48 dwelling units per acre, and to be a transition between commercial uses and lower intensity residential uses.

[It] is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses....¹²

1.17.2 The next residential density gradient down, Medium Density Residential, "allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhomes, and cottage housing.... The permitted base density for this designation may not exceed 12 dwelling units per acre." The R-12 zoning may be a better fit with Medium Density Residential. Implementing zones are not explicitly listed in the Comprehensive Plan. However, High Density Residential is intended for higher densities. Rezoning to a denser zone is warranted to achieve Plan consistency.

1.17.3 The proposal will provide residential densities greater than the current single-family use, which underutilizes the R-12 zoning. The proposed R-24 zoning is in an area near employment, commercial areas, and where high levels of transit are present.

1.17.4 The proposed R-24 zone would complement the R-24 zone directly to the east, while still allowing for transition to existing R-6 (single-family) zoning to the west, as the parcels immediately adjacent to the west retain R-12 zoning.

1.17.5 The rezone and ensuing permitted redevelopment are warranted to achieve consistency with the Comprehensive Plan policies listed above, as added density would promote housing choice and support businesses and transit service in the immediate vicinity.

1.18 No Material Detriment to Uses or Property in the Immediate Vicinity.

1.18.1 The parcels bordering the site are also designated High Density Residential. The zoning and densities proposed are not incongruous. Properties in the area have developed with high density residential multi-family projects, including the property immediately to the east. The site's future development with townhomes will be at a lesser intensity. Also, landscaping will be installed along all property lines to buffer new development and other existing single-family uses, and setbacks will be required.

1.18.2 The current house was built in 1942, before sidewalk and stormwater standards were adopted, so redevelopment will improve pedestrian circulation and neighborhood safety, and reduce site runoff. New development will have to provide sufficient parking onsite to mitigate effects of street parking on the adjacent right-of-way. A well-designed project which implements the proposed zoning and which meets code requirements would not be materially detrimental to uses or property in the immediate vicinity.

1.19 Rezone Merit and Value for the Community.

1.19.1 The rezone will allow for higher density housing to be added to the City's housing stock. The zoning allows for a greater variety of housing options outside of the standard

¹² Comprehensive Plan Policy LU-3.

single-family home, and therefore allows for potentially more affordable infill housing to be built. In providing additional needed housing units, this rezone has merit and value.

1.19.2 The proposed rezone implements the City's vision for this area as stated in Comprehensive Plan Policy LU-3 and other policies identified above. Existing commercial uses are near the site and transit is a short walk. Future development will install full frontage improvements including sidewalk, curb, gutter, and landscape/amenity zone adjacent to the sidewalk. Also, new residential development will pay impact fees to support the system-wide improvements necessary to support growth. The proposal has community merit and value.

2. CONCLUSIONS OF LAW

2.1 The City classifies site specific rezones as Type C decisions,¹³ which require the Hearing Examiner to issue a recommendation after holding an open record public hearing. The City Council makes the final decision.

2.2 The City requires the Examiner to consider these criteria:

The City may approve or approve with modifications an application for a rezone of property if:

1. The rezone is consistent with the Comprehensive Plan; and
2. The rezone will not adversely affect the public health, safety or general welfare; and
3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
5. The rezone has merit and value for the community.¹⁴

2.3 The City's rezone criteria are consistent with the general case law rules governing rezones, which provide no presumption of validity and require demonstration of a substantial relationship to the public health, safety, morals, and general welfare.¹⁵ As the rezone is consistent with the Comprehensive Plan, changed circumstances need not be demonstrated.¹⁶

2.4 As addressed in the findings above, the proposal is consistent with the City's rezone criteria. The rezone proposal would likely result in a modest increase in townhome

¹³ SMC 20.30.060.

¹⁴ SMC 20.30.320(B).

¹⁵ *Phoenix Development Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834, 256 P.3d 1150 (2011).

¹⁶ *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846, 899 P.2d 1290 (1995).

supply. The Comprehensive Plan plans for the proposed higher densities, and supports creating additional housing supplies at this site. The property has no constraints (drainage, steep slopes, critical areas), which would make the higher densities problematic or result in adverse effect to the public health, safety or general welfare. Given the need for housing, and that the Plan contemplates same at this location, the rezone is warranted for achieving Plan consistency.

2.5 The City's regulations require that landscaping, stormwater, and transportation impacts be addressed, and include setback, density, and height requirements, which protect against material detriment and adverse effects to surrounding uses. The rezone allows for well-designed future development which will be mitigated per code requirements. The proposal has "merit and value for the community," and bears a substantial relationship to the public health, safety, morals, and general welfare.

2.6 While the Council makes the final decision, and may weigh the facts differently or place greater emphasis on other Plan policies, based on the findings above, the Examiner concurs with the Planning Department's analysis and recommends rezone approval.

RECOMMENDATION

The Hearings Examiner, pursuant to the above Findings of Fact and Conclusions of Law, recommends approval of the request to rezone the site at 922 N. 200th Street from R-12 to R-24.

THIS RECOMMENDATION is entered this 2nd day of August, 2018.



City of Shoreline Hearing Examiner Pro Tem
Susan Elizabeth Drummond

**CITY OF SHORELINE
PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT FOR HEARING EXAMINER
JULY 24, 2018 PUBLIC HEARING**

Project Name: Drew/Kalab Street Rezone Application

Project File No.: PLN18-0038

REQUEST: The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24) in order to construct townhomes.

GENERAL INFORMATION:

Applicant: Brian Kalab
Insight Engineering Co.
P.O. Box 1478
Everett, WA 98206

Property Owners: Mike and Billye Drew
4276 Wateredge Drive
Langley, WA 98260

Property Location: 922 N 200th Street, Shoreline, WA 98133

Tax Parcel No: 5306100050

Legal Description: THE NORTHERLY 136 FEET OF THE SOUTHERLY 166 FEET OF THE WESTERLY 76 FEET OF THE EAST 452 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 26 NORTH, RANGE 4 EAST, V.M.;

(ALSO KNOWS AS TRACT 10 OF MCDONALDS NORTHEND TRACTS, AN UNRECORDED PLAT).

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

The above described parcel will be referred to in this Staff Report as “The Property.”

PROJECT DESCRIPTION:

The Applicant requests a rezone of the Property from R-12 to R-24. If the rezone is approved, the Applicant’s intent is to subdivide the Property, a .24 acre parcel (10,336 square feet), into a six (6) lot unit-lot subdivision. Eventually, a 6-unit townhome

building will be erected on the site with accompanying utilities. As currently conceived by the Applicant, the building will be approximately 116 feet long and 40 feet wide, up to 35 feet high, with a hardscape coverage of 8.025 square feet, or 77% of the site.

PROPERTY DESCRIPTION:

The Site Plan (**Attachment 1**) shows an aerial view of the Property, which currently maintains a 1,030 square foot single-family house and a few trees.

According to the Critical Areas Worksheet attached to the application (**Attachment 8**), the steepest slope found on the property is between zero (0) and five (5) percent. The City's GIS topographic map confirms the topography of the site (**Attachment 5**).

There are no mapped critical areas (wetlands, streams, steep slopes, or fish & wildlife habitat) on the Property or on neighboring properties.

There is no standing or running water on the surface of the property or on any adjacent property at any time during the year. The site does not contain ground water seepage or springs near the surface of the ground.

ZONING and LAND USE:

The Property is accessed from N 200th Street, which is classified as a Collector Arterial, approximately a block and a half west of Aurora Avenue N in the Hillwood Neighborhood. As illustrated in the Comprehensive Plan Map (**Attachment 4**), the Property has a designation of High Density Residential (HDR), which is defined by Comprehensive Plan Land Use Policy 3 (LU-3) as follows:

The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted. The permitted base density for this designation may not exceed 48 dwelling units per acre.

The Property is currently zoned R-12, a medium density residential zone, as shown on the Zoning Map (**Attachment 3**). SMC 20.40.030(B) sets forth the purpose of the R-12 zoning district:

The purpose of medium density residential, R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale.

The surrounding area has a mix of zoning, including R-12, R-18, R-24, R-48, and Mixed Business (MB). Surrounding properties with Residential designations have a Comprehensive Plan designation of High Density Residential, while the Mixed Business properties, bordering Aurora Avenue N, have a Comprehensive Plan designation of Mixed Use 1 (MU1). Properties to the north and west are currently developed with

single-family homes, while properties to the east and south are developed with apartment buildings.

The current zoning of R-12 permits townhomes; however, this zoning district would limit the development of the Property to only three (3) townhouse units. Under the proposed R-24 zoning, the Property could support six (6) units.

PUBLIC NOTICE AND COMMENT:

Staff analysis of the proposed rezone considered information gathered from a pre-application meeting on October 24, 2017; a neighborhood meeting on February 15, 2018 (**Attachment 6**, Invitation; **Attachment 7**, Summary, which was mailed to attendees on April 25, 2018); public comment (**Attachment 13**); the Shoreline Comprehensive Plan; and the Shoreline Municipal Code, Title 20 Unified Development Code.

As required by SMC 20.30.120 and 20.30.180, public notice of the rezone application for the proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on April 25, 2018 (**Attachment 10**). Notice of public hearing for the rezone proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on May 25, 2018 (**Attachment 11**).

AGENCY COMMENT AND ENVIRONMENTAL REVIEW:

The Applicant's proposal was circulated among City departments and outside agencies for review and comment. When redevelopment of the Property is proposed, it would be required to provide for drainage, frontage, and sidewalk improvements. In addition, Transportation Impact Fees (Transportation, Parks, and Fire) would apply at the time of development.

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The SEPA Determination of Nonsignificance (DNS) (**Attachment 14**) was mailed to the SEPA agencies notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes, on May 2, 2018. It was also published in the paper and mailed to Parties of Record on that day. An amended DNS that correctly stated the appeal period (**Attachment 15**) was mailed to the notification list on June 12, 2018. It was also published in the paper and mailed to Parties of Record on that day. No comments were received.

The Applicant has submitted a Certificate of Water Availability from Seattle Public Utilities and a Certificate of Sewer Availability from Ronald Wastewater District. Both of these agencies state that sewer and water are available to the Property.

DEPARTMENT ANALYSIS:

The Applicant requests a rezone of a single parcel from R-12 to R-24. SMC 20.30.030(B) states the purpose of the residential R-12 zone:

The purpose of medium density residential, R-8 and R-12 zones, is to provide for a mix of single-family homes, duplexes, triplexes, townhouses, and community facilities in a manner that provides for additional density at a modest scale.

In contrast, SMC 20.40.030(C) states the purpose of the residential R-24 zone:

The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.

Rezoning is provided for in Shoreline Municipal Code (SMC) 20.30.320. The purpose of a rezoning is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC 20.30.060 classifies a rezoning as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision-making authority on a rezoning.

Rezoning Applications – Legal Standard

Three general rules apply to rezoning applications:

- (1) there is no presumption of validity favoring a rezoning;
- (2) the rezoning proponent must demonstrate that circumstances have changed since the original zoning; and
- (3) the rezoning must have a substantial relationship to the public health, safety, morals, and general welfare.

Phoenix Development Inc. v. City of Woodinville, 171 Wn. 2d 820, 834 (2011) (citing *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wash. 2d 861, 947 P.2d 1208 [1997]).

However, as is the case for the present rezoning application, when a proposed rezoning implements the policies of a comprehensive plan, the rezoning proponent is not required to demonstrate changed circumstances. *Bjarnson v. Kitsap County*, 78 Wash. App. 840, 899 P.2d 1290 (1995).

The decision criteria set forth in SMC 20.30.320(B) address these general rules as well as other considerations the City has established for determining whether or not a rezoning should be granted.

Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezone are set forth in SMC 20.30.320(B). The Applicant provided responses (in **Attachment 9** and copied below) to the following decision criteria and staff has analyzed each of the criterion below.

SMC 20.30.320(B) provides that an application for a rezone of property may be approved or approved with modifications if:

1. The rezone is consistent with the Comprehensive Plan.

Applicant's Response:

The proposed project seeks a rezone to R24. The rezone will allow higher densities than would be allowed under the existing zoning of R12.

The subject property is designated as High Density Residential on the Future Land Use Map of the Shoreline Comprehensive Plan. According to the Plan, "The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. The designation creates a transition between commercial uses and lower intensity residential uses...The base density may not exceed 48 dwelling units per acre." Therefore, every residential designation with a density of up to 48 dwelling units per acre falls in line with the Comprehensive Plan. As R24 falls within this parameter, it is consistent with the Plan.

Staff Analysis:

In addition to Policy LU3, stated by the Applicant above, the proposed rezone also meets the Goals and Policies below, which support higher density near areas with access to transit, businesses, and jobs. Compared to the current single-family use, redevelopment of townhomes on this site would better support the following Comprehensive Plan Goals and Policies:

Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.

Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.

T28. Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.

Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.

Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.

H1: Encourage a variety of residential design alternatives that increase housing choice.

H3: Encourage infill development on vacant or underutilized sites.

H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

Based on the noted Comprehensive Plan Goals and Policies and the R-24 zone being more in alignment with the High Density Residential Land Use Designation, the proposed rezone is consistent with the Comprehensive Plan and meets SMC 20.30.320(B)(1).

2. The rezone will not adversely affect the public health, safety or general welfare.

Applicant's Response:

The application for the rezone will allow for a subsequent application for a unit lot subdivision. Review of the land development proposal would then be made to comply with the relevant codes, policies, and standards of the City of Shoreline. The intent of the City codes, policies, and standards is to ensure that adequate provision has been made for the public health, safety, and general welfare of the citizens.

Staff Analysis:

The Property is located in close proximity of the Aurora Corridor, which is served by Bus Rapid Transit, and the Aurora Village shopping area, which contains a transit center, and large retail chains including Costco and Home Depot. The Property is adjacent to parcels with a variety of High Density Residential and Mixed Use zoning, which include a mix of uses and housing types.

The intended future use for the Property (townhomes) is an approved use in the R-24 zone and will be required to fully comply with the Shoreline Municipal Code at the time of building permit application. Specifically, any future development will be connected to sanitary sewer and public water system and will be required to install frontage improvements, including sidewalks and stormwater controls, to ensure public health and safety.

The rezone will not adversely affect the public health, safety, or general welfare since the Applicant is not introducing a use (townhomes) that cannot already be developed on the site. The rezone will allow the Applicant to develop more townhomes than currently allowed, which complies with the goals and policies of the Comprehensive Plan related to infill housing.

This proposed rezone meets SMC 20.30,320(B)(2).

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

Applicant's Response:

As previously quoted, the High Density Residential zone is intended for densities up to 48 dwelling units per acre, and to be a transition between commercial uses and lower intensity residential uses. The next residential density gradient down, Medium Density Residential, "...allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhomes, and cottage housing...The permitted base density for this designation may not exceed 12 dwelling units per acre." Thus, it can be concluded that the current zoning, R12, would be conforming if the designation was Medium Density Residential. While implementing zones are not explicitly listed in the comprehensive plan, the intent of High Density Residential seems to be for higher densities than those that would be more common at lower density designations. Thus, a rezone to a denser zone could be considered necessary to achieve consistency with the Plan.

Staff Analysis:

Comprehensive Plan Policy LU-3 states:

The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit

service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses...

This proposal will provide greater residential densities than the current single-family use, which underutilizes even the current R-12 zoning designation. The proposed R-24 zoning is in an area near employment, commercial areas, and where high levels of transit are present.

The proposed R-24 zone would complement the R-24 zone directly to the east, while still allowing for transition to existing R-6 (single-family) zoning to the west, because the parcel immediately adjacent to the west retains R-12 zoning.

The rezone and subsequent redevelopment of the property are also warranted to achieve consistency with the Comprehensive Plan policies listed under the Staff Analysis for Criteria #1, because additional density in this area would promote housing choice and support businesses and transit service in the immediate vicinity.

This proposed rezone meets SMC 20.30.320(B)(3).

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

Applicant Response:

All parcels that border the subject property are designated as High Density Residential as well. Therefore, any zoning that is consistent with the Plan should be considered not detrimental to uses or property in the immediate vicinity if the Plan itself was not considered to be such. In addition, landscaping will be installed along all property lines to provide a buffer between the new development and any other existing single-family uses. All setbacks and applicable City code will be followed in any subsequent development. The City code was written to take these concerns into account, so any development that follows the code should be taken as not materially detrimental.

Staff Analysis:

As noted by the Applicant, any new development on the Property will be required to comply with the City's Municipal Code, Stormwater Manual, Engineering Development Manual, and other relevant codes that ensure the site will be developed to current standards. The current house was built in 1942, prior to adoption of sidewalk and stormwater standards, so any redevelopment will improve pedestrian circulation and safety in the neighborhood and reduce runoff from the site. New development will also be required to provide sufficient parking onsite to mitigate any effects of street parking on the adjacent right-of-way.

As noted above, properties in the area have developed with high density residential multi-family projects, including the property immediately to the east. Future development of the Property with townhomes will actually be at a lesser intensity than those uses so would not result in detriment.

This proposed rezone meets SMC 20.30.320(B)(4).

5. The rezone has merit and value for the community.

Applicant's Response:

The rezone will allow for higher density housing to be added to the stock of the City of Shoreline. More flexible zoning allows for a greater variety of housing options outside of the standard single-family home, and therefore allows for potentially more affordable infill housing to be built. Therefore, in providing additional needed housing units, this rezone has merit and value.

Staff Analysis:

The proposed rezone is implementing the City's vision for this area as stated in Comprehensive Plan Policy LU-3 and other policies listed in the Staff Analysis for Criteria #1. Existing commercial uses are in close proximity to the site and transit is a short walk from the Property. Any future development will be required to install full frontage improvements that include sidewalk, curb, gutter, and landscape/amenity zone adjacent to the sidewalk. In addition, new residential development will require the payment of impact fees, thereby allowing for system-wide improvements that are being required due to growth within the community.

This proposed rezone meets SMC 20.30.320(B)(5).

DEPARTMENT RECOMMENDATION:

Based on the above applicant response to the rezone criteria, the Planning & Community Development Department recommends **APPROVAL** of the Rezone for PLN18-0038. The Property identified in this Staff Report should be rezoned to Residential 24 units per acre (R-24).

Miranda Redinger, AICP, Senior Planner
June 5, 2018

Attachments:

1. Site Plan
2. Vicinity Map
3. Zoning Map

4. Comprehensive Plan Map
5. Critical Areas Map
6. Neighborhood Meeting Invite
7. Neighborhood Meeting Summary
8. Application
9. Rezone Criteria and Statement of Use- submitted by Applicant
10. Notice of Application
11. Notice of June 12 Public Hearing
12. Notice of July 24 Public Hearing
13. Public Comment Received by June 5, 2018
14. SEPA Determination of Nonsignificance (DNS)
15. Amended SEPA DNS
16. Signed SEPA Checklist

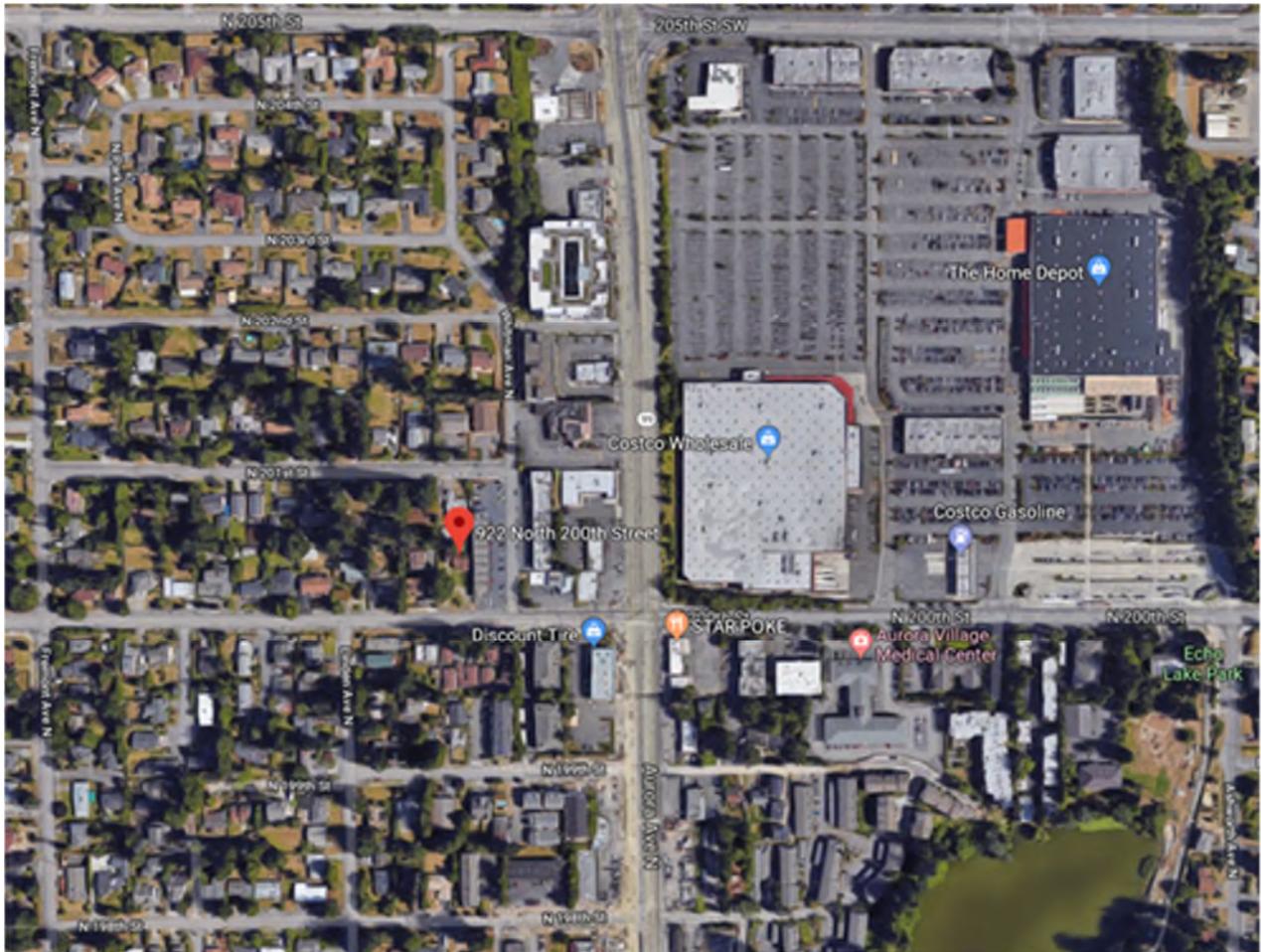
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Attachment 1- Site Plan



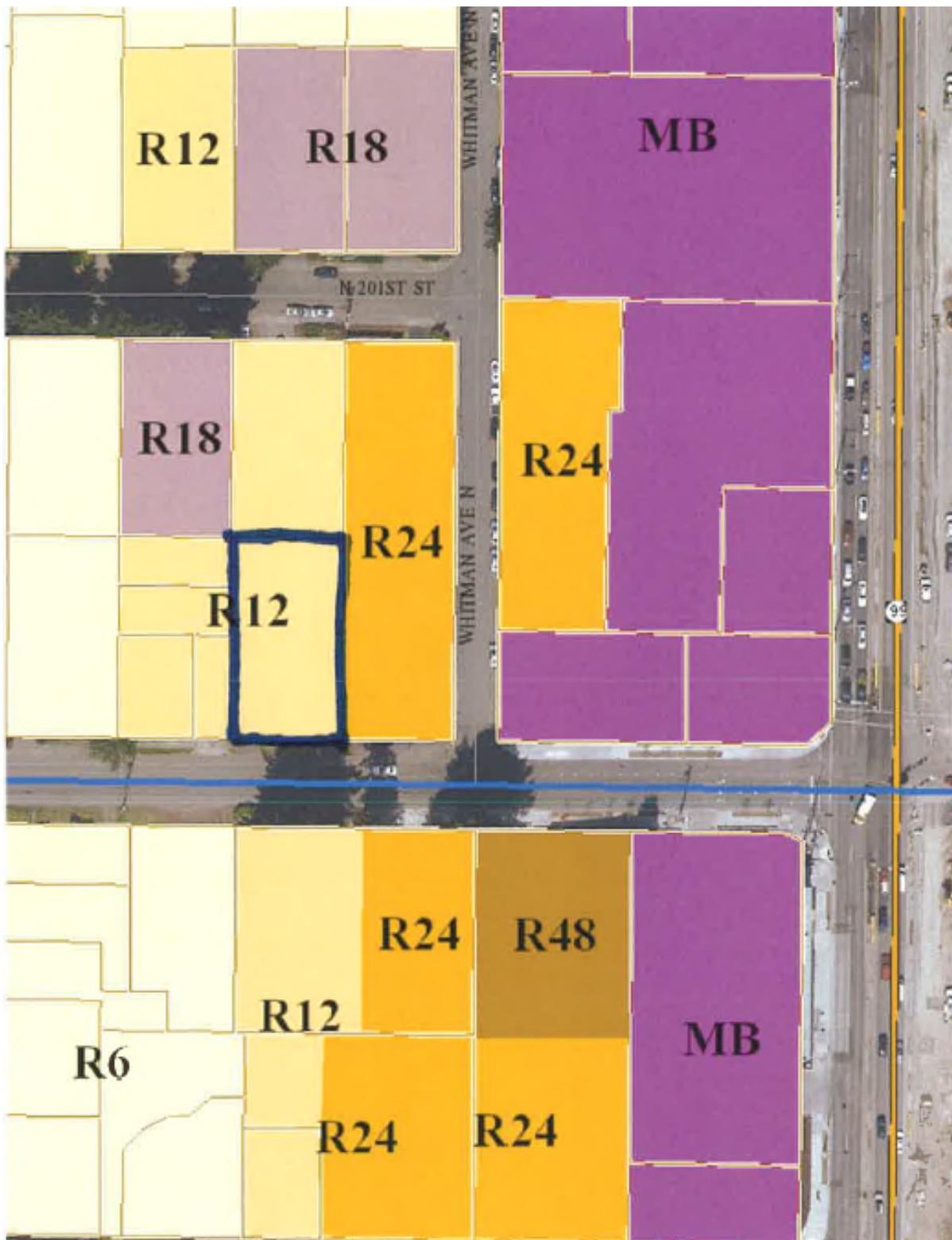
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Attachment 2- Vicinity Map



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Attachment 3- Zoning Map



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Attachment 4- Comprehensive Plan Map



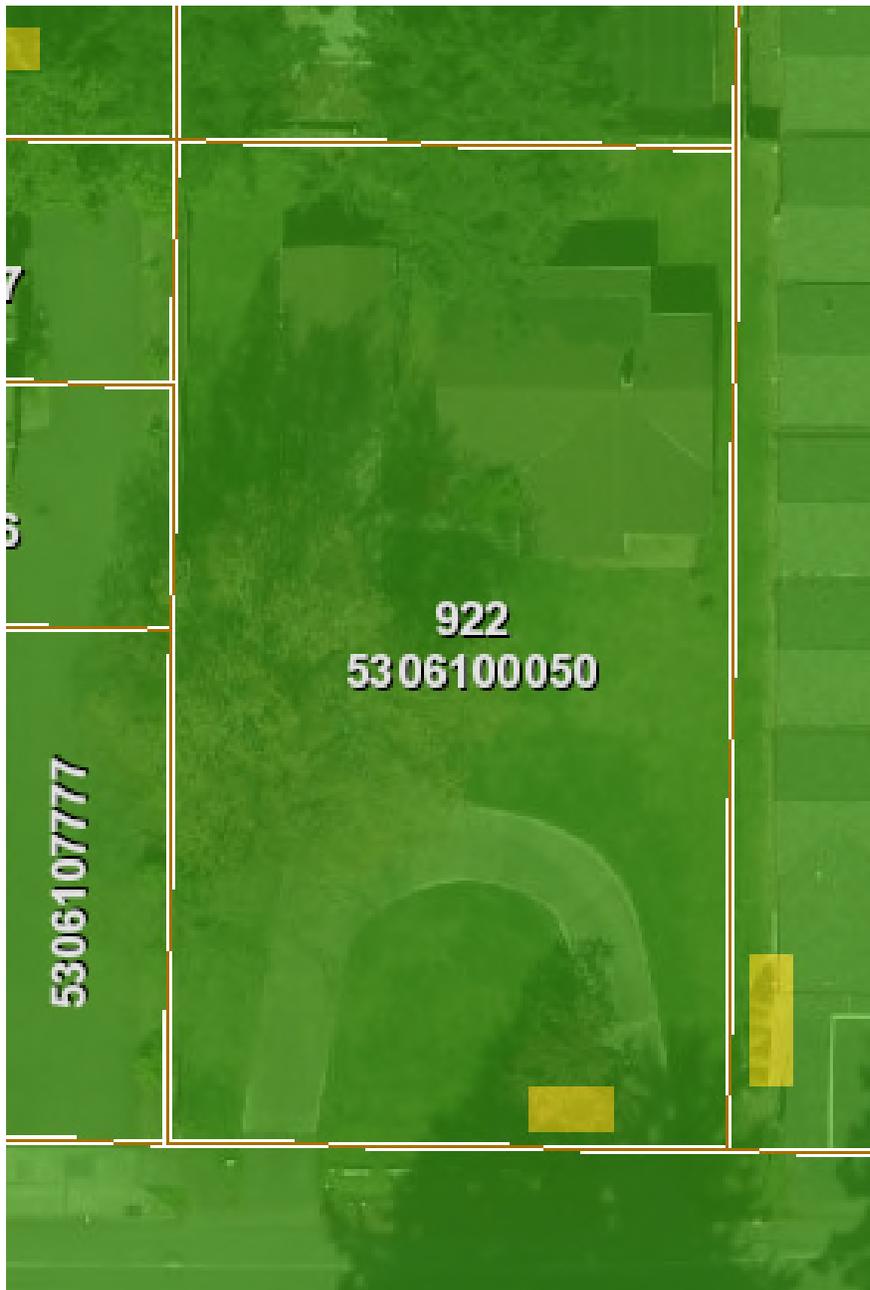
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Attachment 5- Critical Areas Map

Percent Slope

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40



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Attachment 6- Neighborhood Meeting Invite

Dear Neighbor:

Please come hear a presentation for a proposed rezone and development at 922 N 200th St Shoreline, WA 98133. At this meeting we will discuss the specific details and solicit comments on the proposal from the neighborhood.

Meeting Information:

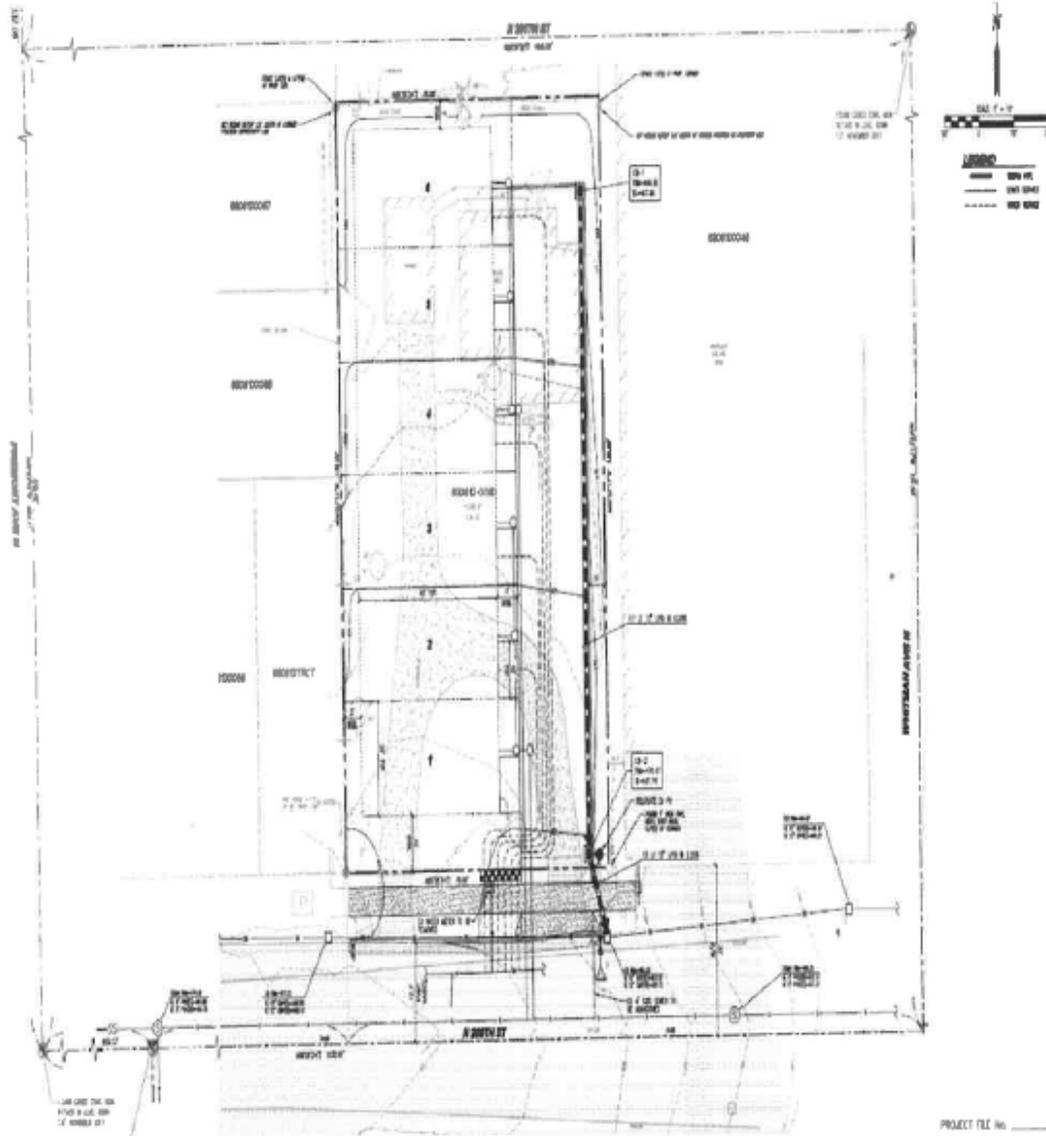
Proposal: Applicant is looking to rezone the property from R12 to the comprehensive plan designation of R24. The Applicant is also looking to subdivide the property into 6 fee simple townhome units.

Date: Thursday, February 15, 2018

Time: 6:00 p.m. -7:30 p.m.

Location of Meeting: City of Shoreline City Hall, Third Floor Conference Room 303

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Attachment 7- Neighborhood Meeting Summary



Neighborhood Meeting Summary

Started at 5:45PM

- Introduced myself and my company and my roll in the development. Went on to discuss the process of rezone, subdivision and site development. Listed the permits we would need. I showed them a larger site plan then the one that was mailed.
- After brief introduction and explanation of permitting process, most people had questions.
- The questions were mostly about traffic on N. 200th, parking, rezone process, when we would build and which side of the lot the building was on. The neighbors asked if there was going to be a fence between our property and the apartments next door.
- No modifications to the site plan was requested and no modifications are proposed.

Ended at 6:45 PM

RECEIVED
MAR 16 2013
PCD

PO Box 1478 • Everett, WA 98206 • Phone: (425) 303-9363
Fax: (425) 303-9362 • Email: info@insightengineering.net

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Attachment 8- Application



City of Shoreline
Planning & Community Development
 17500 Midvale Avenue North Shoreline, WA 98133-4905
 Phone: (206) 801-2500 Fax: (206) 801-2788
 Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Print Form

PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 922 N 200th St, Shoreline, WA 98133
(Leave blank if address is not required)

Parcel Number (Property Tax Account Number) 5306100050

Legal Description see attached
Attach separate sheet for long Legal Description

RECEIVED
 MAR 13 2018
 PCD

PROPERTY OWNER INFORMATION

Name Mike & Billye Drew Email _____

Address 4276 Wateredge Dr City Langley State WA Zip 98260

Phone _____ Phone Cell _____

Owner's Authorized Agent

Name Brian Kalab/ Insight Engineering Co. Email brian@insightengineering.net

Address P.O. Box 1478 City Everett State WA Zip 98206

Phone (425)-303-9363 Phone Cell _____

PROJECT INFORMATION

- Type of Application: Single Family Multi-Family Non-Residential Legislative
- Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
 Addition/Remodel Demolition Plumbing Fire Alarm
 Clearing & Grading Site Development Other
- Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
 Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
 Use - Temporary Use Rezone Administrative Design Review

PROJECT DESCRIPTION Rezone site to R24, then subdivide the lot into 6 units in a unit-lot subdivision

Construction Value _____

CONTRACTOR INFORMATION

Company Name _____ Email _____

Contact Person _____ Phone _____

Address _____ City _____ State _____ Zip _____

Contractor's Registration # _____ Expiration Date _____

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

 Signature of **PROPERTY OWNER**

[Handwritten Signature]
 Signature of **AUTHORIZED AGENT**

Date 3-12-18

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CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property. 0%-5% 5%-10% 10%-15% 15%-20% 20%-25% 25%+

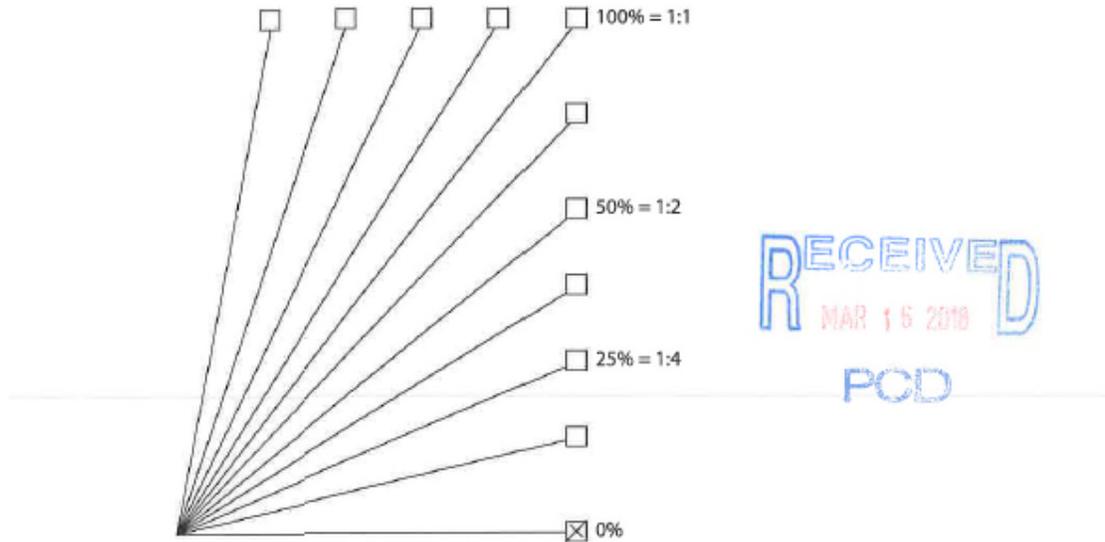
Please describe the site conditions for any "yes" answer:

Who prepared this information? Raven Campbell

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)



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Attachment 9- Rezone Criteria and Statement of Use



Rezone Criteria and Statement of Use

Rezone Criteria

The City may approve or approve with modifications an application for a rezone of a property if:

- a. The rezone is consistent with the Comprehensive Plan;
- b. The rezone will not adversely affect the public health, safety, or general welfare;
- c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan;
- d. The rezone will not materially be detrimental to uses or property in the immediate vicinity of the subject rezone;
- e. The rezone has merit and value for the community.

Analysis

a. The rezone is consistent with the Comprehensive Plan:

The proposed project seeks a rezone to R24. The rezone will allow higher densities than would be allowed under the existing zoning of R12.

The subject property is designated as High Density Residential on the Future Land Use Map of the Shoreline Comprehensive Plan. According to the Plan, "The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. The designation creates a transition between commercial uses and lower intensity residential uses... The base density may not exceed 48 dwelling units per acre." Therefore, every residential designation with a density of up to 48 dwelling units per acre falls in line with the Comprehensive Plan. As R24 falls within this parameter, it is consistent with the Plan.

b. The rezone will not adversely affect the public health, safety, or general welfare:

The application for the rezone will allow for a subsequent application for a unit lot subdivision. Review of the land development proposal would then be made to comply with the relevant codes, policies, and standards of the City of Shoreline. The intent of the City codes, policies, and standards is to ensure that adequate provision has been made for the public health, safety, and welfare of the citizens.

c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan:

As previously quoted, the High Density Residential zone is intended for densities up to 48 dwelling units per acre, and to be a transition between commercial uses and lower intensity residential uses. The next residential density gradient down, Medium Density Residential, "...allows single-family dwellings units, duplexes, triplexes, zero lot line

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houses, townhouses, and cottage housing. ... The permitted base density for this designation may not exceed 12 dwelling units per acre.” Thus, it can be concluded that the current zoning, R12, would be conforming if the designation was Medium Density Residential. While implementing zones are not explicitly listed in the comprehensive plan, the intent of High Density Residential seems to be for higher densities than those that would be more common at lower density designations. Thus, a rezone to a denser zone could be considered necessary to achieve consistency with the Plan.

- d. The rezone will not materially be detrimental to uses or property in the immediate vicinity of the subject rezone;
All parcels that border the subject property are designated as High Density Residential as well. Therefore, any zoning that is consistent with the Plan should be considered not detrimental to uses or property in the immediate vicinity if the Plan itself was not considered to be as such. In addition, landscaping will be installed along all property lines to provide a buffer between the new development and any other existing single-family uses. All setbacks and applicable city code will be followed in any subsequent development. The City code was written to take these concerns into account, so any development that follows the code should be taken as not materially detrimental.
- e. The rezone has merit and value for the community.
The rezone will allow for higher density housing to be added to the stock of the city of Shoreline. More flexible zoning allows for a greater variety of housing options outside of the standard single-family home, and therefore allows for potentially more affordable infill housing to be built. Therefore, in providing additional needed housing units, this rezone has merit and value.

Statement of Use

The proposed project is to rezone a parcel, tax account number 5306100050, from R12 to R24. After the rezone is approved, the intent is to subdivide the 0.24 acre parcel into 6 units in a unit-lot subdivision. Eventually, a 6-unit townhome building will be erected on the site with accompanying utilities. As currently conceived, the building will be approximately 116 feet long and 40 feet wide, up to 35 feet high, with a hardscape coverage of 8,025 square feet, or 77% of the site. The primary use will be residential. The existing single-family home is to be removed.

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Attachment 10- Notice of Application

The City of Shoreline Notice of Rezone Application including Optional SEPA DNS Process

Location, Application No., Type of Permit(s) Required and Project Description: 922 N 200th Street, Shoreline, WA 98155; PLN18-0038 Rezone Application. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24). No development project is proposed as part of this application.

The City expects to issue a SEPA Determination of Nonsignificance (DNS). This SEPA comment period may be the only opportunity to comment on the *environmental* impacts of this proposal. There will be additional opportunity for comment at the public hearing. A separate notice will be mailed and posted once the public hearing date has been determined.

This SEPA public comment period ends Wednesday, May 9, 2018 at 5:00 p.m. Please mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn: Miranda Redinger, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to mredinger@shorelinewa.gov.

Copies of the full notice of application, application materials including SEPA documents, and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

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Attachment 11- Notice of June 12 Public Hearing

The City of Shoreline Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Drew/Kalab, PLN18-0038

Location & Description of Project: 922 N 200th Street, Shoreline, WA 98133. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24) in order to construct townhomes.

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, June 12, 2018 at 6:00 pm in the Council Chamber at City Hall 17500 Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

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Attachment 12- Notice of July 24 Public Hearing

The City of Shoreline Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Drew/Kalab, PLN18-0038

Location & Description of Project: 922 N 200th Street, Shoreline, WA 98133. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, July 24, 2018 at 6:00 pm in the Council Chamber at City Hall (17500 Midvale Avenue N, Shoreline, WA).

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

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Attachment 13- Public Comment

May 1, 2018

ATTN: Miranda Redinger, City Of Shoreline

SUBJECT: PUBLIC COMMENT

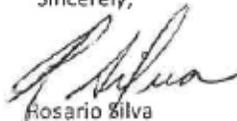
With regards to building of new town homes on 922 N 200th Street, Shoreline Washington, I am totally in disagreement. My family has lived in 202nd St & Whitman Ave N since 1985. We have seen how new developments in our area has impacted our neighborhood. To begin with we have experienced seeing the building of two new complexes. # 1 all the greenbelts of trees and greenery were removed, #2 the city allowed the buildings of complexes without giving tenants plenty of parking spaces within the building areas and that has tremendously impacted our streets both Whitman and 202nd and adjacent streets all the way to N Fremont St. with cars parked all over.

I believe that when you survey the area for additional building it is done during the daytime, when everybody is gone to work and no cars parked. But instead you should survey at night when people are back home and parked every which way. This makes it most difficult to residents of our area to get around either driving or walking. Often only one car can go thru the street because of the parked cars every which way, and tenants of those buildings ignoring the **NO PARKING** signs.

In addition, the new constructions, has brought undesirable people to our neighborhood. Not to mention the garbage, drugs and needles that is often found next to our fence and streets, and tenants thinking that our front and side yard is a Doggie Park for pets and leave their mess.

You may or may not take these comments into consideration, but I needed to raise my opinion as to how it is that our neighborhood has deteriorated and changed since 1985 and certainly how communities are being affected by the growing building changes.

Sincerely,



Rosario Silva

206-604-2049

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June 4, 2018



City Council
City hall
17500 Midvale, Ave North,
Shoreline, WA 98133

I am writing in response to the Public Hearing announcement for the development of the property at 922 N. 200th Street, Shoreline, WA 98133. It is a request to allow for rezoning. I am adamantly opposed to the project. This was a single family home that has already been rezoned. It is surrounded by apartment or condo buildings and will obviously be developed as such.

I don't understand why we are told there are zoning laws if they can be changed so easily. An application and the hope the public doesn't pay too much attention and before we know it there are twice as many units as were allowed before. I want our City Council to look out for our neighborhoods and for we, the residents. Time and time again I see where the developers are allowed to change the character of our neighborhoods. Not only do they put more housing in than what we thought was allowed, but they cut down our large fir trees.

Shoreline is nothing like it was 20 years ago when we moved here. I understand development is going to happen and trees are going to be cut down. What I want to see is that the developers are held to our current laws and not be allowed to request for changes to double their money and our congestion.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Colleen Holbrook".

Colleen Holbrook
1361 North 180th Street,
Shoreline, WA 98133

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PLN18-0038 Kalab Rezone
Hearing Examiner Staff Report Attachments 1-15

Attachment 14- SEPA DNS



Planning & Community Development

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

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: **May 3, 2018**

PROPONENT: **Brian Kalab, Insight Engineering Co.**

LOCATION OF PROPOSAL: **922 N 200th Street, Shoreline, WA 98133**

DESCRIPTION OF PROPOSAL: **The applicant has requested to rezone one parcel from Residential 12-units per acre (R-12) to Residential 24-units per acre (R-24) in order to construct townhomes.**

PUBLIC HEARING: **Tentatively scheduled for June 14, 2018**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning & Community Development, Director and SEPA Responsible Official

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 5-1-18 SIGNATURE: 

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end May 18, 2018. There is no administrative appeal of this determination. 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 underlying decision in accordance with State law.

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at mredinger@shorelinewa.gov or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development.

20180910 SR
PLN18-0038 Kalab Rezone
Hearing Examiner Staff Report Attachments 1-15
Attachment 15- Revised SEPA DNS



Planning & Community Development

17500 Midvale Avenue North
Shoreline, WA 98133-4905
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AMENDED

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: **June 14, 2018**
 PROPONENT: **Brian Kalab, Insight Engineering Co.**
 LOCATION OF PROPOSAL: **922 N 200th Street, Shoreline, WA 98133**

DESCRIPTION OF PROPOSAL: The applicant has requested to rezone one parcel from Residential 12-units per acre (R-12) to Residential 24-units per acre (R-24) in order to construct townhomes.

PUBLIC HEARING **TBD**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning & Community Development, Director and SEPA Responsible Official

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 6/12/18 SIGNATURE: Rachael P. Markle

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end June 28, 2018. There is no administrative appeal of this determination. 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 underlying decision in accordance with State law. This DNS may be appealed by any interested person to the City of Shoreline Hearing Examiner as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received by 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project. An appeal hearing on the DNS will be consolidated with the open record hearing on the project application.

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at mredinger@shorelinewa.gov or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development.

The Seattle Times

City of Shoreline Planning & Comm D
Accounts Payable
17500 Midvale Ave N

Shoreline, WA 98133-4905

Re: Advertiser Account # 100164
Ad #: 824875

Agency Account #: 0
Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	07/10/18

Agent Ayan Abshir Signature Ayan Abshir

Subscribed and sworn to before me on July 12, 2018
DATE



Maureen E Duggan MAUREEN E DUGGAN
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

The Seattle Times

Re: Advertiser Account # 100164

Ad #: 824875

Agency Account #: 0

Agency Name:

AD TEXT

The City of Shoreline Notice of
Public Hearing of the Hearing Examiner
Applicant, Application No. and Permit Requested:
Drew/Kalab, PLN18-0038

Location & Description of Project: 922 N 200th
Street, Shoreline, WA 98133. The applicant has re-
quested to rezone this parcel from Residential-12
units per acre (R-12) to Residential-24 units per
acre (R-24).

Interested persons are encouraged to provide oral
and/or written comments regarding the above
project at an open record public hearing. The
hearing is scheduled for Tuesday, July 24, 2018 at
6:00 pm in the Council Chamber at City Hall (17500
Midvale Avenue N, Shoreline, WA).

Any person requiring a disability accommodation
should contact the City Clerk at (206) 801-2230 in
advance for more information. For TTY telephone
service call (206) 546-0457. Each request will be
considered individually, according to the type of
request, the availability of resources, and the fi-
nancial ability of the City to provide the requested
services or equipment.



17000 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500

DECLARATION OF MAILING

I, Trevor Elliott, declare the following:

I am over the age of 18, a resident of Washington State and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the attached notice to recipients on the attached list, postage prepaid, on July 10th, 2018.



Signature

Dated this 10th day of July, 2018 at Shoreline, Washington.

Project #: PLN 18-0038



Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Drew/Kalab,
PLN18-0038 Rezone

Location & Description of Project: 922 N 200th Street, Shoreline, WA 98133. The applicant has requested to rezone this parcel from Residential-12 units per acre (R-12) to Residential-24 units per acre (R-24).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. **The hearing is scheduled for Tuesday, July 24, 2018 at 6:00 pm in the Council Chamber at City Hall (17500 Midvale Avenue N, Shoreline, WA).**

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

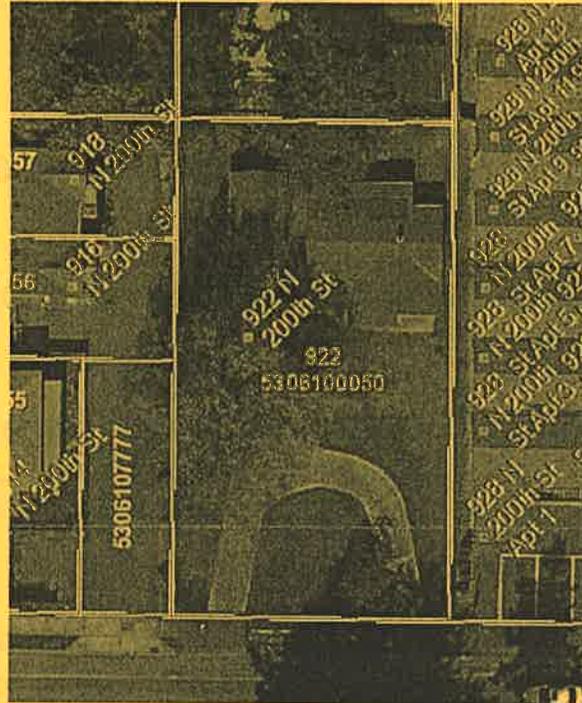
NOTICE OF DISCLOSURE

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

Site Plan

922 N 200th Street

Attachment B



Vicinity Map



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.

7283500100
SAZANAMI YOSHINORI
12315 28th Ave NE Apt 103
Seattle, WA 98125-5412

5306100060
SHORELINE RESIDENT
908 N 200th St
Shoreline, WA 98133-3104

9250900098
SHORELINE RESIDENT
19903 Linden Ave N
Shoreline, WA 98133-3516

5306100150
SHORELINE RESIDENT
905 N 201st St
Shoreline, WA 98133-3107

7283500050
SHORELINE RESIDENT
917 N 200th St Apt 302
Shoreline, WA 98133-3147

318700010
SHORELINE RESIDENT
924 N 199th St
Shoreline, WA 98133-3511

7283500080
SHORELINE RESIDENT
917 N 200th St Apt 403
Shoreline, WA 98133-3147

5306100130
SHORELINE RESIDENT
735 N 201st St
Shoreline, WA 98133-3105

318700060
SHORELINE RESIDENT
934 N 199th St # 934
Shoreline, WA 98133-3511

9250900110
SHORELINE RESIDENT
757 N 200th St
Shoreline, WA 98133-3101

5210900160
SHORELINE RESIDENT
937 N 200th St Unit B101
Shoreline, WA 98133-3151

5306100165
SHORELINE RESIDENT
907 N 201st St
Shoreline, WA 98133-3107

2227900081
SHORELINE RESIDENT
929 N 199th St
Shoreline, WA 98133-3510

5210900150
SHORELINE RESIDENT
935 N 200th St Unit A306
Shoreline, WA 98133-3141

5210900180
SHORELINE RESIDENT
937 N 200th St Unit B103
Shoreline, WA 98133-3151

1843000010
SHORELINE RESIDENT
933 N 199th St
Shoreline, WA 98133-3510

5306100056
SHORELINE RESIDENT
1080 NW Innis Arden Dr
Shoreline, WA 98177-3217

5306100275
SHORELINE RESIDENT
757 N 202nd St
Shoreline, WA 98133-3109

5210900090
SHORELINE RESIDENT
935 N 200th St Unit A206
Shoreline, WA 98133-3140

5210900010
SHORELINE RESIDENT
935 N 200th St Unit A101
Shoreline, WA 98133-3150

9250900099
SHORELINE RESIDENT
19911 Linden Ave N
Shoreline, WA 98133-3516

5210900120
SHORELINE RESIDENT
935 N 200th St Unit A303
Shoreline, WA 98133-3140

7283500090
SHORELINE RESIDENT
917 N 200th St Apt 404
Shoreline, WA 98133-3147

2227900064
SHORELINE RESIDENT
907 N 199th St
Shoreline, WA 98133-3510

5306100293
SHORELINE RESIDENT
783 N 202nd St
Shoreline, WA 98133-3109

9250900109
SHORELINE RESIDENT
753 N 200th St
Shoreline, WA 98133-3101

5306100290
SHORELINE RESIDENT
777 N 202nd St
Shoreline, WA 98133-3109

5306100205
SHORELINE RESIDENT
752 N 201st St
Shoreline, WA 98133-3106

1843000080
SHORELINE RESIDENT
310 NE 167th St
Shoreline, WA 98155-4941

2227900041
SHORELINE RESIDENT
916 N 199th St
Shoreline, WA 98133-3511



Attachment B

2227900042
SHORELINE RESIDENT
920 N 199th St
Shoreline, WA 98133-3511

5306100175
SHORELINE RESIDENT
19022 9th Pl NW
Shoreline, WA 98177-2651

5210900030
SHORELINE RESIDENT
935 N 200th St Unit A103
Shoreline, WA 98133-3150

5210900260
SHORELINE RESIDENT
937 N 200th St
Shoreline, WA 98133-3142

318700020
SHORELINE RESIDENT
926 N 199th St
Shoreline, WA 98133-3511

9250900094
SHORELINE RESIDENT
19925 Linden Ave N
Shoreline, WA 98133-3516

5210900200
SHORELINE RESIDENT
937 N 200th St Unit B202
Shoreline, WA 98133-3143

5210900210
SHORELINE RESIDENT
937 N 200th St # 203
Shoreline, WA 98133-3142

318700070
SHORELINE RESIDENT
936 N 199th St
Shoreline, WA 98133-3511

5210900070
SHORELINE RESIDENT
935 N 200th St Unit A204
Shoreline, WA 98133-3139

318700040
SHORELINE RESIDENT
930 N 199th St
Shoreline, WA 98133-3511

City of Shoreline
Planning & Community Development
17500 Midvale Ave N
Shoreline, WA 98133-4905

Hillwood Neighborhood CON Rep
525 N 190th St
Shoreline, WA 98133

Echo Lake CON Rep
620 NE 204th St
Shoreline, WA 98155

318700080
SHORELINE RESIDENT
938 N 199th St
Shoreline, WA 98133-3511

2227900046
SHORELINE RESIDENT
19922 Linden Ave N
Shoreline, WA 98133-3517

9250900096
SHORELINE RESIDENT
19915 Linden Ave N
Shoreline, WA 98133-3516

5306100070
SHORELINE RESIDENT
756 N 200th St
Shoreline, WA 98133-3102

5210900300
SHORELINE RESIDENT
937 N 200th St Unit B306
Shoreline, WA 98133-3145

5210900190
SHORELINE RESIDENT
937 N 200th St Unit B201
Shoreline, WA 98133-3152

5306100135
SHORELINE RESIDENT
743 N 201st St
Shoreline, WA 98133-3105

5306100055
SHORELINE RESIDENT
914 N 200th St
Shoreline, WA 98133-3104

5306100285
SHORELINE RESIDENT
771 N 202nd St
Shoreline, WA 98133-3109

5210900080
SHORELINE RESIDENT
935 N 200th St Unit A205
Shoreline, WA 98133-3139

9250900124
SHORELINE RESIDENT
19821 Linden Ave N
Shoreline, WA 98133-3514

2227900060
SHORELINE RESIDENT
19820 Linden Ave N
Shoreline, WA 98133-3515

5210900170
SHORELINE RESIDENT
937 N 200th St Unit B102
Shoreline, WA 98133-3151

5306100075
SHORELINE RESIDENT
748 N 200th St
Shoreline, WA 98133-3102

7283500030
SHORELINE RESIDENT
917 N 200th St Apt 200
Shoreline, WA 98133-3147

5306100280
SHORELINE RESIDENT
765 N 202nd St
Shoreline, WA 98133-3109

9250900090
SHORELINE RESIDENT
731 N 200th St
Shoreline, WA 98133-3101

5306100215
SHORELINE RESIDENT
734 N 201st St
Shoreline, WA 98133-3106

1843000070
SHORELINE RESIDENT
19826 Whitman Pl N
Shoreline, WA 98133-3549

9250900103
SHORELINE RESIDENT
743 N 200th St
Shoreline, WA 98133-3101

5210900100
SHORELINE RESIDENT
935 N 200th St Unit A301
Shoreline, WA 98133-3140

7283500020
SHORELINE RESIDENT
917 N 200th St Apt 102
Shoreline, WA 98133-3147

5210900020
SHORELINE RESIDENT
935 N 200th St Unit A102
Shoreline, WA 98133-3150

5306100057
SHORELINE RESIDENT
918 N 200th St
Shoreline, WA 98133-3104

5210900270
SHORELINE RESIDENT
937 N 200th St Unit B303
Shoreline, WA 98133-3144

5306100270
SHORELINE RESIDENT
751 N 202nd St
Shoreline, WA 98133-3109

1843000050
SHORELINE RESIDENT
19820 Whitman Pl N
Shoreline, WA 98133-3549

9250900105
SHORELINE RESIDENT
739 N 200th St
Shoreline, WA 98133-3101

2227900048
SHORELINE RESIDENT
910 N 199th St
Shoreline, WA 98133-3511

2227900082
SHORELINE RESIDENT
927 N 199th St
Shoreline, WA 98133-3510

Attachment B

2227900083
SHORELINE RESIDENT
19821 Whitman PI N
Shoreline, WA 98133-3552

5306100137
SHORELINE RESIDENT
PO Box 33575
Shoreline, WA 98133-0575

5210900050
SHORELINE RESIDENT
935 N 200th St Unit A202
Shoreline, WA 98133-3139

2227900080
SHORELINE RESIDENT
925 N 199th St
Shoreline, WA 98133-3510

5306100080
SHORELINE RESIDENT
742 N 200th St
Shoreline, WA 98133-3102

2227900045
SHORELINE RESIDENT
901 N 200th St
Shoreline, WA 98133-3103

2227900053
SHORELINE RESIDENT
19912 Linden Ave N
Shoreline, WA 98133-3517

318700030
SHORELINE RESIDENT
928 N 199th St
Shoreline, WA 98133-3511

9250900123
SHORELINE RESIDENT
20361 N Park Ave N
Shoreline, WA 98133-3114

5210900240
SHORELINE RESIDENT
937 N 200TH ST UNT B206
SHORELINE, WA 98133

5306100085
SHORELINE RESIDENT
738 N 200th St
Shoreline, WA 98133-3102

2227900070
SHORELINE RESIDENT
PO Box 55903
Shoreline, WA 98155-0903

1843000040
SHORELINE RESIDENT
939 N 199th St
Shoreline, WA 98133-3510

5210900250
SHORELINE RESIDENT
937 N 200th St # 301
Shoreline, WA 98133-3142

5210900140
SHORELINE RESIDENT
935 N 200th St Unit A305
Shoreline, WA 98133-3141

1843000060
SHORELINE RESIDENT
19822 Whitman PI N
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5210900280
SHORELINE RESIDENT
937 N 200th St Unit B304
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318700090
SHORELINE RESIDENT
940 N 199th St
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2227300005
SHORELINE RESIDENT
19920 Aurora Ave N # B
Shoreline, WA 98133-3526

5306100210
SHORELINE RESIDENT
748 N 201st St
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1843000020
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Attachment B

7283500100
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757 N 200th St
Shoreline, WA 98133-3101

5210900160
SHORELINE RESIDENT
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Shoreline, WA 98133-3147

5210900220
SHORELINE RESIDENT
937 N 200TH ST UNT B204
SHORELINE, WA 98133

7283500070
SHORELINE RESIDENT
917 N 200th St
Shoreline, WA 98133-3147

7283500040
SHORELINE RESIDENT
917 N 200th St Apt 301
Shoreline, WA 98133-3147

1843000030
SHORELINE RESIDENT
937 N 199th St
Shoreline, WA 98133-3510

5306100065
SHORELINE RESIDENT
902 N 200th St
Shoreline, WA 98133-3104

9250900104
SHORELINE RESIDENT
741 N 200th St
Shoreline, WA 98133-3101

Attachment B

318700080
SHORELINE RESIDENT
938 N 199th St
Shoreline, WA 98133-3511

5306100070
SHORELINE RESIDENT
756 N 200th St
Shoreline, WA 98133-3102

5306100135
SHORELINE RESIDENT
743 N 201st St
Shoreline, WA 98133-3105

5210900080
SHORELINE RESIDENT
935 N 200th St Unit A205
Shoreline, WA 98133-3139

5210900170
SHORELINE RESIDENT
937 N 200th St Unit B102
Shoreline, WA 98133-3151

5306100280
SHORELINE RESIDENT
765 N 202nd St
Shoreline, WA 98133-3109

1843000070
SHORELINE RESIDENT
19826 Whitman Pl N
Shoreline, WA 98133-3549

7283500020
SHORELINE RESIDENT
917 N 200th St Apt 102
Shoreline, WA 98133-3147

5210900270
SHORELINE RESIDENT
937 N 200th St Unit B303
Shoreline, WA 98133-3144

9250900105
SHORELINE RESIDENT
739 N 200th St
Shoreline, WA 98133-3101

2227900046
SHORELINE RESIDENT
19922 Linden Ave N
Shoreline, WA 98133-3517

5210900300
SHORELINE RESIDENT
937 N 200th St Unit B306
Shoreline, WA 98133-3145

5306100055
SHORELINE RESIDENT
914 N 200th St
Shoreline, WA 98133-3104

9250900124
SHORELINE RESIDENT
19821 Linden Ave N
Shoreline, WA 98133-3514

5306100075
SHORELINE RESIDENT
748 N 200th St
Shoreline, WA 98133-3102

9250900090
SHORELINE RESIDENT
731 N 200th St
Shoreline, WA 98133-3101

9250900103
SHORELINE RESIDENT
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Shoreline, WA 98133-3101

5210900020
SHORELINE RESIDENT
935 N 200th St Unit A102
Shoreline, WA 98133-3150

5306100270
SHORELINE RESIDENT
751 N 202nd St
Shoreline, WA 98133-3109

2227900048
SHORELINE RESIDENT
910 N 199th St
Shoreline, WA 98133-3511

9250900096
SHORELINE RESIDENT
19915 Linden Ave N
Shoreline, WA 98133-3516

5210900190
SHORELINE RESIDENT
937 N 200th St Unit B201
Shoreline, WA 98133-3152

5306100285
SHORELINE RESIDENT
771 N 202nd St
Shoreline, WA 98133-3109

2227900060
SHORELINE RESIDENT
19820 Linden Ave N
Shoreline, WA 98133-3515

7283500030
SHORELINE RESIDENT
917 N 200th St Apt 200
Shoreline, WA 98133-3147

5306100215
SHORELINE RESIDENT
734 N 201st St
Shoreline, WA 98133-3106

5210900100
SHORELINE RESIDENT
935 N 200th St Unit A301
Shoreline, WA 98133-3140

5306100057
SHORELINE RESIDENT
918 N 200th St
Shoreline, WA 98133-3104

1843000050
SHORELINE RESIDENT
19820 Whitman Pl N
Shoreline, WA 98133-3549

2227900082
SHORELINE RESIDENT
927 N 199th St
Shoreline, WA 98133-3510

Attachment B

label size 1" x 2 5/8" compatible with Avery®5160/8160
Étiquette de format 25 mm x 67 mm compatible avec Avery®5160/8160

5306100015
CHAUST USA LLC
13721 SE 43rd St
Bellevue, WA 98006-2257

2227300011
GRAZIE MADRE LLC
10885 NE 4th St Ste 320
Bellevue, WA 98004-5525

7283500060
LIANHONG LIONEL+ZHANG ANNE
2648 140th Ave NE
Bellevue, WA 98005-1824

2227300016
SF PARTNERS
10900 NE 8th St Ste 1000
Bellevue, WA 98004-4448

2227900010
WALLACE PROPERTIES
PO Box 4184
Bellevue, WA 98009-4184

5306100025
P K PROPERTIES LLC
PO Box 571
Black Diamond, WA 98010-0571

5306100041
FUTURA PROPERTIES LLC
19821 23rd Dr SE
Bothell, WA 98012-7607

2227900101
198TH & AURORA RETAIL LLC
17786 Des Moines Memorial Dr S
Burien, WA 98148-2794

5306100185
KOO ROBERT
561 12th Ave N
Edmonds, WA 98020-2932

2227900100
NGUYEN SON VAN+TRAN KIM D
16340 75th Pl W
Edmonds, WA 98026-4913

626049003
COSTCO WHOLESALE CORP
999 Lake Dr
Issaquah, WA 98027-8990

5210900110
ROHILA ANITA
6920 117th Dr NE
Kirkland, WA 98033-8453

5210900040
RICHARDS GARY N+CANDACE R
19325 37th Ave NE
Lake Forest Park, WA 98155-2723

5306100026
DREW MIKE & BILLYE
4276 Wateredge Dr
Langley, WA 98260-9703

318700050
VIKING PROPERTIES INC
PO Box 1034
Lynnwood, WA 98046-1034

5306100145
WILES JEFFREY+ELIZABETH
66 Eddy Rd
Morgantown, WV 26501-7721

5306100195
POTUZAK DEBORAH R
5906 236th St SW
Mountlake Terrace, WA 98043-5144

5306100170
JUNG DEUK W
6806 St Andrews Dr
Mukilteo, WA 98275-4845

5210900130
JACKSON JAMES A
PO Box 1405
Port Hadlock, WA 98339-1405

5306100160
REINKE RANDALL L
46 Village Way # 173
Port Ludlow, WA 98365-9762

5210900060
BAHL PRADEEP+SAMITA
21502 NE 84th St
Redmond, WA 98053-2265

5210900290
SKUARE GROUP LLC
16149 Redmond Way # 3
Redmond, WA 98052-3834

2227900040
MARTINEZ VIRGINIA E+USON DA
15956 E 14th St Apt 314
San Leandro, CA 94578-3049

2227900052
ABUELKHAIR SHAHER
5212 NE 75th St
Seattle, WA 98115-5212

2227900051
BULLOCK TODD E
5247 15th Ave NE Apt 103
Seattle, WA 98105-3441

5306100010
HORIUCHI DAVID A+TAMI G
10539 2nd Ave NW
Seattle, WA 98177-4805

5306100140
MARTINEZ WENDY M
PO Box 58942
Seattle, WA 98138-1942

5306100005
MOORE-STROMBERG LLC
2501 N Northlake Way # 201
Seattle, WA 98103-9125

5306100031
MOORMAN PROPERTIES LLLC
100 Boston St
Seattle, WA 98109-2321

7283500110
PIKE HEATHER ANN
3516 NE 130th St
Seattle, WA 98125-4606

10/15/2015

10/15/2015

10/15/2015

10/15/2015

10/15/2015

10/15/2015

10/15/2015

10/15/2015

10/15/2015

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10/15/2015

10/15/2015

Rezone Application PLN18-0038

Hearing Examiner Public Hearing

July 24, 2018



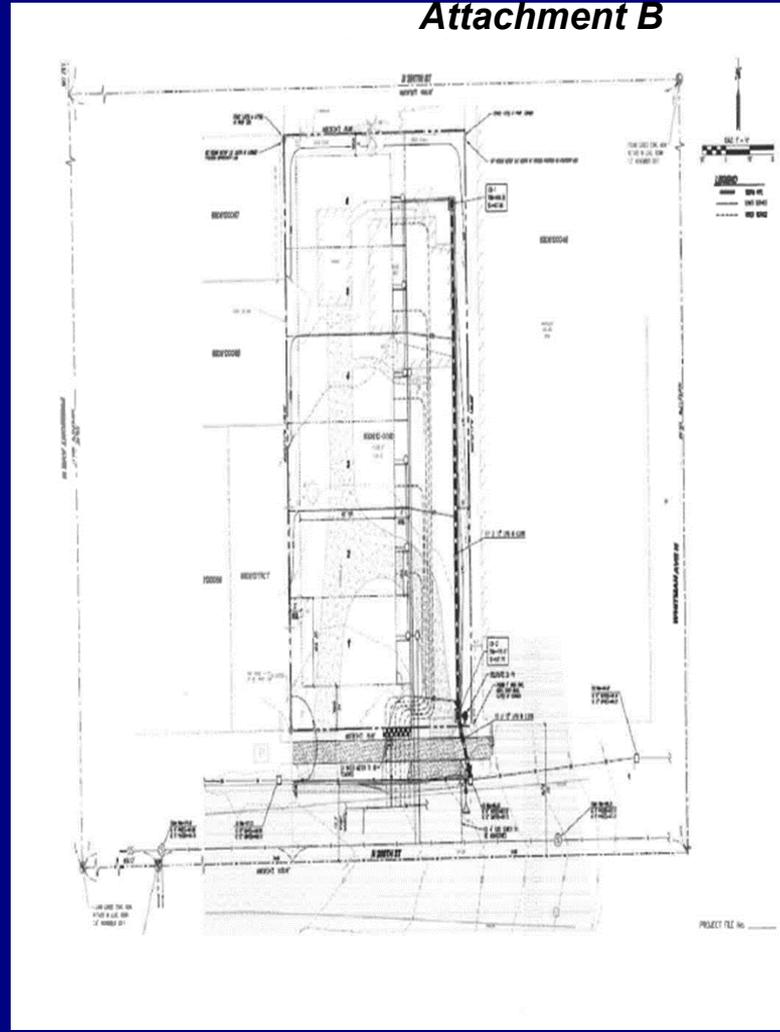
Application/Project Description

- The applicant requests a rezone of one parcel from Residential 12 units per acre (R-12) to Residential 24 units per acre (R-24).



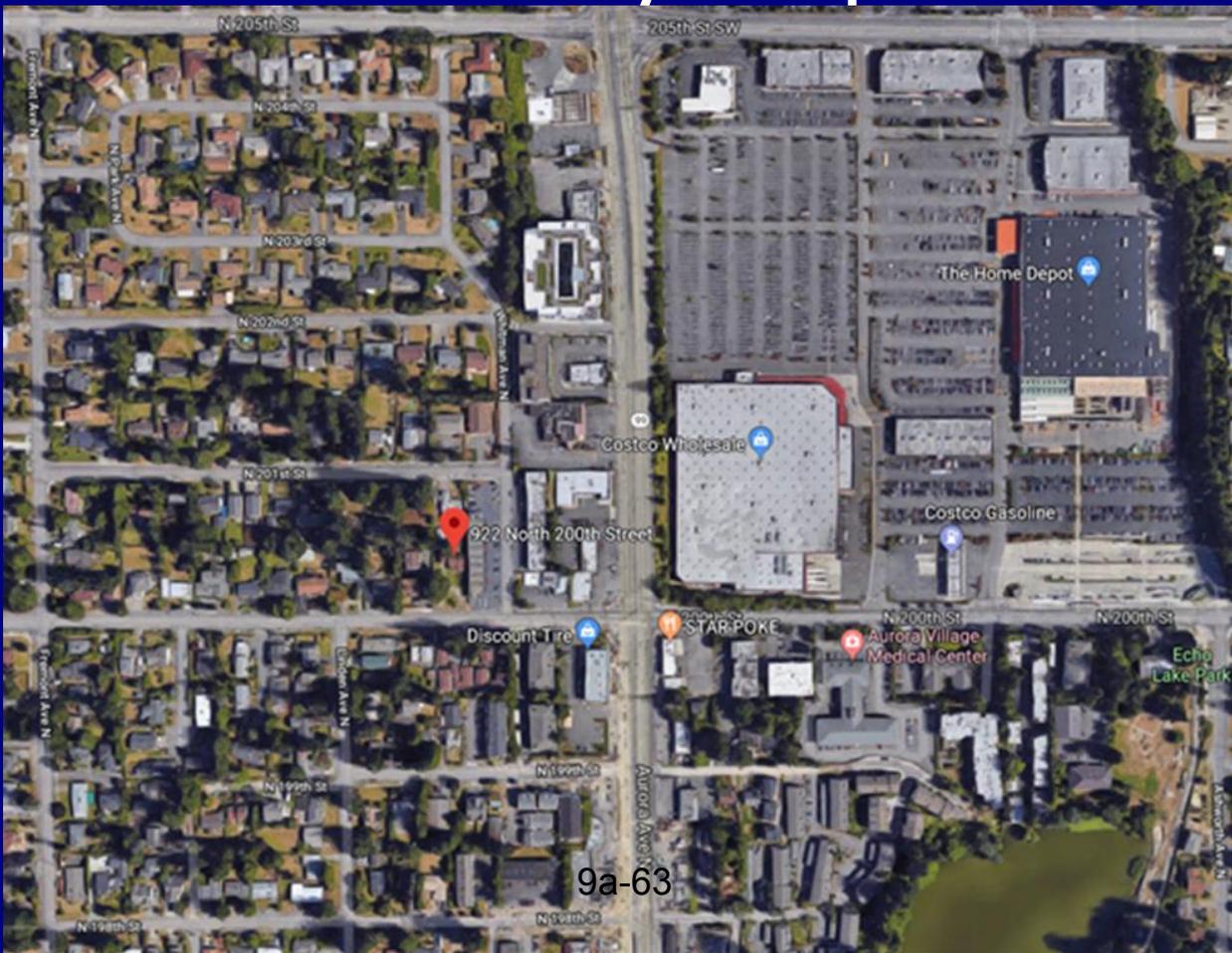
Site

Attachment B



Vicinity Map

Attachment B

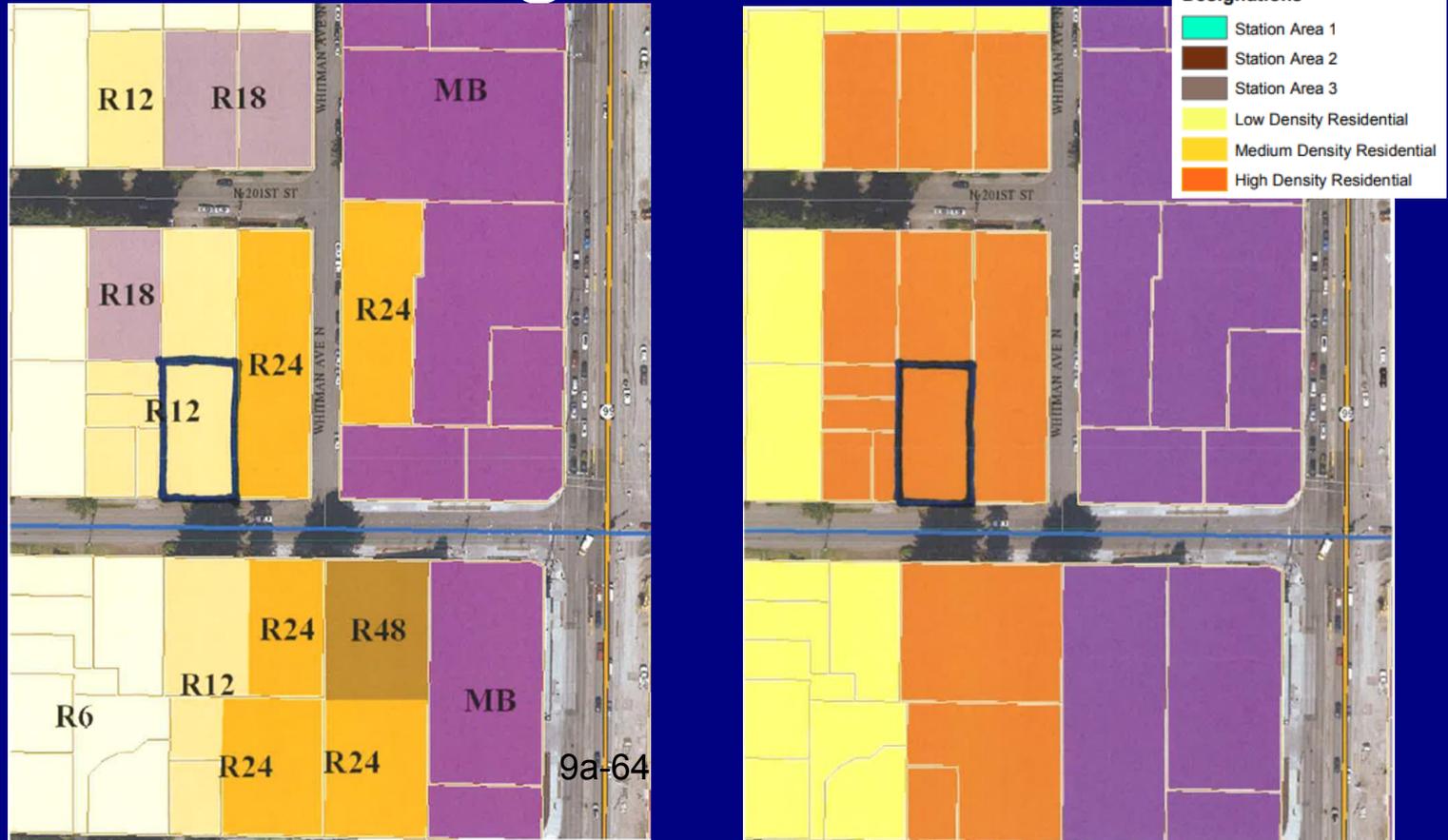


9a-63

Zoning & Comprehensive Plan

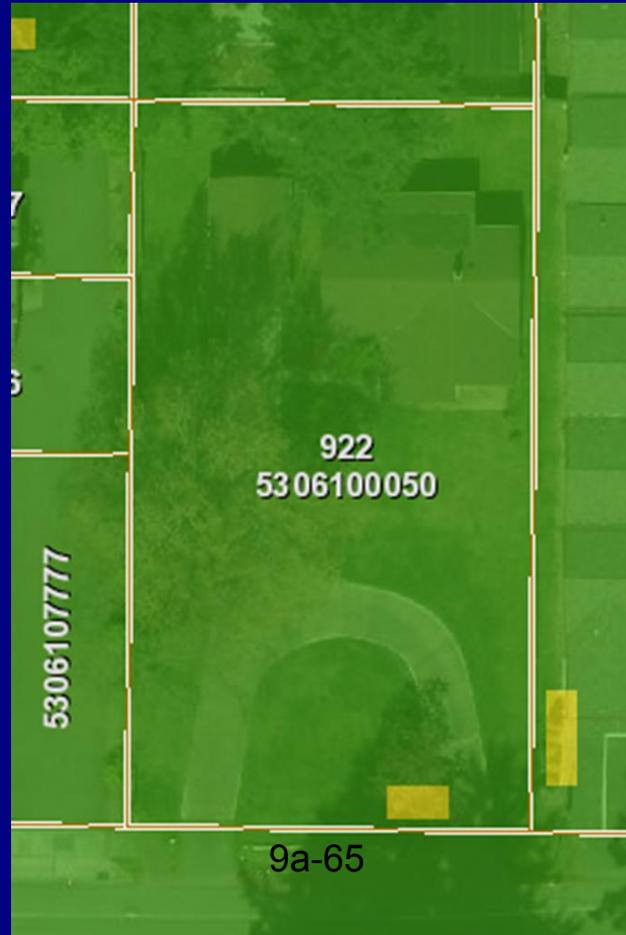
Attachment B

Designations



Critical Areas Map

Attachment B



Percent Slope

Percent Slope, 2001

-  0 - 15
-  15.1 - 40
-  > 40

Process History

- Neighborhood Meeting: February 15, 2018
- Application Submitted: March 16
- Notice of Application: April 25
- Amended DNS: June 14
- Notice of July 24 public hearing: July 10

Decision Criteria

- Decision criterion that the Hearing Examiner must examine for a rezone is set forth in SMC 20.30.320(B). The City may approve, or approve with modifications, an application for a rezone of property if:

1. *The rezone is consistent with the Comprehensive Plan*

The Comprehensive Plan designation of the site is High Density Residential. R-24 is an implementing zone for this designation.

The High Density Residential designation is intended for areas near employment and/or commercial areas, where high levels of transit service are present or likely. This designation creates a transition between commercial uses and lower intensity residential uses. Some commercial uses may also be permitted. The permitted base density for this designation may not exceed 48 dwelling units per acre.

2. The rezone will not adversely affect the public health, safety or general welfare.

- The rezone will not adversely affect the public health, safety or general welfare since the applicant is not introducing a use that cannot already be developed on the site.
- Redevelopment will comply with current standards, including improved storm-water and sidewalk requirements.

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

- The current use underutilizes even existing zoning capacity.
- Comprehensive Plan policies support additional density near transit and retail, housing choice, infill development, and transition from higher to lower intensity uses.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

Redevelopment that complies with current building, energy, and development codes and housing market trends would be unlikely to negatively affect neighboring properties.

5. The rezone has merit and value for the community.

The potential for additional housing options near transit and retail, which complies with updated codes, adds sidewalks, and pays impact fees has merit and value for the surrounding neighborhood and the greater Shoreline community.

Recommendation

Staff recommends approval of Rezone
Application PLN18-0038.

Next Steps

- Council Study Session- September 10, 2018
- Council Action- September 24, 2018

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	QUASI-JUDICIAL: Discussion of Ordinance No. 837 – Amending the Zoning Map at 17127 and 17201 15 th Avenue NE and 17062 and 17414 12 th Avenue NE from Residential 24-units Per Acre (R-24) and Residential 48-units Per Acre (R-48) to Community Business (CB) (PLN18-0043, Winters Rezone)
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Miranda Redinger, AICP, Senior Planner
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On behalf of the property owners, Jordan Winters from Sante Partners requested a rezone of four (4) parcels located at 17127 and 17201 15th Avenue NE and 17062 and 17414 12th Avenue NE. The request is to change zoning from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48), which are high density residential zones, to Community Business (CB), a commercial zone. If a rezone is granted, the Applicant intends to redevelop portions of the area to accommodate senior housing, assisted living, and nursing care. However, specific plans for the properties have not been identified.

Per Shoreline Municipal Code (SMC) Section 20.30.060, a rezone is a Type C quasi-judicial decision for which the City Hearing Examiner holds a public hearing and issues a recommendation. The City Council is tasked with making a final decision. As such, the City Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public.

The Hearing Examiner's *Recommendation on Request for Site Specific Rezone* (Attachment A – Exhibit A), dated August 16, 2018, recommends approval of the proposed rezone with an additional recommendation that attention be paid to design issues, regulatory improvements, and community input to address local concerns. Adoption of proposed Ordinance No. 837 (Attachment A) would authorize this rezone and amend the City's Zoning Map accordingly. Tonight, Council is scheduled to discuss proposed Ordinance No. 837.

RESOURCE/FINANCIAL IMPACT:

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City's property tax base.

RECOMMENDATION

No action is required at this time. The Hearing Examiner recommended approval of this requested rezone with attention paid to some design issues to address local concerns and the City's policy objectives. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 837 when it is brought back to Council for consideration on September 24, 2018.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

Rezoning is a discretionary decision of the City and addressed in SMC Section 20.30.320. The purpose of a rezoning is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC Section 20.30.060 classifies a rezoning as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision making authority on a rezoning.

The Code (SMC 20.30.320[B]) sets forth the following decision criteria with regard to rezoning approval:

1. The rezoning is consistent with the Comprehensive Plan.
2. The rezoning will not adversely affect the public health, safety or general welfare.
3. The rezoning is warranted in order to achieve consistency with the Comprehensive Plan.
4. The rezoning will not be materially detrimental to uses or property in the immediate vicinity of the subject rezoning.
5. The rezoning has merit and value for the community.

Rezoning Request

On behalf of the property owners, Jordan Winters from Sante Partners requested a rezoning of four (4) parcels:

- Parcel #1 (17127 15th Avenue NE) is the current site of the Anderson House, a nursing home.
- Parcel #2 (17201 15th Avenue NE) is the site of the Anderson Plaza, a retirement living facility.
- Parcel #3 (17062 12th Avenue NE) contains a structure that is connected to the nursing home on Parcel #1.
- Parcel #4 (17414 12th Avenue NE) is the site of a 27 unit multi-family project.

The request is to change zoning from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48), which are high density residential zones, to Community Business (CB), a commercial zone. Parcel #1 is currently zoned R-48 and the other three (3) parcels are currently zoned R-24. These zoning designations usually implement a High Density Residential Comprehensive Plan designation. All parcels have a Comprehensive Plan designation of Mixed-Use 2, for which Community Business is an implementing zone. A map depicting the proposed rezoning can be found as Exhibit B to Attachment A.

DISCUSSION

As part of the rezoning request, the Applicant provided responses to the above-noted rezoning decision criteria and staff provided additional analysis. Applicant responses and staff analysis are included in the Hearing Examiner staff report along with exhibits

presented to the Hearing Examiner (Attachment B). These documents collectively represent the Hearing Examiner record for this rezone.

The Hearing Examiner held the required public hearing on July 31, 2018. On August 16, 2018, the Hearing Examiner issued the *Recommendation on Request for Site Specific Rezone* (Attachment A – Exhibit A). With this recommendation, the Hearing Examiner sets forth the Findings of Fact and Conclusions of Law that support the recommendation of approval. In addition to recommending approval, the Hearing Examiner recommended that attention be paid to design issues, regulatory improvements, and community input to address local concerns and the City's policy objectives. While SMC 20.30.320 permits the City Council to approve a rezone subject to conditions, such attention is more appropriate at the site development/building permit stage of a project.

Pursuant to SMC 20.30.320(B), based on the record developed by the Hearing Examiner, the City Council may approve, approve with modifications, or deny the proposed rezone.

RESOURCE/FINANCIAL IMPACT

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City's property tax base.

RECOMMENDATION

No action is required at this time. The Hearing Examiner recommended approval of this requested rezone with attention paid to some design issues to address local concerns and the City's policy objectives. Staff concurs with this recommendation and asks that the Council adopt proposed Ordinance No. 837 when it is brought back to Council for consideration on September 24, 2018.

ATTACHMENTS

Attachment A – Proposed Ordinance No. 837

- Exhibit A- Hearing Examiner Recommendation
- Exhibit B- Zoning Map with Proposed Rezone

Attachment B – Hearing Examiner Record

- Exhibit 1- Hearing Examiner Staff Report and Attachments
 - Site Plan
 - Vicinity Map
 - Zoning Map
 - Current Comprehensive Plan Map (adopted 2012)
 - 1998 Comprehensive Plan Map
 - Critical Areas Map
 - Neighborhood Meeting Invite
 - Neighborhood Meeting Summary
 - Application

- Rezone Criteria
- Statement of Use
- Notice of Application
- Notice of June 12 Public Hearing
- Notice of July 31 Public Hearing
- SEPA Determination of Nonsignificance (DNS)
- Amended SEPA DNS
- Signed SEPA Checklist
- Public Comments
- Responses to Public Comments from Applicant
- Exhibit 2 Applicant's Pre-Hearing Memorandum
- Exhibit 3 Public Hearing Affidavits
- Exhibit 4 Planning Department Power Point Presentation
- Exhibit 5 Applicant Submittals (Comment from Shoreline Lake Forest Park Senior Center, June 7, 2018; and area map)
- Exhibit 6 Graphic depiction of parcels and their ownership (Submitted by Mr. Merklingshaus)
- Exhibit 7 Comment, Mr. J. Parfitt
- Exhibit 8 Comment, Mr. W. Parfitt
- Exhibit 9 Comment, Mr. and Ms. McCrea
- Exhibit 10 Comment, Mr. N. McCrea
- Exhibit 11 Comment, Mr. Merklingshaus
- Exhibit 12 Comment, Mr. and Ms. Hawksford

ORDINANCE NO. 837

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON APPROVING REZONE APPLICATION PLN18-0043 TO AMEND THE CITY'S OFFICIAL ZONING MAP FROM R-24 AND R-48 TO CB FOR FOUR PARCELS OF LAND LOCATED AT 17127 15th AVENUE NE, 17201 15th AVENUE NE, 17414 12th AVENUE NE, AND 17062 12th AVENUE NE.

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70C RCW; and

WHEREAS, the applicants, via Application No. PLN 18-0043, sought a site-specific rezone of four parcels of land located at 17127 15th Avenue NE, 17201 15th Avenue NE, 17414 12th Avenue NE, and 17062 12th Avenue NE, identified by Tax Parcel Nos. 6163901465, 6163901560, 6163901462, and 61637400000; and

WHEREAS, the requested site-specific rezone would amend the City's Official Zoning Map for these parcels from the current zoning of Residential 48 units per acre (R-48) (17201 15th Avenue NE) and Residential 24 units per acre (R-24) (17127 15th Avenue NE, 17062 12th Avenue NE, and 17414 12th Avenue NE) to Community Business (CB); and

WHEREAS, the site-specific rezone implements the Comprehensive Plan land use designation for the parcels of Mixed Used 2; and

WHEREAS, the environmental impacts of the site-specific zone resulted in the issuance of a Determination of Non-Significance (DNS) on May 3, 2018 and an Amended DNS on June 12, 2018; and

WHEREAS, SMC 20.30.060 classifies a site-specific rezone as a Type C decision for which the City of Shoreline Hearing Examiner, after an open record public hearing, prepares findings and conclusions, and makes a recommendation to the City Council; and

WHEREAS, the City of Shoreline Hearing Examiner held a properly noticed open record public hearing on July 24, 2018, with the applicant and several members of the public testifying on the proposed rezone; and

WHEREAS, on August 16, 2018, the City of Shoreline Hearing Examiner issued her "*Recommendation on Request for Site Specific Rezone*" setting forth findings of fact and conclusions of law as to the site-specific rezone's satisfaction of the criteria set forth in SMC 20.30.320; and

WHEREAS, based on the findings and the law, the City of Shoreline Hearing Examiner recommended approval of the site-specific rezone; and

WHEREAS, as part of the recommendation, the Hearing Examiner recommended that attention be paid to design issues, regulatory improvements, and community input given the built-out nature of the surrounding area; and

WHEREAS, pursuant to SMC 20.30.060, the City Council has final decision making authority and this decision is to be made at a public meeting; and

WHEREAS, the City Council considered the Hearing Examiner's August 16, 2018 *Recommendation on Request for Site Specific Rezone* at its September 10, 2018 regular meeting; and

WHEREAS, the City Council concurs with the August 16, 2018 *Recommendation on Request for Site Specific Rezone* of the City of Shoreline Hearing Examiner, determining that the site-specific rezone satisfies the criteria set forth in SMC 20.30.320 and should be approved;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Hearing Examiner's Recommendation. The City of Shoreline Hearing Examiner's August 16, 2018 *Recommendation on Request for Site Specific Rezone*, attached as Exhibit A, is hereby adopted.

Section 2. Amendment. The City's Official Zoning Map shall be amended to change the zoning designation for the parcel located at 17201 15th Avenue NE, identified by Tax Parcel No. 6163901560, from Residential 48 units per acre (R-48) to Community Business (CB) and the parcels located at 17127 15th Avenue NE, 17062 12th Avenue NE, and 17414 12th Avenue NE, identified by Tax Parcel Nos. 6163901465, 6163901462, and 61637400000, from Residential 24 units per acre (R-24) to Community Business (CB), as depicted on Exhibit B.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 24, 2018.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik-Smith
City Clerk

Margaret King
City Attorney

Date of Publication: , 2018

Effective Date: , 2018

CITY OF SHORELINE HEARING EXAMINER

**RECOMMENDATION ON REQUEST FOR
SITE SPECIFIC REZONE**

HE-18-04/PLN 18-0043 (Winters)

August 16, 2018

1. FINDINGS OF FACT

1.1 Background. The Applicant requested a rezone on four parcels from residential zoning (R-24 and R-48) to Community Business (CB). The Applicant intends to redevelop portions of the area to accommodate senior housing, assisted living, and nursing care. However, specific plans for the properties have not been identified.

1.2 Applicant, Property Owners, and Site Location.

Applicant: Jordan Winters, Sante Partners
1220 20th Street SE, Suite 310
Salem, OR 97302

Property Owners and Associated Property Address and Tax Parcel:

Parcel #1 - 17127 15th Avenue NE, Tax Parcel #6163901465
Parfitt Family LTD Partnership
340 Nickelbush Lane
Quilcene, WA 98376

Parcel #2 - 17201 15th Avenue NE, Tax Parcel #6163901560
Sante Shoreline ALF Real Co, LLC
1220 20th Street SE, Suite 310
Salem, OR 97302

Parcel #3 – 17062 12th Avenue NE, Tax Parcel #6163901462
Anderson Family Properties
415 W. Mercer Street, #802
Seattle, WA 98119

Parcel #4 – 17414 12th Avenue NE, Tax Parcel #6137400000
PAR Three, LLC
18390 NE 192nd Street
Woodinville, WA 98077

1.3 Hearing. A public hearing was held on July 31, 2018. The Planning Department, through Ms. Redinger, summarized the proposal. The Applicant, first through counsel Mr. Hill, and then through Mr. Winters, concurred with the Staff Report. Mr. Hill focused on proposal consistency with the Comprehensive Plan. Mr. Winters' testimony is summarized below. Public comment followed, as also summarized below. The Applicant and Planning Department then provided clarifying information. Given the questions raised during public comment, the Examiner kept the written record open through August 6, 2018.

1.3.1 Applicant Testimony. Mr. Winters' testimony described development within the area and his company's (Sante) redevelopment plans. Sante owns Parcel 2 (17201 15th Ave NE) and also owns 17051 14th Ave NE (developed with a six-bed, six-unit adult family home). The latter property is not part of the rezone proposal. He provided additional details on the parcels within the rezone proposal:

- Parcel 1: 1.66 acres, with a building constructed in the 1960s. It was run as a 112-bed nursing facility, but ceased operations in 2017. It is now vacant and dilapidated.
- Parcel 2: Sante bought the parcel in December 2016, and has completed a \$7.5 million renovation. The property is used as a 65-bed assisted living facility and 25-bed memory care facility.
- Parcel 3: The .34 acre parcel includes a building which used to provide nursing home support services.
- Parcel 4: The northwestern most parcel. It is developed with a market rate 27-unit condominium.

The Applicant intends to develop a portion of the rezone area for high density senior housing. If the rezone is approved, Sante will also purchase Parcels 1 and 3 and construct a 130-unit independent living facility by demolishing the current nursing home. Building height has not been determined, but would be at most five stories as that is what the proposed zoning would allow. Parking would be contained on site, and main access would be off of 15th, not 13th or 14th, which are Local Secondary Streets, so could not be used as access for such a project.

Sante has invested \$16 million in the community. For current investments to thrive, Mr. Winters stated the added senior housing is needed. If the rezone is not approved, at R-24 his company could develop only 48 total units, which would not be financially feasible. Sante is not building on the other parcels. He stated they were included to avoid creating a zoning island. Mr. Winters then explained surrounding uses and zoning:

- The northwest corner of the larger block includes a five-story multi-family project under development, a lumber yard, and an auto repair shop. The area is zoned CB, with an MU-2 Comprehensive Plan designation.
- To the north, across NE 175th Street, are a large five-story multi-family building, restaurants, and an auto repair shop. Single-family residences are adjacent to multi-family uses. The more intense uses are within areas zoned CB, with an MU Comprehensive Plan designation. The transitions between multi-family and single-family include a "wedding cake" transition in buildings heights.

- The block to the northeast across 175th and 15th includes a Walgreen's and a variety of commercial establishments (cafe, eating establishments, hardware supply company, tap house, and beauty salon). This area is zoned CB, with an MU Comprehensive Plan designation.
- The block to the east across 15th Avenue NE includes a Safeway adjacent to R-6 (single family). The Safeway site is zoned CB with an MU Comprehensive Plan designation.

Mr. Winters stated that the area will support the intended use. The above-described surrounding amenities (*i.e.*, drugstores, eating establishments, and hair salons) will benefit independent living. The site is also adjacent to public transportation. To the west are single-family uses, but the Applicant will adhere to transitional requirements, including height, setback, and landscaping requirements (Type 1). Except as necessary to meet fire code requirements for secondary access, 15th Avenue NE would provide access.

1.3.2 Public Comment.

Mr. Anderson is Anderson Family Properties' managing member. His family has operated the nursing home on Parcel 3 since 1963. He is proud to have served Shoreline's older adults and supports the proposal.

Mr. Matiko is PAR 3 LLC's sole member. He has no intention of selling, but as he is getting older would like to see the rezone completed.

Mr. Merklingshaus testified on his concerns over the potential magnitude of future redevelopment. When all parcels on the block receive the same zoning they can be merged. The point of the graphic he provided (Exhibit 6) is to disclose that most properties in the area are owned by just two groups, the Parfitt family and Sante. Only those entities would have to come together to buy or control the entire block's development. The only outstanding piece is the lumber yard adjacent to the post office. He understands they have been offered \$4 million to sell the site but turned it down hoping the price will go up. So, the City is not just looking at a simple retirement home. If it were that would be one thing, but Mr. Merklingshaus's concern goes beyond that. If the area is consolidated, it would become the second largest development in the City of Shoreline next to the Sears on Aurora. Due to the block's significance, he urged the City to think this through. He is concerned the City will miss a critical opportunity to put in prudent management regulations (setbacks, green space, height limitations) before this turns into a 300,000-square-foot development. The City need not go all the way to CB. Redevelopment is not as profitable at R-24 but it is profitable.

Mr. McCrea testified that if one not only drives around the site, but visits 13th, it is readily apparent that with a four- to six-story building, an impact could radically change the neighborhood. Maybe if the Applicant wanted to compensate him and his neighbors for their homes' lost value, that would be fine. He stated that the neighborhood may be unlike any other in the City of Shoreline. The first Friday of every month, all the neighbors get together for a potluck. This gathering occurs nine or ten months per year. When a block party with bands is put together, people come from six blocks around. Traffic will increase with the rezone. Bike lanes are reducing the ability of traffic to flow. Based on observation, he is concerned that the

City is loading up east of Aurora with high density and everything west of Aurora or Fremont Avenue is staying single-family. The Council should consider this. Given so many residents are emphatic in their desire to not see this go through, he asked if the City is thinking about residents or out of state corporations?

Mr. J. Parfitt testified that the property has been in his family for almost 100 years. The family just did a big lease with Sante for 50 years so he has no intention of selling. He is 66 and likes having a monthly stable income. There are no plans for a mega project. It is much better to have a lease. As far as development, an old people's home is fairly low impact compared to what could be built. But the main thing is he does not want to sell, and he does not think his brothers and sister want to either. They have been asked a bunch already. So there won't be a big merger happening.

Ms. Robertson expressed concern with the sterility of the process. The way the hearing examiner process is set up implies that the only way a community can fight a proposal such as this is with legal argument. The property owners pooled resources to get the legal help. Local citizens do not have this option. Citizens just have their emotions, and the hearing extracts that out of the process. Expensive dirt is being created here. She does not believe there is a benefit with the CB zone: not to the community, environment, trees, or neighbors. There is no merit or value with the rezone to this neighborhood. She believes senior housing is needed, but does not trust this is what is going in. The CB zone does not require green building. It does not require affordable housing. How affordable will development be? She wondered why another zone is not being considered, such as mixed use residential, to buffer single-family areas. An example of the Polaris project came up. This is not a good example. The project area is not walkable and is not pedestrian friendly. It is the DMZ. Shoreline is a place where people of all cultures and economic backgrounds love to live, work, and play, and most of all call home. Sustainability is identified in our values, but she does not see that happening with this proposal. The proposal does not stand true to the City's values and mission. We have kids, families, and seniors living here. They are renters, walkers, bikers -- thriving individuals who will suffer with this CB zone the way it is proposed. She does not see that changing in the design planning phase. She hopes the City will consider another zone that makes sense for the community. What is the rush? Let's take a look at other zones to have a thriving development that benefits seniors, benefits neighbors, and the community at large.

Mr. Merklingshaus had a follow-up question. He wanted to ask Mr. Parfitt about the lease. Mr. Parfitt had mentioned he had leased land to Sante for 50 years. Which properties and what are the terms? If the properties are a part of the block and that long-term lease was not mentioned by Mr. Hill and Mr. Winters, that is a serious omission. Also, Mr. Merklingshaus spoke with the Orion Property Group, which was leasing one of six properties in the block the Parfitt family owns, just south of the post office building (Merry Maids property). He was told the Parfitt family was only interested in leasing, unless there was buyer interest in all properties in the block.

Mr. J. Parfitt testified that he does not want to sell. We have a lease with Sante, but for the nursing home area he believes. Mr. Winters can describe the area. He is happy with the lease.

Mr. L. Parfitt emphasized that they are not selling the properties. He does not know what realtor was spoken to. This is our retirement. One property is part of the Sante development. That's on a 50-year lease (17127 site).

Ms. White lives on 14th Avenue NE. Across the street is the adult family home and abutting her property is one parcel within the proposal. She spoke to echo earlier comment, that this process is not super great for engaging the community for input. It would go a long way to have some sort of assurance of what that development process would look like. There is no clear pathway for that. She understands it is expensive to come up with a design that will not be built but the absence of more detail hangs a giant question mark over the process which directly affects her, her home value, and neighbors. If we had assurance from the development company about what the future back and forth would look like, it would help illuminate things.

1.3.3 Applicant Response to Comments. Mr. Hill, counsel for Applicant, referred the Examiner to these portions of the record to address certain concerns raised.

- Neighborhood On-Street Parking Availability: Staff Report, p. 89, Attachment 19, Response to Comment 4.
- Traffic Impacts: Staff Report, p. 90, Attachment 19.
- Comparison with Polaris: Staff Report, p. 90, Attachment 19, Response to Comment 12.
- Testimony on Whether Rezone would Result in Full Block Development: Staff Report, p. 91, Response to Comment 15.

There was one misstatement from Mr. Parfitt on the lease, which Mr. Winters wanted to clarify. The long-term ground lease at 17127 is with Anderson Nursing Home LLC. Sante has no lease rights in that arrangement just now.

Mr. Winters stated that if the rezone is approved, his company will do its best to consider the needs of the community and incorporate those issues into project design to minimize impacts. Mr. Hill concluded with requesting a recommendation of approval.

1.3.4 Clarifications from the Planning Department. Ms. Redinger provided these clarifications:

- There has been a recent increase in density, specifically around two future light rail stations coming in 2024. Sound Transit chose the locations, which are on I-5's east, which is also east of Aurora.
- All the other rezones have been privately initiated rezones, as this one was. On Aurora's west side is the City's largest redevelopment site, and that is likely to redevelop, so the wide side will see its fair share of redevelopment.
- There will be a transportation improvement project along NE 175th Street that will help alleviate existing congestion and add more capacity for multi-modal transportation beyond just putting in a bike lane.
- In response to Ms. Robertson's comment about there not currently being a green building requirement in the CB zone as in the light rail station zones, this could change. The

Council will consider expanding that green building mandate to commercial zoning. Whether that would extend to mixed business along Aurora or CB in neighborhood centers is yet to be determined, but this is something this group may want to track.

- The decision on whether to go for CB or something lower, such as an "R" zone or mixed use, goes back to the Comprehensive Plan designation and future visions for the area. The Applicant met with Staff when trying to decide which one to request. There was a conversation on multiple zoning types, and the Applicant submitted for CB.

1.4 Exhibits. The Examiner admitted these exhibits at the hearing:

- Exhibit 1 Staff Report, with Attachments 1-19
- Exhibit 2 Applicant's Pre-Hearing Memorandum
- Exhibit 3 Public Hearing Affidavits
- Exhibit 4 Planning Department Power Point Presentation
- Exhibit 5 Applicant Submittals (Comment from Shoreline Lake Forest Park Senior Center, June 7, 2018; and area map)
- Exhibit 6 Graphic depiction of parcels and their ownership (submitted by Mr.Merklinghaus)

The Examiner kept the record open through August 6, 2018, at 5:00 PM. These comments were received:

- Exhibit 7 Comment, Mr. J. Parfitt
- Exhibit 8 Comment, Mr. W. Parfitt
- Exhibit 9 Comment, Mr. and Ms. McCrea
- Exhibit 10 Comment, Mr. N. McCrea
- Exhibit 11 Comment, Mr. Merklinghaus
- Exhibit 12 Comment, Mr. and Ms. Hawksford

Exhibits 11 and 12 were e-mailed to the City Clerk on the date due, but after the 5:00 P.M. deadline. The late submittal has not delayed the proceeding and there is no prejudice to any party with their admission. The Examiner received no public comments until the day after they were due, so to prepare this recommendation, it made no difference to the Examiner. Also, the Examiner received no objections to either comment. Both are admitted.

1.5 Site Description. The Site Plan provides an aerial view,¹ illustrating the site's developed nature. The Anderson House nursing home is on Parcel 1. Anderson Plaza, a retirement living facility, is on Parcel 2. A structure connected to Anderson House is on Parcel 3. A 27-unit multi-family project is on Parcel 4.

The steepest slope on Parcels 1 and 2 exceeds 25% along Parcel 2's eastern edge and a small area to the east of the existing building on Parcel 1.² The steepest slope on Parcels 3 and 4

¹ Exhibit 1 (Staff Report), Attachment 1.

² Exhibit 1 (Staff Report), Attachment 6.

is between 0-5%. The City's GIS topographic map outlines site topography.³ The site and nearby area is not shown as having rockslides, earthflows, mudflows, landslides, or other slope failure issues. Except for steep slopes, there are no mapped critical areas (wetlands, streams, or fish and wildlife habitat) on the site or on neighboring properties. There is no standing or running water on the surface of the properties or on any adjacent property during the year. The property does not contain ground water seepage or springs near the surface of the ground.

On access, Parcels 1 and 2 are accessed from 15th Avenue NE, a Principal Arterial. Parcels 3 and 4 are accessed from 12th Avenue NE, a Local Secondary street. Neighbor concerns were raised on impacts with access from this secondary street if the properties are redeveloped. The Applicant addressed this concern in comment, confirming that if redeveloped, the local access would only be used to the extent required by the fire code.

1.6 Zoning/Plan. The site is in the Ridgecrest Neighborhood's northeast corner, immediately adjacent to the North City Neighborhood. The site is designated Mixed-Use 2.⁴

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.⁵

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.⁶

Parcel 2 is zoned R-48, while the other three parcels are R-24.⁷ The surrounding area has a mix of zoning, mostly R-6 and CB, with some R-8. North of NE 175th Street, Mixed-Use Residential-35' height limit zoning was adopted through the 185th Street Light Rail Station Subarea Plan. The area contains a mix of dwelling units, including single-family, grocery and drug stores, restaurants, and other businesses.

³ Exhibit 1 (Staff Report), Attachment 6.

⁴ Exhibit 1 (Staff Report), Attachment 4. The City's first Comprehensive Plan Future Land Use Map, adopted in 1998, designated the property as Community Business, a designation which became MU2. Exhibit 1, Attachment 5.

⁵ Comprehensive Plan Policy LU-10.

⁶ Comprehensive Plan Policy LU-9.

⁷ Exhibit 1 (Staff Report), Attachment 3.

1.7 Public Notice and Review Process. Staff Report analysis of the proposed rezone considered information gathered from a pre-application meeting on March 26, 2018; a neighborhood meeting on March 27, 2018;⁸ public comment;⁹ Applicant responses to public comment;¹⁰ the Shoreline Comprehensive Plan; and the SMC, Title 20.

Public notice of the proposal was posted on site, mailed to residents within 500 feet, advertised in The Seattle Times, and posted on the City's website on April 25, 2018.¹¹ Notice of the original June 12, 2018 public hearing was posted on site, mailed to residents within 500 feet, advertised in The Seattle Times, and posted on the City's website on May 25, 2018.¹² This public hearing was rescheduled to July 31 based on an error in the Determination of Nonsignificance ("DNS") form. Notice of the July 31, 2018 public hearing was posted on site, mailed to residents, advertised in The Seattle Times, and posted on the City's website on July 17, 2018.¹³

1.8 SEPA. The original DNS was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes. The Amended DNS was mailed to the same list on June 12, 2018. No comments were received on the DNS.¹⁴

1.9 Water/Sewer Availability. North City Water District has issued Certificates of Water Availability. Ronald Wastewater District staff has confirmed the District has capacity for redevelopment and will not require a Capacity Study.

1.10 Rezone Criteria. To paraphrase, the City's rezone criteria require an evaluation of Comprehensive Plan consistency, avoidance of adverse effects and material detriment to surrounding uses, and a showing that the rezone has merit and value for the community.¹⁵

1.11 Comprehensive Plan Consistency. The four parcels are zoned as either R-24 or R-48, which is medium to high density residential zoning. A rezone to a CB zone for properties within the Comprehensive Plan's Mixed Use 2 designation would implement the Plan's MU2 designation, which is designed to "provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities."¹⁶ CB zoning is consistent.

The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity

⁸ Exhibit 1 (Staff Report), Attachment 7 (Invitation), and Attachment 8 (Meeting Summary, which was mailed to attendees on April 25, 2018).

⁹ Exhibit 1 (Staff Report), Attachment 18.

¹⁰ Exhibit 1 (Staff Report), Attachment 19.

¹¹ Exhibit 1 (Staff Report), Attachment 12; SMC 20.30.120.

¹² Exhibit 1 (Staff Report), Attachment 13.

¹³ Exhibit 1 (Staff Report), Attachment 14; SMC 20.30.180.

¹⁴ Exhibit 1 (Staff Report), Attachments 15 and 16.

¹⁵ See SMC 20.30.320.

¹⁶ Comprehensive Plan Policy LU-10.

mixed-use developments.¹⁷

The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.¹⁸

Plan Goals and Policies articulate a need for additional housing choice, especially for aging populations, and a mix of uses that support neighborhood serving businesses.

- Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.
- Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.
- Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.
- LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.
- Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.
- T28: Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.
- Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.
- Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.
- Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.
- Goal H VI: Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.

¹⁷ SMC 20.40.040(B).

¹⁸ SMC 20.40.030(C).

- H1: Encourage a variety of residential design alternatives that increase housing choice.
- H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.
- H3: Encourage infill development on vacant or underutilized sites.
- H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.
- H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.
- H27: Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.
- NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

The CB zoning with unlimited residential density (although constrained by other limitations, such as height), and range of commercial uses, is consistent with the Comprehensive Plan.

1.12 Public Health, Safety or General Welfare. The rezone to a CB zone consistent with a Mixed Use 2 designation does not adversely affect the public health, safety and general welfare. A CB zoning designation with unrestricted density and favorable development conditions can help meet the need for multi-family housing. As part of future development for the property, needed frontage improvements will be developed, improving walkability to local businesses and to public transit (bus routes run presently and light rail is slated for future development off of 185th).

The intended uses at the site (senior, assisted housing, and nursing facilities) are already in existence; the rezone's purpose is to allow for additional units and services. New development will comply with SMC requirements. This includes frontage improvements, such as sidewalks and stormwater controls, which will enhance existing site conditions. Rebuilt sidewalks will be more ADA-compliant than the aged and cracked versions they will replace. Residents have expressed concern about an elderly population crossing busy streets, especially since this area has had a history of collisions and even a fatality. The City Traffic Engineer will require safety improvements and traffic calming measures for adjacent streets, which will improve walkability for new and existing residents. The ability of elderly residents of senior housing to walk to grocery and drug stores and meet friends at restaurants in the neighborhood should improve overall health and welfare.

1.13 Whether Rezone is Warranted to Achieve Comprehensive Plan Consistency.

A rezone to a CB classification provides continuity with the properties immediately adjacent to the north and east and accomplishes the City's Comprehensive Plan goal of a Mixed Use designation, which is designed to provide increased residential density and supporting commercial uses in a way which supports pedestrian activity and transit use. Given the purpose of the CB zoning district, it is an appropriate zoning designation to implement the MU-2 land use designation.

1.14 Material Detriment to Uses or Property in the Immediate Vicinity. The properties to the north and east of the four parcels are zoned CB and would provide a seamless transition as part of the rezone. To the west and south of the parcels, zoning is R-6, low density residential, and is designated to remain low density through the Comprehensive Plan. As noted in the Comprehensive Plan, under LU9, "Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions." When site specific development plans are developed, both neighboring architecture and neighborhood involvement must be considered so this criterion can be met. Given the proximity of these parcels to immediate businesses such as dining, grocery shopping, and drugstores, the proposed rezone to a higher density helps support these businesses (some local, others are part of larger chain enterprises). Approval of the rezone would help support policy goal H2 and encourage residential development in commercial zones, especially those within proximity to transit, and support local business.

1.15 Rezone Merit and Value for the Community. It is anticipated that if rezoned, plans to develop a high density residential structure will commence, most likely with a focus on senior housing. A rezone, if coupled with redevelopment, could help satisfy Plan Goal H VI (encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities), H25 (encourage, assist and support social and health service organizations that offer housing programs for targeted populations), and H27 (support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use). Shoreline's population is growing older and community needs are changing. As residents of Ridgecrest and North City and other neighborhoods within Shoreline age out of single-family homes, they will require places where they can live and receive medical care. Staying within the community allows seniors to keep in touch with local friends and family and engage in the social activities that provide connections essential to well-being. Exactly what other redevelopment will be proposed has not been detailed. In general, growth is changing the character of established neighborhoods. However, if properly designed and mitigated, consistent with Finding 1.16 below, redevelopment allowed by the rezone has community merit and value.

1.16 Citizen Concerns on the Rezone Criteria. The key on whether the rezone criteria will continue to be met, as this area is built out, will depend on design. For example, how the area's uses operate with existing residential uses will depend on landscaping, setbacks, structural design, streetscape improvements, parking adequacy, building modulation and sizing, and the underlying road grid itself, which hinges to a large degree on lot size. These issues typically are dealt with through development regulations.

The Planning Department and Applicant summarized some regulatory requirements in the Staff Report and at the hearing, which address landscaping, parking, access, and height transitions. Neighbors overall understood the need for senior housing, but expressed concern that code requirements have not always resulted in compatible redevelopment. Citizens were concerned with the difficulty of assessing the proposal, given the tentative nature of present plans, and with the prospect of redevelopment of the larger block.

If the Council approves the rezone, as redevelopment proceeds, it will be important for the City and project proponents to work with the community on these issues, with attention to where the regulatory structure could be improved on to better realize local objectives. Such issues are important not only for the parcels being rezoned, but the larger block, given its size, ownership patterns (*see* Exhibit 6, submitted by Mr. Merklinghaus), and the high likelihood of redevelopment.

2. CONCLUSIONS OF LAW

2.1 The City classifies site specific rezones as Type C decisions,¹⁹ which require the Hearing Examiner to issue a recommendation after holding an open record public hearing. The City Council makes the final decision.

2.2 The City requires the Examiner to consider these criteria:

The City may approve or approve with modifications an application for a rezone of property if:

1. The rezone is consistent with the Comprehensive Plan; and
2. The rezone will not adversely affect the public health, safety or general welfare; and
3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
5. The rezone has merit and value for the community.²⁰

2.3 The City's rezone criteria are consistent with the general case law rules governing rezones, which provide no presumption of validity and require demonstration of a substantial

¹⁹ SMC 20.30.060.

²⁰ SMC 20.30.320(B).

relationship to the public health, safety, morals, and general welfare.²¹ As the rezone is consistent with the Comprehensive Plan, changed circumstances need not be demonstrated.²²

2.4 As addressed in the findings above, the proposal is consistent with the City's rezone criteria. The rezone proposal is expected to result in an increase in senior housing supply. The Comprehensive Plan plans for adding senior housing, and supports creating additional housing supplies at this site. The site is ideally located for use intensification. Some steep slopes must be addressed during redevelopment, but there are no other constraints (drainage or critical areas) which would make the higher densities problematic or result in adverse effect to the public health, safety or general welfare. Given the need for housing, and that the Plan contemplates same at this location, the rezone is warranted for achieving Plan consistency.

2.5 The City's regulations require that landscaping, stormwater, and transportation impacts be addressed, and include setback, density, and height requirements, which protect against material detriment and adverse effects to surrounding uses. The rezone allows for well-designed future development mitigated per code requirements. The proposal has "merit and value for the community" and bears a substantial relationship to the public health, safety, morals, and general welfare.

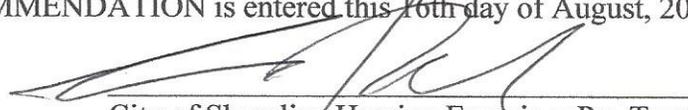
2.6 The Council makes the final decision, and may weigh the facts differently or place greater emphasis on other Plan policies. However, based on the findings above, the Examiner concurs with the Planning Department's analysis and recommends rezone approval. The Examiner does this with the understanding that citizen concerns, including those identified in Finding 1.16 above, will be carefully considered as this area is redeveloped.

RECOMMENDATION

The Hearings Examiner, pursuant to the above Findings of Fact and Conclusions of Law, recommends approval of the request to rezone the four parcels from R-24 and R-48 to CB.

The Examiner also recommends that attention be paid to design issues, regulatory improvements, and community input, as these parcels and the surrounding area are built out. This will help with shaping redevelopment to address local concerns and City policy objectives.

THIS RECOMMENDATION is entered this 16th day of August, 2018.



City of Shoreline Hearing Examiner Pro Tem
Susan Elizabeth Drummond

²¹ *Phoenix Development Inc. v. City of Woodinville*, 171 Wn. 2d 820, 834, 256 P.3d 1150 (2011).

²² *Bjarnson v. Kitsap County*, 78 Wn. App. 840, 846, 899 P.2d 1290 (1995).

**CITY OF SHORELINE
PLANNING AND COMMUNITY DEVELOPMENT
STAFF REPORT FOR HEARING EXAMINER
JULY 31, 2018 PUBLIC HEARING**

Project Name: Winters Rezone Application

Project File No.: PLN18-0043

REQUEST: The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

GENERAL INFORMATION:

Applicant: Jordan Winters
Sante Partners
1220 20th Street SE, Suite 310
Salem, OR 97302

Property Information:

Parcel #1 – 17127 15th Avenue NE, Tax Parcel #6163901465:
Parfitt Family LTD Partnership
340 Nickelbush Lane
Quilcene, WA 98376

Parcel #2 – 17201 15th Avenue NE, Tax Parcel #6163901560:
Sante Shoreline ALF Real Co, LLC
1220 20th Street SE, Suite 310
Salem, OR 97302

Parcel #3 – 17062 12th Avenue NE, Tax Parcel #6163901462:
Anderson Family Properties
415 W Mercer Street, #802
Seattle, WA 98119

Parcel #4 – 17414 12th Avenue NE, Tax Parcel #6137400000:
PAR Three, LLC
18390 NE 192nd Street
Woodinville, WA 98077

These four parcels will be collectively referred to in this Staff Report as “The Property” and individually by the denoted parcel number.

Legal Description: Parcel #1: THE EASTERLY 182.64 FEET OF LOT 5, THE EASTERLY 182.64 FEET OF THE SOUTHERLY 21.0 FEET OF LOT 6, THE SOUTHERLY 21.0 FEET OF LOT 15 AND ALL OF LOT 16, ALL IN BLOCK 9, NORTHEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 28 OF PLATS, PAGE 37, IN KING COUNTY, WASHINGTON EXCEPT THE EAST 60 FEET OF THE WEST 178.69 FEET OF THE SOUTH 1 FOOT OF SAID LOT 5, AND OF SAID LOT 16.

Parcel #2: PARCEL 1, KING COUNTY SHORT PLAT NO. 376081, RECORDED UNDER RECORDING NUMBER 7605120560, SAID SHORT PLAT BEING A SUBDIVISION OF A PORTION OF LOTS 6, 7, 14, AND 15, BLOCK 9, NORTHEND COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 28 OF PALTS, PAGE 37, IN KING COUNTY, WASHINGTON; TOGETHER WITH EASEMENTS UNDER RECORDING NUMBERS 7601130361 AND 7703110456.

Parcel #3: LOT 5, EXCEPT THE EASTERLY 182.64 FEET THEREOF, IN BLOCK 9 OF THE NORTHEND COUNTRY ESTATES, ACCORDING TO THE PLAT RECORDED IN VOLUME 28 OF PLATS, AT PAGE 37, IN KING COUNTY WASHINGTON.

Parcel #4: ALL UNITS OF NORTH COUNTRY ESTATES, A CONDOMINIUM, ACCORDING TO THE DECLARATION THEREOF, RECORDED FEBRUARY 9, 1976 UNDER KING COUNTY RECORDING NO. 7602090540, AND ANY AMENDMENTS THERETO, AND IN VOLUME 11 OF CONDOMINIUMS, AT PAGE 23, RECORDS OF KING COUNTY, WASHINGTON.

PROJECT DESCRIPTION:

Applicant Sante Partners requests a rezone of four (4) parcels of land currently zoned Residential 24 units per acre (R-24) and Residential 48 units per acre (R-48) to Community Business (CB). Although the Applicant currently has no specific project contemplated as part of this rezone, the Applicant has expressed an intent to redevelop portions of the rezoned areas to accommodate some form of senior housing, assisted living, or nursing care.

PROPERTY DESCRIPTION:

The Site Plan (**Attachment 1**) shows an aerial view of the Property. As is evident from the aerial, the Property is fully developed. Parcel #1 is the current site of the Anderson House, a nursing home. Parcel #2 is the site of the Anderson Plaza, a retirement living

facility. Parcel #3 contains a structure that is connected to the nursing home on Parcel #1. Parcel #4 is the site of a 27 unit multi-family project.

According to the Critical Areas Worksheets attached to the rezone applications (**Attachment 9**), the steepest slope found on Parcel #1 and Parcel #2 is greater than 25 percent (along the eastern edge of Parcel #2, and a small area to the east of the existing building on Parcel #1). The steepest slope on Parcel #3 and Parcel #4 is between zero (0) and five (5) percent. The City's GIS topographic map confirms the topography of the site (**Attachment 6**). There are no indications on any portion of the Property or on any adjacent properties of rockslides, earthflows, mudflows, landslides, or other slope failure.

With the exception of steep slopes, there are no mapped critical areas (wetlands, streams, or fish & wildlife habitat) on the Property or on neighboring properties.

There is no standing or running water on the surface of any of the properties or on any adjacent property at any time during the year. The Property does not contain ground water seepage or springs near the surface of the ground.

Parcel #1 and Parcel #2 are accessed from 15th Avenue NE, which is classified as a Principal Arterial, while Parcel #3 and Parcel #4 are accessed from 12th Avenue NE, which is classified as a Local Secondary street.

CURRENT ZONING AND LAND USE:

The Property is located in the northeast corner of the Ridgecrest Neighborhood, immediately adjacent to the North City Neighborhood.

The City's Comprehensive Plan Land Use Designation Map (**Attachment 4**), shows the Property having a single land use designation of Mixed-Use 2, which is defined by Comprehensive Plan Land Use Policy 10 (LU-10) as follows:

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

For reference, Comprehensive Plan Land Use Policy 9 (LU-9) states:

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of

retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

As illustrated in the Zoning Map (**Attachment 3**), Parcel #2 is currently zoned R-48, while the other three (3) parcels are currently zoned R-24.

Attachment 5 shows the City's first Comprehensive Plan Future Land Use Map, adopted in 1998, which designates the Property as Community Business, a designation that evolved into MU2.

The surrounding area has a mix of zoning, mostly R-6 (single-family, six [6] units per acre) and Community Business, with some R-8. North of NE 175th Street, Mixed-Use Residential- 35' height limit (MUR-35') zoning was adopted through the 185th Street Light Rail Station Subarea Plan. The area contains a mix of dwelling units, including single-family, grocery and drug stores, restaurants, and other businesses in North City.

TRANSITION STANDARDS

Generally, the City utilizes zoning as a mechanism to provide transition between higher intensity commercial uses and lower density residential uses. The proposed rezone would place the higher intensity CB zone directly adjacent to R-6.

To address this type of situation, transition is primarily handled through design standards and other Development Code regulations. Specific code language and an illustration created by the Applicant are included below.

Table 20.50.020(3) – Dimensions for Development in Commercial Zones

Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft	70 ft	70 ft
Hardscape (4)	85%	85%	95%	95%

20.50.021 Transition areas

Development in commercial zones NB, CB, MB, and TC-1, 2, and 3, abutting or directly across street rights-of-way from R-4, R-6, or R-8 zones shall minimally meet the following transition area requirements:

A. From abutting property, a 35-foot maximum building height for 25 feet horizontally from the required setback, then an additional 10 feet in height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet up to the maximum height of the zone. From across street rights-of-way, a 35-foot maximum building height for 10 feet horizontally from the required building setback, then an additional 10 feet of height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet, up to the maximum height allowed in the zone.

B. Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. Twenty percent of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area. Type II landscaping shall be required for transition area setbacks abutting rights-of-way directly across from R-4, R-6 or R-

8 zones. Required tree species shall be selected to grow a minimum height of 50 feet.

C. All vehicular access to proposed development in nonresidential zones shall be from arterial classified streets, unless determined by the Director of Public Works to be technically not feasible or in conflict with State law addressing access to State highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that create additional traffic that is projected to use non-arterial streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

20.50.490 Landscaping along interior lot line – Standards

A. Type I landscaping in a width determined by the setback requirement shall be included in all nonresidential development along any portion adjacent to single-family and multifamily residential zones or development. All other nonresidential development adjacent to other nonresidential development shall use Type II landscaping within the required setback. If the setback is zero feet then no landscaping is required.

B. Multifamily development shall use Type I landscaping when adjacent to single-family residential zones and Type II landscaping when adjacent to multifamily residential and commercial zoning within the required yard setback.

C. A 20-foot width of Type I landscaping shall be provided for institutional and public facility development adjacent to single-family residential zones. Portions of the development that are unlit playgrounds, playfields, and parks are excluded.

D. Parking lots shall be screened from single-family residential uses by a fence, wall, plants or combination to block vehicle headlights.

Illustrations provided by Applicant to demonstrate setbacks and setbacks (wedding cake design)

As required by SMC 20.30.120 and 20.30.180, public notice of the rezone application for the proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on April 25, 2018 (**Attachment 12**). Notice of the original June 12, 2018 public hearing for the rezone proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on May 25, 2018 (**Attachment 13**). This public hearing was rescheduled to July 31 based on an error in the Determination of Nonsignificance (DNS) form. Notice of the July 31, 2018 public hearing was posted on site, mailed to residents, advertised in the *Seattle Times*, and posted on the City's website on July 17, 2018 (**Attachment 14**).

AGENCY COMMENT AND ENVIRONMENTAL REVIEW:

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The original SEPA Determination of Nonsignificance (**Attachment 15**) was mailed to the notification list, including State Departments of Commerce and Ecology, neighboring jurisdictions, local organizations, and tribes, on May 2, 2018. The Amended DNS (**Attachment 16**) was mailed to the same list on June 12, 2018. No comments were received regarding the Determination.

The Applicant has submitted Certificates of Water Availability for the Property from North City Water District. Staff from Ronald Wastewater District confirmed that they have capacity for redevelopment of the Property and will not require a Capacity Study.

DEPARTMENT ANALYSIS:

The Applicant requests the rezone of four parcels from R-24 and R-48 to CB. SMC 20.40.140(B) states the purpose of the non-residential CB zone:

The purpose of the community business zone (CB) is to provide location for a wide variety of business activities, such as convenience stores, retail, personal services for the local community, and to allow for apartments and higher intensity mixed-use developments.

In contrast, SMC 20.40.030(C) states the purpose of the R-24 and R-48 zones:

The purpose of high density residential, R-18, R-24, R-36 and R-48 zones, is to provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses.

Rezoning is provided for in Shoreline Municipal Code (SMC) 20.30.320. The purpose of a rezone is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

SMC 20.30.060 classifies a rezone as a Type C decision. Pursuant to Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council. The City Council is the final decision-making authority on a rezone.

Rezoning Applications – Legal Standard

Three general rules apply to rezoning applications:

1. there is no presumption of validity favoring a rezoning;
2. the rezoning proponent must demonstrate that circumstances have changed since the original zoning; and
3. the rezoning must have a substantial relationship to the public health, safety, morals, and general welfare.

Phoenix Development Inc. v. City of Woodinville, 171 Wn. 2d 820, 834 (2011) (citing *Citizens for Mount Vernon v. City of Mount Vernon*, 133 Wash. 2d 861, 947 P.2d 1208 [1997]).

However, as is the case for the present rezoning application, when a proposed rezoning implements the policies of a comprehensive plan, the rezoning proponent is not required to demonstrate changed circumstances. *Bjarnson v. Kitsap County*, 78 Wash. App. 840, 899 P.2d 1290 (1995).

The decision criteria set forth in SMC 20.30.320(B) address these general rules as well as other considerations the City has established for determining whether or not a rezoning should be granted.

Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezoning are set forth in SMC 20.30.320(B). The Applicant provided responses (in **Attachment 10** and copied below) to the following decision criteria and staff has analyzed each of the criteria below.

SMC 20.30.320(B) provides that an application for a rezoning of property may be approved or approved with modifications if:

1. The rezoning is consistent with the Comprehensive Plan.

Applicant's Response:

Per the Future Land Use Map of the Comprehensive Plan adopted via Ordinance 649 on December 10, 2012, all four sites are designated for a future zoning classification of Mixed Use 2 which "encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses"... "except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses." Presently, each of the four sites are zoned as

either R-24 or R-48, which is a medium to high density residential. The rezone to a CB zone within the Mixed Use 2 Comprehensive Plan designation is consistent with the Comprehensive Plan.

Staff Analysis:

In addition to policy LU10, stated by the Applicant above, the proposed rezone also meets the Goals and Policies listed below, which articulate the need for additional housing choice, especially for aging populations, and a mix of uses that supports neighborhood serving businesses. Staff believes that a CB zoning designation would facilitate this use mix better than R-24 and R-48.

Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Goal LU II: Establish land use patterns that promote walking, biking and using transit to access goods, services, education, employment, recreation.

Goal LU V: Enhance the character, quality, and function of existing residential neighborhoods while accommodating anticipated growth.

LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

Goal CD I: Promote community development and redevelopment that is aesthetically pleasing, functional, and consistent with the City's vision.

T28. Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast and promote other goals, such as creating demand for transit and local businesses through increased residential density along arterials; and improved infrastructure, like sidewalks and stormwater treatment, through redevelopment.

Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.

Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities.

Goal H VI: Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.

H1: Encourage a variety of residential design alternatives that increase housing choice.

H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.

H3: Encourage infill development on vacant or underutilized sites.

H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.

Policy H27: Support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encouraging universal design or retrofitting homes for lifetime use.

NE1. Promote infill and concurrent infrastructure improvements in areas that are already developed in order to preserve rural areas, open spaces, ecological functions, and agricultural lands in the region.

Based on the noted Comprehensive Plan Goals and Policies and the CB zone being more in alignment with the MU2 Land Use Designation, the proposed rezone is consistent with the Comprehensive Plan and satisfies SMC 20.30.320(B)(1).

2. The rezone will not adversely affect the public health, safety or general welfare.

Applicant's Response:

The rezone to a CB zone consistent with a Mixed Use 2 designation actually makes steps towards improving the public health, safety and general welfare. According to Figure HA- 2 of the 2012 Comprehensive Plan, the percentage of dwelling units that were designated as Multifamily (MF) for the City of Shoreline was 23.2%, compared to almost 73% for single family residences (SFR). Generally speaking, when compared to larger, more urban communities, the census mix for MF appears to be below average. A CB zoning designation with unrestricted density and favorable development conditions helps to serve this under met MF demand. As part of future development for the property, needed frontage improvements will be developed, improving walkability to local business as well and several forms of public transit (bus routes run presently and light rail is slated for future development off of 185th).

Staff Analysis:

The intended uses for the Property (senior and assisted housing and nursing facilities) are already permitted and in existence; the purpose of the rezone is to allow for additional units and services, which complies with the goals and policies of the Comprehensive Plan listed in the Staff Analysis for Criteria #1. Any new development will be required to fully comply with the Shoreline Municipal Code at the time of building permit application. Specially, any future development will be required to install frontage improvements, including sidewalks and stormwater controls, which will enhance existing site conditions. Rebuilt sidewalks will be more ADA compliant than the aged and cracked versions they will replace.

Residents have expressed concern about an elderly population crossing busy streets, especially since this area has had a history of collisions and even a fatality. However, the City Traffic Engineer will require safety improvements and traffic calming measures for adjacent streets, which will improve walkability for new and existing residents. The ability for elderly residents of senior housing to be able to walk to grocery and drug stores and meet friends at restaurants in the neighborhood should improve their health and welfare.

This proposed rezone satisfies SMC 20.30.320(B)(2).

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

Applicant's Response:

As outlined in responses to both a. and d., a rezone to a CB classification provides total continuity with the properties immediately adjacent to the north and east and accomplishes the City's Comprehensive Plan goal of a Mixed Use 2 designation.

Staff Analysis:

LU10 states, "...*The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.*"

Given the purpose of the CB zoning district, Staff believes it is an appropriate zoning designation to implement the MU2 land use designation, whereas the more appropriate Comprehensive Plan designation for R-24 and R-48 would be High Density Residential.

This proposed rezone satisfies SMC 20.30.320(B)(3).

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

Applicant Response:

The properties to the north and east of the four parcels are all presently zoned CB and would provide a seamless transition as part of the rezone. To the west and south of the parcels, zoning is presently R-6, low density residential and is designated to remain low density through the Comprehensive Plan. As noted in the Comprehensive Plan under Land Use Goals and Policies, under LU9, "Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions". When site specific development plans are developed, both neighboring architecture and neighborhood involvement will be taken into consideration so that this criteria can be met. Further, given the proximity of these parcels to immediate business such as dining (Ichi Bento, Peking House, Leenas Cafe, etc), grocery shopping (Safeway) and Pharmaceuticals (Walgreens, Safeway), the proposed rezone to a higher density helps support these local businesses. Approval of the rezone would help support policy goal H2, which would provide incentives to encourage residential development in commercial zones, especially those within proximity to transit and to support local business.

Staff Analysis:

Staff does not consider senior housing and assisted living to be nuisance uses as they tend not to generate light, glare, noise, or odor that may be incompatible with existing single-family housing.

This proposed rezone satisfies SMC 20.30.320(B)(4).

5. The rezone has merit and value for the community.

Applicant's Response:

It is anticipated that upon successful rezone completion, plans to develop a high density residential structure will commence, most likely with a focus on senior housing. Presently, two of the four parcels provide senior housing care but lack the ability to provide a continuum of care or the ability for a residence to age in place. In other words, the location cannot provide a variety of living options to the community of Shoreline as their seniors begin to age. In fact, aside from one community in the city limits, there are not any other locations or senior housing providers within the City of Shoreline that can provide a setting where seniors can stay in one location and successfully age from an independent setting all the way to an acute, long term location. What is perhaps more concerning, generally speaking, is that the Comprehensive Plan fails to specifically address seniors as their own population group and the housing crisis they face as our the population of baby boomers begins to explode across the United States. Senior housing construction in King County alone has averaged approximately 464 new units per year over the last twelve years being put into service (National Investment

Center). A rezone and redevelopment of the project, specifically to senior housing, would help satisfy policy goal H VI (encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities), H25 (encourage, assist and support social and health service organizations that offer housing programs for targeted populations) and H27 (support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encourage universal design or retrofitting homes for lifetime use).

Staff Analysis:

In addition to the reasons already stated, new residential development will require the payment of Transportation, Park, and Fire Impact Fees, which pay for system-wide improvements to accommodate growth within the community.

While this growth is changing the character of established neighborhoods, it is important to recognize that Shoreline's population is growing older and the needs of the community will change over time. According to the 2012 Comprehensive Plan, "Baby Boomers", those born between 1946 and 1964, comprise approximately 30% of the population. Shoreline has the second largest percent of people 65 and older among King County cities. Among older adults, the fastest growing segment is people 85 and older, up 1/3 from 2000.

As residents of Ridgecrest and North City and other neighborhoods within Shoreline age out of their single-family homes, it will be important that there are places within the community where they can live and receive medical care. This continuity will allow them to keep in touch with local friends and family, and attend the same churches and other social activities that provide connections essential to well-being.

This proposed rezone satisfies SMC 20.30.320(5).

DEPARTMENT RECOMMENDATION:

Based on the above applicant responses to the rezone criteria and the Planning Department's analysis, Planning recommends **APPROVAL** of the Rezone for PLN18-0043. The four parcels identified in this Staff Report should be rezoned to Community Business (CB).

Miranda Redinger, AICP, Senior Planner
July 17, 2018

Attachments:

1. Site Plan
2. Vicinity Map
3. Zoning Map
4. Current Comprehensive Plan Map (adopted 2012)
5. 1998 Comprehensive Plan Map

6. Critical Areas Map
7. Neighborhood Meeting Invite
8. Neighborhood Meeting Summary
9. Application
10. Rezone Criteria
11. Statement of Use
12. Notice of Application
13. Notice of June 12 Public Hearing
14. Notice of July 31 Public Hearing
15. SEPA Determination of Nonsignificance (DNS)
16. Amended SEPA DNS
17. Signed SEPA Checklist
18. Public Comments
19. Responses to Public Comments from Applicant

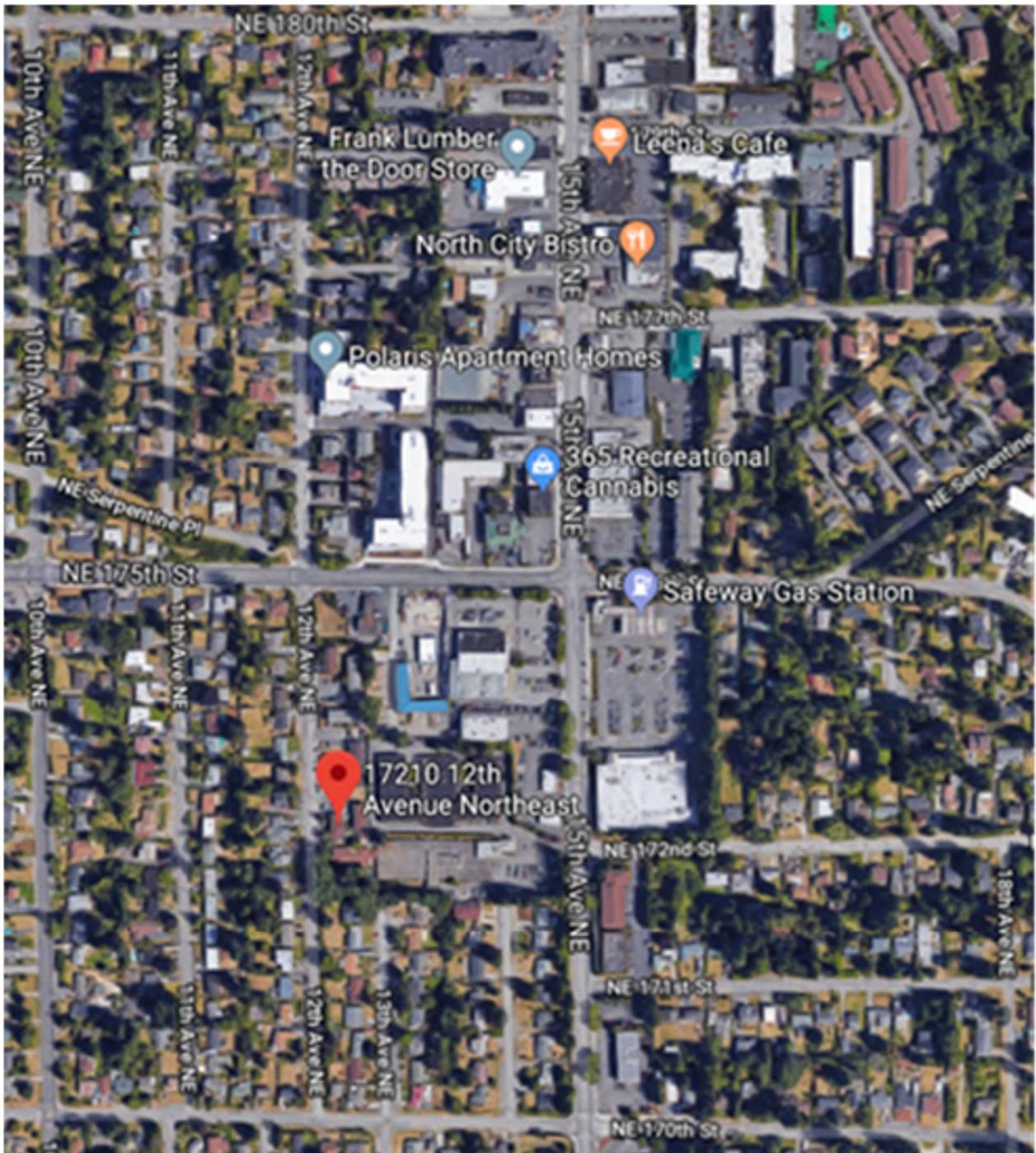
20180910 SR
Winters Rezone PLN18-0043
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Attachment 1- Site Plan



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Attachment 2- Vicinity Map



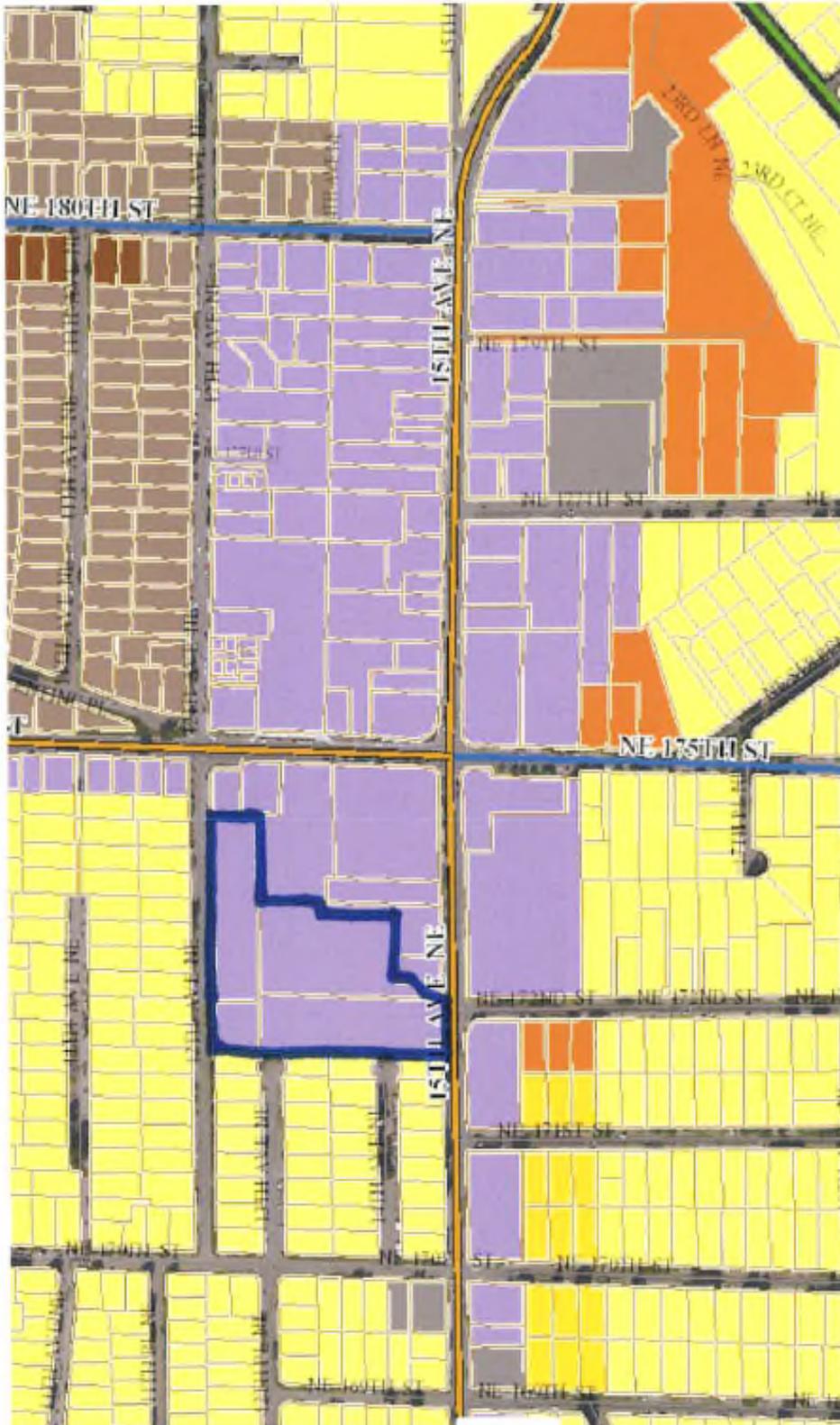
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Attachment 3- Zoning Map



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Attachment 4- 2012 Comprehensive Plan Map

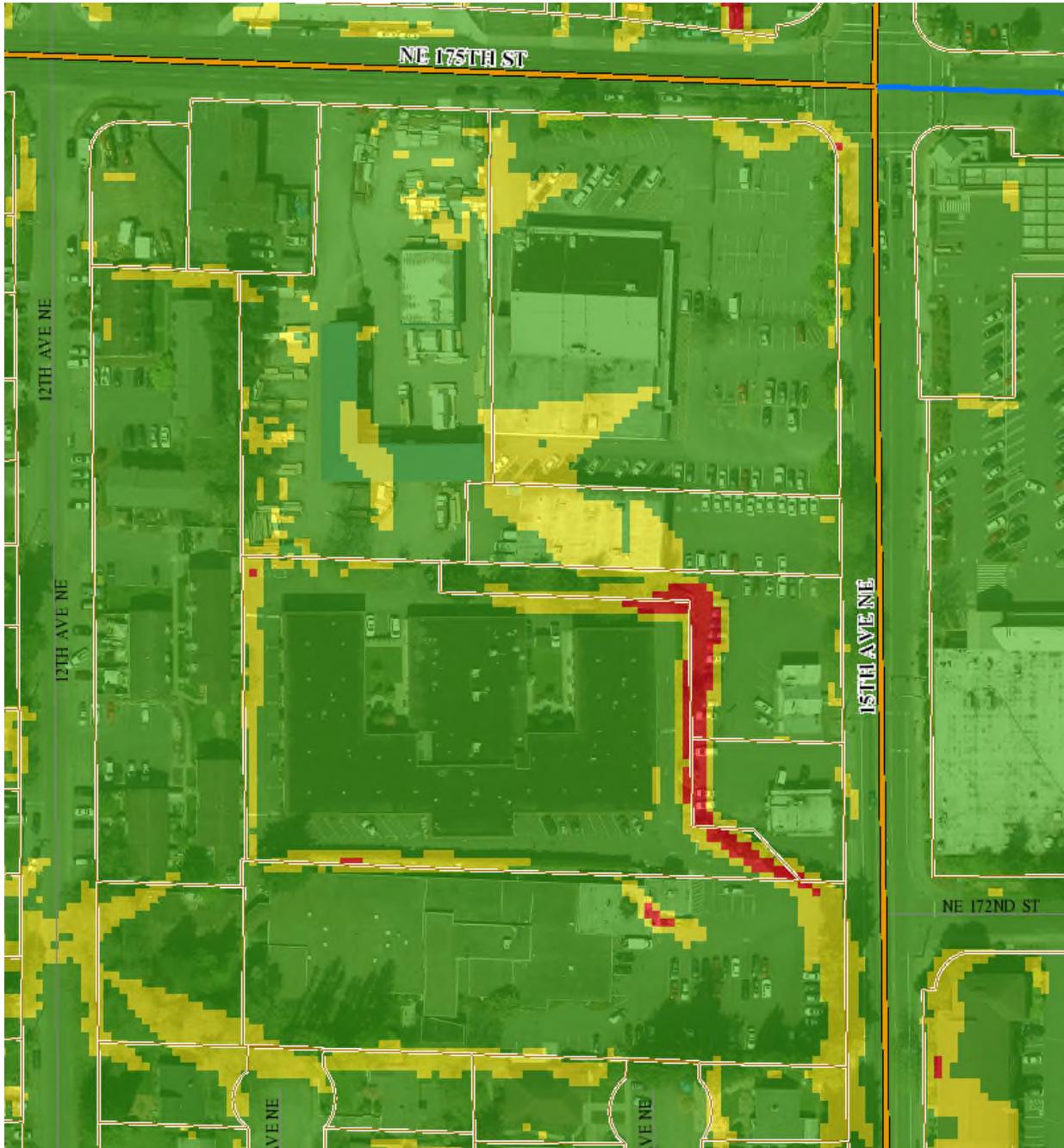


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Attachment 6- Critical Areas Map

Percent Slope

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40



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Attachment 7- Neighborhood Meeting

NEIGHBORHOOD MEETING NOTICE

Dear Neighbor,

We represent the owners of four parcels of land located in close proximity to you, for which those parcels are predominately used for senior housing care. We would like to host a neighborhood meeting to discuss future plans of those sites and solicits comments from you and your fellow neighbors regarding our proposal.

Meeting Information

Proposal: Non-project specific rezone of 17127 and 17201 15th Ave NE and 17414 and 17062 12th Ave NE from R24 & R48 zoning to Community Business (CB). The purpose of the rezone is twofold: 1st, it will put these parcels in alignment with the City's Comprehensive Plan; 2nd, it will allow for the future development of what we hope will be a senior housing building(s) to complement the current assisted living facility where the now closed and unusable skilled nursing facility is presently located.

Date: March 27th, 2018

Time: 6:30 p.m.

Location of Meeting: Activities Room of Anderson Plaza, 17201 15th Ave NE, Shoreline WA 98155.

We look forward to meeting you in person and hearing your thoughts on our proposal. Should you have any questions or thoughts in the interim (or following the meeting), please feel to reach out to us with the contact information below.

Kindest Regards,



Jordan Winters
Project Manager, Santé Partners
(503) 209-6034

winters@santepartners.com



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Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 8- Neighborhood Meeting Summary

Public Meeting

March 27, 2018

1. Introduction and Purpose of meeting

This meeting is to inform the community about the project and answer questions, and report back to the city.

2. Background of applicant – Santé

Santé rep:

We specialize in development and operation of senior housing facilities. We own several across the country. Anderson plaza is our most recent acquisition. We have invested 15 million in this building; we see high demand and low supply of senior housing as a major issue. My role is to oversee development issues.

3. Proposed rezone property description

A demonstrative map was provided to show the proposed re-zone. This public meeting is a required part of the process and is meant to provide information and receive feedback.

Our goal is to rezone in alignment with the proposed comprehensive plan. The property is surrounded by some retail, apartment buildings and single family housing.

4. Explanation of proposed rezone

We are proposing to align this parcel with the proposed comprehensive plan by changing it to a Community Business designation, in line with the rest of the area. We are proposing only senior housing on the site for now although we do not have a proposed project linked to this application.

Comments: what is the traffic impact of this proposal?

Response: Independent living has a very low traffic impact.

Comment: we are concerned that if demand declines you may sell this property and a different project will be proposed.

Response: our demographic studies show that there will always be a need for senior housing

Comment: how high will you build? We do not want a large building on this site.

Response: We are considering 5 stories although we do not have specific plans at this time.

Comment: why are you rezoning only one parcel?

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Response: what we are proposing will be consistent with the comprehensive plan, so that we are not left with an "island" zoned differently than the rest of the area.

We are not proposing a specific proposal as of now. We are simply applying for a rezone at this time.

Comment: Dana Golden, Tori Rochleau-Rice: we want to be sure you will not be trying to create access to your site from the dead-end streets.

Response: we do not plan to propose access on those streets.

Comment: What other proposals for redevelopment might happen on this site?

Response: we are proposing independent living on this site; if something else is proposed we might not be involved.

Comment: who owns the property abutting the southern property line?

Response: not Santé; that appears to be a single family lot.

Comment: why are you not currently proposing a new project?

Response: we ideally would like to propose to build independent living with mixed use, including bistros, apartments and office. This would be a quality product, for senior housing. However we do not have specific plans and that is not part of this application.

Comment: if this were redeveloped as a larger living facility; how would you meet current fire code access requirements? Would you purchase any of the buildings you do not own?

Response: we do not have any plans to do that.

Comment: concern about how fire lanes will be provided.

Response: we do not have a specific answer to that at this time, since we do not have a specific proposal at this point. However, we have noted your comments.

One of the purposes of this meeting is to make you aware of the proposal to rezone, we are noting all of your comments. If and when a specific proposal to build on the property comes up, that will be a separate proposal for which you will have opportunity to comment.

Comment: I am against changing the zoning at all.

Response: we believe that development brings activity and vitality to the area, but we note your comment.

Comment: we would like to see a specific proposal with together with this rezone.

Response: we are taking note of that comment.

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Comment: we think this zoning designation should be lower than it currently is, and not change. We were told this would stay medium to low density and do not feel that we have been properly or accurately informed by the city.

Response: we have noted that comment and will share all comments with the city.

Response: once we do have a proposal we will welcome your input.

Comment: I agree that senior housing is important and there is no reason to have it be somewhere else. But what will the proposal do to the value of our homes close to our areas and the traffic impacts?

Response: tonight we cannot answer those questions but we have taken note and will share it with the city.

Comment: if this were three stories instead of five, I would be more receptive. I would also want to know where are the entrances, how do they work with the dead end streets. Will there be visitor and staff parking; how will the building look; will it add to the value of the neighborhood?

Comment: I also want to preserve the significant trees

Comment: I would want to see provisions for public benefits and public improvements

Response: we have taken note of your comments and will submit them to the city. We also have comment cards for further comments.

Comment: what kinds of residents would be staying in a future project; will you have frequent paramedics? And will Anderson continue to run the home on 14th?

Response: independent residents are attended by paramedics from time to time. Yes the home on 14th would not change.

Comment: You are saying that you have no intention now to build, but you are asking for the rezone.

Response: we want to fit in with the comprehensive plan so that we are not the only block in the area which is not in line with the surrounding zoning.

Comment: what about street improvements?

Response: those would be considered as part of a future proposal, which we are not making at this time.

Comment: If the rezone goes through you are not trying to buy the Anderson House?

Response: no

Comment: we are concerned we have received misinformation from the city about the zoning.

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Response: we will note that comment.

Thank you for all your comments and please fill out comment cards.

Comment: would be nice to have a green buffer on property line between 13th and 14th

Eric Merklingshaus: your explanation is that the City does not want a zoning island. Yet the current zoning reveals that the Anderson Plaza is currently at r-48 while surrounding is r-24, so this is actually a problem of the city's own making. Santé's recommendation of a CB zoning is not required to solve this historical error. In no case is the step to a more dense zoning required. R-48 is all that is required, not more.

5. Rezone process and opportunities to comment

There will be at least two more public comment periods. There will be public notice of this rezone, it will go to hearing examiner and then city council for approval and there will be opportunity for input throughout the process.

6. Questions and comments

Questions and comments were taken throughout, per the notes above.

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Attachment 9- Applications



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17127 *
House
PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17127 15th Ave NE, Shoreline, WA 98155
(Leave blank if address is not known)

Parcel Number (Property Tax Account Number) 6163901465

Legal Description Attached
Attach separate sheet for long Legal Description

PROPERTY OWNER INFORMATION

Name Parfit Family LTD Partnership Email billp1963@gmail.com

Address 340 Nickelbush Lane City Quilcene State WA Zip 98376

Phone 360-774-0894 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com

Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302

Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

- | | | | | |
|------------------------|---|--|--|---|
| Type of Application: | <input type="checkbox"/> Single Family | <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Non-Residential | <input type="checkbox"/> Legislative |
| Building/Construction: | <input type="checkbox"/> New Construction | <input type="checkbox"/> Change of Use | <input type="checkbox"/> Mechanical | <input type="checkbox"/> Fire Sprinkler |
| | <input type="checkbox"/> Addition/Remodel | <input type="checkbox"/> Demolition | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Fire Alarm |
| | <input type="checkbox"/> Clearing & Grading | <input type="checkbox"/> Site Development | <input type="checkbox"/> Other | |
| Land Use: | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Use - Home Occupation | <input type="checkbox"/> Conditional Use |
| | <input type="checkbox"/> Short Plat | <input type="checkbox"/> Engineering Deviation | <input type="checkbox"/> Use - Bed & Breakfast | <input type="checkbox"/> Code Interpretation |
| | | | <input type="checkbox"/> Use - Temporary Use | <input checked="" type="checkbox"/> Rezone |
| | | | | <input type="checkbox"/> Administrative Design Review |

PROJECT DESCRIPTION Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email _____

Contact Person _____ Phone _____

Address _____ City _____ State _____ Zip _____

Contractor's Registration # _____ Expiration Date _____

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of **PROPERTY OWNER**

Signature of **AUTHORIZED AGENT**

Date 3/22/18

PLN 180043

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property. 0%-5% 5%-10% 10%-15% 15%-20% 20%-25% 25%+

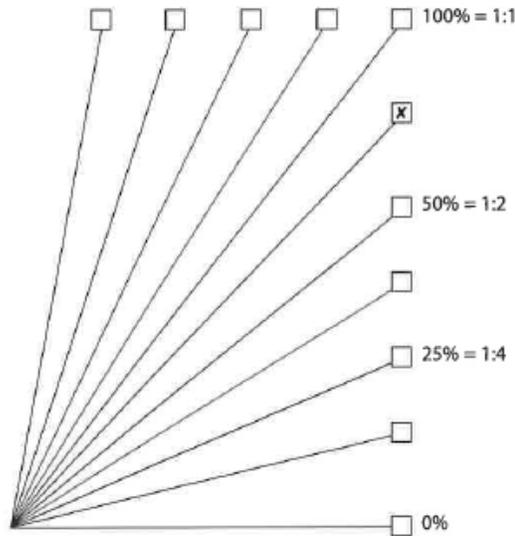
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)



180043

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17201
Plaza

PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17201 15th Ave NE, Shoreline, WA 98155
(Leave blank if address is not assigned)
Parcel Number (Property Tax Account Number) 6163901560
Legal Description Attached
Attach separate sheet for long Legal Description

PROPERTY OWNER INFORMATION

Name Sante Shoreline ALF Real Co, LLC Email winters@santepartners.com
Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302
Phone 503-209-6034 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com
Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302
Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

- Type of Application: Single Family Multi-Family Non-Residential Legislative
- Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
 Addition/Remodel Demolition Plumbing Fire Alarm
 Clearing & Grading Site Development Other
- Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
 Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
 Use - Temporary Use Rezone Administrative Design Review

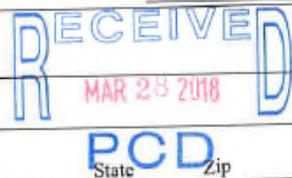
PROJECT DESCRIPTION

Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email _____
Contact Person _____ Phone _____
Address _____ City _____ State _____ Zip _____



Contractor's Registration # _____ Expiration Date _____

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER

Signature of AUTHORIZED AGENT

Date 2/5/2018
180043

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
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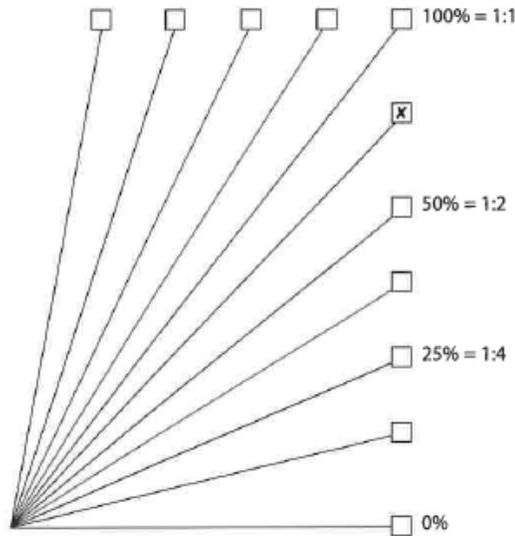
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

How to Determine the Slope of a Hillside

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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16



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Planning & Community Development
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Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17062
AFP
PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17062 12th Ave NE, Shoreline, WA 98155
(Leave blank if address is not assigned)
Parcel Number (Property Tax Account Number) 6163901462
Legal Description Attached
(Attach separate sheet for long Legal Description)

PROPERTY OWNER INFORMATION

Name Anderson Family Properties Email andy@andersonfp.com
Address 415 W. Mercer St #802 City Seattle State WA Zip 98119
Phone 206-919-1606 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com
Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302
Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

Type of Application: Single Family Multi-Family Non-Residential Legislative
Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
 Addition/Remodel Demolition Plumbing Fire Alarm
 Clearing & Grading Site Development Other
Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
 Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
 Rezone
 Administrative Design Review

PROJECT DESCRIPTION Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email _____
Contact Person _____ Phone _____
Address _____ City _____ State _____ Zip _____
Contractor's Registration # _____ Expiration Date _____

RECEIVED
MAR 28 2018
PCD

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER [Signature] Signature of AUTHORIZED AGENT [Signature] Date 2/5/2018
180043

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
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- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
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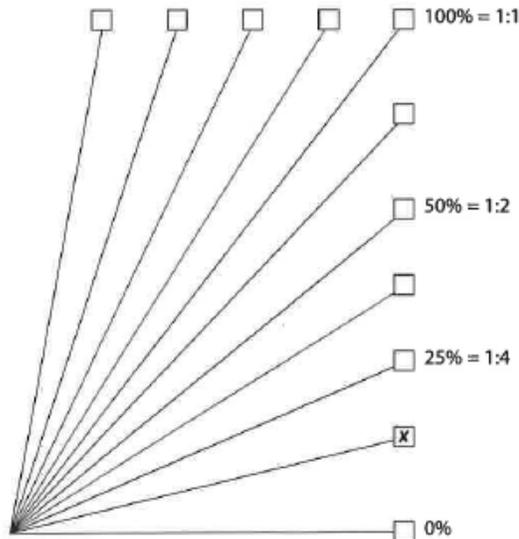
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

How to Determine the Slope of a Hillside

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(Check appropriate slope percentage box and mark correct box on diagram below.)



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20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16



City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

17414
Par Three

PERMIT APPLICATION

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address 17414 12th Ave NE, Shoreline, WA 98155
(Leave blank if address is not important)
Parcel Number (Property Tax Account Number) 6137400000
Legal Description Attached
Attach separate sheet for long Legal Description

PROPERTY OWNER INFORMATION

Name PAR Three, LLC Email nautiko@comcast.net
Address 18390 NE 192nd St City Woodinville State WA Zip 98097
Phone 206-300-9381 Phone Cell Same

Owner's Authorized Agent

Name Jordan Winters Email winters@santepartners.com
Address 1220 20th St SE, Suite 310 City Salem State OR Zip 97302
Phone 503-209-6034 Phone Cell Same

PROJECT INFORMATION

- Type of Application: Single Family Multi-Family Non-Residential Legislative
- Building/Construction: New Construction Change of Use Mechanical Fire Sprinkler
- Addition/Remodel Demolition Plumbing Fire Alarm
- Clearing & Grading Site Development Other
- Land Use: Subdivision Zoning Variance Use - Home Occupation Conditional Use
- Short Plat Engineering Deviation Use - Bed & Breakfast Code Interpretation
- Rezone
- Administrative Design Review

PROJECT DESCRIPTION

Applicant requests approval of current zoning classification to Commercial Business, keeping in consistency with the City of Shoreline comprehensive plan. See "Decision Criteria" response for further information.

Construction Value N/A

CONTRACTOR INFORMATION

Company Name N/A Email
Contact Person Phone
Address City State Zip
Contractor's Registration # Expiration Date

RECEIVED
MAR 28 2018
PCD

I am the property owner or authorized agent of the property owner. I certify that to the best of my knowledge, the information submitted in support of this permit application is true and correct. I certify that I will comply with all applicable City of Shoreline regulations pertaining to the work authorized by the issuance of a permit. I understand that issuance of this permit does not remove the owner's responsibility for compliance with state or federal laws regulating construction or environmental laws. I grant permission for City staff and agents to enter areas covered by this permit application for the sole purpose of inspecting these areas in order to process this application and to enforce code provisions related to the issued permit(s).

Signature of PROPERTY OWNER

Signature of AUTHORIZED AGENT

Date 2/5/2018
180043

CRITICAL AREAS WORKSHEET

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- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
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- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

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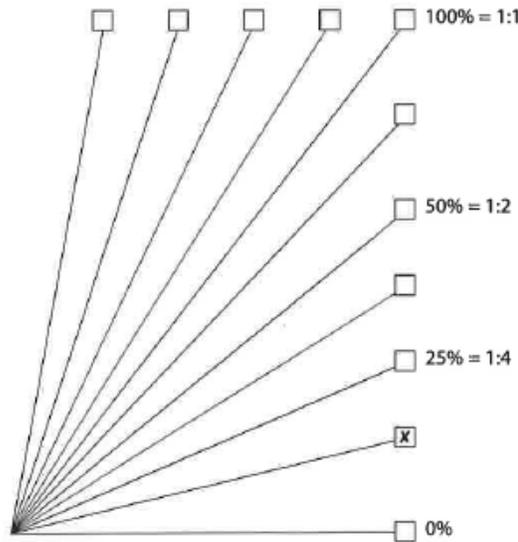
Please describe the site conditions for any "yes" answer:

Who prepared this information? Jordan Winters

How to Determine the Slope of a Hillside

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(Check appropriate slope percentage box and mark correct box on diagram below.)



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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 10- Rezone Criteria

REZONE OF PROPERTY/ZONING CRITERIA



Pursuant to the application filed on behalf of the Applicant(s) for a formal rezoning of the properties identified as Parcel #s 616390-1560, 613740-0000, 616390-1462 and 616390-1465 to a Community Business (CB) zone, we would like to formally provide justifications of why the application is consistent with the merits of a rezoning and meeting the Decision Criteria required for approval:

- a. The rezoning is consistent with the Comprehensive Plan:
 - Per the Future Land Use Map of the Comprehensive Plan adopted via Ordinance 649 on December 10, 2012, all four sites are designated for a future zoning classification of Mixed Use 2 which "encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses"... "except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses." Presently, each of the four sites are zoned as either R-24 or R-48, which is a medium to high density residential. The rezoning to a CB zone within the Mixed Use 2 Comprehensive Plan designation is consistent with the Comprehensive Plan.
- b. The rezoning will not adversely affect the public health, safety or general welfare:
 - The rezoning to a CB zone consistent with a Mixed Use 2 designation actually makes steps towards improving the public health, safety and general welfare. According to Figure HA-2 of the 2012 Comprehensive Plan, the percentage of dwelling units that were designated as Multifamily (MF) for the City of Shoreline was 23.2%, compared to almost 73% for single family residences (SFR). Generally speaking, when compared to larger, more urban communities, the census mix for MF appears to be below average. A CB zoning designation with unrestricted density and favorable development conditions helps to serve this under met MF demand. As part of future development for the property, needed frontage improvements will be developed, improving walkability to local business as well and several forms of public transit (bus routes run presently and light rail is slated for future development off of 185th).
- c. The rezoning is warranted in order to achieve consistency with the Comprehensive Plan:
 - As outlined in responses to both a. and d., a rezoning to a CB classification provides total continuity with the properties immediately adjacent to the north and east and accomplishes the City's Comprehensive Plan goal of a Mixed Use 2 designation.
- d. The rezoning will not be materially detrimental to uses or property in the immediate vicinity of the subject rezoning:
 - The properties to the north and east of the four parcels are all presently zoned CB and would provide a seamless transition as part of the rezoning. To the west and south of the parcels, zoning is presently R-6, low density residential and is designated to remain low density through the Comprehensive Plan. As noted in the Comprehensive Plan under Land Use Goals and Policies, under LU9, "Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions". When site specific development plans are developed, both neighboring architecture and

PLN 180043

neighborhood involvement will be taken into consideration so that this criteria can be met. Further, given the proximity of these parcels to immediate business such as dining (Ichi Bento, Peking House, Leenas Café, etc), grocery shopping (Safeway) and Pharmaceuticals (Walgreens, Safeway), the proposed rezone to a higher density helps support these local businesses. Approval of the rezone would help support policy goal H2, which would provide incentives to encourage residential development in commercial zones, especially those within proximity to transit and to support local business.

e. The rezone has merit and value for the community:

- It is anticipated that upon successful rezone completion, plans to develop a high density residential structure will commence, most likely with a focus on senior housing. Presently, two of the four parcels provide senior housing care but lack the ability to provide a continuum of care or the ability for a residence to age in place. In other words, the location cannot provide a variety of living options to the community of Shoreline as their seniors begin to age. In fact, aside from one community in the city limits, there are not any other locations or senior housing providers within the City of Shoreline that can provide a setting where seniors can stay in one location and successfully age from an independent setting all the way to an acute, long term location. What is perhaps more concerning, generally speaking, is that the Comprehensive Plan fails to specifically address seniors as their own population group and the housing crisis they face as our the population of baby boomers begins to explode across the United States. Senior housing construction in King County alone has averaged approximately 464 new units per year over the last twelve years being put into service (National Investment Center). A rezone and redevelopment of the project, specifically to senior housing, would help satisfy policy goal H VI (encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities), H25 (encourage, assist and support social and health service organizations that offer housing programs for targeted populations) and H27 (support opportunities for older adults and people with disabilities to remain in the community as their housing needs change, by encourage universal design or retrofitting homes for lifetime use).

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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 11- Statement of Use

STATEMENT OF USE

Pursuant to the application concurrently filed on behalf of the Applicant(s) for a formal rezone of the properties identified as Parcel #s 616390-1560, 613740-0000, 616390-1462 and 616390-1465, this statement of use is meant to identify both the current and proposed uses of the site upon rezone approval. Presently, parcel # 613740-0000 is a fully improved parcel and is ran as market rate apartments for rent and it will likely remain market rate rental apartments post rezoning. Parcel # 616390-1560 is a fully improved parcel and is a recently renovated assisted living facility and will likely remain an assisted living facility post rezoning. Parcel #'s 616390-1462 and 616390-1465 are substantially improved lots that once operated as a skilled nursing facility and will likely be redeveloped to accommodate some form of senior housing post rezone, although there is no specific project contemplated as part of this rezone.

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Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 12- Notice of Application

The City of Shoreline Notice of Rezone Application including Optional SEPA DNS Process

Location, Application No., Type of Permit(s) Required and Project Description: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155; PLN18-0043 Rezone Application. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB). No development project is proposed as part of this application, but applicant anticipates building senior housing and expanding medical facilities that currently exist on the property.

The City expects to issue a SEPA Determination of Nonsignificance (DNS). This SEPA comment period may be the only opportunity to comment on the *environmental* impacts of this proposal. There will be additional opportunity for comment at the public hearing. A separate notice will be mailed and posted once the public hearing date has been determined.

This SEPA public comment period ends Wednesday, May 9, 2018 at 5:00 p.m. Please mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn: Miranda Redinger, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to mredinger@shorelinewa.gov.

Copies of the full notice of application, application materials including SEPA documents, and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 13- Notice of June 12 Public Hearing

The City of Shoreline Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Jordan Winters, PLN18-0043

Location & Description of Project: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, June 12, 2018 at 6:00 pm in the Council Chamber at City Hall 17500 Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 14- Notice of July 31 Public Hearing

The City of Shoreline Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Jordan Winters, PLN18-0043

Location & Description of Project: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Tuesday, July 31, 2018 at 6:00 pm in the Council Chamber at City Hall 17500 Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 15- SEPA DNS



Planning & Community Development

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

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: **May 3, 2018**

PROPOSER: **Jordan Winters**

LOCATION OF PROPOSAL: **17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155**

DESCRIPTION OF PROPOSAL: **The applicant has requested to rezone four parcels from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48) to Community Business (CB).**

PUBLIC HEARING **Tentatively Scheduled for June 14, 2018**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning & Community Development, Director and SEPA Responsible Official

ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 5-1-18 SIGNATURE: *Rachael Markle*

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end on May 18, 2018. There is no administrative appeal of this determination. 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 underlying decision in accordance with State law.

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at mredinger@shorelinewa.gov or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development.

20180910 SR
Winters Rezone PLN18-0043
Hearing Examiner Public Hearing Staff Report Attachments 1-16
Attachment 16- Amended SEPA DNS



Planning & Community Development

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

**AMENDED
SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)**

PROJECT INFORMATION

DATE OF ISSUANCE: **June 14, 2018**
PROponent: **Jordan Winters**
LOCATION OF PROPOSAL: **17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155**
DESCRIPTION OF PROPOSAL: **The applicant has requested to rezone four parcels from Residential 24-units per acre (R-24) and Residential 48-units per acre (R-48) to Community Business (CB).**
PUBLIC HEARING **TBD**

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESPONSIBLE OFFICIAL: **Rachael Markle, AICP**
Planning & Community Development, Director and SEPA Responsible Official
ADDRESS: **17500 Midvale Avenue North** PHONE: **206-801-2531**
Shoreline, WA 98133-4905

DATE: 6/12/18 SIGNATURE: Rachael Markle

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end on June 28, 2018. ~~There is no administrative appeal of this determination. 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 underlying decision in accordance with State law.~~ This DNS may be appealed by any interested person to the City of Shoreline Hearing Examiner as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received by 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project. An appeal hearing on the DNS will be consolidated with the open record hearing on the project application.

The file and copy of the Rezone Application are available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development or by contacting Miranda Redinger, AICP, Senior Planner at mredinger@shorelinewa.gov or by calling 206-801-2513.

The file and copy of this SEPA Determination of Nonsignificance is available for review at the City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development.



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable: Anderson Properties Rezone Proposal
2. Name of applicant: Sante Shoreline ALF Real Co, LLC, Parfitt Family Limited Partnership, PAR Three, LLC, Anderson Family Properties, LLC
3. Address and phone number of applicant and contact person: Jordan Winters
1220 210th St SE, Suite 310
Salem, OR 97302
(503) 209-6034
4. Date checklist prepared: February 26, 2018
5. Agency requesting checklist: City of Shoreline
6. Proposed timing or schedule (including phasing, if applicable):
Non-project action rezone proposal subject to City review process timing.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Not Applicable. Non-project action.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Not Applicable. Non-project action.

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.

None known.

10. List any government approvals or permits that will be needed for your proposal, if known.

Rezone approval.

11. Give 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.)

Non-project rezone of property at 17127 & 17201 15th Ave NE and 17414 & 17062 12th Ave NE from R-24 & R-48 to CB. Survey of properties is attached as Exhibit A to this checklist.

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.

See Exhibit A.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat rolling, hilly, steep slopes, mountainous,
other _____

b. What is the steepest slope on the site (approximate percent slope)?

Geotechnical report submitted at preapp identifies small portion of site on SW corner as steep slope.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Site is largely impervious surface.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

3. Water

- a. Surface Water:

- 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.

No.

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

Not applicable.

- 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.

Not applicable. Non-project action.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

Not applicable. Non-project action.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

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.

Not applicable. Non-project action.

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

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.

No.

c. Water runoff (including stormwater):

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.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable. Non-project action.

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

Not applicable. Non-project action.

4. Plants

a. Check the 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

Orchards, vineyards or other permanent crops.

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?

Not applicable. Non-project action.

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

None known.

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

Not applicable. Non-project action.

- e. List all noxious weeds and invasive species known to be on or near the site.

None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Songbirds.

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

None known.

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

No.

- d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable. Non-project action.

- e. List any invasive animal species known to be on or near the site.

None known.

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.

Not applicable. Non-project action.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

Not applicable. Non-project action.

- 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:

Not applicable. Non-project action.

7. Environmental health Not applicable. Non-project action.

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

- 1) Describe any known or possible contamination at the site from present or past uses.
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
- 4) Describe special emergency services that might be required.
- 5) Proposed measures to reduce or control environmental health hazards, if any:

b. Noise Not applicable. Non-project action.

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

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.

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

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Senior living and multifamily condo's. Adjacent uses are residential and commercial.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No.

c. Describe any structures on the site.

See survey and attached aerial photograph.

d. Will any structures be demolished? If so, what?

Not applicable. Non-project action.

e. What is the current zoning classification of the site?

R-24 & R-28

f. What is the current comprehensive plan designation of the site?

Mixed Use.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

i. Approximately how many people would reside or work in the completed project?

Not applicable. Non-project action.

j. Approximately how many people would the completed project displace?

Not applicable. Non-project action.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. Non-project action.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable. Non-project action.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable. Non-project action.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable. Non-project action.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable. Non-project action.

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

Not applicable. Non-project 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?

Not applicable. Non-project action.

b. What views in the immediate vicinity would be altered or obstructed?

Not applicable. Non-project action.

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

Not applicable. Non-project action.

11. Light and glare

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Shoreline Park, Hamlin Park, and Rotary Park are all in the immediate vicinity.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
Not applicable. Non-project action.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Not applicable. Non-project action.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
No.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
No.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
Not applicable. Non-project action.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
Not applicable. Non-project action.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
15th Ave NE and NE 175th St are adjacent arterials that serve the site. Interstate 5 is 15 blocks to the west.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
Public transit is available on both adjacent arterials. Future light rail is slated for 185th Ave NE.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Not applicable. Non-project action.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Not applicable. Non-project action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
Not applicable. Non-project action.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
Not applicable. Non-project action.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.
Not applicable. Non-project action.
- h. Proposed measures to reduce or control transportation impacts, if any:
Not applicable. Non-project action.

15. Public services

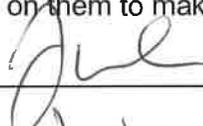
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Not applicable. Non-project action.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable. Non-project action.

16. Utilities

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
All of the above, including cable tv and excluding septic system.
- 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 which might be needed.
Not applicable. Non-project 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: 

Name of signee Jordan Winters

Position and Agency/Organization Project Manager, Sante Partners, LLC

Date Submitted: 03/15/2013

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to 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 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?

Not applicable. Non-project action.

Proposed measures to avoid or reduce such increases are:

Not applicable. Non-project action.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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?

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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?

Proposal is to rezone property from R-24 & R-48 designations to CB designation. Proposal is consistent with Comprehensive Plan designation of the property.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

Not applicable. Non-project action.

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

None.

COMMENT CARD

Since the zoning information that
the city put out is not what they are now
planning we feel that we have been
lied to. There hasn't been any notice
to the area residents re AB
going in the now "purple" area
except from the representatives of
Santia. We are against AB zoning

Contact Info:

Cindy McCrea / Ned McCrea
17037 13th Ave NE
nedmccrea@comcast.net

RECEIVED
MAY 22 2009
PCD
1800 23

Miranda Redinger

From: Cindy McCrea <clmccrea21@gmail.com>
Sent: Sunday, May 06, 2018 5:05 PM
To: Miranda Redinger; PCD; council@chorelinewa.gov
Subject: [EXTERNAL] Rezone Application Winters, PLN18-0043

Follow Up Flag: Follow up
Flag Status: Flagged

To: Miranda Redinger, City of Shoreline Project Manager
Shoreline Planning Department
Shoreline City Council

RE: I am writing regarding the proposed Rezone of parcels 6163901560, 6163901465, 613740-0000 and 6163901462, addresses 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline.

Currently these parcels are zoned R24 and R48 and are adjacent to single family homes zoned R6. The proposal to rezone to a CB designation does not fit with the existing zoning and does not provide a buffer between what could be a busy traffic area and a quiet, residential neighborhood. The developers of the proposed rezone have not come forward with any plans for this area and have made vague promises to the current residents that the only thing they want to do is build senior living facilities. We cannot rely on vague references when it comes to our neighborhood and quality of life.

While the currently available zoning map (2016) shows the parcels in question to be zoned R24 and R48 we were told at the community meeting put on by Sante Partners that a) the City wants the entire parcel zoned CB, b) Sante is considering a 5 story building and c) no one will want to develop the properties unless they are rezoned to CB so the neighborhood would be faced with dealing with vagrants. Regarding a) if the City of Shoreline is planning a rezone then according to their ideals of “transparency” the residents should hear from the City, not an out of state developer; b) a 5 story building right next to single family dwellings is not in the best interests of the current residents and c) threats are typically not a way to win over public opinion.

There is a new apartment building going in on the corner of 15th and 175th NE “the Post Office” location. 5 story, 243 units with 267 parking spaces. We did hear that there “wouldn’t be an increase in auto traffic because the post office had a lot of traffic going in and out of that location”. I feel fairly certain that there weren’t an extra 200+ cars going in and out of the post office during rush hour morning and evening. Add to that the rumor that the Post Office is going to relocate to the Water District property on 15th and 169th. If that is true then the original “study” showing there wouldn’t be an increase in traffic is flawed at best and false at worst. 15th NE is already backed up during rush hour. Adding more Community Business capability to the area will only add to the noise and traffic. What about runoff from the paving? What studies have been done or are being done? If studies have been done, why hasn’t that information been distributed to residents? Can we really rely on it or is it just done to “pass inspection”

We have lived in Shoreline for 32 years. The school district was good, the location as far as schools, library, shopping was great. Our children were in 5th and 10th grade when we moved in. Kids could play in the street and we didn’t worry about traffic. Our children babysat for younger children who in turn babysat for newer neighbors. We have a block dinner once a month from October through June and a block party in August. We watch out for each other. After all this time of voting for school levies, park levies, etc. in order to help make Shoreline the city that it is we are sadly disappointed in the rush to “redevelop” our neighborhood. The prospect of a developer having the ability to build a 6 story building 250 feet from our home is horrible. I believe that an alternate, less dense zoning is appropriate for the area.

Attachment B

Quite frankly I don't find the city at all interested in being transparent to the citizens and am quite concerned about the influence of outside developers. If we need Senior housing so desperately then why not look on the West side of Aurora – down toward Richmond Beach? It's quiet and that area should really share in some of the exciting new opportunities in Shoreline.

Respectfully,

Cynthia McCrea
17037 13th Ave NE
Shoreline WA 98155

Miranda Redinger

From: PCD
Sent: Monday, May 07, 2018 8:01 AM
To: Miranda Redinger
Subject: FW: [EXTERNAL] save our neighborhood

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning, Miranda –

I believe this was meant for your consideration.

Thanks,



Planning & Community Development
17500 Midvale Avenue N, Shoreline, WA 98133
P: 206-801-2500
PCD@shorelinewa.gov

From: nedmccrea@comcast.net [mailto:nedmccrea@comcast.net]
Sent: Sunday, May 06, 2018 3:30 PM
To: PCD <PCD@shorelinewa.gov>
Subject: [EXTERNAL] save our neighborhood

Planning Department:

This e-mail is about the effort by Sante Partners to change the zoning at the Anderson facility to "Community Business. I will start by saying my wife, our two children, and I moved to 13th Avenue NE in 1986. When we first arrived we were the kids on the block raising our children and enjoying the closeness of the other residents on the block. Now we are the old folks and our neighbors are the ones, to my great joy, with little kids running and learning to ride their bicycles up and down the street. To us our street is a little oasis to come home to at the end of the day. To say that the proposed zoning change is upsetting would be to put it mildly. I cannot imagine turning onto my street and seeing a six story building at the end of the block. Talk about changing the character of a neighborhood for the worse. We and our neighbors do not want to see our neighborhood changed in such a radical manner. Add to that the increase in traffic and getting around North City will be ridiculous. It is already bad and with the proposed changes it would be much worse. Despite the addition of bike lanes and of light rail the majority of people will still be using their cars. We do not want our neighborhood to become the next Ballard. What is happening there with high rises being built on both sides of single family homes is sad and ruining older family neighborhoods. I realize that is not what is being proposed in this case but the outcome will be close enough that if you live near the development it will have the same disastrous effect.

Attachment B

In closing I do not believe Sante Partners gives a hoot about what happens to our neighborhood. Please show that you are more concerned with the people in the community you serve than you do in a corporation from out of state. **Please say no to the change to "CB" and save our neighborhood.**

Sincerely,

Ned McCrea

17037 13th Ave NE

nedmccrea@comcast.net

May 7, 2018

Miranda Redinger, AICP
Senior Planner
Planning & Community Development
17500 Midvale Avenue North
Shoreline, WA 98133-4905

Re: Rezone application of properties at 17127 and 17201
15th Avenue NE and 17414 and 17062 12th Avenue NE

Dear Ms. Redinger:

I would like to comment on the proposed rezone.

I attended the March 27, 2018 meeting about the rezone proposal, and thank you for your note and the summary notes of that meeting.

I am against the rezone, for two reasons.

Number one is the lack of understanding why the rezone is even proposed. Sante has purchased the Anderson Plaza, and invested money in it already. So it shouldn't need to be rezoned. Is this where they plan to put the future proposed 5 story senior housing facility with other businesses included? At the meeting it sounded more like they wanted to tear down the Anderson House building and put it there.

They are not consistent in answering whether they want to purchase the remaining Anderson property. At the meeting they said they would buy that property if the rezone goes through, and that the property could not be profitably developed with its current zoning. But they report in the minutes that they have no plans to purchase buildings they don't already own, and specifically they have no plans to buy the Anderson House even if the rezone goes through.

Why should the rezone include property that is not part of any plans that Sante has? If they really don't want the Anderson House property, the apartment owner isn't applying, and they are not interested in the laundry building, according to what was said at the meeting, why ask them to be rezoned now.

Their explanation was that the City Comprehensive Plan shows this zoning for future development. If the development is unplanned, and unknown for how long into the future, why rezone now?

Number two objection is to the rezone of the Anderson House property to CB zoning at all. There are single family lots

adjoining the Anderson House property. There should not be 60 foot tall buildings next door to one story houses.

What happened to the concept of gradual increases in height and density so that single family homes are not next door to 5 story buildings? When the neighborhood between the 185th station and North City was rezoned, there were different height zones, to keep the highest density near the station, to give the remaining houses at least a chance of normality.

Sante knew what the zoning for both the Anderson Plaza and the Anderson House were when they purchased the Anderson Plaza. They held off on buying the Anderson House because they felt they could not make enough profit with the current zoning.

Please don't let their profit motive spoil another neighborhood.

Thank you.

Sincerely,

Robin Leaden
17242 11th Avenue NE
Shoreline, WA 98155

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

May 3, 2018

Miranda,

I am writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB.

This is Application No. PLN18-0043

The properties currently offer a buffer for the single family homes on 11th AVE NE, 12th AVE NE, 13th AVE NE and 14th AVE NE from the existing CB properties on 15th AVE NE.

There are already flooding and drainage issues on 11th AVE NE near NE 170th ST. Allowing the possibility of another 60' building next to the new 60' apartment building currently being built where the old North City Post Office was, could increase the flooding and drainage issues.

There will be many more cars parking on 12th AVE NE and 11th AVE NE from just the new apartment building. This is more engine oil dripping onto the streets and contaminating our streams, lakes and sound. If the city believes that there will not be parking issues like there currently are on 12th AVE NE north of NE 175th ST, then you are not living in this neighborhood.

Sante claims that they would ultimately like to building more senior housing as the area doesn't have senior housing. A lie. There is a 55+ apartment building on NE 165th St near 5th Ave NE. There is a much larger 55+ apartment building on Aurora by Echo Lake and there are more 55+ apartment buildings in the Hillwood, Richmond Highlands and Richmond Beach neighborhoods. The multifamily housing rezone around the 145th and 185th stations would be great locations for senior apartments.

There are already many auto vs auto and auto vs pedestrian accidents at the crosswalk on 15th Ave NE by Safeway. Adding a large senior housing complex might increase the the number of auto vs pedestrian accidents.

12th AVE NE is mostly a single family home street. It is unwarranted to change a mostly single-family-home street to partly CB zoning. Keeping 17062 and 17414 12th AVE NE as R-24 is best.

The Ridgecrest Neighborhood was told that the rezoning for the 185th Street Station would not be south of NE 175th ST. Broken promises. One board member has gotten the rezoning in his area moved and another board member has gotten a real estate license to "help" those having to sell homes in rezoned areas. I've also heard that the city is allowing developers to develop and not pay taxes and fees for ten years while the city rezones our hoses. It makes the city, the board, and planning commission look a bit unethical and immoral. Have laws been broken? Time will tell.

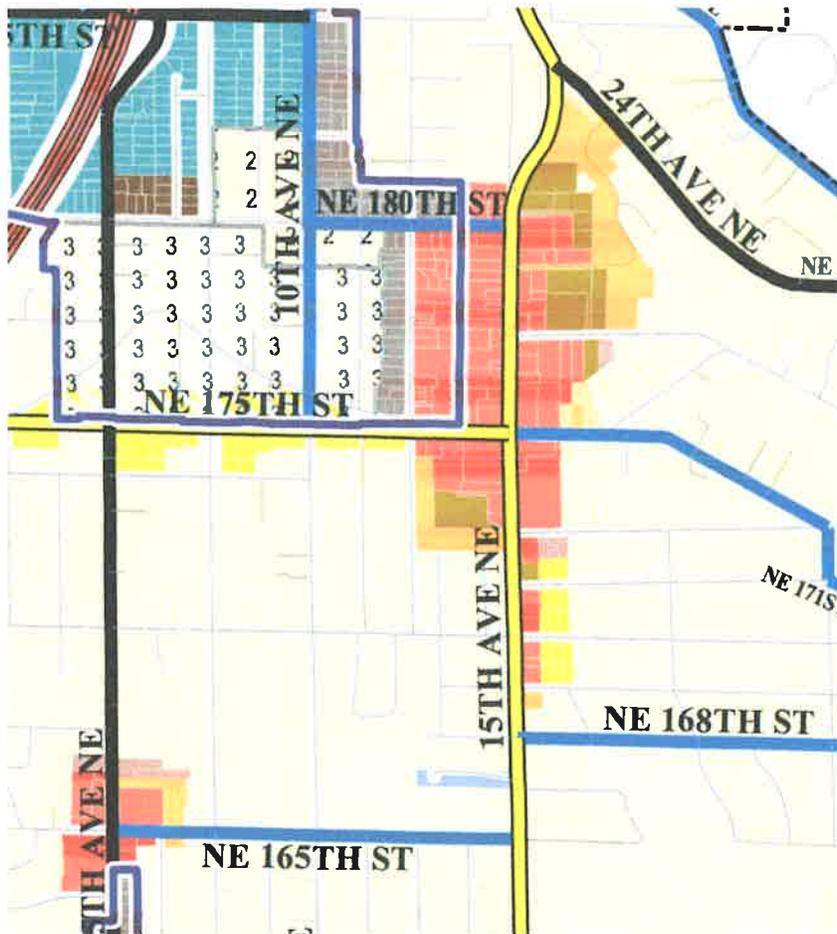
There are covenants that regulate growth and rezoning in many neighborhoods in Shoreline. There might even be a covenant here for 11th, 12th, 13th and 14th Avenues NE. Has the planning commission checked into this?

Pg. 1

I have come to terms with the fact that there will be a 60' apartment building looking into my backyard. The Developer never offered an option for the Postal Service to be the Community Business on the first floor of the apartment building. One of the reasons I purchased my home on 11th Ave NE was because it was walking distance to a post office. I have a PO Box and like walking. Now I have to drive to the temporary North City Post Office location on Aurora Ave N near N 185th St.

My neighbors and I are not willing to sit by and have the R-24 and R-48 buffer removed and replaced by CB (Community Business) zoning and another one, two, three or more 60' buildings in the front and back yards of our single family homes.

Please imagine yourself living in my home and having a 4-5 story building with tenants looking down into your yard. Shoreline is supposed to be a GREEN place to live. Concrete is not GREEN. Trees and yards are GREEN. Single-Family homes have trees and yards, GREEN.



There is buffer around much of the Community Business (CB) zoning in North City and Ridgecrest. Please keep our buffer. Please save our GREEN neighborhood.

Thank you,
Jennifer Klock
17216 11th AVE NE (PO Box 55304)
Shoreline WA 98155(-0304)

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: May 6, 2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

We oppose rezoning of the above addresses and we feel a rezoning will very negatively impact our neighborhood and all of Shoreline.

We've lived in our home at 17201 11th Ave NE since Oct 1967 so we've seen many changes to our community in those 50+ years. None has concerned us as much as these proposed rezoning requests.

We feel that the excessive construction of residential units will severely impact fire and police departments and other services. We feel that an immediate moratorium on new residential construction of all types should happen ASAP until a formal study of the impact on Shoreline schools, fire and police departments, has been completed.

Thank you,

Mary Ann Hayden - 206 406 7208

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: May 7, 2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

Please do what you were elected to do and protect Shoreline.

Please care about the quality of our city and ^{do} not allow 60 foot tall buildings in our single family home neighborhoods.

Please do not approve the rezoning request!

Thank you,

MaryAnn Hayden (AKA Mitzi Hayden)
17201 11th Ave N.E.
Shoreline 98155

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: May 7, 2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

We are homeowners at 17049 11th NE and also own 17404 10th NE. We are registered voters.

We oppose the above rezoning because it will negatively impact our neighborhood and ultimately our property values.

Please do not allow the above rezoning. Please retain the buffer for single family homes.

Thank you,

Karin Irigon
Karin

RECEIVED
MAY 11 2018

PCD

Attn. Miranda Redinger
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98133-4905
Fax (206) 801-2788

Date: 5/7/2018

Miranda,

We are writing regarding the request for rezoning 17201 15th Ave NE from R-48 to CB, 17127 15th Ave NE, 17062 12th Ave NE and 17414 12th Ave NE from R-24 to CB. This is Application No. PLN18-0043

We moved here from downtown Seattle to be close but not too close to businesses. If this area is rezoned it would allow for large buildings to be built very close to our home. Please do not allow this property to be rezoned.

Thank you,



Miranda Redinger

From: Dejah Leger <dejah@hearthmusic.com>
Sent: Tuesday, May 08, 2018 4:42 PM
To: Miranda Redinger
Subject: [EXTERNAL] AGAINST CB classification

Follow Up Flag: Follow up
Flag Status: Flagged

I'm a Shoreline resident who is firmly against a CB classification for the up-zone Anderson House/Plaza. I moved to Shoreline to have community and family, not to have a 60-foot-tall buildings taking over our neighborhood. Especially when this zoning category doesn't require green building designs, affordable housing, or limits on overall density. Shoreline puts people over profit. Don't be gross.

Sincerely,
Dejah Leger



OPPOSITION TO THE SANTE CB UP-ZONE

MAY 8, 2018

To the Shoreline Commissioners and interested parties,

It's difficult to write a succinct list of concerns about the proposed North City 'CB' up zone without a proposal from the Sante partners. We have to anticipate anything from a simple enlargement of the Anderson House property to create a retirement / assisted living community. Or, maybe it's a major development combining several parcels? The lack of a proposed land use from Sante Partners forces us to consider many possibilities. The Shoreline's planning schedule favors developers that can keep the size & scope for their ambitions away from the community.

This letter considers two very different possible developments. One small, one large:

- a) Re-development of the Anderson House Parcel in conjunction with the SW corner lot parcel. This would facilitate the creation & operation of a retirement / assisted living center for the Sante Partners. (Tax parcel: [6163901462](#).)
- b) The amalgamation of as many as -10- parcels to form a single development covering most of the North City "block". (Block = 15th to 12th NE -175th to 172th)

These are very different projects. Each have very different impacts on the neighborhood and the greater North City area. A modest retirement center could be accommodated. However, the possibility to join several properties to create a massive development must give the city give pause. I trust the city will see attaching reasonable conditions to the proposed up-zone as a prudent safeguard against unforeseen developments. Especially, a major project that would have far ranging impacts

I need the Shoreline Commissioners to see the very real possibility that Sante and the Parfitt Family could combined the parcels in this proposed up-zone with the previously up-zoned parcels in the northern portions of the block from 15th to 12th NE.

Sante has never stated their intent is limited to effecting only the Southernmost parcels (Anderson House & the Lot in the SW corner). In their April 9th letter to the community leaves their intent vague. "... allow Sante the ability to propose in the future a facility at a density that will be financially feasible."

Whether the “a” refers to only Sante’s existing -2- parcels or, amalgamating all -10- parcels is key. Unfortunately, we won’t know until Shoreline grants them their desire.

I realize that someone not familiar to the details may think the idea of combining multiple parcels farfetched. Most people believe that Sante is only interested in building on -2- parcels. I hope they are right and, I hope I am proven wrong. However, I see evidence that a much larger project is on the horizon.

If I am correct, developers seek a major amalgamation of properties. The city of Shoreline will have failed its citizens if they fail to adopt conditions on the development of the parcels in proposed up-zone. The developers may attempt to claim that conditions should not be imposed because, this is not their intent to use. I have two responses; first, We would welcome any description of intended use and, Secondly, the developers should be agreeable to shoreline conditions as they do not affect the use.

Ownership

Please see that all but -2- of the -10- properties are owned by the SAME TWO INTERESTS. This is not nine separate owners fighting for their own self interests.

Please realize who owns the -4- effected parcels in the proposed CB up-zoning:

Anderson Plaza Tax parcel: 6163901560 Taxpayer: SANTE SHORELINE A/E/REALTOR Taxpayer
Address: 1220 20th St SE # 310 Fidelity National Title Company of Oregon (83,564 sq ft)

Anderson House. Tax parcel: 6163901465 Taxpayer: PARFITT FAMILY LTD PRTNRSHP 17127 15th Ave NE
(72,307 sq ft)

North County Estates Apartment Tax parcel: 613740-0000 (56,974 Sq ft)

South west lot - Anderson House Tax parcel: 6163901462, Taxpayer: ANDERSON FAMILY PROPERTIES
Taxpayer Address: 17201 15th Ave NE Note this is the address of the SANTE owned Anderson Plaza (14,820 sq ft)

Note: The total of the -4- parcels are: 227,665 sq ft

The other related parcels in the northern portion of the block are:

“Merry Maids” Currently for lease, Site Address: 17229 15TH AVE NE Tax parcel: 6163901541,
Taxpayer: PARFITT FAMILY (18,616 sq ft)

Vet Spay & Neutering Tax parcel: 6163901550, Site Address: 17211 15TH AVE NE , Taxpayer: PARFITT
FAMILY (19,733 sq ft)

Ichi Bento Terriaki Tax parcel: 6163901565 Site Address: 17203 15TH AVE NE Taxpayer: PARFITT FAMILY
(10,497 sq ft)

The lumber yard Tax parcel: 6163901490 Site Address: 1221 NE 175TH ST, BRENT LESLIE (61,309)

The 'Gas station' Tax parcel: 6163901502 Taxpayer: PARFITT FAMILY (13,500 sq ft)

North West corner Tax parcel: 616390150 Taxpayer: PARFITT FAMILY (9,200 sq ft)

Not including the "Post Office" development by Shoreline Development Company (Wolff) (81,550 sq. ft.)

Note: The land involved in the North portion of the 'block' : 132,855 sq ft

(the Post Office is excluded)

Therefore, the total land available as a result of this up-zone is : **360,550 sq ft**

Possible Intent

Please realize Sante has created businesses that would appear to be linking to their pending project(s). These LLC's were form by the Nathan Group, PLLC as agents for Sante. Note these -6- LLC's were all formed on March 4, 2015.

Sante Shoreline, LLC

Sante Shoreline, AFH OP CO, LLC

Sante Shoreline AFL REAL CO,LLC (current owners of Anderson Plaza, Tax parcel: 6163901560

Sante Shoreline ALF OP CO.LLC

Sante Shoreline SNF REAL OP, LLC

Sante Shoreline, SNF OP CO,LLC

Sante has other properties in Washington. Each of these appear linked to existing properties: (Sante ALF OP CO, LLC , Sante ILF OP CO, LLC, Sante SNF OP CO, LLC, Sante Kent LLC) While it is hard to prove intent from public records it is curious why they created so many companies named 'Shoreline'. Especially, in comparison to their other projects. It makes me question the idea that Sante's intent is limited to operating a retirement center.

Please know that the Orion Properties agent handling the lease of the current Merry Maids property, told me that the Parfitt family wanted to lease the property: "... at this time, unless someone wants to buy the whole thing."

This up-zone permits the combined financial interest of the Parfitt Family & Sante to buy out the Lumber yard and the North County Apartment. If so, the 360,520 sq ft. combined parcels gives a single developer a massive project. Clearly the lumber yard parcel is key. Remember the Post Office lot sold for \$ 4,250,00. That much money can be persuasive.

Sante is a major player in property development. A project of the size is possible and would certainly fulfill their stated goal of : "... allow Sante the ability to propose in the future a facility at a density that will be financially feasible."

Note that their attorney at re-zoning meeting was from the Law firm of McCullough Hill Leary, PS. In a Seattle times article concerning this Law firm, the Times commented: (Mayor Ed) Murray believes McCullough wanted to be more than a lawyer getting the best deal for developers. "Jack (McCullough) wanted to do something for working people," the mayor said. "And having said that, I wouldn't put it past him to sue me tomorrow over something."

By comparison The US Post office project is ¼ the size of this possible CB up-zone. (Reference lot 6163901521, Sale Price: \$ 4,250,000 Dated : Aug 26 2016, Wolff: 6710 E Camelback Rd Ste 100 Scottsdale, AZ. (81,550 sq. ft.)

Summary: Sante & members of the Parfitt family ALREADY own all but -2- of the parcels. Only the North City Lumber and the North County Estates Apartment are owned separately. We must not allow a lack of foresight to grasp the impact of this very real possibility. Do not miss this opportunity to shape a positive outcome by imposing the follow conditions on the Up-zone of these lots.

Conditions and Land Use Limitations

The follow conditions should be placed on the proposed up-zone parcels:

Sante purchased the **Anderson Plaza** and then invested in a multimillion dollar renovation to this facility. Anderson Plaza is current R-48. Should it be Santes' intent to maintain the Plaza in its' current state, an up-zone would have little direct impact.

No up-zone on this parcel is needed. The granting of a CB zoning is only require to prevent the lower zoning forming a zoning 'island'.

Should a developer propose a common project across multiple parcels, the city should require the following conditions:

- a) Height limit of 45 ft
- b) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions.

- c) Traffic directed toward 175th and not into the surrounding residential streets.
- d) Access via 15th Ave NE
- e) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.
- f) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- g) No special districts

The Owner of the North County Apartment has expressed the desire to maintain ownership of the apartment. Then, in time, have his Son is the eventual owner and the son can deal with property decisions. A most honorable desire. Let us hope the status quo is maintained.

However, should the apartment agree to combine with other parcels. A very different picture emerges. This property has parking and access concerns as is. While off street parking is provided, the nearby street parking is always used. Higher density apartments allowed by this Up-zoning exacerbates the problems.

Any up-zone to R-48 or CB should also require:

- a) 12th Ave is hardly a commercial street. What land use could be proposed that truly requires a CB zone on such a residential street. An R-48 is reasonable.
- b) The implantation of any up-zone should be delay 10 years form the conclusion of this zoning review. By delaying the up-zone, the owner will receive their stated requested and the city receives some control that this parcel will not be used in a major multi-parcel project.
- c) Ample off-street parking. Exceed SMC 20.50.390
- d) Sidewalks
- e) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions. Example: Each apartment has a small 'yard' but these are too small to be used. The kids play in the parking lot.
- f) Improved access to 175th
- g) Traffic directed toward 175th and not into the surrounding residential streets.
- h) Affordable housing with Recreational space exceeding SMC 20.50.240
- i) 20.50.240,C.1 qualifies development of a CB zone to: " when located on an arterial street shall meet the following standards:" 12th is not an arterial.

The Anderson House and the adjacent western lot is currently zoned R-24. Granting a 60 ft. tall building with narrow setbacks, adjacent to low density residential simple out of place in the Neighborhood. R-48 permits the conditional use as a Hospital, or a Nursing & Personal Care Facilities. It is hard to see what use Sante desires that is not conditionally allowed under R-48.

Any up-zone to the Anderson House parcel should also require:

- a) Limited to R-48 densities
- b) Building height not more than 45 ft Note the differences in parcel elevations compound the height relative to the neighborhood..
- c) Setbacks along the Southern property line of the parcel should be greater than the required. Efforts to buffer appearance must be incorporated in landscape.
- d) Setbacks on the northern property line, facing the Anderson Plaza, and are not the neighborhoods concern
- e) Landscaping should maintain the existing trees to the extent possible. With trees added to screen the facility.
- f) Access via 15th Ave NE
- g) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.
- h) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- i) Parking. Please know during the meeting with the neighborhood Sante minimized the need for parking. Saying the most retired people in care facilities don't drive. (And, yes – that is a good thing.) However, people who work at the facility DO drive. Additionally, should the building be used for Apartments for more mobile resident, there will be a need for parking. Any proposed land use must maintain the required parking.

I ask the commissioners to remember their oath of office. Which states: "to represent the public interest of the CITIZENS OF SHORELINE." You are not charged with permitting all developments. You are not responsible for maximizing developers return on investment. Please consider my recommendations with an eye toward keeping Shoreline a livable community.

Sincerely

Erick Mercklinghaus

17044 13th Ave NE

Shoreline, WA 98155

To: Miranda Redinger, City of Shoreline
From: Betsy Robertson, Shoreline Resident
Re: Anderson House/Plaza "CB" Zone application
May 8, 2018

I am definitely not anti-development, let's just get that out of the way.

I want to see Shoreline continue growing into a thoughtfully planned, thriving community - while keeping its current values intact.

What values? Those clearly stated by the City of Shoreline, along with its declared Vision and Mission statements.

Vision

Shoreline is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, call home.

Mission

Fulfilling the community's vision through highly valued public services.

Values

- **Integrity:** Act with honesty, openness, and accountability.
- **Teamwork:** Accomplish goals, resolve issues through quality communication and collaboration.
- **Respect:** Listen, value others, and treat everyone with fairness and dignity.
- **Innovation:** Learn from experience, explore new ideas, and implement creative solutions.
- **Sustainability:** Exemplify and encourage sustainable practices in our organization and community.

Approving the application to up-zone the Ridgecrest area between 15th and 12th avenues – the Anderson House area – contradicts everything the city says it stands for.

This developer says they want to build senior housing... but they offer no specific plans to do so.

I believe they are playing on our community's need for senior housing, because it's an emotional (hard to argue with) talking point. I also believe they will turn around and sell all of the property for maximum value once it's at maximum (zoning) height. And who knows what we'll get then. There's absolutely no guarantee senior housing will be in the picture in the future. And who would want it anyway if there's no requirement for it to be affordable?

It's naïve for the city not to consider this possibility.

That's how the Seattle Supersonics ended up in Oklahoma -- naivete and the power of money. (a brief aside)

Back to the City's vision:

Vision
Shoreline is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, call home.

I honestly don't see how a Community Business zone would do anything to serve this community.

I know you are aware of the cost of housing in Shoreline. Even in the modest Ridgecrest neighborhood, the families I love and "neighbor" with could never afford to live here if they didn't already own their homes.

How would any residential development... without a requirement for affordability... serve this neighborhood?

My daughter goes to Ridgecrest Elementary. She has classmates up and down our street, the next street over, and throughout the apartments on 12th Ave. It is a rich and diverse community – one that I am SO PROUD of. And I'm not just throwing talking points back at you... I have been actively engaged in the celebration of our school and neighborhood's diversity as co-host of the PTA's Taste of Ridgecrest multi-cultural event (happening on June 15). I don't want these families to be forced out of our neighborhood, our community or our schools, because their housing has been sold out from under them.

Please don't consider approving any zoning or development here that doesn't encourage affordability and diversity. The only benefit would be in the pocketbooks of the developers.

As you know, I've also spent the last 5+ years volunteering on the City of Shoreline's Park Board. I've seen how much this community values its green spaces, wildlife and tree canopy. I hear it every month, at public forums, at neighborhood meetings and more.

How does a CB Zone... without any requirements for green building, support the natural health of our community?

From my kitchen, I can see the yellow crane now planted at the site of the old post office building. How many units are already going in there? And how many parking spaces will be included? The consensus on my street, is that the impact on commuter traffic and parking requirements were greatly underestimated.

Again - back to the vision:

Vision
Shoreline is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, and play, and most of all, call home.

I have spent the last 12 years making 13th Ave NE my "home." It's not the nicest neighborhood in Shoreline, let alone Ridgecrest by any stretch... and yet... my street, my "home" is the envy of everyone I know.

6 years ago, we started something on my street. A monthly (yes, monthly!) block party called First Friday. It happens faithfully every single month. And everyone shows up. We invite all newcomers on our street to welcome them into the neighborhood. That regular interaction, deep knowledge and trust of each other has created an environment where we watch each other's kids. We share lawn

equipment. We have keys to each other's houses. I send my daughter out with a Tupperware and she comes back with a cup of sugar. Literally... no joke. This is the community we've created. We are a microcosm of the city's vision. All ages, cultures, and economic backgrounds live, work, play and call this street home.

Attachment B

The approval of this application would absolutely threaten that. Our street would have an oppressive 60-foot structure leaning over it. It would only be a matter of time before someone requested drive-through access via our (currently) dead-end street. Putting an end to our neighborly walks, kid-friendly bike rides and impromptu gatherings in our street.

Please re-zone the Anderson House/Plaza area. I want a thoughtful development there, one that people can potentially access via 13th by walking or riding their bikes. BUT - do it under a zoning category that makes more sense for THIS neighborhood. Use one of the brilliantly devised MUR zones that were created for the light rail areas.

So that can only happen once a year? Fine! What's the rush? Do this the right way, thoughtfully. Don't just pander to the big businesses that have suddenly shown interest in our little town. Others will come along. Businesses that better understand our values and share our vision for the future.

Betsy Robertson
17030 13th Ave NE
Shoreline, WA 98155
(206) 409-2129
betsyeleanor@gmail.com

Miranda Redinger

From: Josh Beerman <joshbeerman1@me.com>
Sent: Wednesday, May 09, 2018 10:47 AM
To: Miranda Redinger
Subject: [EXTERNAL] Letter of Concern About 175th Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

My name is Josh Beerman and I live at 17050 NE 130th street directly behind The Anderson House. My family moved into the house less than one year ago looking forward to the fact that we had finally found a nice quiet neighborhood where we could raise our kids. We knew something might be happening to Anderson House and were fine with that, but we never thought there would be a rezoning that would affect our entire neighborhood so completely.

Since this was announced there have been meetings and questions among all the neighbors. The biggest question to come up is this rezoning to CB. If Anderson House is all that is being built, then why do they need to rezone to CB? Much of the concern stems from ownership of the plots of land surrounding Anderson House that could easily be sold off to one owner and then, if rezoned for CB, a huge development could go up, maybe the largest in Shoreline.

Unless there is a plan to build something larger than the extension to Anderson House we do not understand why it is necessary to rezone. We know that the Sante group has promised to leave the facility as is and that they have no plans for anything but the extension, however the land, once rezoned, will be open to changes in weeks, months, and years to come. We have two children, and the block as a whole has a village worth of kids, and that's what this place feels like, a village. Please do not rezone so that in the future we can keep that feeling.

Your neighbor,

Josh Beerman

www.joshbeerman.com

Miranda Redinger

From: Nicole Beerman <nicole@nicolebeerman.com>
Sent: Wednesday, May 09, 2018 10:45 AM
To: Miranda Redinger
Subject: [EXTERNAL] Please do not Rezone the Anderson House Property

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

My name is Nicole Beerman and along with my family I live at 17050 13th Ave., Northeast in Shoreline. Right next to the Anderson house property. I have two small children and we moved to Shoreline because of the quiet streets, the great schools, and the proximity to Seattle without living in the city. I am strongly against rezoning the Anderson house property for the commercial business.

Even though the Sante group has promised that the Anderson house property will always remain a retirement facility, once that land is re-zoned there's nothing stopping the owners in two years, five years, 10 years time to sell that land to a developer. Greed never stops and money will always be appealing. I guarantee you if the owners of the Anderson house property lived in my house, they would strongly object to a large development going up.

I look down my street, and I can't imagine a 6 story or even 10 story condominium building going up. Giving strangers access to look over and into my yard, invading our privacy.

I am all for the development on 15th and 175th. I think at North city does need a facelift and I am excited for the businesses that will come. I just think it needs to remain on the main artillery and not seep into the neighborhoods. Please, for the future of my family and all the others, do not rezone.

Thank you,
Nicole Beerman

Nicole Beerman
Performer, Teacher, Choreographer
206-276-7112
nicole@nicolebeerman.com

Miranda Redinger

From: Barb MERKLINGHAUS <emerkling@msn.com>
Sent: Wednesday, May 09, 2018 10:14 AM
To: Miranda Redinger
Subject: [EXTERNAL] OPPOSITION to the Sante CB up-zone

Follow Up Flag: Follow up
Flag Status: Flagged

To: Miranda Redinger

I am writing to voice my opposition to the proposed CB up-zone being made by Sante. The name of the applicant and application number: Winters, PLN18-0043.

The impact this upzone could have on our community is concerning.

I'm concerned how this development would be accessed. With 13th and 14th Ave NE being dead end streets it is easy to imagine cars and traffic trying to access the area via these streets making our dead end streets a turn around for people and cars looking for access. This would significantly change the peaceful nature and safety of our neighborhood with increased car and foot traffic for people looking for a faster way to access the area.

Parking: Sante is saying people living in retirement/assisted living don't drive so parking shouldn't be a concern. With a CB upzone we know there will be increased traffic and people looking for parking on our neighborhood streets. A few years ago the apartment development on 175th and 12th Ave NE (just north of the proposed area) had major parking and traffic impacts in their neighborhoods as parking was not included in the price of the rental agreement.

Impact on the neighborhood/privacy/peaceful nature of the neighborhood: Also of concern is the lack of privacy with a CB upzone directly bordering quiet peaceful residential streets. Currently there are trees that provide some privacy screening to the neighborhood directly on the south end of the proposed upzone area. With increased height that CB zoning brings I'm concerned we would lose the peaceful/private nature of our street and neighborhood.

If you were on our street on a sunny evening you would find people in their front yard gardens with other adults gathered talking and children riding bikes while others walk their dogs. This is the culture of our neighborhood. We don't just live in our houses but in our neighborhood as well. We get together and talk to each other and look out for the children on our block. I love this about my neighborhood and it is my deepest desire to preserve it as it is.

With the CB up-zone that Sante is asking for I feel all this would be lost. We would see increased traffic in our neighborhood with cars coming down our deadend street, turning around and speeding out making it dangerous for our neighborhood children. People would be looking for a place to park and leave cars unattended on our street and there could be a decrease in the privacy, safety and peacefulness of our neighborhood.

Thank you for reading this letter concerning my opposition to the CB up-zone being requested by Sante partners. I understand as commissioner you have taken an oath to represent the public interest of the citizens of Shoreline. I appreciate your thoughtful consideration in this matter.

Sincerely,
Barb M.

Miranda Redinger

From: Greg and Annie Hawksford <eaglechevy@gmail.com>
Sent: Wednesday, May 09, 2018 6:17 AM
To: Miranda Redinger
Subject: [EXTERNAL] No CB Zoning in North City, Shoreline

Follow Up Flag: Follow up
Flag Status: Flagged

This email is to confirm that Greg and Annie Hawksford do not want the old Anderson home area to be re zoned. We live right next to the property and would not want more than a two story structure built there.

Sincerely,
Greg and Annie Hawksford

2018/05/09

I am writing to express my concern in regards to the Anderson House rezone request from residential to Community Business zone. It is too big of a jump providing no buffer zone to the existing single-family residences on the neighbouring streets. It is already zoned large enough (R-48 and R-24) for Santé to build 132 units of senior housing AS IS based on calculations of the existing zoning and acreage. (Keep in mind, they could build something else –or sell- and the other properties not building right now could build practically anything in time.) Stepping out of your home (or looking out your living room window) to a brick wall and multiple stories is sickening. Basically, making your home/investment worthless and totally undesirable as a home to live in currently. Seriously – who wants to live in the houses across from Polaris just north of 175th and 12th? It could be EXACTLY the same if this rezone were to happen. Envision 60' buildings from 175th to 170th looming above single-family dwellings impinging on our privacy, boxing us in and blocking our view of the trees and sky, extra cars stacked along the streets blocking mailboxes and driveways. This type of growth is making Shoreline an undesirable place to live. Voting for this type of future is short sighted, reckless and ill-advised. It is detrimental to the quality of all residents' lives. Besides the enormous growth, the air quality from vehicles alone would be most unhealthy and objectionable. The surrounding infrastructure is not sufficient for CB with additional unlimited density. With the (prior) post office: 175th/15th NE location, building over 200 units, the new "Arabella" down the road (15th – 12th), MORE apartments mid – 15th – Approx. 177th from 15th to 12th,. Plus, the post office's anticipated new location approximately 1 block south of the southern address in the rezone. It is foolhardy to even consider changing the current zoning to CB! (Never mind what all of this building is doing to disrupting the poor deer population that come through here. 3 a week ago! It's so sad)

Please DO NOT approve the zoning request. Please consider the quality of life of those of us living in Ridgecrest and North City. Those travelling through... Those that are already having difficulty paying the increased property fees and are being pushed out after a lifetime in Shoreline. Know that we DO NOT WANT this rezone. The choices of the council are not always in the residences best interests (and beg to be explained*). Please do what is right for your constituents, not for the city's greed. Vote NO to the rezone. Thank you for your time and consideration.

Sincerely,



Leslie Anderson

*For example: Why was yet another pot shop approved when it was WITHIN 1000 feet of another – against regulations? What is that now – 4?!? When 15th was reduced in lane size south of 175th and council was touting the 'walkable' North City with businesses– trust me – these were not the businesses locals were envisioning. Downtown Edmonds yes. First and Pike? That's what we're getting. Pot shops and alcohol. This is not the direction that will improve Shorelines image and desirability and is incredibly short-sighted. Changing the zoning again is the wrong thing to do. Just say no.

2018/05/09

The rezone of Anderson Plaza is not consistent with the city's plan and should not be approved. As currently defined, Shoreline will grow in stages and include buffers between different zones to limit the negative impact to residents. What has been requested by a non-resident, commercial entity is to remove the planned zoning buffers and allow 60' tall buildings with unlimited density adjacent to existing residents' homes. This is not the Shoreline I want.

As a resident, I want to see my quality of life as well as the quality of the entire community improve. Encouraging businesses to invest in Shoreline helps the community but allowing corporations with deep pockets run roughshod over council plans and homeowners' objections is not acceptable to me. One of the reasons I moved here was the residents' quality of life, including schools, parks, and views. Lifting the current restrictions on the Anderson Plaza parcels and removing our buffer zone goes against everything I love about this city.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brent Anderson', with a long horizontal flourish extending to the right.

Brent Anderson

Miranda Redinger

From: Heidi Costello
Sent: Monday, May 14, 2018 8:31 AM
To: Carolyn Wurdeman; Chris Roberts; Debbie Tarry; Doris McConnell; Jesse Salomon; John Norris; Keith McGlashan; Keith Scully; Susan Chang; Will Hall
Cc: Eric Bratton; Rachael Markle; Miranda Redinger
Subject: Distribution Only: Lawrence Mishkin - Zoning and policies

Follow Up Flag: Follow up
Flag Status: Flagged

This correspondence is distribution only.

Heidi C.

From: webmaster@shorelinewa.gov [mailto:webmaster@shorelinewa.gov]
Sent: Saturday, May 12, 2018 10:36 AM
To: CRTeam <CRTeam@shorelinewa.gov>; Tavia Tan <ttan@shorelinewa.gov>; Heidi Costello <hcostello@shorelinewa.gov>; Carolyn Wurdeman <cwurdema@shorelinewa.gov>
Subject: [EXTERNAL] Contact Us Web form

A new entry to a form/survey has been submitted.

Form Name: Contact Us
Date & Time: 05/12/2018 10:35 am
Response #: 924
Submitter ID: 22965
IP address: 67.183.140.101
Time to complete: 9 min. , 51 sec.

Survey Details: Answers Only

Page 1

1. (o) North City
2. (o) Email
3. Lawrence Mishkin
4. 18020 10th Ave. N.E.
5. 2063657221
6. lkrlam@yahoo.com
7. Dear City of Shoreline, As a resident of over 20 years I have become very dissatisfied with Shorelines policies. I do not appreciate having my house rezoned. The city has created turmoil in my daily live because of this change. I have tried to deal with it. I am selling my house and leaving. But that now has become even an issue. Why - because Shoreline has decided to change it's polies in the middle of developers plans. So yet again Shoreline is creating turmoil in my

Attachment B

daily live. I try to add to Shorelines value and I don't feel like it is respected. Please change your ways for the citizens you serve.

Thank you,
City of Shoreline

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

□

Miranda Redinger

From: Cindy McCrea <nedmccrea@comcast.net>
Sent: Sunday, May 20, 2018 12:23 PM
To: City Council
Subject: [EXTERNAL] rezone of Anderson Plaza

City Council:

This e-mail is about the effort by Sante Partners to change the zoning at the Anderson facility to "Community Business. I will start by saying my wife, our two children, and I moved to 13th Avenue NE in 1986. When we first arrived we were the kids on the block raising our children and enjoying the closeness of the other residents on the block. Now we are the old folks and our neighbors are the ones, to my great joy, with little kids running and learning to ride their bicycles up and down the street. To us our street is a little oasis to come home to at the end of the day. To say that the proposed zoning change is upsetting would be to put it mildly. I cannot imagine turning onto my street and seeing a six story building at the end of the block. Talk about changing the character of a neighborhood for the worse. We and our neighbors do not want to see our neighborhood changed in such a radical manner. Add to that the increase in traffic and getting around North City will be ridiculous. It is already bad and with the proposed changes it would be much worse. Despite the addition of bike lanes and of light rail the majority of people will still be using their cars. We do not want our neighborhood to become the next Ballard. What is happening there with high rises being built on both sides of single family homes is sad and ruining older family neighborhoods. I realize that is not what is being proposed in this case but the outcome will be close enough that if you live near the development it will have the same disastrous effect.

My other concern is the stated lack of a specific plan for the property. How any rezone can be approved without knowing what is going in would seem to me foolish.

In closing I do not believe Sante Partners gives a hoot about what happens to our neighborhood. Please show that you are more concerned with the people in the community you serve than you do in a corporation from out of state. **Please say no to the change to "CB" and save our neighborhood.**

Sincerely,
Ned McCrea
17037 13th Ave NE

From: Kathleen Triesch <kathleentriesch@gmail.com>
Date: June 5, 2018 at 3:53:45 PM MDT
To: Tatiana Quintero <tatiana.quintero@andersoncommunity.com>
Subject: Letter supporting rezone/adult living project

To whom it may concern:

My husband and I have lived in Shoreline for 40 years, and were active members of our local schools when our son attended. We are also neighbors of the Anderson community (4 blocks away). And, until her death last August, my mother was a resident of the community for a little more than a year. During that time, the new owners made significant improvements to the main building while maintaining the good quality of care for residents. Since my mother's death, I have been a regular volunteer at Anderson and remain impressed by the efforts the staff make to maintain a pleasant, active environment for all who live there. The area is quiet, and seems to cause virtually no disruption to people around it. For all these reasons and more, I am writing in support of the zoning efforts and project on the site now under consideration. Because:

-- In general, the property will be enhanced by the removal of older, unusable structures and replacement with something fresh and functional.

-- As our population increases, and we are living longer, it's important to be able to accommodate this growth in communities like Shoreline that are still, relatively speaking, affordable.

-- And, as we ourselves are entering our "golden years," we'd like to think we could stay in a neighborhood that was convenient to transit and had more amenities within walking distance. Those kinds of amenities (coffee shops, eateries beyond fast food etc.) are only recently becoming available.

-- Finally, it seems to me that failing to add flexibility to zoning and resisting change as the area faces an onslaught of challenges will put Shoreline at risk of deterioration, unattractive to either older people or younger ones seeking more walkable, convenient and inviting neighborhoods that serve their needs.

Sincerely,
Kathleen Triesch Saul

Sent from my iPad

APPLICANT RESPONSES TO NEIGHBORHOOD COMMENTS

ANDERSON PROPERTIES REZONE PROPOSAL

CITY OF SHORELINE PLN18 – 0043

MAY 30, 2018

The Applicant appreciates the comments that have been received from the public about the Anderson Properties Rezone Proposal (“Rezone Proposal”). The comments pose sixteen questions. The Applicant here responds to each in turn.

1. Will the Rezone Proposal have an adverse effect on the community and on neighborhood property values?

Applicant Response: The Proposal itself, because it is merely a rezone application, will have no effect on the built environment. Future development pursuant to the Rezone Proposal, if it is approved, will replace the current 50 year-old structure on the property, which has outlived its useful life, with a new development which will provide necessary services for seniors. This will in fact, strengthen the community and will likely improve the property values of neighboring properties. It has been the Applicant’s experience that property values improve when older structures which have outlived their useful life are replaced with new, contemporary structures.

2. Will the Rezone Proposal cause adverse fire safety and police availability impacts?

Applicant Response: Presently, the structure on the site does not have a fire loop installed and needs basic fire infrastructure improvements to be consistent with the current Fire Code. Any project developed pursuant to the Rezone Proposal will improve public safety by providing a new structure consistent with current Fire Code requirements. Any future redevelopment of the site will also generate revenues to the City which will enhance the City’s ability to provide fire and police services. These revenues include taxes on business/operations, real/personal property taxes and a one-time fire impact fee of roughly \$250,000 at the onset of development, in addition to the payment of approximately \$350,000 in impact fees to ease traffic impact and to enhance community parks.

3. Will the Rezone Proposal add to existing neighborhood flooding and drainage problems?

Applicant Response: The property in its current state was designed over 50 years ago, well before the adoption of current stormwater drainage codes. Any redevelopment of the Rezone Proposal property will be subject to current stormwater drainage code requirements. These requirements ensure that the new project would fully accommodate stormwater drainage for the property. Development of the property, accordingly, will only improve, not detract from, the current neighborhood stormwater problems.

4. Will the Rezone Proposal result in adverse impacts on neighborhood on-street parking availability?

Applicant Response: Any redevelopment of the property pursuant to the Rezone Proposal will accommodate all of its parking demand on site. No on-street parking will be necessary. In general, the proposed use will reduce the need for parking from what was formerly there and be much less than that of a multifamily project. Typically, the Applicant has found that for skilled nursing, a ratio of 1 parking space per bed is needed (mostly for the large number of staff that must take care of the residents) and a multifamily project usually requires 2 or more spaces per unit. Independent living, on the contrary, usually requires only .5 spaces per unit.

5. Is more senior housing truly needed in Shoreline?

Applicant Response: The market demand analysis that the Applicant has commissioned shows that at varying rent thresholds, there is a need for anywhere from 81 units to 142 units of independent living. Presently, the Applicant is targeting a range of approximately 130 units for the project that may be built on the Rezone Proposal property, in the event the Rezone Proposal is approved.

6. Will the Rezone Proposal deprive the neighborhood of needed open space and landscaping?

Applicant Response: The Shoreline Municipal Code section 20.50.460(A) requires that landscape buffers be provided when commercial properties abut or are located across a right-of-way from single family residential zones. There are also transition requirements in height that require a 25' setback from the internal property line and starting at 35' high and require an additional 10' setback for every 10' in additional height. These regulations will ensure that any future development of the Rezone Proposal property and those regulations will provide well-defined open space, landscape buffers and transitions.

7. What is the Applicant planning to develop on the Rezone Proposal property?

Applicant Response: While the Applicant's plans are not fully defined, the Applicant intends to build a retirement facility on Parcels 6163901465 and 6163901462 of the Rezone Proposal property, in the event the Rezone Proposal is approved. The Applicant has no plans to acquire or redevelop other Parcels located in the boundaries of the Rezone Proposal area, or to acquire or redevelop other lots outside of the boundaries of the Rezone Proposal area. The boundaries of the Rezone Proposal area have been defined in order to complete the redesignation of this block so that its zoning designation is consistent with the applicable Comprehensive Plan designation.

8. If the Rezone Proposal is approved, will it enable the construction of a six-story building?

Applicant Response: No, at most a five-story building could be constructed pursuant to the height limitations of the CB zone.

9. Why has this location been chosen to build senior housing?

Applicant Response: There are several reasons why this location has been chosen to build senior housing. First, there is already a senior housing facility at this site, which is the Anderson Plaza assisted living facility. Adding an additional facility will create opportunities of scale and the opportunity for the operator to efficiently enhance services. Further, experience has shown that Seniors thrive most in communities where they can “age in place,” beginning their stay in independent living, and then having the opportunity to transition to facilities with higher levels of care as they age. The Applicant envisions, in the event the Rezone Proposal is approved, that the site as improved with a new structure will then afford residents the ability to transition over to an assisted living facility on the same site. They would have continuity of care. This site, with its existing facility and with the opportunity to construct a new facility, is well suited for such an “aging in place” community.

10. Will the Rezone Proposal cause traffic problems?

Applicant Response: Traffic studies have demonstrated that the traffic generated on a per unit basis by a senior living facility is substantially less than what is expected from multifamily or commercial uses. For example, according to the 8th Edition of the Institute of Transportation Engineers Trips Generation report, an apartment building on a per dwelling unit basis, generates 6.65 trips during the weekday that end at the apartment location. Independent living, on the other hand, generates 2.02 trips, which is 70% less than a multifamily project. Moreover, any redevelopment of the Rezone Proposal property will be required to complete a site-specific traffic analysis to confirm that adverse traffic impacts, if any, are disclosed and, if necessary, mitigated.

11. How can the neighborhood be assured that the Applicant will in fact develop the Rezone Proposal property for a senior living facility?

Applicant Response: It is correct that the Applicant cannot guarantee that the Rezone Proposal property will be redeveloped for a retirement facility. Market and other factors may result in other types of uses for the property. With that said, the Applicant has invested millions of dollars to renovate the existing facility on the property and is highly incentivized to expand that use to the south. It is also to be noted that if the Rezone Proposal is approved, any other use of the property would be subject to applicable regulations which require landscaping and transition buffering and building tiering and would themselves also undergo environmental review.

12. How are the impacts of a retirement living facility different from those of a multifamily project such as Polaris?

Applicant Response: Polaris, which is an all-age multifamily project, generates traffic, noise and other impacts that result from the younger demographic of that type of project. A senior living facility causes many fewer impacts. In the event the Rezone Proposal is approved, any site-specific senior living proposal will undergo environmental review and its impacts will be measured and mitigated.

13. How will the Rezone Proposal affect access to and what will be its parking impacts on 13th and 14th streets?

Applicant Response: Should the Rezone Proposal be approved, and a senior living facility constructed on the site, the facility will have a monument sign that clearly depicts its entrance, which will be located off 15th Ave NE. As for parking, senior living facilities typically generate approximately 75% less parking demand compared with all-age multifamily projects. Moreover, any retirement facility constructed pursuant to the Rezone Proposal will provide on-site parking sufficient to accommodate its demand.

14. Will the Rezone Proposal result in the loss of the existing trees on the southern border of the property?

Applicant Response: The Applicant's goal will be to preserve as many of the existing trees on the property as possible. The Shoreline Code will require Type I landscape screening at this location. Preservation of the existing trees on the property will therefore not only be beneficial for both the Applicant and the neighbors, but it will help fulfill Code requirements.

15. Will the Rezone Proposal result in a full-block development?

Applicant Response: It would currently be impracticable to construct a full-block development. The Parfitt family owns several of the neighboring parcels that are encumbered by long term ground leases with existing tenants. The Applicant has no intention to acquire any additional parcels. In the event the Rezone Proposal is approved, the Applicant's redevelopment plans will be limited to the two southernmost parcels of the Rezone Proposal property.

16. Is the Rezone Proposal consistent with Shoreline's Vision, Mission and Values?

Applicant Response: The Rezone Proposal is fully consistent with Shoreline's Vision, Mission and Values. The Rezone Proposal implements the Comprehensive Plan. The Rezone Proposal will enable the property to be developed for senior housing, which is insufficiently available in the City. Any development pursuant to the Rezone Proposal will serve the City's Seniors, add more employment opportunities in addition to the 60 local citizens the applicant already employs on the site, and will pay local taxes that will generate revenue to provide needed municipal services for Shoreline's citizens.

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BEFORE THE HEARING EXAMINER
FOR THE CITY OF SHORELINE

In the Matter of:

File No: PLN 18-0043

WINTERS – PROPOSED REZONE

From a decision by the Department of Planning
and Development.

MEMORANDUM OF APPLICANTS

INTRODUCTION

PAR Three, LLC, Sante Shoreline ALF Real Co, LLC, Parfitt Family LTD Partnership, and Anderson Family Properties (collectively, “Applicants”) respectfully ask the Hearing Examiner to recommend to the City Council that their properties, located at 17414 12th Ave NE, 17201 15th Ave NE, 17127 15th Ave NE, 17062 12th Ave NE, (collectively, “Properties”) be rezoned from their current R-24 and R-48 designations to CB (“Rezone Proposal”). The Properties are contiguous. The remainder of the block between 175th NE Street to the north, 15th Avenue NE to the east, and 12th Avenue NE to the west, is already zoned CB. The Properties have been designated for community commercial and high residential density uses in the City’s Comprehensive Plan since at least 1998. The Properties’ R-24 and R-48 residential-predominant zoning therefore has been inconsistent with the Comprehensive Plan designation of the Properties for at least 20 years. The Growth Management Act (“GMA”) requires jurisdictions

1 such as Shoreline to make their development regulations consistent with the Comprehensive
2 Plan. RCW 36.70A.040(3)(d); RCW 36.70A.120. The Rezone Proposal is therefore a non-
3 project action that is required to be taken to bring the Properties into alignment with the
4 Comprehensive Plan, pursuant to GMA. In addition, as explained in this Memorandum, the
5 Rezone Proposal fully complies with each of the rezone decision criteria set forth at SMC
6 20.30.320.
7

8 **THE GROWTH MANAGEMENT ACT**

9 The Rezone Proposal is a non-project action designed to bring the Properties into a state
10 of consistency with their Comprehensive Plan designation. The City has an unambiguous
11 obligation under the GMA, therefore, to approve the Rezone Proposal.
12

13 At RCW 36.70A.040(3), the Legislature imposed an obligation on each county with a
14 population of fifty thousand or more (clearly including King County), “to adopt a comprehensive
15 plan under this chapter and development regulations that are consistent with and implement the
16 comprehensive plan...” At RCW 36.70A.120, the Legislature reiterated this obligation: “Each
17 county and city that is required... to plan under RCW 36.70A.040 shall perform its activities...
18 in conformity with its comprehensive plan.”
19

20 The Washington Supreme Court, in *Woods v. Kittitas County*, 162 Wn.2d 587, 609
21 (2007) has itself reconfirmed this unambiguous obligation of counties and cities: “The GMA
22 requires counties [and cities] to adopt development regulations that are ‘consistent with and
23 implement the comprehensive plan.’ RCW 36.70A.040(3)(d), (4)(d). ‘Development
24 regulations’ include, but are not limited to, zoning ordinances.’ Former RCW 36.70A.030(7)
25 (1997).”
26
27
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1 Because the current Comprehensive Plan designation of the Properties is for community
2 commercial and high density residential uses, which designation is inconsistent with the current
3 residential-predominant R-24 and R-48 zoning designation of the Properties, the City
4 accordingly has an unambiguous obligation to rezone the Properties from their existing
5 residential-predominant land use designations to CB.
6

7 **CITY OF SHORELINE REZONE DECISION CRITERIA**

8 Even if the City did not have an unambiguous obligation under GMA to rezone the
9 Properties, the Rezone Proposal also meets each of the City’s SMC 20.30.320 Rezone Decision
10 Criteria. It should be approved for that reason as well.
11

12 SMC 20.30.320 requires the Applicants to satisfy five criteria in order to be entitled to
13 obtain a rezone of the Properties. This Memorandum addresses here each of the five in turn.

14 a. The rezone is consistent with the Comprehensive Plan:

- 15 • In accordance with the Future Land Use Map of the Comprehensive Plan adopted
16 by Ordinance 649 on December 10, 2012, all four sites are designated Mixed Use
17 2 (indeed, the Properties have been designated for commercial and high density
18 residential uses at least since 1998), which “encourages the development of
19 walkable places with architectural interest that integrate a wide variety of retail,
20 office, and service uses, along with form-based maximum density residential
21 uses”...”except it is not intended to allow more intense uses, such as
22 manufacturing and other uses that generate light, glare, noise, or odor that may be
23 incompatible with existing and proposed land uses.” Presently, each of the
24 Properties is zoned as either R-24 or R-48, which is a residential-predominant
25 zoning classification. The rezone to a CB zone within the Mixed Use 2
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1 Comprehensive Plan designation is consistent with the Comprehensive Plan.

2 Retaining the current residential-predominant zoning classification would be
3 inconsistent with the Comprehensive Plan.

4 b. The rezone will not adversely affect the public health, safety or general welfare:

- 5 • The rezone to a CB zone consistent with a Mixed Use 2 designation will in fact
6 tend to improve, not adversely affect, the public health, safety and general
7 welfare. According to Figure HA-2 of the 2012 Comprehensive Plan, the
8 percentage of dwelling units that were designated as Multifamily (“MF”) for the
9 City of Shoreline was 23.2%, compared to almost 73% for single family
10 residences (“SFR”). When compared to other nearby urban communities, the
11 census mix for MF is below average. A CB zoning designation with greater
12 density and multifamily uses helps to serve this under-met MF demand. As part
13 of future development for the property, needed frontage improvements will be
14 developed, improving walkability to local businesses. In addition, there is
15 frequent transit service on 175th at present, and light rail is slated for future
16 development at 185th.

17 c. The rezone is warranted in order to achieve consistency with the Comprehensive Plan:

- 18 • As outlined in responses to both a. and d., a rezone to a CB classification provides
19 total continuity with the properties immediately adjacent to the north and east and
20 accomplishes the City’s Comprehensive Plan goal of a Mixed Use 2 designation.

21 d. The rezone will not be materially detrimental to uses or property in the immediate
22 vicinity of the subject rezone:
23
24

- The properties to the north and east of the four parcels are all presently zoned CB and would provide a seamless transition as part of the rezone. To the west and south of the parcels, zoning is presently R-6, low density residential and is designated to remain low density pursuant to the Comprehensive Plan currently in effect. As noted in the Comprehensive Plan under Land Use Goals and Policies, under LU9, “Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions”. When site specific development plans are developed, both neighboring architecture and neighborhood involvement will be taken into consideration so that this criterion can be met. The CB zoning code requirements themselves impose significant transition requirements, as shown on Exhibit A to this memorandum. The CB code requires a minimum initial 65’ separation across rights of way, and imposes ten foot additional setbacks for each ten feet of additional height above 35’. It imposes a 25’ minimum initial setback from abutting properties, a 25’ additional setback for any portion of the structure above 35’, and additional 10’ setbacks for each 10’ of height above 45’.

Further, given the proximity of the Properties to local businesses that provide dining amenities (Ichi Bento, Peking House, Leenas Café, etc), grocery shopping (Safeway) and drug store availability (Walgreens, Safeway), the proposed rezone to a higher density will help support these local businesses. Approval of the rezone furthers policy goal H2, which directs the City to incentivize residential development in commercial zones, especially those with close proximity to transit and to support local business.

1 e. The rezone has merit and value for the community:

- 2 • In the event the Rezone Proposal is approved, the owner of the properties at
3 17127 15th NE and 17062 12th NE intends to pursue the development of a high
4 density residential structure on the two southernmost parcels of the Rezone
5 Proposal Properties, with a focus on senior housing. Presently, these two parcels
6 consist of an outdated and vacant former nursing home. Should the Rezone
7 Proposal be approved, these parcels would be converted to a high density (likely
8 130 units) of independent living to provide a continuum of care with the existing
9 assisted living facility on site. Due to the age and construction constraints of the
10 existing structures, they are not suitable for rehabilitation or repurposing. A
11 continuum of care would provide a variety of living options to the community of
12 Shoreline as its seniors continue to age. In fact, aside from one community in the
13 city limits, there are no other locations or senior housing providers within the City
14 of Shoreline that can provide a setting where seniors can stay in one location and
15 successfully age from an independent setting all the way to an acute, long term
16 care provider.
17

18 Senior housing construction in King County alone has averaged approximately
19 464 new units per year over the last twelve years being put into service (National
20 Investment Center). Adoption of the Rezone Proposal, which will provide the
21 opportunity to develop a high density senior housing proposal, will further
22 Comprehensive Plan Policy Goal H VI (encourage and support a variety of
23 housing opportunities for those with special needs, specifically older adults and
24 people with disabilities), H25 (encourage, assist and support social and health
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1 service organizations that offer housing programs for targeted populations) and
2 H27 (support opportunities for older adults and people with disabilities to remain
3 in the community as their housing needs change, by encouraging universal design
4 or retrofitting homes for lifetime use).

5
6
7 **CONCLUSION**

8 Applicants have satisfied all the criteria for a rezone approval. They respectfully ask the
9 Hearing Examiner to recommend approval of the Rezone Proposal to the Shoreline City Council.

10 Dated this 4th day of June, 2018.

11 Respectfully submitted,

12
13 McCULLOUGH HILL LEARY PS

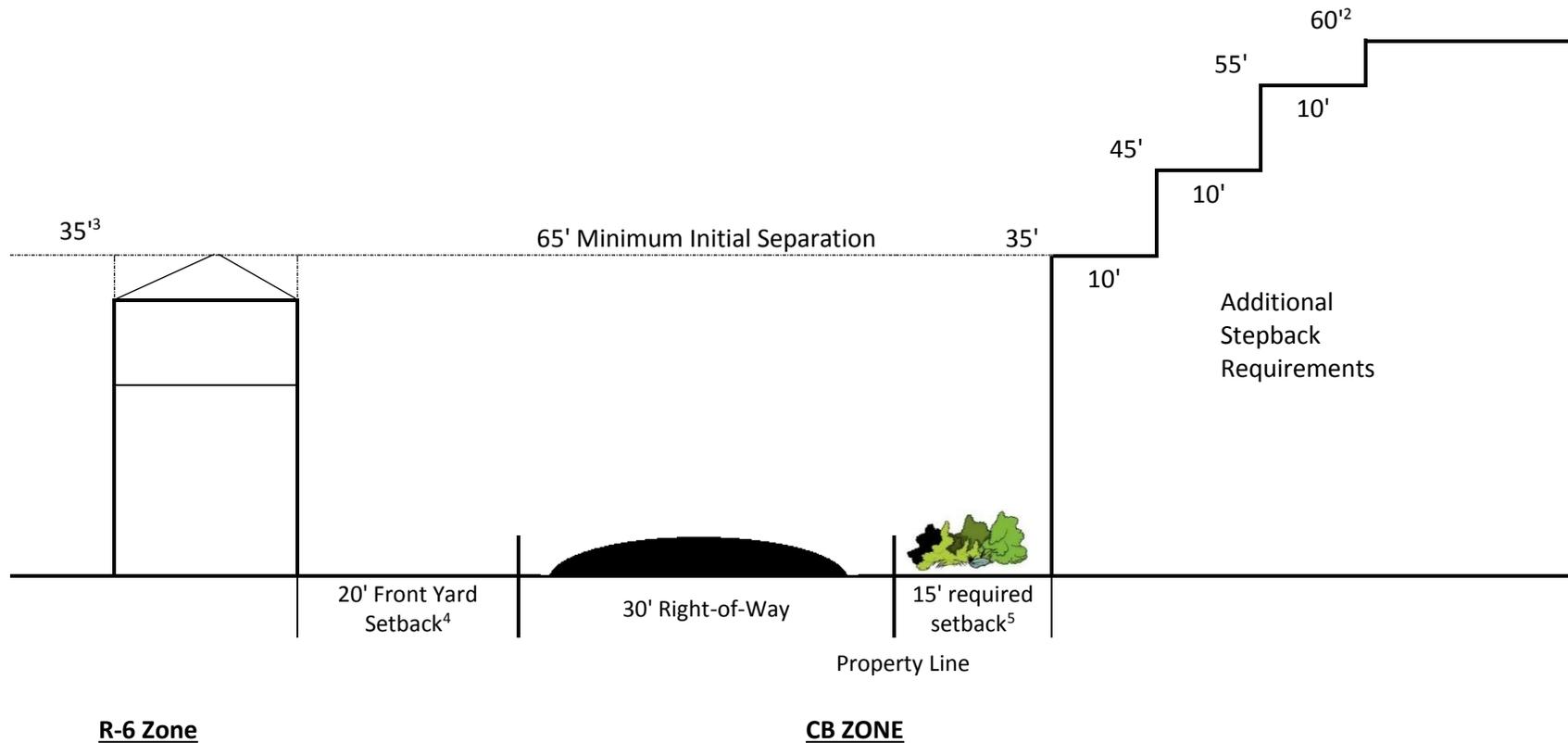
14 
15 _____
16 G. Richard Hill, WSBA #8806
17 *Attorney for Applicants*

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27
28 **McCULLOUGH HILL LEARY, P.S.**

701 Fifth Avenue, Suite 6600
Seattle, WA 98104
206.812.3388
206.812.3389 fax

EXHIBIT A

Required Setbacks From Across Rights-of-Way¹



¹ Table 20.50.020(3), Dimensions for Development in Commercial Zones (defining setbacks in Community Business zone); SMC 20.50.021.A, Transition Areas (requiring additional setbacks for development abutting or directly across street rights-of-way from R-6 zones).
² SMC 20.50.021.A, Transition Areas.
³ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones (35' allowance for homes with pitched roofs).
⁴ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones.
⁵ Table 20.50.020(3), Footnote 2. Dimensions for Development in Commercial Zones (Front yard setbacks when in transition areas and across rights-of-way).

Required Setbacks from Abutting Property⁶



⁶ Table 20.50.020(3), Dimensions for Development in Commercial Zones (defining setbacks in Community Business zone); SMC 20.50.021.A, Transition Areas (requiring additional setbacks for development abutting R-6 zones).

⁷ SMC 20.50.021.A, Transition Areas (requiring incremental setbacks up to base height).

⁸ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones (35' allowance for homes with pitched roofs).

⁹ SMC 20.50.021.B, Transition areas, Type I landscaping and eight-foot fence required.

¹⁰ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones.

¹¹ Table 20.50.020(3), Footnote 2. Dimensions for Development in Commercial Zones

The Seattle Times

City of Shoreline Planning & Comm D
Accounts Payable
17500 Midvale Ave N

Shoreline, WA 98133-4905

Re: Advertiser Account # 100164
Ad #: 824877

Agency Account #: 0
Agency Name:

Affidavit of Publication

STATE OF WASHINGTON
Counties of King and Snohomish

The undersigned, on oath states that he/she is an authorized representative of The Seattle Times Company, publisher of The Seattle Times of general circulation published daily in King and Snohomish Counties, State of Washington. The Seattle Times has been approved as a legal newspaper by others of the Superior Court of King and Snohomish Counties.

The notice, in the exact form annexed, was published in the regular and entire issue of said paper or papers and distributed to its subscribers during all of the said period.

Newspaper and Publication Date(s)	
Seattle Times	07/17/18

Agent Ayan Abshir Signature Ayan Abshir

Subscribed and sworn to before me on JULY 17, 2018
DATE

Debbie Collantes Debbie Collantes
(Notary Signature) Notary Public in and for the State of Washington, residing at Seattle

DEBBIE COLLANTES Notary Public State of Washington My Appointment Expires Feb 15, 2022
--

The Seattle Times

Re: Advertiser Account # 100164

Ad #: 824877

Agency Account #: 0

Agency Name:

AD TEXT

The City of Shoreline Notice of
Public Hearing of the Hearing Examiner
Applicant, Application No. and Permit Requested:
Jordan Winters, PLN18-0043

Location & Description of Project: 17127 and
17201 15th Avenue NE and 17414 and 17062 12th
Avenue NE, Shoreline, WA 98155. The applicant
has requested to rezone four parcels from Resi-
dential-24 units per acre (R-24) and Residential-48
units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral
and/or written comments regarding the above
project at an open record public hearing. The
hearing is scheduled for Tuesday, July 31, 2018 at
6:00 pm in the Council Chamber at City Hall 17500
Midvale Avenue N, Shoreline, WA.

Any person requiring a disability accommodation
should contact the City Clerk at (206) 801-2230 in
advance for more information. For TTY telephone
service call (206) 546-0457. Each request will be
considered individually, according to the type of
request, the availability of resources, and the fi-
nancial ability of the City to provide the requested
services or equipment.

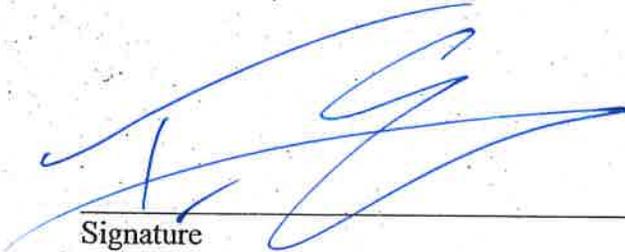


17000 Midvale Avenue North
Shoreline, WA 98133-4905
(206) 801-2500

DECLARATION OF MAILING

I, Trevor Elliott, declare the following:

I am over the age of 18, a resident of Washington State and have no interest in the proposal described in the attached notice. I certify that I mailed a true and correct copy of the attached notice to recipients on the attached list, postage prepaid, on July 17th, 2018.



Signature

Dated this 18th day of July, 2018 at Shoreline, Washington.

Project #: PN18-0043



5960®

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Attachment B

6163901311
CARLSON KEN+HYER KAREN
2926 Madison Way
Anchorage, AK 99508-4477

4024101322
WALGREEN COMPANY
PO Box 1159
Deerfield, IL 60015-6002

6163901571
ANDERSON LARRY P
36259 SE Fish Hatchery Rd
Fall City, WA 98024-9749

7148700100
MUNRO PETER+VICTORIA A ROTT
15004 70th Ave NE
Kenmore, WA 98028-4967

6163900803
DRINKARD LLOY
24 Stark Rd
Port Ludlow, WA 98365-9513

6163900610
COTHAM DAVID F
3687 4th Ave Unit 412
San Diego, CA 92103-4174

7148700140
CARLSON BRENT+SANDRA STREEP
13215 2nd Ave NW
Seattle, WA 98177-4004

6163901362
LIU XIN
PO Box 55848
Seattle, WA 98155-0848

5589300150
NORTH CITY HOMES L L C
PO Box 17911
Seattle, WA 98127-1911

5589300300
REAL PROPERTY FUNDING GROUP
7500 Roosevelt Way NE
Seattle, WA 98115-4221

6163901393
BAXTER LINDA K
3716 228th PI SW
Brier, WA 98036-8253

4433200030
EBLIN KRISTINA
7629 201st St SW
Edmonds, WA 98026-6837

6163900970
HUANG HANGYU+LEI YU
9035 NE 160th PI
Kenmore, WA 98028-7417

6163901440
HEBERT JOSEPH G
19715 35th Ave NE
Lake Forest Park, WA 98155-2617

6163900621
CHENG BEIBEI+WANG RENZHONG
15810 NE 66th PI
Redmond, WA 98052-4832

6163901521
SHORELINE DEVELOPMENT COMPA
6710 E Camelback Rd Ste 100
Scottsdale, AZ 85251-2031

6163900800
HYD 175 LLC
10336 Rainier Ave S
Seattle, WA 98178-2614

6163901350
MONTEREY LLC
PO Box 55134
Seattle, WA 98155-0134

6163900780
PACIFIC CREST REAL ESTATE
200 1st Ave W Ste 520
Seattle, WA 98119-4298

6163901364
RYDER NICK
5021 27th Ave S
Seattle, WA 98108-2025

6163901322
WILSON MARK W
15868 SW PEARCH
CROOKED RIVER RANCH, OR 97760

6163900626
SUN BENJAMIN
943 Glen St
Edmonds, WA 98020-2947

6163901453
KEENEY GEORGE
6115 NE 195th PI
Kenmore, WA 98028-3200

6163901283
WANG HAICHEN
MINKANG HUTONG COURTYARD 30
NEW YORK, NY 10003

6163901560
SANTE SHORELINE ALF REAL CO
1220 20th St SE # 310
Salem, OR 97302-1205

5589300045
BLATTNER JAMES E+ALICE D
11721 Palatine Ave N
Seattle, WA 98133-8109

5589300005
KELSEY HOUSE APTS LLC
10002 Aurora Ave N Ste 36
Seattle, WA 98133-9348

4433200040
NGADISASTRA IRWAN W+KELSIE
13054 35th Ave NE
Seattle, WA 98125-4510

6163901500
PARFITT FAMILY
1620 Broadway Ste 201
Seattle, WA 98122-2564

6163900791
PAISLEY GREGG E
4911 EAST HIGHWAY 3
SHELTON, WA 98584

7148700135
SHORELINE RESIDENT
17018 14th Ave NE
Shoreline, WA 98155-5124

6163900627
SHORELINE RESIDENT
17512 12th Ave NE
Shoreline, WA 98155-3715

6163901443
SHORELINE RESIDENT
17015 12th Ave NE
Shoreline, WA 98155-5113

7148700005
SHORELINE RESIDENT
17003 13th Ave NE
Shoreline, WA 98155-5121

6163901292
SHORELINE RESIDENT
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Shoreline, WA 98155-5104

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SHORELINE RESIDENT
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Shoreline, WA 98155-5123

5589300295
SHORELINE RESIDENT
1535 NE 171st St
Shoreline, WA 98155-6022

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7148700070
SHORELINE RESIDENT
17036 13th Ave NE
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SHORELINE RESIDENT
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Shoreline, WA 98155-3767

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SHORELINE RESIDENT
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17050 13th Ave NE
Shoreline, WA 98155-5122

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SHORELINE RESIDENT
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Shoreline, WA 98155-3801

6163901490
SHORELINE RESIDENT
PO Box 55117
Shoreline, WA 98155-0117

6163900975
SHORELINE RESIDENT
17521 12th Ave NE
Shoreline, WA 98155-3714

5589300160
SHORELINE RESIDENT
17018 15th Ave NE
Shoreline, WA 98155-5126

6163900972
SHORELINE RESIDENT
1116 NE Serpentine Pl
Shoreline, WA 98155-3721

6163901381
SHORELINE RESIDENT
17231 12th Ave NE
Shoreline, WA 98155-5115

4024101171
SHORELINE RESIDENT
PO Box 65026
Shoreline, WA 98155-9026

5589300050
SHORELINE RESIDENT
1540 NE 171st St
Shoreline, WA 98155-6023

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SHORELINE RESIDENT
17415 12th Ave NE
Shoreline, WA 98155-5119

6163900976
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Shoreline, WA 98155-3711

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Shoreline, WA 98155-5122

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SHORELINE RESIDENT
1524 NE 171st St
Shoreline, WA 98155-6023

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Shoreline, WA 98155-5124

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17520B 12th Ave NE
Shoreline, WA 98155-3715

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Shoreline, WA 98155-3715

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1832 NE Serpentine Pl
Shoreline, WA 98155-5229

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1103 NE 175th St
Shoreline, WA 98155-5133

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SHORELINE RESIDENT
2120 NE 175th St
Shoreline, WA 98155-5223

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Shoreline, WA 98155-5111

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Shoreline, WA 98155-3768

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Shoreline, WA 98155-5112

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SHORELINE RESIDENT
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Shoreline, WA 98155-3715

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Shoreline, WA 98155-5106

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Shoreline, WA 98155-5111

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SHORELINE RESIDENT
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Shoreline, WA 98155-3714

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Shoreline, WA 98155-5113

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SHORELINE RESIDENT
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Shoreline, WA 98155-5124

6163901320
SHORELINE RESIDENT
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Shoreline, WA 98155-5111

7148700160
SHORELINE RESIDENT
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Shoreline, WA 98155-5124

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17217 12th Ave NE
Shoreline, WA 98155-5115

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17011 13th Ave NE
Shoreline, WA 98155-5121

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17514 12th Ave NE
Shoreline, WA 98155-3715

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Shoreline, WA 98155-5110

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SHORELINE RESIDENT
17210 11th Ave NE
Shoreline, WA 98155-5112

6391410020
SHORELINE RESIDENT
17408 10th Ave NE
Shoreline, WA 98155-5108

6838600010
NORTH CITY FAMILY APARTMENT
120 W Cataldo Ave Ste 100
Spokane, WA 99201-3211

5589300035
ANDERSON MICHELE
57853 GODLEY RD
UNION, OR 97883

4024101140
GENUARDIS FAMILY MARKETS LP
1371 Oakland Blvd Ste 200
Walnut Creek, CA 94596-8408

6137400005
PAR THREE LLC
18390 NE 192nd St
Woodinville, WA 98077-8279

NAN SKINNER
18539 8TH Ave NE
Shoreline, WA 98155

PATTY HALE
16528 8th Ave NE
Shoreline, WA 98155



Notice of Public Hearing of the Hearing Examiner

Applicant, Application No. and Permit Requested: Winters, PLN18-0043 Rezone

Location & Description of Project: 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline, WA 98155. The applicant has requested to rezone four parcels from Residential-24 units per acre (R-24) and Residential-48 units per acre (R-48) to Community Business (CB).

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. **The hearing is scheduled for Tuesday, July 31, 2018 at 6:00 pm in the Council Chamber at City Hall (17500 Midvale Avenue N, Shoreline, WA).**

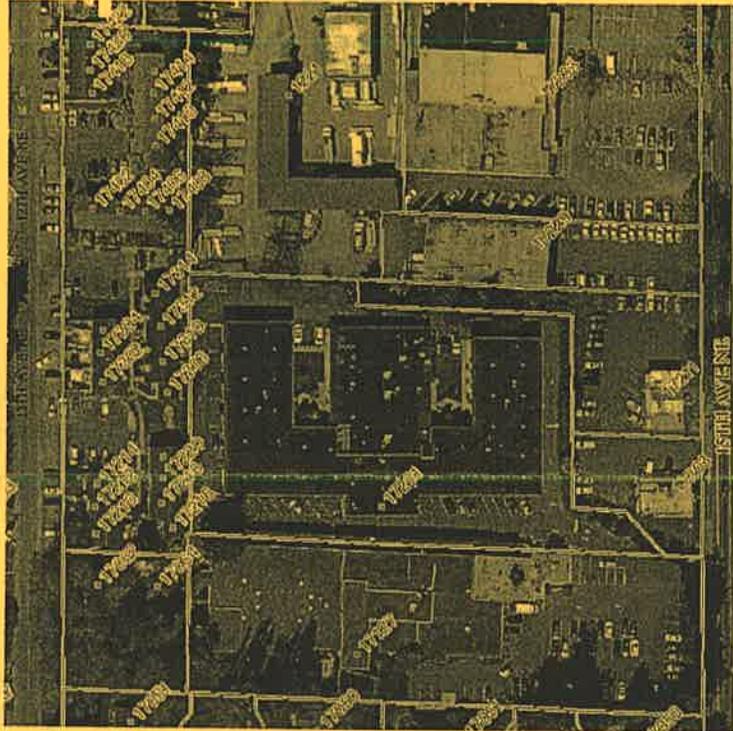
Any person requiring a disability accommodation should contact the City Clerk at (206) 801-2230 in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually, according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

NOTICE OF DISCLOSURE

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

Site Plan

17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE



Vicinity Map



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.

Rezone Application PLN18-0043

Hearing Examiner Public Hearing

July 31, 2018



Application/Project Description

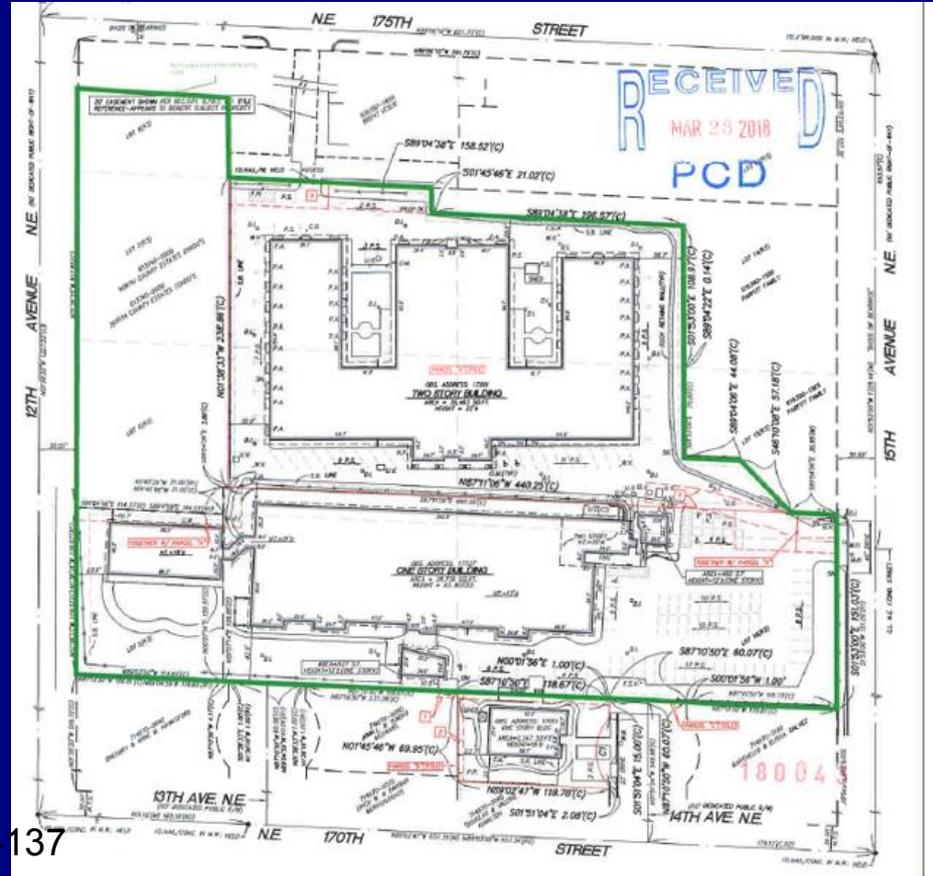
- The applicant requests a rezone of four parcels from Residential 24 units per acre (R-24) and Residential 48 units per acre (R-48) to Community Business.

Site

Attachment B

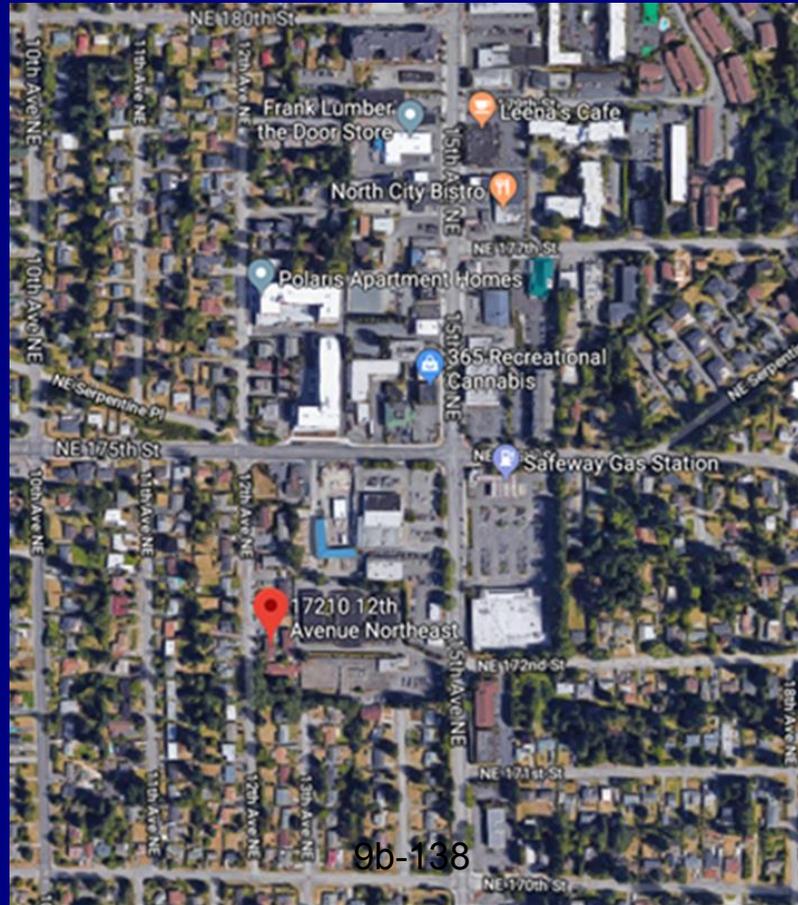


9b-137



Vicinity

Attachment B



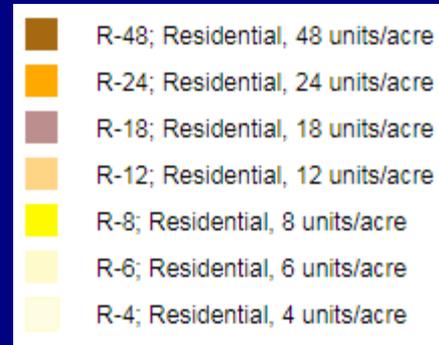
9b-138



Zoning & Comprehensive Plan

Attachment B

Designations



Critical Areas Map

Attachment B



Percent Slope

Percent Slope, 2001

- 0 - 15
- 15.1 - 40
- > 40

Process History

- Neighborhood Meeting: March 27, 2018
- Application Submitted: March 28
- Notice of Application: April 25
- Amended DNS: June 14
- Notice of July 31 public hearing: July 17

Transition Standards *Attachment B*

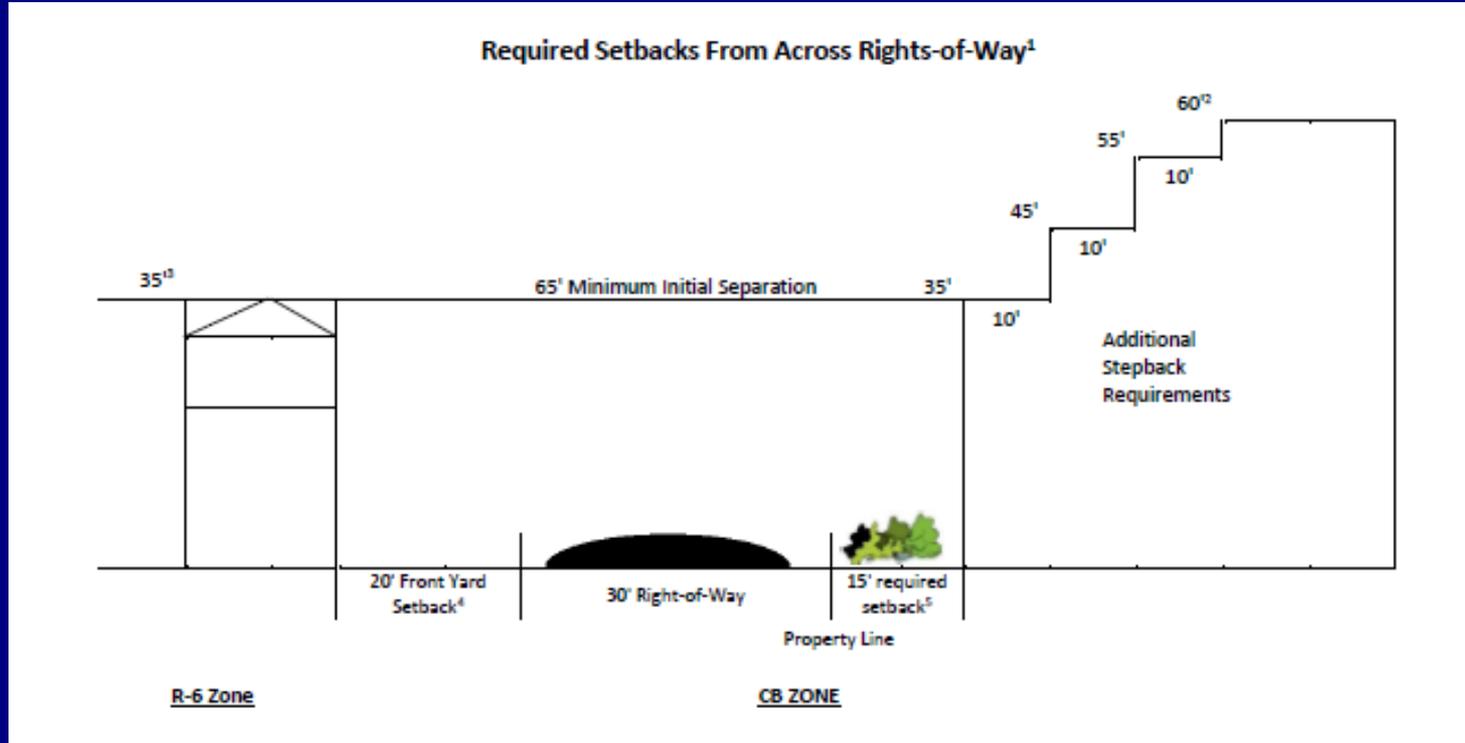
Table 20.50.020(3)- Dimensions for Development in Commercial Zones

Additional Standards
in 20.50.021- Transition areas
& 20.50.490- Landscaping
along interior lot line

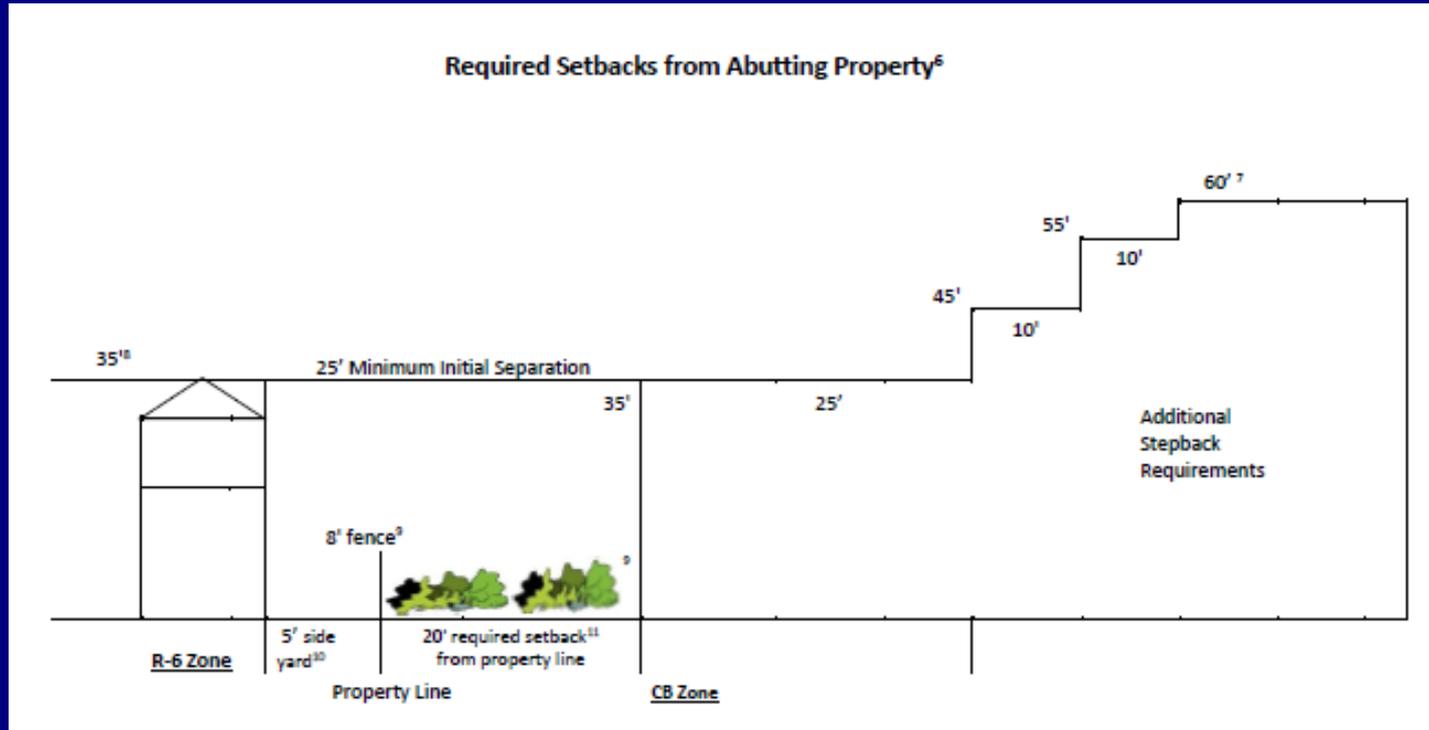
Commercial Zones				
STANDARDS	Neighborhood Business (NB)	Community Business (CB)	Mixed Business (MB)	Town Center (TC-1, 2 & 3)
Min. Front Yard Setback (Street) (1) (2) (5) (see Transition Area Setback, SMC 20.50.021)	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from Commercial Zones and the MUR-70' zone	0 ft	0 ft	0 ft	0 ft
Min. Side and Rear Yard Setback from R-4, R-6 and R-8 Zones (see Transition Area Setback, SMC 20.50.021)	20 ft	20 ft	20 ft	20 ft
Min. Side and Rear Yard Setback from TC-4, R-12 through R-48 Zones, MUR-35' and MUR-45' Zones	15 ft	15 ft	15 ft	15 ft
Base Height (3)	50 ft	60 ft	70 ft	70 ft
Hardscape (4) 9b-143	85%	85%	95%	95%



Transition Standards Illustrated



Transition Standards Illustrated



Decision Criteria

- Decision criterion that the Hearing Examiner must examine for a rezone is set forth in SMC 20.30.320(B). The City may approve, or approve with modifications, an application for a rezone of property if:

1. *The rezone is consistent with the Comprehensive Plan* Attachment B

The Comprehensive Plan designation of the site is Mixed Use 2. Community Business is an implementing zone for this designation.

The Mixed-Use 2 (MU2) designation is similar to the MU1 designation, except it is not intended to allow more intense uses, such as manufacturing and other uses that generate light, glare, noise, or odor that may be incompatible with existing and proposed land uses. The Mixed-Use 2 (MU2) designation applies to commercial areas not on the Aurora Avenue or Ballinger Way corridors, such as Ridgecrest, Briarcrest, Richmond Beach, and North City. This designation may provide retail, office, and service uses, and greater residential densities than are allowed in low-density residential designations, and promotes pedestrian connections, transit, and amenities.

2. The rezone will not adversely affect the public health, safety or general welfare.

- The rezone will not introduce a use that cannot already be developed on the site.
- Redevelopment will comply with current standards, including improved storm-water and sidewalk requirements.

3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

- Comprehensive Plan policies support additional density near transit and retail, housing choice, infill development, and transition from higher to lower intensity uses.
- Current zoning is not consistent with MU2 designation, proposed zoning would achieve consistency.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

- Transition will be governed through design standards, rather than zoning.
- Redevelopment that complies with current building, energy, and development codes and housing market trends would be unlikely to reduce value of neighboring properties.

5. *The rezone has merit and value for the community.*

- The potential for additional housing options near transit and retail, which complies with updated codes, upgrades sidewalks, and pays impact fees has merit and value for the surrounding neighborhood and the greater Shoreline community.
- Additional senior housing and continuum of care options are an identified need for Shoreline's aging population.

Recommendation

Staff recommends approval of Rezone
Application PLN18-0043.

Next Steps

- Council Study Session- September 10, 2018
- Council Action- September 24, 2018

June 7, 2018
Miranda Redinger, Senior Planner
Shoreline Planning and Community Development
17500 Midvale Ave N
Shoreline, WA 98133-4905

Re: Winters Rezone Application
PLN 18-0043

Dear Ms. Redinger:

I have been asked to comment on the Winters Rezone Application, PLN 18-0043. I am director of the Shoreline Lake Forest Park Senior Center, located in Shoreline at 18560 1st Ave NE. **Our Center** offers a variety of activities that engage adults age 50+ to participate in recreational, social, health, educational, and nutritional services.

I understand that there is a pending rezone application for property located at 17062 12th Avenue NE one of the purposes of which is to allow a portion of the rezone property to increase its residential density to allow for the possibility of developing approximately 130 units of senior housing.

I have reviewed relevant portions of the Staff Report that has been prepared for the Hearing Examiner who will consider the rezone application. I can confirm the discussion at pp. 12 and 13 of the Staff Report about the importance of providing adequate senior housing living opportunities in the City. The Staff Report cites the statistic that Shoreline has the second largest percent of people 65 and older among King County cities. At the Center, we see residents from many neighborhoods who over time will be aging out of their single-family homes and will need opportunities for independent living, assisted living, and skilled nursing care. I am of the opinion that providing “aging in place” facilities in Shoreline will provide options for the City’s Seniors that may not otherwise be available.

Sincerely,



Robert Lohmeyer
Director
Shoreline LFP Senior Center

Attachment B

Tax Parcel: 6163901500
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620
Broadway Ste 201
Site Address:
Lot Sq. Ft: 9,200

Tax Parcel: 6163901502
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620 Broadway Ste 201
Site Address: 1211 NE 175TH ST
Lot Sq. Ft: 13,500

Post Office
Shoreline Development (Wolfe)

Tax Parcel: 6163901541
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620
Broadway Ste 201
Address: 17229 15TH AVE
Lot Sq. Ft: 18,616

Tax Parcel: 6163901490
Taxpayer: BRENT LESLIE
Taxpayer Address: PO Box 55117
Site Address: 1221 NE 175TH ST
Lot Sq. Ft: 61,309

Tax Parcel: 6163901550
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620
Broadway Ste 201
Address: 17211 15TH AVE NE
Lot Sq. Ft: 19,733

Tax Parcel: 6137400000
Taxpayer: Multiple taxpayers
(condominium complex).
Taxpayer Address:
Site Address: 17414 12TH
AVE NE
Lot Sq. Ft: 56,974

Tax Parcel: 6163901565
Taxpayer: **PARFITT FAMILY**
Taxpayer Address: 1620 Broadway
Ste 201
Site Address: 17203 15TH AVE NE
Lot Sq. Ft: 10,497

Tax Parcel: 6163901462
Taxpayer: ANDERSON FAMILY
PROPERTIES
Taxpayer Address: 17201 15th Ave NE
Site Address:
Lot Sq. Ft: 14,820

1,275.8
Tax Parcel: 6163901560
Taxpayer: SANTE SHORELINE ALF REAL CO
Taxpayer Address: 1220 20th St SE # 310
Site Address: 17201 15TH AVE NE
Lot Sq. Ft: 83,564

Tax Parcel: 6163901465
Taxpayer: **PARFITT FAMILY LTD**
PRTNRSH
Taxpayer Address: 17127 15th Ave NE
Site Address: 17127 15TH AVE NE
Lot Sq. Ft: 72,307

Hi Everyone! My name is Jim Parfitt. I'm part owner of the land that has the Anderson House on it, and that is leased to the Sante folks. Here are a few of my thoughts on this issue:

This land is where my Dad grew up. My grandfather originally owned the land where the post office was and across 15th where Safeway now is. Pieces were sold off over the years to pay taxes. I used to play here as a child, and I made a home movie the day the bulldozer flattened my grandparent's house (approx where the Anderson house stands). We used to run it backwards, so the house would come up again! (true).

I'm a totally blue collar guy. Born in Seattle, graduated from Saint Mark's and Shorecrest HS. Worked mostly as a janitor, baker, musician, window washer and carpet cleaner, and did i say musician. Playing all kinds of music. But mom and dad left us this land, bless their hearts. So that is wonderful. Otherwise i would be still cleaning toilets and playing in lousy bands until i dropped dead, very probably. Now at 66, I can take it easy, thanks to them.

After many years of a less-than-ideal lease ended, We recently got a much better one with Sante. And i very much hope they are successful in their project. **And so I am in favor** of the proposed rezone in question.

Now i want to say that I do **not** want to sell anything. I am very happy with leases. I'd much prefer to get a monthly check than a lump sum that i'd probably blow thru in short order with little to show for it, except maybe a few new guitars. So **NOTHING IS FOR SALE!** And the only deal we have going with Sante is the Anderson house lease. That's all.

Any rumors of us putting in a "super mall" is not true.

Now, about the rezone:

My understanding is that the proposed rezone will allow Sante to build a higher building where the historic Anderson house has been (my approximate understanding; i haven't seen any plans). And i believe they want the building to be for retirement housing/ assisted living(?)

Now, I think that people should think twice before they oppose this tooth and nail, for the following reasons:

>I really believe that once the thing is built, you may not even notice it...

>There has already been a building there 'forever',

>It will block the lovely view of the traffic snarl up on 15th ave, true...

>It won't block the western sun (only shading 15th ave), and not much the morning sun, since the condos are to the west already.

>A higher building would block the street noise from 15th ave. So the area may be quieter.

>A building full of old folks will be quiet, have probably far less cars and traffic than most other uses, Crime free, clean.

>There shouldn't be any of the usual traffic and craziness that goes with almost any other commercial use (such as a condo or mall).

**I just don't think you can get a lower impact development than retirement housing.
Think about it.**

Maybe you can get Sante to make a green belt /set back, and plant a bunch of trees, so it will be nicer and more park- like than it is now. It could be designed in a nice way.

**Once the retirement building is built, then it will be there for a long, long time probably.
So you don't have to worry about something horrible going in there in the future.**

We can't leave the present building empty, it is a crime risk.

Now if the rezone doesn't happen and Sante is unable to make a go of it, then we will have to put something else in there; What? Whatever we can find....and it may well be harder to live with than a building full of old folks who go to bed at 7pm, right? (wink).

So...that's all I can think of right now. Thanks! Sincerely, Jim Parfitt

Jessica Simulcik Smith

From: Bill P <billp1963@gmail.com>
Sent: Saturday, August 04, 2018 12:10 PM
To: Jessica Simulcik Smith
Subject: [EXTERNAL] Comment on Winters rezone from William Parfitt

Dear Ms. Redinger:

My family owns the property located at 17127 15th Avenue NE (“Parfitt Property”), as well as other parcels located along 15th Ave NE and NE 175th Street. The Parfitt Property is included in the Winters Rezone Application, and we join in the request for a zoning change from residential to Community Business (CB). My siblings and I have a strong family bond with these properties. In fact, our roots in the neighborhood date back to the early parts of the last century. My grandparents, Dr. William C. Parfitt, and his wife, Grace Parfitt, purchased the property on 15th. Ave. in Shoreline sometime in the 1920's. The house on the property and the 2 or 3 barns were framed and finished by Grandpa Parfitt and his three sons, including my father, William R. Parfitt. My Grandfather had a medical clinic on these properties and loved to raise flowers. At one time they also raised chickens there and had about 2,000 hens.

My mother, Beverly Ann Parfitt, lived one block away on N.E. 172 st.. Her father, Thomas Jacobs, was a shingle weaver and saw filer at the Merrill and Ring mill on Lake Union. My Dad told us many stories about his times growing up there on the property, including riding his Indian motorcycle at 100 mph on 15th Ave., which was then all gravel, and having his father sew his fingers back together follow an accident involving a mower. My dad served with the 41st. Infantry Division out of Fort Lewis in New Guinea and the Philippines during WWII. When he returned from the war he and my mom were married and moved to the Mountlake Terrace/Lake Forest Park area.

We are aware that some of the neighbors’ comment letters on the rezone application have expressed a concern that we intend to add our additional properties along 15th Ave NE, which are not part of the pending application, to the Sante property once the rezone has been completed in order to develop a much larger development on the block. Nothing could be further from the truth. We currently have long term tenants on our properties along 15th Avenue. We have a long term ground lease with Sante. We have no intention to re-develop any of our Shoreline property with Sante, nor have we ever discussed a joint project.

We have joined in the rezone application not because we are planning to redevelop the property with Sante, but because we want our property to be brought into compliance with the City’s Comprehensive Plan. We believe that the CB designation makes much more sense in light of surrounding developments and the City’s adopted land use policies. Further, given our long standing connection with the city of Shoreline, we wish to see the community as a whole continue to improve by not only addressing the needs of the area seniors but by offering redevelop opportunities to existing properties whose current improvements have outlived their useful life. We support this undertaking by Sante on one of our properties and ask that you consider our comments when making your decision.

Thank you for considering this comment. I plan to be present at the re-scheduled rezone hearing, and look forward to addressing the Hearing Examiner in support of the rezone at that time.

Sincerely,

William Parfitt

To: City of Shoreline

RE: We are writing regarding the proposed Rezone of parcels 6163901560, 6163901465, 613740-0000 and 6163901462, addresses 17127 and 17201 15th Avenue NE and 17414 and 17062 12th Avenue NE, Shoreline.

We have lived in Shoreline for 32+ years. We were looking for a good school district and wanted to be close to family and friends when we moved back to the Seattle area. We found that in Shoreline. Our children were in 5th and 10th grade when we moved in. Kids could play in the street and we didn't worry about traffic. Our children babysat for younger children on the block who in turn babysat for new neighbors with younger children as the houses turned over. Much to the detriment of his knees, Ned put up a basketball hoop and played basketball with the neighborhood kids.

We have a block dinner party once a month from October through June and an outdoor block party in August. We borrow cups of flour or power tools from each other. We watch out for each other. We have a community.

After all this time of voting for school levies, park levies, etc. in order to help make Shoreline the city that it is we are sadly disappointed in the rush to "redevelop" our neighborhood. The prospect of a 5 - 6 story building 250 feet from our home is not one that most people would relish.

Currently the parcels in question are zoned R24 and R48 and are adjacent to single family homes zoned R6. The proposal to rezone to a CB designation does not fit with the existing zoning and does not provide a buffer between what could be a busy traffic area and a quiet, residential neighborhood. The developers of the proposed rezone have not come forward with any plans for this area and have made vague promises to the current residents that the only thing they want to do is build senior living facilities. We cannot rely on vague references when it comes to our neighborhood and quality of life

The zoning map (2016) that is currently available on the Shoreline website shows the parcels in question to be zoned R24 and R48. We were told at the community meeting put on by Sante Partners that a) the City wants the entire parcel zoned CB, b) Sante is considering a 5 story building and c) no one will want to develop the properties unless they are rezoned to CB so the neighborhood would be faced with dealing with vagrants in the unoccupied Anderson House skilled nursing facility. Regarding a) if the City of Shoreline is planning a rezone then according to their ideals of "transparency" the residents should hear from the City, not an out of state developer. I now understand that the zoning for this area has been on the city Master Plan since 1998 – with NO notice to the community and it is very hard to find on the website, b) a 5 story building right next to single family dwellings is not in the best interests of the current residents and c) threats are typically not a way to win over public opinion.

There is a new apartment building going in on the corner of 15th and 175th NE “the Post Office” location. 5 story, 243 units with 267 parking spaces. We did hear that there “wouldn’t be an increase in auto traffic because the post office had a lot of traffic going in and out of that location”. I feel fairly certain that there weren’t an extra 200+ cars going in and out of the post office during rush hour morning and evening. Add to that the rumor that the Post Office is going to relocate to the Water District property on 15th and 169th. If that is true then the original “study” showing there wouldn’t be an increase in traffic is flawed at best and false at worst. 15th NE is already backed up during rush hour. Adding more Community Business capability to the area will only add to the noise and traffic. What about runoff from the paving?

Word on the street is that Shoreline is open season for developers, with the city approving just about every project that is proposed - usually to the detriment of the current residents.

It was also mentioned by Sante’ during the neighborhood meeting that we could always sell our homes and move – something similar to what was in one of the Currents newsletter when the areas around the light rail stations were rezoned. Where does one move to and why are we being driven from our homes ? So more rezoning can take place, more high rise development be built? Another question for the city council is – what are you going to do when it’s your neighborhood’s turn to be rezoned and redeveloped?

We seriously doubt that our letters will have any effect on the outcome of this rezoning request. It was pretty obvious where the city’s interest is and it certainly is not with the current residents but one must at least make a protest.

Thank you,

Edward & Cynthia McCrea

Edward and Cynthia McCrea
17037 13th Ave NE
Shoreline, WA 98155

Jessica Simulcik Smith

From: mmsurveyors@comcast.net
Sent: Monday, August 06, 2018 3:27 PM
To: Jessica Simulcik Smith
Subject: [EXTERNAL] Zoning Change @ Anderson Plaza

Jessica,

I just wanted to add my two cents to my wife's letter. I am amazed that the planning board would not let us know about a local zoning change until after they had already approved the change. Second, why is the city that I have been paying taxes to since 1988 approve a zoning change over the local residents objections. Do our opinions not matter? It is unfortunate we do not have the deep pockets of Sante corporation. Why doesn't the city council visit our neighborhood before they make any decision. As it stands now it appears our city is for sale to the highest bidder.

Ned McCrea

nedmccrea@comcast.net

OPPOSITION TO THE SANTE CB UP-ZONE

AUGUST 6, 2018

To the Shoreline Commissioners and interested parties,

Thank you for the opportunity for additional comment to the proposed Sante upzone. Pursuant to the July hearing I wish to add the following comments.

A) Wedding cake

Mr. Winters and Mr. Hill told the room that the proposed building would: a) be -5- stories, b) be 130 units and c) use the 'wedding cake' design for side set back and mitigate the appearance of building height. We understand their comments to be stating a maximum height and number of units. It is our understanding that uses of the 20 ft side property setback are limited. A roadway and parking are not allowed in the setback. Rather, landscaping and trees are to be located in this area. More than code, I would think the residences would like trees along the south property line. Trees would provide shade in the summer and block the residents view into my back yard. A design feature that is mutually beneficial.

B) Elevation of the adjacent residential properties to the south

Location of the property lines has an important impact in establishing the setbacks. Please know that there is a steep slope between the proposed Sante development and the residences to the south. At the west end (17051) the slope is about 8 to 10 ft and reduces to 5 ft to the east at 17050. The property line is at the toe of the slope – NOT the top. Therefore, the building height must be reduced to comply with the 'wedding cake' design.

About one year ago, Mr. Winter stated to our neighbors that they were planning to set a concrete wall at the south edge of the properties. The plan, he said, was to be for a building no more than one (1) to two (2) stories. In Mr. Hills meeting with the community in March there was a comment that the build would 'only' be three (3) stories. A statement that clearly showed Sante's willingness to limit the building to less than the maximum allowed under the proposed code. Now, he says a -5- story, 130 Unit is required to make the project feasible. (words to that effect). If they truly need 130 unit, as an absolute minimum, it would have behooved Sante to be more forthright. Clearly, their proposed building size is negotiable. The city should use this opportunity to limit visual impacts along the southern property line.

OPPOSITION TO THE SANTE CB UP-ZONE
AUGUST 6, 2018

C) Access thru 15th

Access to the property is a key impact to those on 12th Ave. The message at the meeting was that there would NOT be access at 12th – UNLESS required by the Fire Department. No access is possible thru 14th or 13th. If a west side access is required, it would be a locked gate that only the Fire Department could access. The community will no allow general access via 12th Ave

D) Amalgamation

I continue to be concerned that the -6- remaining Parfitt family owned properties in the block will, in time, be joined into larger amalgamated properties. Speaking privately to members of the Parfitt family, they repeated their desire to maintain ownership of the land and make their money from long term leases. While this may be a viable financial plan for these individuals, this is not the same a zoning code with limitations of use. In time each of us will pass away and new owners will have their opportunity to maximize their properties.

I remain skeptical that these properties will remain separate. It's only a matter of time until the 'right' opportunity brings the properties together and a very large project is created. I need the city to think this though and add reasonable limited use plans and limit conditions for any future 'mega- development'. The joining of multiple properties and an unrestricted Shoreline up-zoned, will grant future owner(s) the opportunity to be much more aggressive with land use. A project that maximizes return to their stakeholders at the expensive of what was, a comfortable, livable North City community.

Thank you for considering my thoughts,

Erick Merklingshaus

17044 13th Ave NE

Shoreline, WA 98155

emerklings@msn.com emerklings@gmail.com

=====x=====x=====

My May 8th 2018 comments are included below:

To the Shoreline Commissioners and interested parties,

It's difficult to write a succinct list of concerns about the proposed North City 'CB' up zone without a proposal from the Sante partners. We have to anticipate anything from a simple enlargement of the Anderson House property to create a retirement / assisted living community. Or, maybe it's a major development combining several parcels? The lack of a proposed land use from Sante Partners forces us to consider many possibilities. The Shoreline's planning schedule favors developers that can keep the size & scope for their ambitions away from the community.

This letter considers two very different possible developments. One small, one large:

- a) Re-development of the Anderson House Parcel in conjunction with the SW corner lot parcel. This would facilitate the creation & operation of a retirement / assisted living center for the Sante Partners. (Tax parcel: 6163901462,)
- b) The amalgamation of as many as -10- parcels to form a single development covering most of the North City "block". (Block = 15th to 12th NE -175th to 172th)

These are very different projects. Each have very different impacts on the neighborhood and the greater North City area. A modest retirement center could be accommodated. However, the possibility to join several properties to create a massive development must give the city give pause. I trust the city will see attaching reasonable conditions to the proposed up-zone as a prudent safeguard against unforeseen developments. Especially, a major project that would have far ranging impacts

I need the Shoreline Commissioners to see the very real possibility that Sante and the Parfitt Family could combined the parcels in this proposed up-zone with the previously up-zoned parcels in the northern portions of the block from 15th to 12th NE.

Sante has never stated their intent is limited to effecting only the Southernmost parcels (Anderson House & the Lot in the SW corner). In their April 9th letter to the community leaves their intent vague. "... allow Sante the ability **to propose** in the future **a facility** at a density that will be **financially feasible**."

Whether the "a" refers to only Sante's existing -2- parcels or, amalgamating all -10- parcels is key. Unfortunately, we won't know until Shoreline grants them their desire.

I realize that someone not familiar to the details may think the idea of combining multiple parcels farfetched. Most people believe that Sante is only interested in building on -2- parcels. I hope they are right and, I hope I am proven wrong. However, I see evidence that a much larger project is on the horizon.

If I am correct, developers seek a major amalgamation of properties. The city of Shoreline will have failed its citizens if they fail to adopt conditions on the development of the parcels in proposed up-zone. The developers may attempt to claim that conditions should not be imposed because, this is not their intent to use. I have two responses; first, We would welcome any description of intended use and, Secondly, the developers should be agreeable to shoreline conditions as they do not affect the use.

Ownership

Please see that all but -2- of the -10- properties are owned by the SAME TWO INTERESTS. This is not nine separate owners fighting for their own self interests.

Please realize who owns the -4- effected parcels in the proposed CB up-zoning:

Anderson Plaza Tax parcel: 6163901560 Taxpayer: **SANTE SHORELINE ALF REAL CO** Taxpayer
Address: 1220 20th St SE # 310 Fidelity National Title Company of Oregon (83,564 sq ft)

Anderson House, Tax parcel: 6163901465 Taxpayer: **PARFITT FAMILY LTD PRTNRSHIP** 17127 15th Ave NE
(72,307 sq ft)

North County Estates Apartment Tax parcel: 613740-0000 (56,974 Sq ft)

South west lot - Anderson House Tax parcel: 6163901462, Taxpayer: ANDERSON FAMILY PROPERTIES
Taxpayer Address: 17201 15th Ave NE Note this is the address of the **SANTE** owned Anderson Plaza (14,820 sq ft)

Note: The total of the -4- parcels are: 227,665 sq ft

The other related parcels in the northern portion of the block are:

"Merry Maids" Currently for lease, Site Address: 17229 15TH AVE NE Tax parcel: 6163901541,
Taxpayer: **PARFITT FAMILY** (18,616 sq ft)

Vet Spay & Neutering Tax parcel: 6163901550, Site Address: 17211 15TH AVE NE , Taxpayer: **PARFITT FAMILY** (19,733 sq ft)

Ichi Bento Terriaki Tax parcel: 6163901565 Site Address: 17203 15TH AVE NE Taxpayer: **PARFITT FAMILY** (10,497 sq ft)

The lumber yard Tax parcel: 6163901490 Site Address: 1221 NE 175TH ST, BRENT LESLIE (61,309)

The 'Gas station' Tax parcel: 6163901502 Taxpayer: **PARFITT FAMILY** (13,500 sq ft)

North West corner Tax parcel: 616390150 Taxpayer: **PARFITT FAMILY** (9,200 sq ft)

Not including the "Post Office" development by Shoreline Development Company (Wolff) (81,550 sq. ft.)

Note: The land involved in the North portion of the 'block' : 132,855 sq ft

(the Post Office is excluded)

Therefore, the total land available as a result of this up-zone is : **360,550 sq ft**

Possible Intent

Please realize Sante has created businesses that would appear to be linking to their pending project(s). These LLC's were form by the Nathan Group, PLLC as agents for Sante. Note these -6- LLC's were all formed on March 4, 2015.

Sante Shoreline, LLC

Sante Shoreline, AFH OP CO, LLC

Sante Shoreline AFL REAL CO,LLC (current owners of Anderson Plaza, Tax parcel: 6163901560

Sante Shoreline ALF OP CO.LLC

Sante Shoreline SNF REAL OP, LLC

Sante Shoreline, SNF OP CO,LLC

Sante has other properties in Washington. Each of these appear linked to existing properties: (Sante ALF OP CO, LLC , Sante ILF OP CO, LLC, Sante SNF OP CO, LLC, Sante Kent LLC) While it is hard to prove intent from public records it is curious why they created so many companies named 'Shoreline'. Especially, in comparison to their other projects. It makes me question the idea that Sante's intent is limited to operating a retirement center.

Please know that the Orion Properties agent handling the lease of the current Merry Maids property, told me that the Parfitt family wanted to lease the property: "... at this time, unless someone wants to buy the whole thing."

This up-zone permits the combined financial interest of the Parfitt Family & Sante to buy out the Lumber yard and the North County Apartment. If so, the 360,520 sq ft. combined parcels gives a single developer a massive project. Clearly the lumber yard parcel is key. Remember the Post Office lot sold for \$ 4,250,00. That much money can be persuasive.

Sante is a major player in property development. A project of the size is possible and would certainly fulfill their stated goal of : "... allow Sante the ability to propose in the future a facility at a density that will be financially feasible."

Note that their attorney at re-zoning meeting was from the Law firm of McCullough Hill Leary, PS. In a Seattle times article concerning this Law firm, the Times commented:

(Mayor Ed) Murray believes McCullough wanted to be more than a lawyer getting the best deal for developers. “Jack (McCullough) wanted to do something for working people,” the mayor said. “And having said that, I wouldn’t put it past him to sue me tomorrow over something.”

By comparison The US Post office project is ¼ the size of this possible CB up-zone. (Reference lot 6163901521, Sale Price: \$ 4,250,000 Dated : Aug 26 2016, Wolff: 6710 E Camelback Rd Ste 100 Scottsdale, AZ. (81,550 sq. ft.)

Summary: Sante & members of the Parfitt family ALREADY own all but -2- of the parcels. Only the North City Lumber and the North County Estates Apartment are owned separately. We must not allow a lack of foresight to grasp the impact of this very real possibility. Do not miss this opportunity to shape a positive outcome by imposing the follow conditions on the Up-zone of these lots.

Conditions and Land Use Limitations

The follow conditions should be placed on the proposed up-zone parcels:

Sante purchased the **Anderson Plaza** and then invested in a multimillion dollar renovation to this facility. Anderson Plaza is current R-48. Should it be Santes’ intent to maintain the Plaza in its’ current state, an up-zone would have little direct impact.

No up-zone on this parcel is needed. The granting of a CB zoning is only require to prevent the lower zoning forming a zoning ‘island’.

Should a developer propose a common project across multiple parcels, the city should require the following conditions:

- a) Height limit of 45 ft
- b) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions.
- c) Traffic directed toward 175th and not into the surrounding residential streets.
- d) Access via 15th Ave NE
- e) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.

- f) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- g) No special districts

The Owner of the **North County Apartment** has expressed the desire to maintain ownership of the apartment. Then, in time, have his Son is the eventual owner and the son can deal with property decisions. A most honorable desire. Let us hope the status quo is maintained.

However, should the apartment agree to combine with other parcels. A very different picture emerges. This property has parking and access concerns as is. While off street parking is provided, the nearby street parking is always used. Higher density apartments allowed by this Up-zoning exacerbates the problems.

Any up-zone to R-48 or CB should also require:

- a) 12th Ave is hardly a commercial street. What land use could be proposed that truly requires a CB zone on such a residential street. An R-48 is reasonable.
- b) The implantation of any up-zone should be delay 10 years form the conclusion of this zoning review. By delaying the up-zone, the owner will receive their stated requested and the city receives some control that this parcel will not be used in a major multi-parcel project.
- c) Ample off-street parking. Exceed SMC 20.50.390
- d) Sidewalks
- e) The density allowed by a CB zone must be balanced with Open spaces of meaningful dimensions. Example: Each apartment has a small 'yard' but these are too small to be used. The kids play in the parking lot.
- f) Improved access to 175th
- g) Traffic directed toward 175th and not into the surrounding residential streets.
- h) Affordable housing with Recreational space exceeding SMC 20.50.240
- i) 20.50.240,C.1 qualifies development of a CB zone to: " when located on an arterial street shall meet the following standards:" 12th is not an arterial.

The **Anderson House** and the adjacent western lot is currently zoned R-24. Granting a 60 ft. tall building with narrow setbacks, adjacent to low density residential simple out of place in the Neighborhood. R-48 permits the conditional use as a Hospital, or a

Nursing & Personal Care Facilities. It is hard to see what use Sante desires that is not conditionally allowed under R-48.

Any up-zone to the Anderson House parcel should also require:

- a) Limited to R-48 densities
- b) Building height not more than 45 ft Note the differences in parcel elevations compound the height relative to the neighborhood..
- c) Setbacks along the Southern property line of the parcel should be greater than the required. Efforts to buffer appearance must be incorporated in landscape.
- d) Setbacks on the northern property line, facing the Anderson Plaza, and are not the neighborhoods concern
- e) Landscaping should maintain the existing trees to the extent possible. With trees added to screen the facility.
- f) Access via 15th Ave NE
- g) No access using the residential streets to the south. 14th Ave NE and 13th Ave NE are to remain dead end streets.
- h) Emergency only access via 12th Ave NE. 12th should remain a residential street. Traffic should be direct to 15th.
- i) Parking. Please know during the meeting with the neighborhood Sante minimized the need for parking. Saying the most retired people in care facilities don't drive. (And, yes – that is a good thing.) However, people who work at the facility DO drive. Additionally, should the building be used for Apartments for more mobile resident, there will be a need for parking. Any proposed land use must maintain the required parking.

I ask the commissioners to remember their oath of office. Which states: “to represent the public interest of the CITIZENS OF SHORELINE.” You are not charged with permitting all developments. You are not responsible for maximizing developers return on investment. Please consider my recommendations with an eye toward keeping Shoreline a livable community.

Sincerely

Erick Merklingshaus

17044 13th Ave NE

Shoreline, WA 98155

August 6, 2018

To the Shoreline City Council and interested parties,

I was not able to attend the meeting on July 31 as I had to work . My neighbors attended and informed me of the the discussion involving the Sante Group and a CB rezone possibility for the parcels of land directly north of and adjoining my property at 17051 13th Ave NE. I am still concerned about the plans that have changed for the Sante Group. When Jordan Winters talked with us in 2017 about getting us to sign over a small piece of land that had been fenced off by the Anderson owners before my wife and I moved in in 1993, we were happy to work with Mr. Winters as he calmly told us that the plans for the property were to build a one to two story "home" for retirees on the other side of the fence. It would be similar to the house that exists at 17051 14th Ave NE. We wanted to be good neighbors and "work" with him. We chose not to fight for our right to the fenced off portion we had maintained and used for all these years. Now a year later, the proposal of 5 stories, even with a "wedding cake design" is an obnoxious thought. Our house and backyard will go from a home in a residential area of one to two story housing to a 5 story wall of windows, staring down on us.

The wedding cake design proposed by Sante is proof that they know that 5 stories is way too much to be bordering the small homes in which we live. I proposed in my previous letter from the end of June that a gradual zoning working its way South from 175th would make a more logical step so that by the time zoning was to the proposed parcels north of our house it would not be more that one story higher than our homes.

I am not a NIMBY, and have always understood how city planning can be complicated. But without logic or empathy for the residents affected, drastic changes are asking a lot from people who have invested in their future by purchasing a home that would retain most of its value over time. It is hard to imagine that people can only count on the condition of their neighborhood for less time than they can pay off their home.

Sincerely,

Greg and Anne Hawksford
eaglechevy@gmail.com

Council Meeting Date: September 10, 2018

Agenda Item: 9(c)

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussing the 2018 Resident Satisfaction Survey Results		
DEPARTMENT:	City Manager's Office		
PREPARED BY:	Eric Bratton, Communications Program Manager		
ACTION:	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Motion
	<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Public Hearing	

PROBLEM/ISSUE STATEMENT:

The City has recently completed its ninth resident satisfaction survey. Every two years, beginning in 2002, the City has measured public perception about the City and its services by conducting a scientific survey of a random sampling of households in the City. In addition to measuring residents' level of satisfaction with services, the survey helps determine priorities for the community as part of the City's ongoing strategic planning process.

The release of the survey results is timed to help inform the Council and staff prior to the 2019-2020 budget review and adoption process. The results will be publicized on the City's website and through its monthly newsletter, *Currents*.

Tonight, staff will be joined by Jason Marado, Senior Project Manager of ETC Institute, which has conducted the survey since 2004, to present the results of the survey.

RESOURCE/FINANCIAL IMPACT:

There is no financial impact associated with this agenda item.

RECOMMENDATION

No action is required at this time. The report is for information purposes only. Staff recommends that council discuss the results and findings of the 2018 Resident Satisfaction Survey.

ATTACHMENTS:

Attachment A: Draft 2018 City of Shoreline Resident Satisfaction Survey Findings Report

Approved By: City Manager **DT** City Attorney **MK**

City of Shoreline Resident Satisfaction Survey

Findings Report

...helping organizations make better decisions since 1982

2018

**Submitted to the City of
Shoreline, Washington**

By:
ETC Institute
725 W. Frontier Lane,
Olathe, Kansas
66061

July 2018





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2018 City of Shoreline Resident Satisfaction Survey Executive Summary

Purpose and Methodology

ETC Institute administered a survey to residents of the City of Shoreline during the summer of 2018. The purpose of the survey was to help the City of Shoreline ensure that the city's priorities continue to match the needs and desires of residents. This is the eighth time ETC Institute has administered the *DirectionFinder*® survey for the City of Shoreline. The survey was previously administered in 2004, 2006, 2008, 2010, 2012, 2014, and 2016.

The six-page survey, cover letter, and postage paid return envelope were mailed to a random sample of households in the City of Shoreline. The cover letter explained the purpose of the survey and encouraged residents to either return their survey by mail or complete the survey online. At the end of the online survey, residents were asked to enter their home address, this was done to ensure that only responses from residents who were part of the random sample were included in the final survey database.

Ten days after the surveys were mailed, ETC Institute sent emails and placed phone calls to the households that received the survey to encourage participation. The emails contained a link to the online version of the survey to make it easy for residents to complete the survey. To prevent people who were not residents of Shoreline from participating, everyone who completed the survey online was required to enter their home address prior to submitting the survey. ETC Institute then matched the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online survey was not counted.

The goal was to obtain completed surveys from at least 800 residents. The goal was exceeded with a total of 1,024 residents completing the survey. The overall results for the sample of 1,024 households have a precision of at least +/-3.0% at the 95% level of confidence.

The percentage of "don't know" responses has been excluded from many of the graphs shown in this report to facilitate valid comparisons of the results from Shoreline with the results from other communities in ETC Institute's *DirectionFinder*® database. Since the number of "don't know" responses often reflect the utilization and awareness of city services, the percentage of "don't know" responses have been provided in the tabular data section of this report. When the "don't know" responses have been excluded, the text of this report will indicate that the responses have been excluded with the phrase "*who had an opinion.*"

This report contains:

- An executive summary of the methodology for administering the survey and major findings,
- charts showing the overall results for most questions on the survey and trend data from the 2004, 2016 and 2018 community surveys,
- benchmarking data that shows how the results for Shoreline compare to other communities,
- importance-satisfaction analysis; this analysis was done to determine priority actions for the City to address based upon the survey results,
- tables that show the results of the random sample for each question on the survey,
- a copy of the survey instrument.

Overall Satisfaction with City Services and Facilities

The major categories of City services that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the overall quality of City parks and recreation programs and facilities (83%), overall quality of police services (77%), and the overall quality of services provided by the City of Shoreline (69%). The top four rated City services that should receive the most emphasis over the next two years, were: overall quality of police services (34%), overall travel time for trips on Shoreline streets (32%), overall response to prescription drug abuse and addiction issues (32%), and the overall quality of City parks and recreation programs and facilities (30%). The City of Shoreline’s quality of services ranked 22% above the national average.

Overall Satisfaction with Public Safety

Overall satisfaction with public safety items that had the highest levels of satisfaction, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: overall quality of local police protection (77%), level of trust in officers to do the right thing (72%), and the level of respect Shoreline Police officers show residents (72%). The top three aspects of public safety residents indicated should receive the most emphasis over the next two years, were: response to property crime (33%), response to drug activity (31%), and the City’s efforts to prevent crime (31%). The City of Shoreline’s efforts to prevent crime ranks 11% above the national average.

Overall Ratings and Perception of the City

Residents were asked to rate the City of Shoreline as a place to live, work, and raise children. Based upon the combined percentage of “excellent” and “good” responses among respondents *who had an opinion*, the highest ratings for the City, were: as a place to live (92%), as a place to raise children (90%), and the overall quality of life in the City (81%). Respondents rated the overall condition of their neighborhood; nineteen percent (19%) indicated their neighborhood is in “excellent” condition and 49% consider the condition of their neighborhood as “good”. The City of Shoreline trended upward 5% as a place a place to live from 87% in 2004 to 92% in 2018.

Satisfaction with Specific City Services

- **City Maintenance.** The highest levels of satisfaction with City maintenance services, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: garbage and recycling provider services (86%), adequacy of storm drainage services in neighborhoods (66%), and the overall cleanliness of City streets and other public areas (63%). The top two City maintenance items respondents felt should receive the most emphasis over the next two years, were: the maintenance of sidewalks in Shoreline (36%) and the overall maintenance of City streets (35%).
 - Residents were asked to rank five projects on a scale of 1 to 5, where 1 was the top priority and 5 was the lowest priority, potential projects the City should fund using local tax dollars. Sixty-five percent (65%) of respondents indicated road maintenance and pavement preservation as a top priority for investment and 64% indicated sidewalks as the next important priority for investment.
- **Parks and Recreation.** The highest levels of satisfaction with parks and recreation services, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the maintenance of City parks (84%), maintenance of City playgrounds (83%), and outdoor athletic fields (76%). The three parks and recreation services respondents indicated should receive the most emphasis over the next two years were: the maintenance of City parks (48%), walking and biking trails in the City (32%), and the maintenance of City playgrounds (21%). Overall, the City of Shoreline performed very well when compared to the national average and communities in the Northwest Region.
- **City Communication.** The highest levels of satisfaction with City communication, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the quality of content in the City’s newsletter (75%), availability of information about City services, meetings, and events (66%), and the City’s efforts to provide information on major City issues (62%).
 - Respondents were asked to indicate what sources they use to get information about City issues, services, and events. The most selected sources were: the City newsletter “CURRENTS” (87%), City’s Parks and Recreation Guide (71%), and online resources (50%).
- **Transportation and Land Use.** The highest levels of satisfaction with City transportation and land use, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the availability of public transportation options (59%), availability of bicycle lanes (51%), and the availability of sidewalks on major streets and routes (47%). The top three items residents indicated should receive the most emphasis over the next two years, were: availability of sidewalks in neighborhoods (37%), availability of public transportation options (28%), and the availability of sidewalks on major streets and routes (24%).

- **Code Enforcement.** The highest levels of satisfaction with City code enforcement, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the enforcement of graffiti removal from private properties (44%), and enforcing removal of abandoned and/or junk autos (38%). The top code enforcement item that respondents felt should receive the most emphasis over the next two years is enforcing the clean-up of garbage, junk, or debris on private property (49%).

Additional Findings and Recommendations

- Respondents were asked to indicate how safe they feel in various situations. Respondents feel most safe, based upon the combined percentage of “very safe” and “safe” responses among residents who had an opinion, when: in neighborhoods during the day (93%), overall feeling of safety in Shoreline (81%), and in neighborhoods at night (74%). The level of safety in Shoreline neighborhoods at night trended upward 5% from 69% in 2004 to 74% in 2018.
- The overall satisfaction with leadership and the quality of life in Shoreline, based upon the combined percentage of “very satisfied” and “satisfied” responses among residents *who had an opinion*, were: the overall image of the City (79%) and the overall effectiveness of the City Manager and the City staff (58%).
- Respondents were asked to indicate their level of agreement with how much they trust the City of Shoreline with their tax dollars. Fifteen percent (15%) indicated they “strongly agree” and 51% indicated they “somewhat agree” that they can trust the City of Shoreline to spend their tax dollars responsibly.
- Seventy-nine percent (79%) of respondents believe the City is moving in the right direction.
- Ninety-two percent (92%) of residents feel Shoreline is a welcoming and inclusive community.
- Sixty-four percent (64%) of respondents support the City’s long-term emphasis on economic development.

How the City of Shoreline Compares to Other Communities Nationally

Satisfaction ratings for The City of Shoreline **rated the same as or above the U.S. average in 33 of the 44 areas** that were assessed. The City of Shoreline rated significantly higher than the U.S. average (difference of 5% or more) in 29 of these areas. Listed below are the comparisons between the City of Shoreline and the U.S. average:

Service	Shoreline	United States	Difference	Category
Quality of content in City's newsletter	74%	51%	23%	City Communication
As a place to raise children	90%	68%	22%	Leadership and Quality of Life
As a place to live	92%	70%	22%	Leadership and Quality of Life
Overall quality of service provided by City of Shoreline	69%	47%	22%	Services and Facilities
City swimming pool	56%	35%	21%	Parks and Recreation
City's efforts to provide opportunities for public involvement	55%	34%	21%	City Communication
Overall effectiveness of City Manager & City staff	57%	37%	20%	Leadership and Quality of Life
Adequacy of storm drainage services in your neighborhood	66%	46%	20%	Services and Facilities
Availability of information about City services, meetings, & events	66%	46%	20%	City Communication
Overall quality of City parks & recreation programs & facilities	83%	64%	19%	Services and Facilities
Garbage/recycling provider services	86%	69%	17%	Services and Facilities
City's efforts to provide information on major City issues	62%	46%	16%	City Communication
Availability of public transportation options	59%	43%	16%	Transportation and Land Use
Maintenance of City parks	85%	70%	15%	Parks and Recreation
Overall image of City	78%	64%	14%	Leadership and Quality of Life
Overall effectiveness of City communication with the public	61%	47%	14%	Services and Facilities
Availability of bicycle lanes	51%	37%	14%	Transportation and Land Use
Overall quality of leadership provided by City's elected officials	54%	40%	14%	Leadership and Quality of Life
Walking & biking trails in City	72%	59%	13%	Parks and Recreation
Overall quality of police services	76%	65%	11%	Services and Facilities
Outdoor athletic fields	76%	65%	11%	Parks and Recreation
Variety of recreation programs	70%	60%	10%	Parks and Recreation
Maintenance of streets in your neighborhood	58%	48%	10%	Services and Facilities
Overall maintenance of City streets	60%	50%	10%	Services and Facilities
Overall quality of life in City	81%	73%	8%	Leadership and Quality of Life
As a place to work	62%	54%	8%	Leadership and Quality of Life
Overall quality of City's stormwater runoff/stormwater management system	63%	56%	7%	Services and Facilities
Overall quality of local police protection	77%	70%	7%	Public Safety
City's efforts to prevent crime	62%	56%	6%	Public Safety
Maintenance of public trees along City streets	58%	54%	4%	Services and Facilities
Fees charged for recreation programs	64%	62%	2%	Parks and Recreation
Overall cleanliness of City streets & other public areas	64%	62%	2%	Services and Facilities
Enforcement of graffiti removal from private properties	44%	43%	1%	City Codes and Ordinances
Adequacy of City street lighting in your neighborhood	54%	56%	-2%	Services and Facilities
Enforcement of local traffic laws	62%	64%	-2%	Public Safety
Enforcing clean-up of garbage, junk, or debris on private property	37%	41%	-4%	City Codes and Ordinances
Mowing & trimming along City streets & other public areas	48%	54%	-6%	Services and Facilities
Quality of content on City's website	55%	62%	-7%	City Communication
Overall effectiveness of City's code enforcement program	44%	52%	-8%	Services and Facilities
Quality of City's social media	47%	56%	-9%	City Communication
Enforcing removal of abandoned/junk autos	38%	48%	-10%	City Codes and Ordinances
Maintenance of sidewalks in Shoreline	35%	47%	-12%	Services and Facilities
Quality of sidewalks in Shoreline	34%	47%	-14%	Transportation and Land Use
Quality of sidewalks for people with mobility challenges	22%	51%	-29%	Transportation and Land Use

How the City of Shoreline Compares to Other Communities Regionally

Satisfaction ratings for The City of Shoreline **rated the same or above the average for the Northwest Region in 33 of the 44 areas** that were assessed. The City of Shoreline rated significantly higher than this average (difference of 5% or more) in 30 of these areas. Listed below are the comparisons between The City of Shoreline and the average for the Northwest Region:

Service	Shoreline	Northwest Region	Difference	Category
As a place to raise children	90%	61%	29%	Leadership and Quality of Life
Quality of content in City's newsletter	74%	47%	27%	City Communication
As a place to live	92%	66%	26%	Leadership and Quality of Life
Overall effectiveness of City Manager & City staff	57%	34%	23%	Leadership and Quality of Life
City swimming pool	56%	33%	23%	Parks and Recreation
Overall quality of leadership provided by City's elected officials	54%	32%	22%	Leadership and Quality of Life
Overall quality of service provided by City of Shoreline	69%	47%	22%	Services and Facilities
Adequacy of storm drainage services in your neighborhood	66%	45%	21%	Services and Facilities
Availability of information about City services, meetings, & events	66%	45%	21%	City Communication
City's efforts to provide information on major City issues	62%	42%	20%	City Communication
Overall quality of police services	76%	57%	19%	Services and Facilities
Overall effectiveness of City communication with the public	61%	42%	19%	Services and Facilities
City's efforts to provide opportunities for public involvement	55%	36%	19%	City Communication
Availability of bicycle lanes	51%	35%	16%	Transportation and Land Use
As a place to work	62%	46%	16%	Leadership and Quality of Life
Maintenance of City parks	85%	70%	15%	Parks and Recreation
Overall image of City	78%	65%	13%	Leadership and Quality of Life
Outdoor athletic fields	76%	64%	12%	Parks and Recreation
Overall quality of City parks & recreation programs & facilities	83%	72%	11%	Services and Facilities
City's efforts to prevent crime	62%	51%	11%	Public Safety
Maintenance of streets in your neighborhood	58%	48%	10%	Services and Facilities
Walking & biking trails in City	72%	62%	10%	Parks and Recreation
Garbage/recycling provider services	86%	77%	9%	Services and Facilities
Availability of public transportation options	59%	50%	9%	Transportation and Land Use
Overall quality of City's stormwater runoff/stormwater management system	63%	55%	8%	Services and Facilities
Overall quality of local police protection	77%	70%	7%	Public Safety
Maintenance of public trees along City streets	58%	52%	6%	Services and Facilities
Overall maintenance of City streets	60%	54%	6%	Services and Facilities
Enforcement of local traffic laws	62%	57%	5%	Public Safety
Overall cleanliness of City streets & other public areas	64%	59%	5%	Services and Facilities
Variety of recreation programs	70%	66%	4%	Parks and Recreation
Overall quality of life in City	81%	80%	1%	Leadership and Quality of Life
Enforcing clean-up of garbage, junk, or debris on private property	37%	36%	1%	City Codes and Ordinances
Mowing & trimming along City streets & other public areas	48%	52%	-4%	Services and Facilities
Fees charged for recreation programs	64%	68%	-4%	Parks and Recreation
Quality of content on City's website	55%	59%	-4%	City Communication
Adequacy of City street lighting in your neighborhood	54%	59%	-5%	Services and Facilities
Quality of City's social media	47%	53%	-6%	City Communication
Enforcement of graffiti removal from private properties	44%	53%	-9%	City Codes and Ordinances
Overall effectiveness of City's code enforcement program	44%	55%	-11%	Services and Facilities
Enforcing removal of abandoned/junk autos	38%	53%	-15%	City Codes and Ordinances
Maintenance of sidewalks in Shoreline	35%	53%	-18%	Services and Facilities
Quality of sidewalks in Shoreline	34%	53%	-20%	Transportation and Land Use
Quality of sidewalks for people with mobility challenges	22%	52%	-30%	Transportation and Land Use

Investment Priorities

Recommended Priorities for the Next Two Years. In order to help the City identify investment priorities for the next two years, ETC Institute conducted an Importance-Satisfaction (I-S) analysis. This analysis examined the importance residents placed on each City service and the level of satisfaction with each service. By identifying services of high importance and low satisfaction, the analysis identified which services will have the most impact on overall satisfaction with City services over the next two years. If the City wants to improve its overall satisfaction rating, the City should prioritize investments in services with the highest Importance Satisfaction (I-S) ratings. Details regarding the methodology for the analysis are provided in Section 4 of this report.

Overall Priorities for the City by Major Category. This analysis reviewed the importance of and satisfaction with major categories of City services. This analysis was conducted to help set the overall priorities for the City. Based on the results of this analysis, the major services that are recommended as the top priorities for investment over the next two years to raise the City’s overall satisfaction rating are listed below:

- Overall response to prescription drug abuse and addiction issues, such as opioid addictions (IS Rating=0. 2416)

The table below shows the importance-satisfaction rating for all 11 major categories of City services that were rated.

2018 Importance-Satisfaction Rating Shoreline, Washington Quality of Services and Facilities						
Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very Priority (IS >.20)						
Overall response to prescription drug abuse & addiction issues, such as opioid addictions	32%	3	23%	11	0.2416	1
High Priority (IS .10-.20)						
Overall quality of human services (e.g. support for people in times of need) offered by City	28%	5	42%	10	0.1627	2
Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	32%	2	57%	8	0.1394	3
Overall effectiveness of City's code enforcement program	18%	9	44%	9	0.1014	4
Medium Priority (IS <.10)						
Overall effectiveness of City's efforts to sustain environmental quality	25%	6	65%	4	0.0889	5
Overall effectiveness of City communication with the public	21%	7	61%	6	0.0821	6
Overall quality of police services	34%	1	76%	2	0.0791	7
Overall efforts to promote diversity & inclusiveness in the community	17%	10	57%	7	0.0739	8
Overall quality of service provided by City of Shoreline	20%	8	69%	3	0.0621	9
Overall quality of City parks & recreation programs & facilities	30%	4	83%	1	0.0504	10
Overall quality of City's stormwater runoff/stormwater management system	11%	11	63%	5	0.0396	11

Section 1

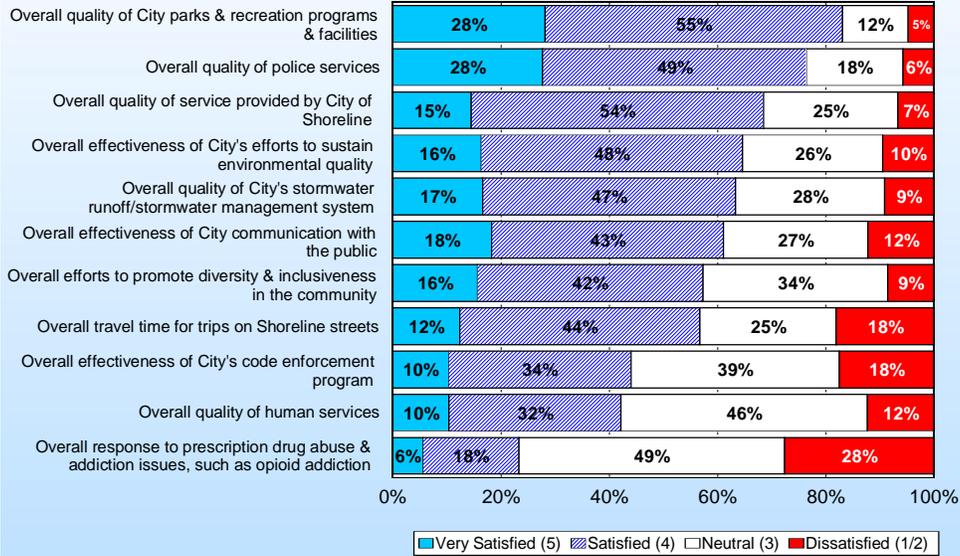
Charts and Graphs

City of Shoreline
2018 DirectionFinder
Survey Results

Quality of Services
and Facilities

Q1. Overall Satisfaction With City Services by Major Category

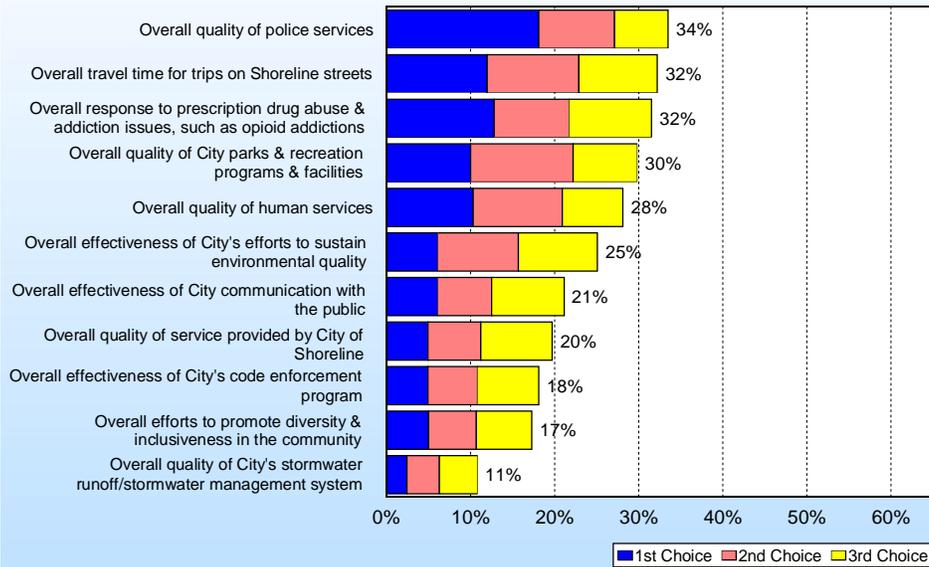
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q2. City Services That Should Receive the Most Emphasis Over the Next Two Years by Major Category

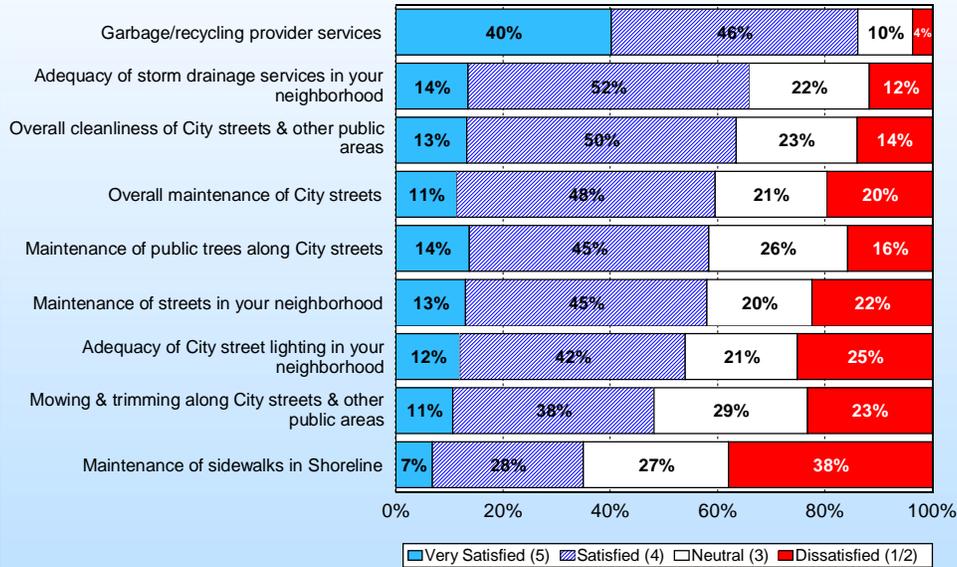
by percentage of respondents who selected the item as one of their top three choices



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q3. Satisfaction with Various Aspects of City Maintenance

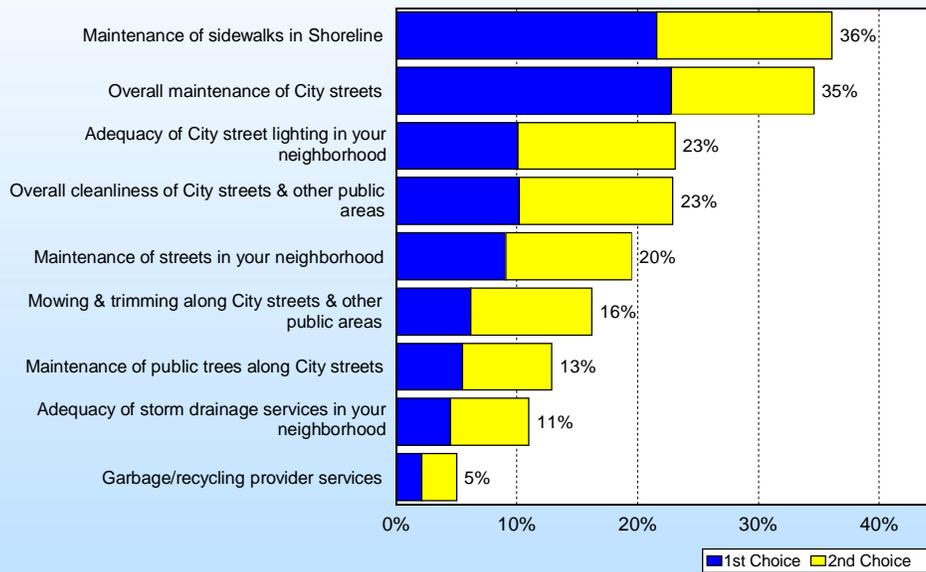
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q4. Aspects of City Maintenance That Should Receive the Most Emphasis Over the Next Two Years

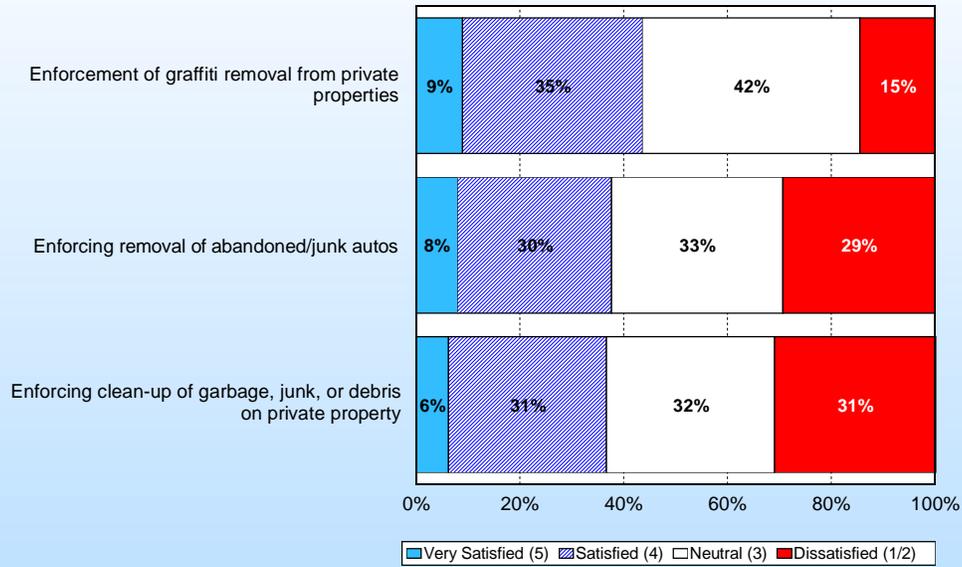
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q5. Satisfaction with the Enforcement of City Codes and Ordinances

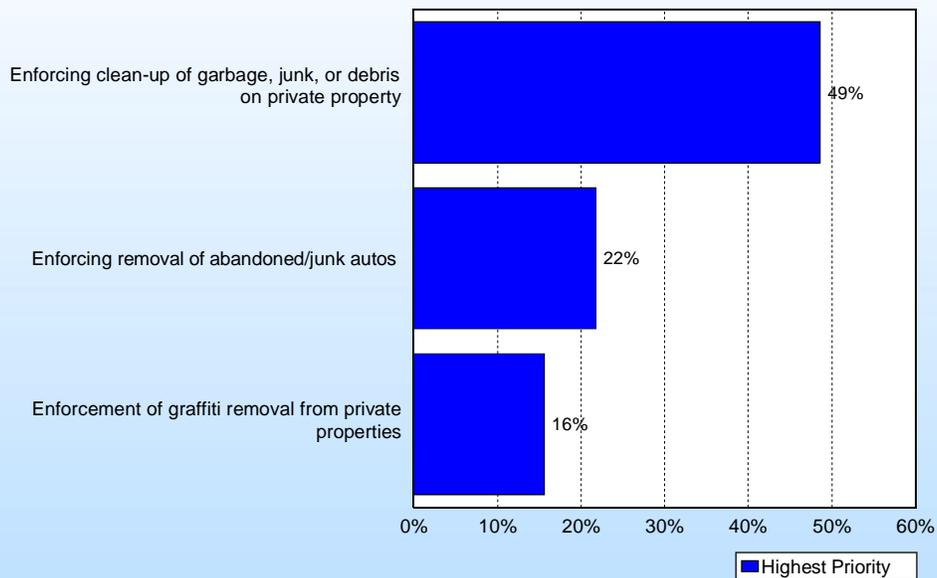
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q6. Aspects of Code Enforcement That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as the highest priority

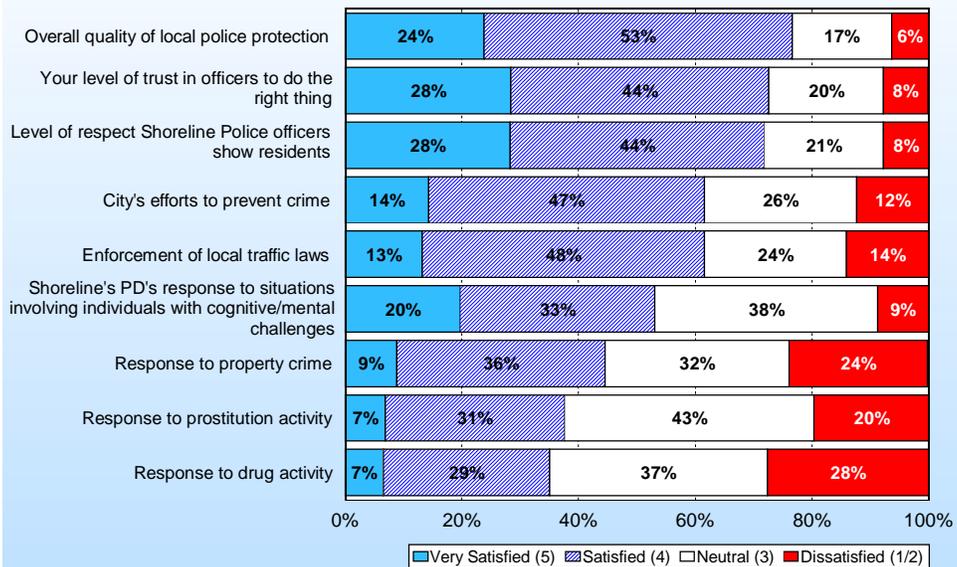


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Public Safety

Q7. Satisfaction with Various Aspects of Public Safety

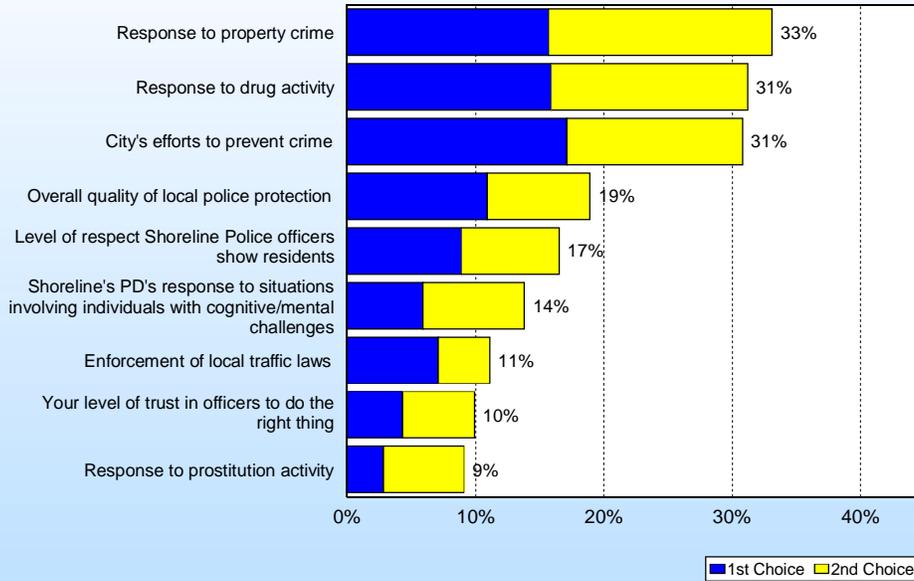
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q8. Aspects of Public Safety That Should Receive the Most Emphasis Over the Next Two Years

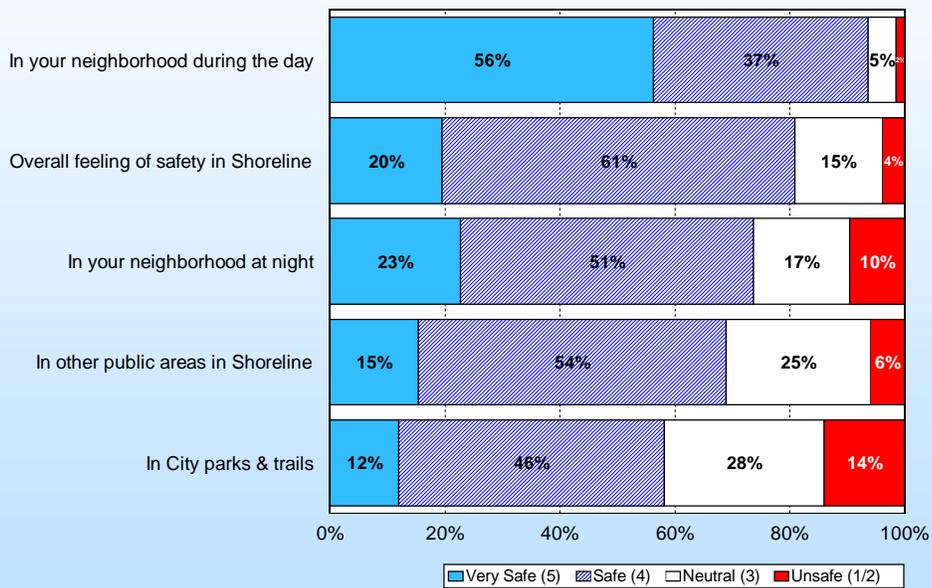
by percentage of respondents who selected the item as one of their top two choices



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q9. Level of Safety in Various Situations

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)

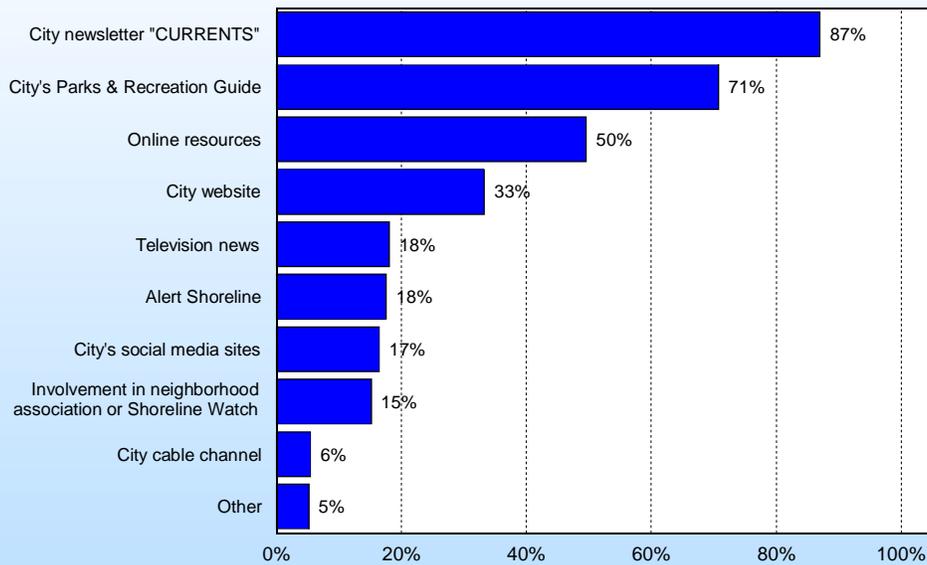


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Communication

Q10. How Residents Receive Information About City Issues, Services, and Events

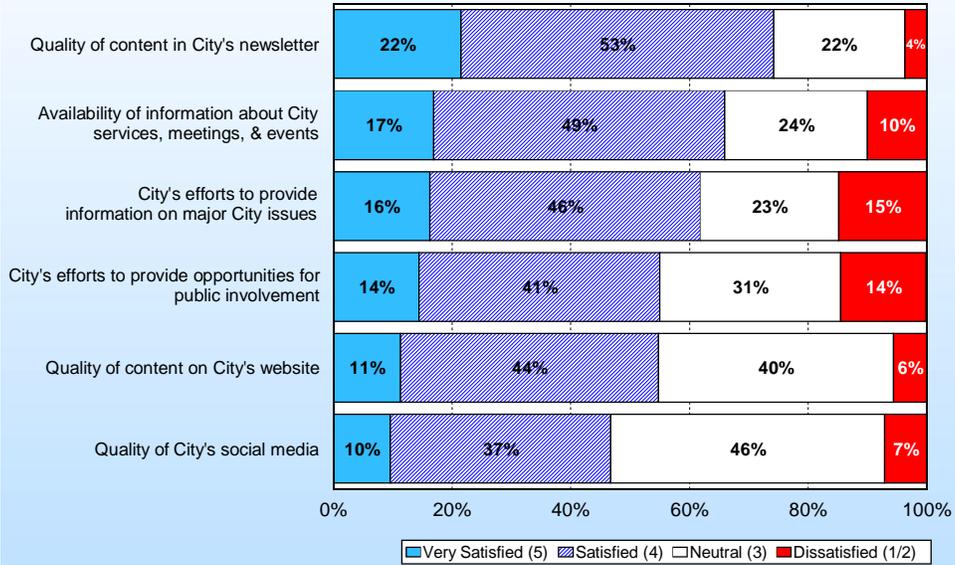
by percentage of respondents (multiple choices could be made)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q11. Satisfaction with Various Aspects of City Communication

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)

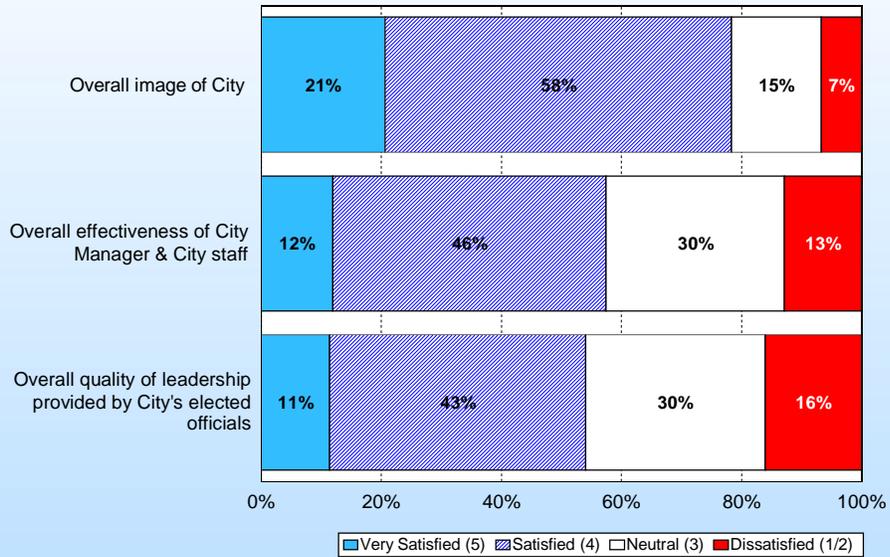


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Leadership and Quality of Life

Q12. Satisfaction with Various Items That May Influence Respondents' Perception of the City of Shoreline

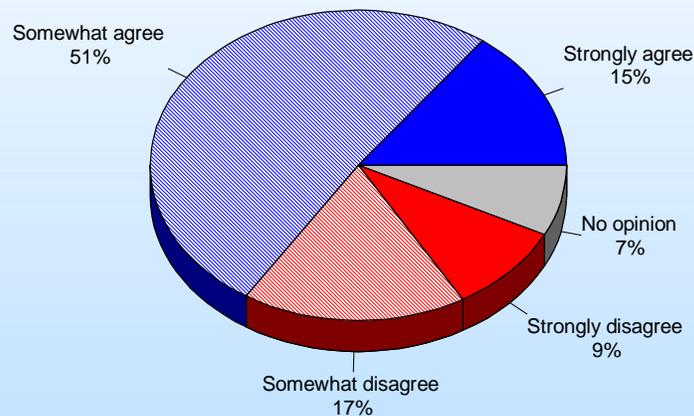
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q13. How much do you agree with the statement "I trust the City of Shoreline to spend my tax dollars responsibly"?

by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q14. In general, do you think the City of Shoreline is moving in the right direction?

by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q15. In general, do you believe Shoreline is a welcoming and inclusive community?

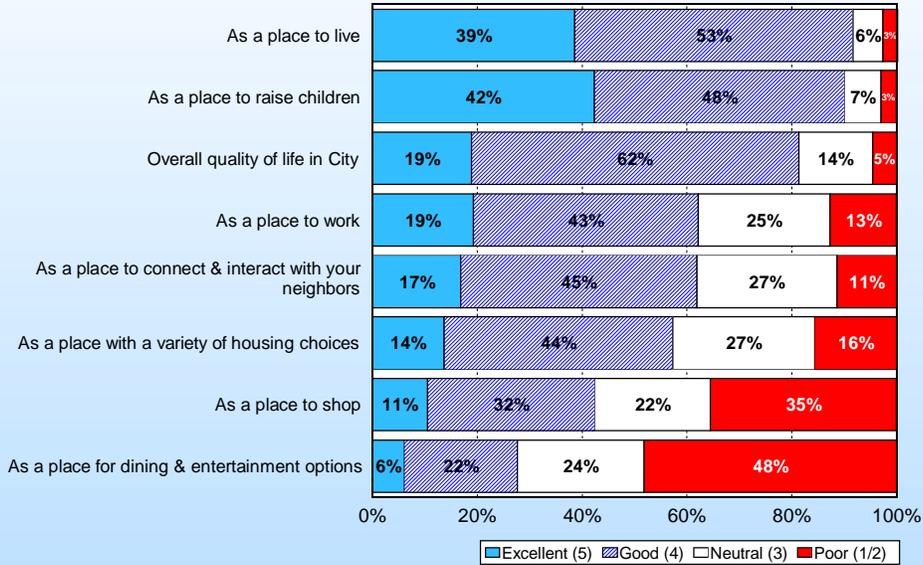
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

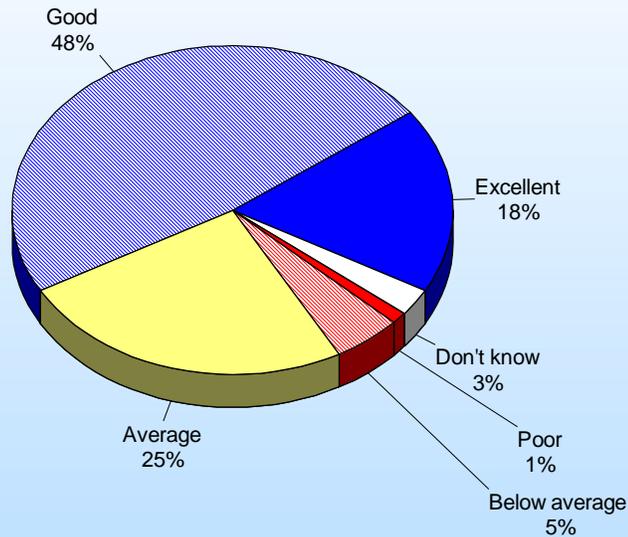
Q16. How Respondents Rate Shoreline as a Place to Live, Work and Raise Children

by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Q17. Overall, How Would Rate the Condition of Your Neighborhood?

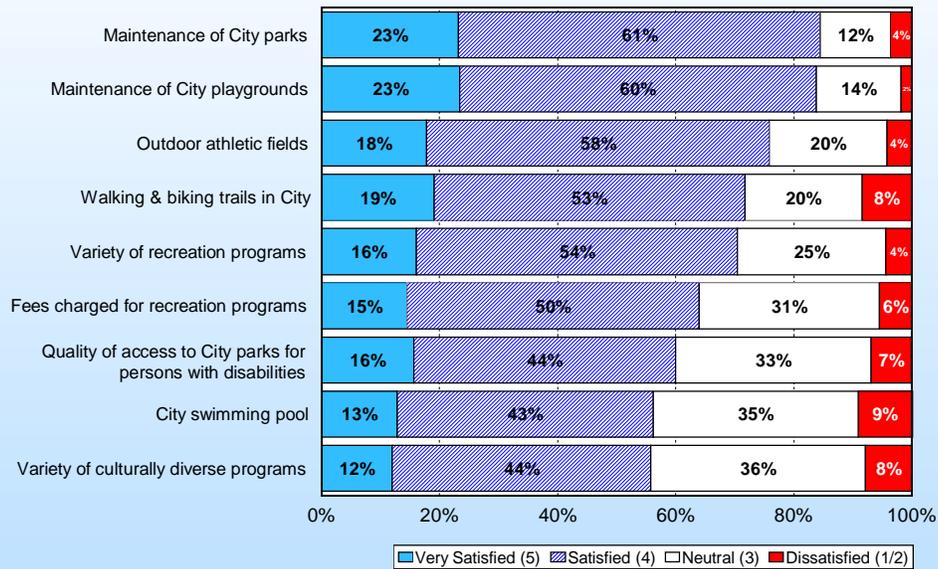
by percentage of respondents



Parks and Recreation

Q18. Satisfaction with Various Aspects of Parks and Recreation

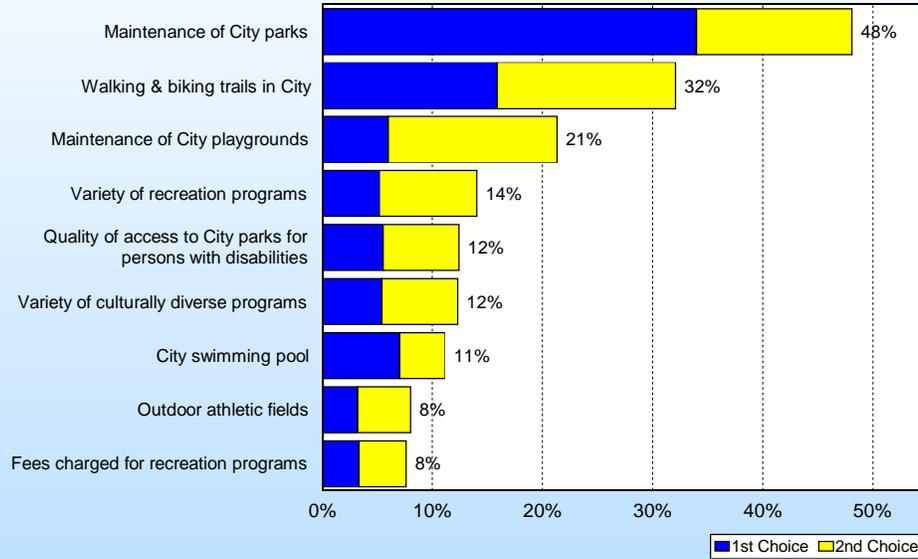
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q19. Aspects of Parks and Recreation That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices

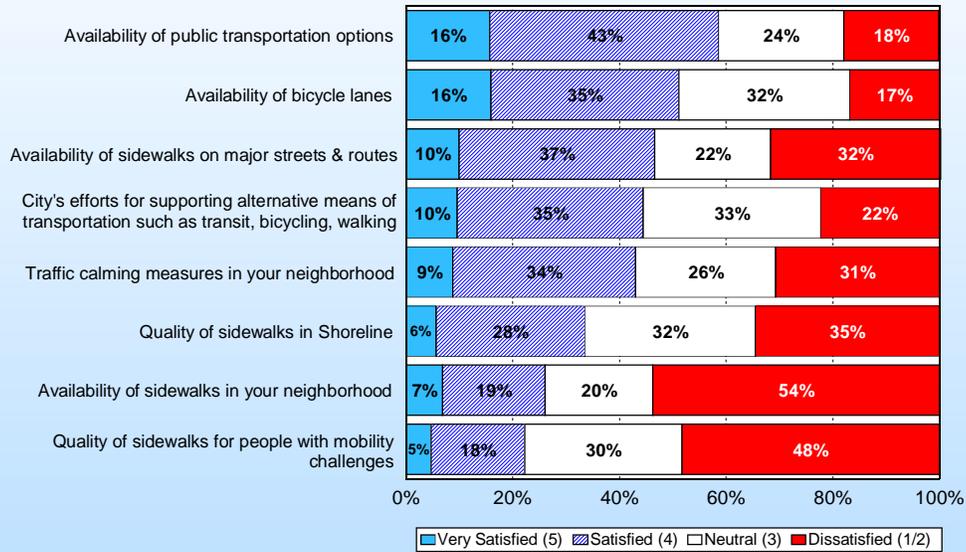


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Transportation and Land Use

Q20. Satisfaction with Various Aspects of Transportation

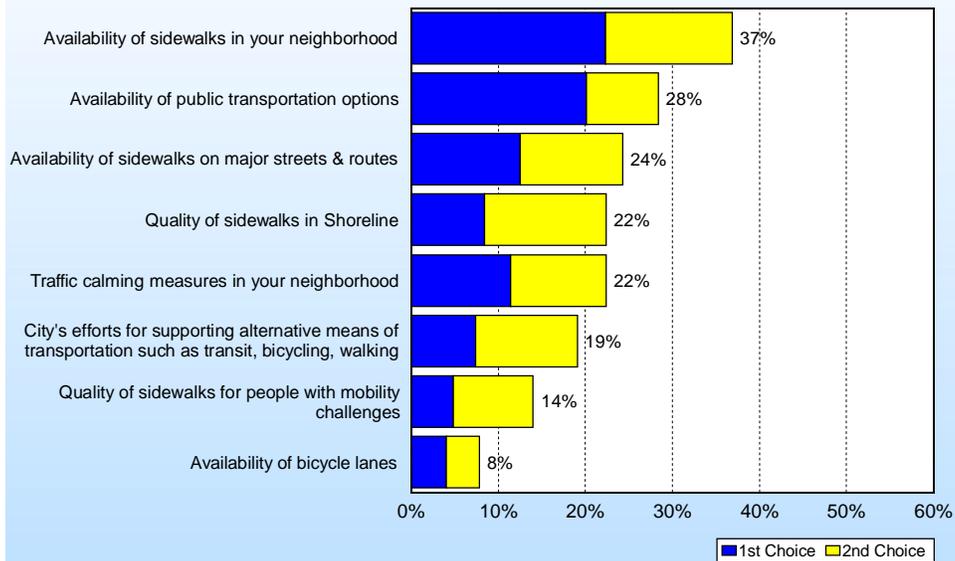
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q21. Aspects of Transportation That Should Receive the Most Emphasis Over the Next Two Years

by percentage of respondents who selected the item as one of their top two choices

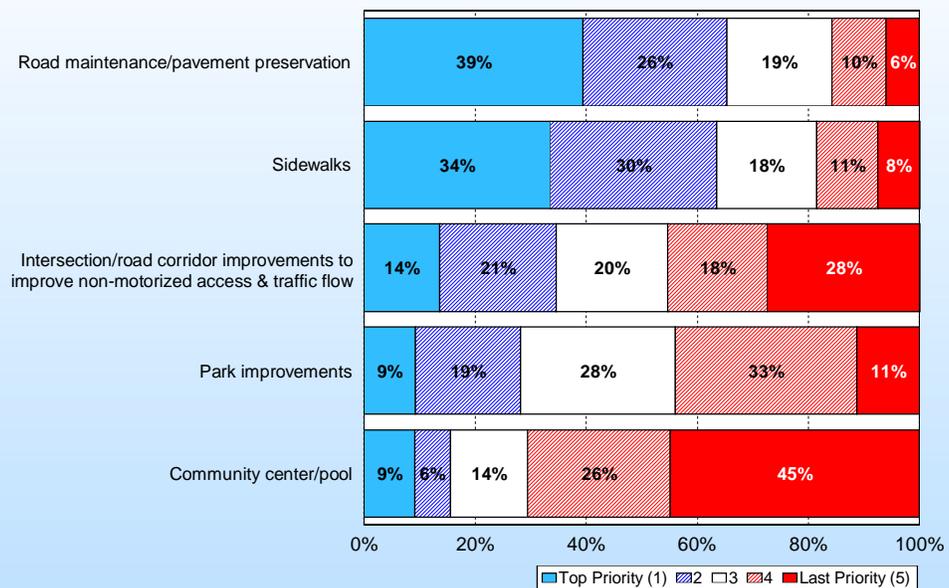


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Capital Investments

Q22. Funding Priorities for Capital Investments

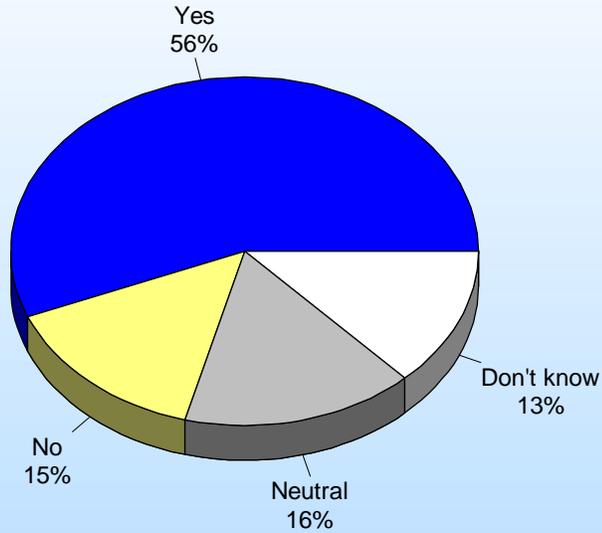
by percentage of respondents who rated the item as a 1 to 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q23. Do you support the City's long-term emphasis on economic development?

by percentage of respondents

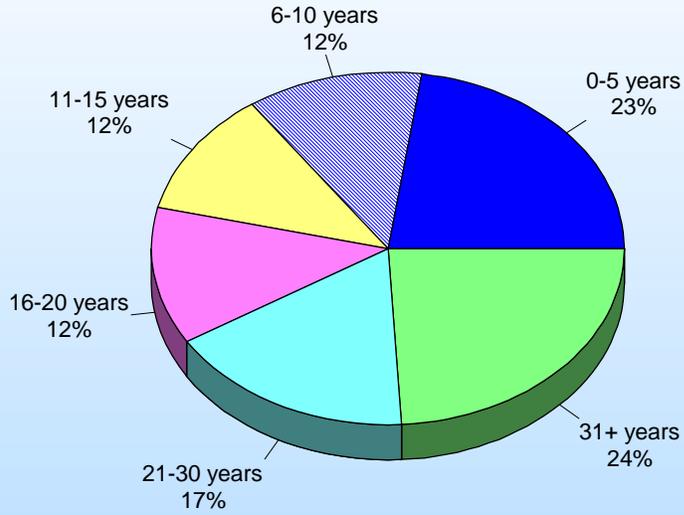


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Demographics

Q24. Demographics: How many years have you lived in the City of Shoreline?

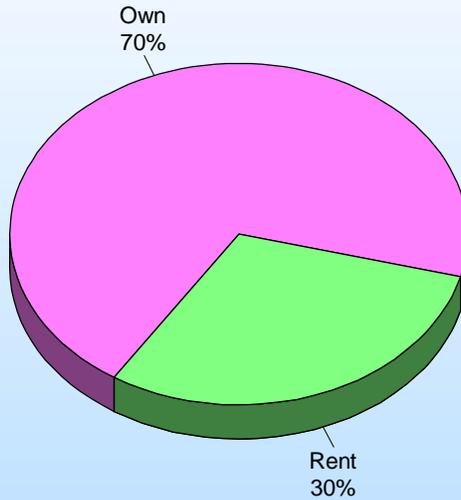
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q25. Demographics: Do you rent or own your current residence?

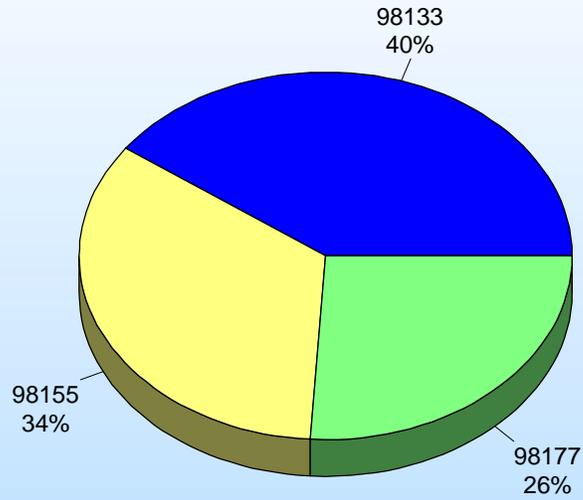
by percentage of household occupants



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q26. Demographics: What is your zipcode?

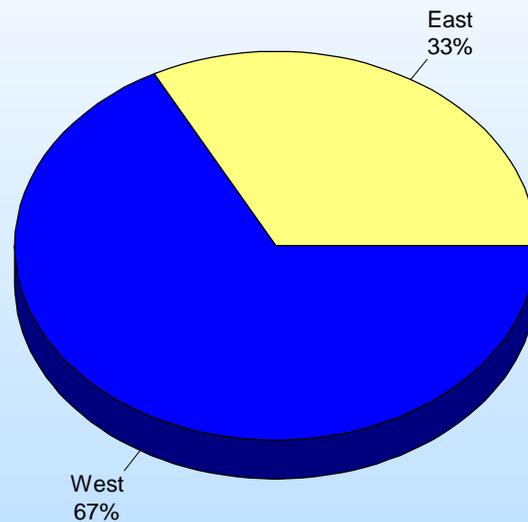
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q27. Demographics: Do you live east or west of I-5?

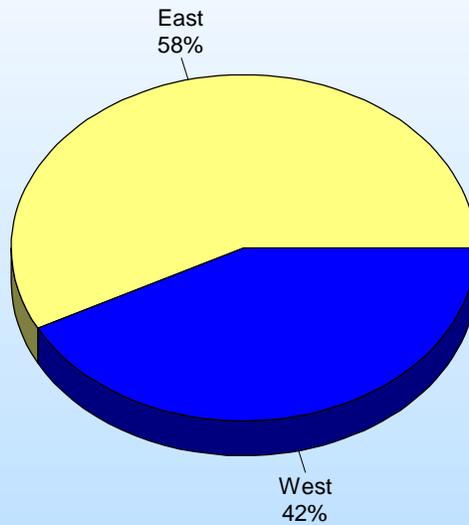
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q28. Demographics: Do you live east or west of Aurora Avenue N.?

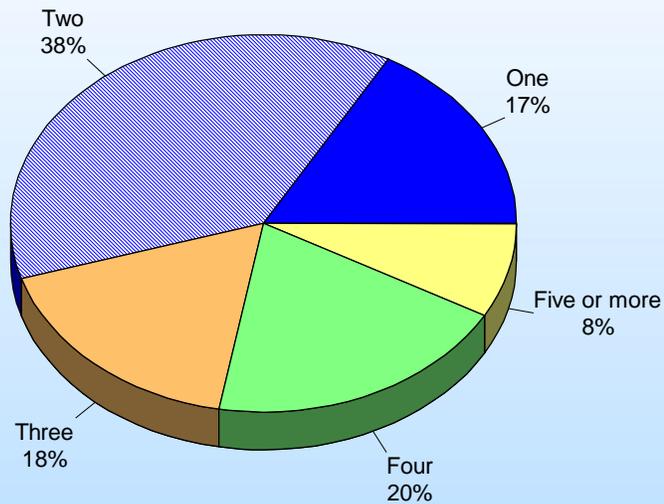
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q29. Demographics: Counting yourself, how many people live in your household?

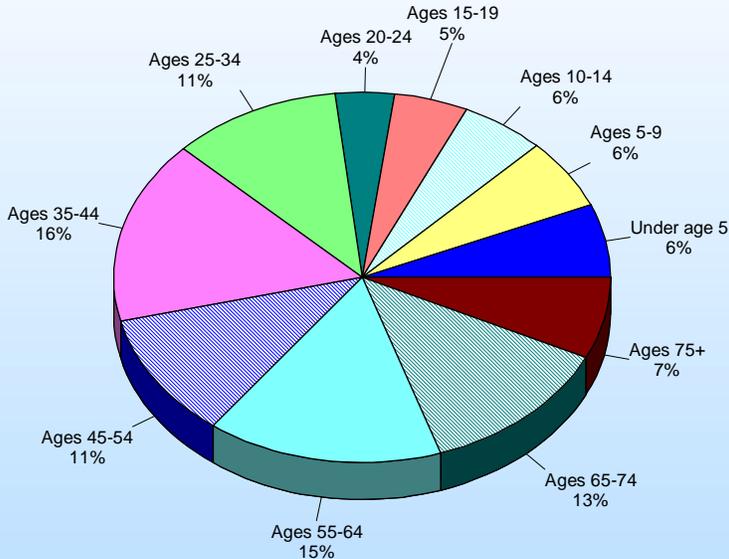
by percentage of respondents (excluding "not provided")



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q30. Demographics: Counting yourself, how many people in your household are...

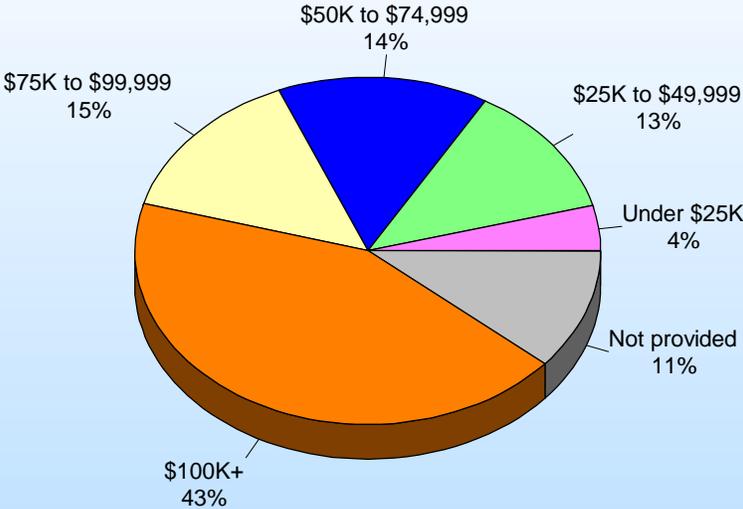
by percentage of respondents (excluding "not provided")



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q31. Demographics: What is your annual household income?

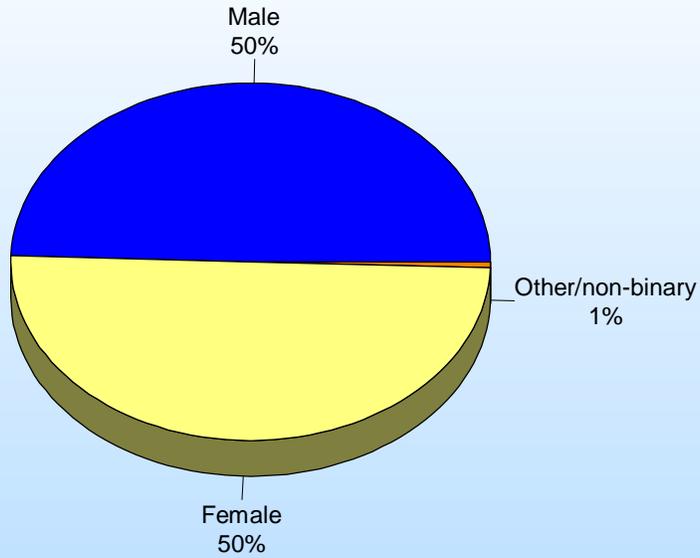
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q32. Demographics: Your Gender Identity

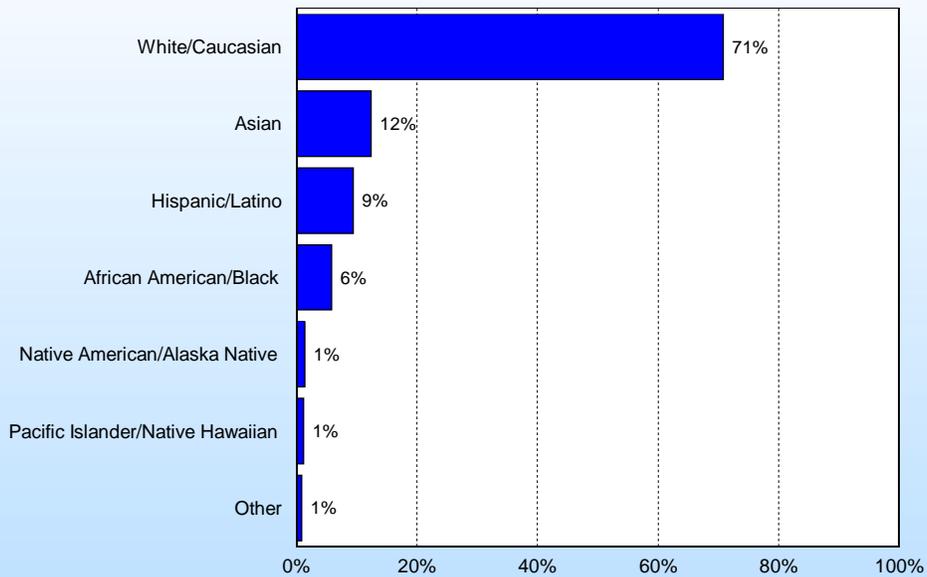
by percentage of respondents



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q33. Demographics: Race/Ethnicity

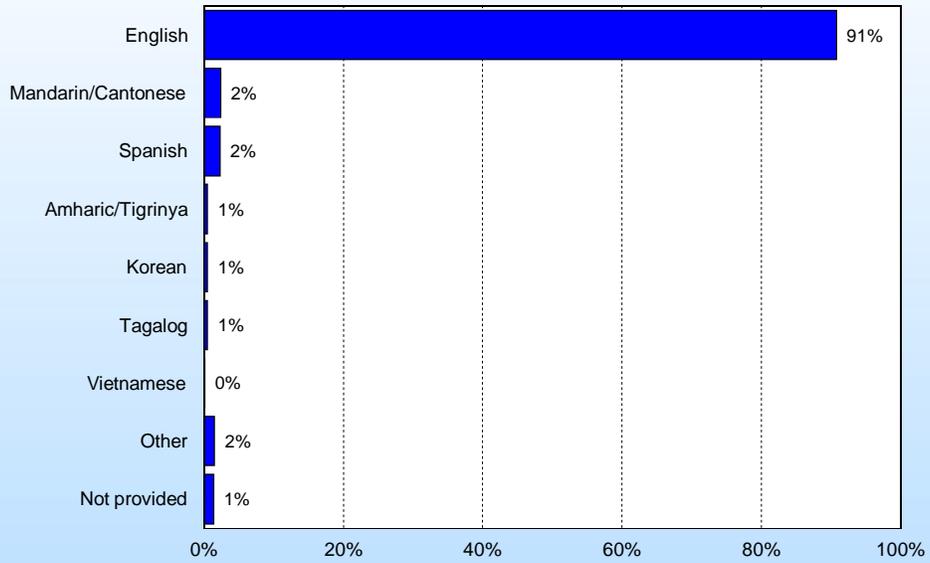
by percentage of respondents (multiple selections could be made)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q34. Demographics: What is your primary language spoken in your home?

by percentage of respondents (multiple selections could be made)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Section 2

Trend Analysis

Trends Summary Report

City of Shoreline, Washington

Overview

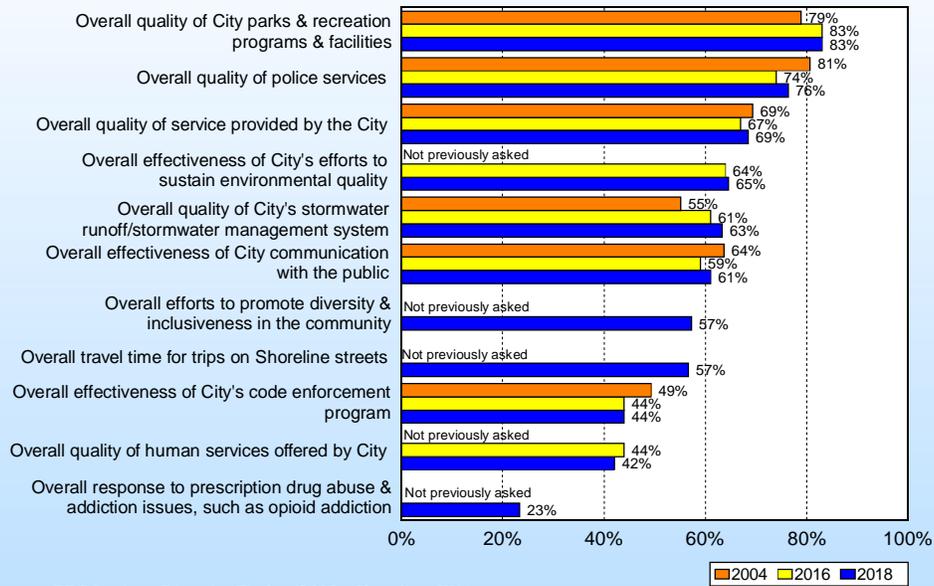
Every two years the City of Shoreline conducts a community survey to assess resident satisfaction with the delivery of major city services. The charts on the following pages show how the results of the City's 2004 and 2016 surveys compare to the results of the City's 2018 survey. Given the sample size of both surveys, changes of 5% or more were statistically significant. Some of the significant changes are described below.

Significant Changes

- **Satisfaction with Major Categories of City Services.** Among the ten major categories of city services that were assessed in 2004, 2016, and 2018, listed below are some of the significant improvements:
 - Satisfaction with the overall quality of the City's stormwater runoff and stormwater management system has increased 8% from 55% in 2004 and 63% in 2018.
 - Satisfaction with overall travel time for trips on Shoreline streets has increased 17% from 40% in 2004 to 57% in 2018.
- **Perceptions of City Maintenance.** Satisfaction with the adequacy of storm drainage services in neighborhoods has increased 11% from 55% in 2004 to 66% in 2018. In addition, satisfaction with the overall maintenance of City streets has increased 5% from 55% in 2004 to 60% in 2018.
- **Level of Safety Residents feel in the City.** The level of safety residents sense when in their neighborhood in night increased 5% from 69% in 2004 to 74% in 2018.
- **Ways Residents Get Information About City Issues, Services, and Events.** The quality of content on the City's website increased 8% from 47% in 2004 to 55% in 2018.
- **City Communication and Leadership Ratings.** The ratings for the overall image of the City increased 9% from 69% in 2004 to 78% in 2018. In addition to the increase in residents' satisfaction in the overall image of the City, the overall effectiveness of the City Manager and City staff has increased 8% from 49% in 2004 to 57% in 2018. Lastly, the overall quality of leadership provided by the City's elected officials has increased 7% from 47% in 2004 to 54% in 2018.

Q1. Overall Satisfaction With City Services by Major Category Trends - 2004, 2016 and 2018

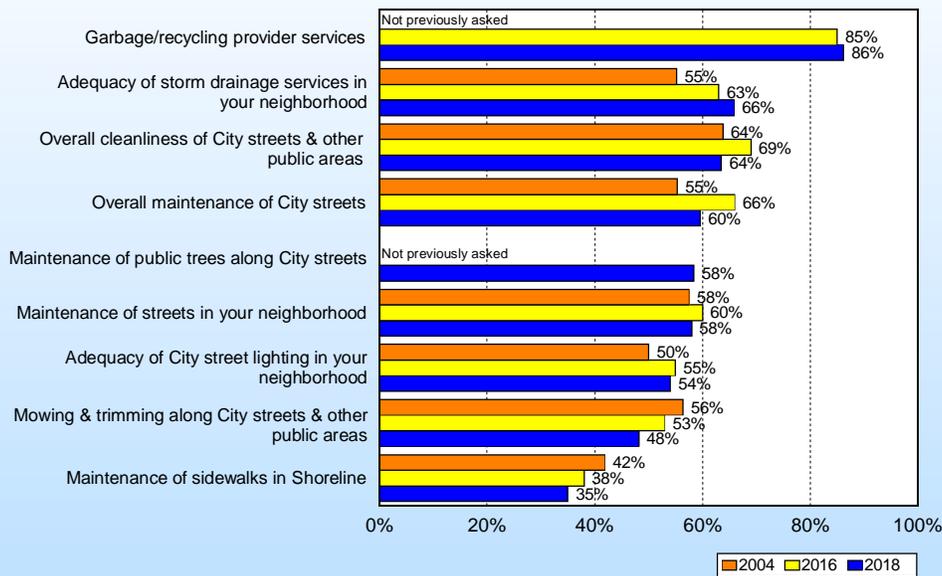
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q3. Satisfaction Ratings for Aspects of City Maintenance Trends - 2004, 2016 and 2018

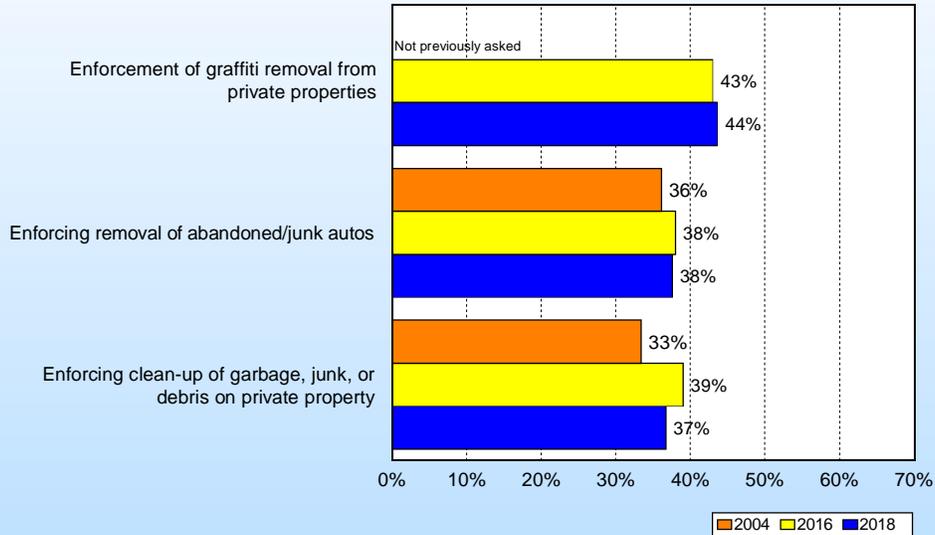
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q5. Satisfaction Ratings for the Enforcement of City Codes and Ordinances *Trends - 2004, 2016 and 2018*

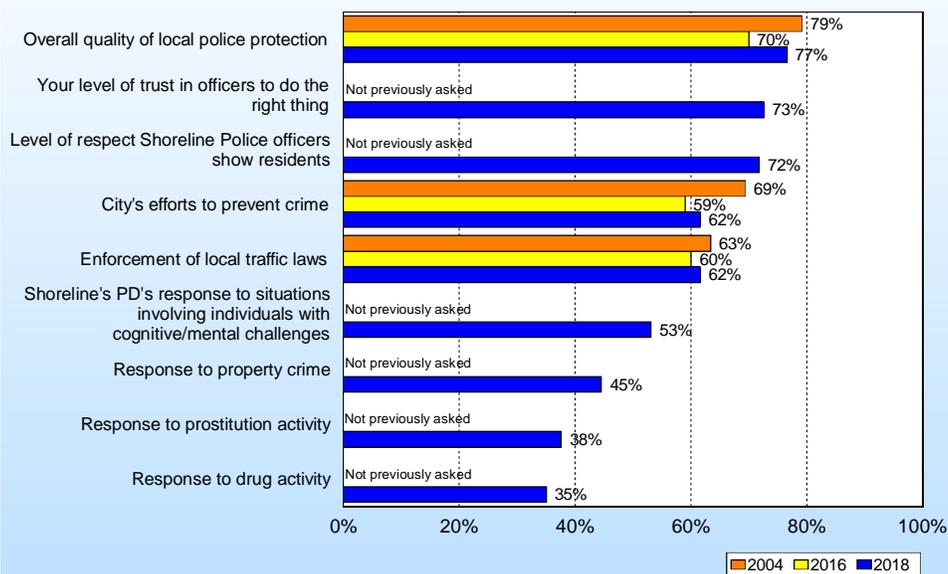
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q7. Satisfaction Ratings for Various Aspects of Public Safety *Trends - 2004, 2016 and 2018*

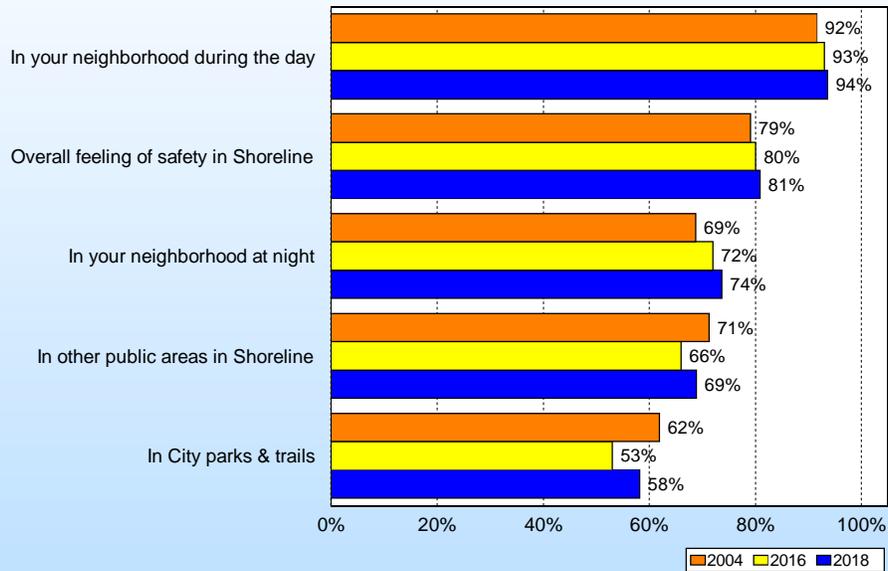
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q9. Level of Safety in Various Situations Trends - 2004, 2016 and 2018

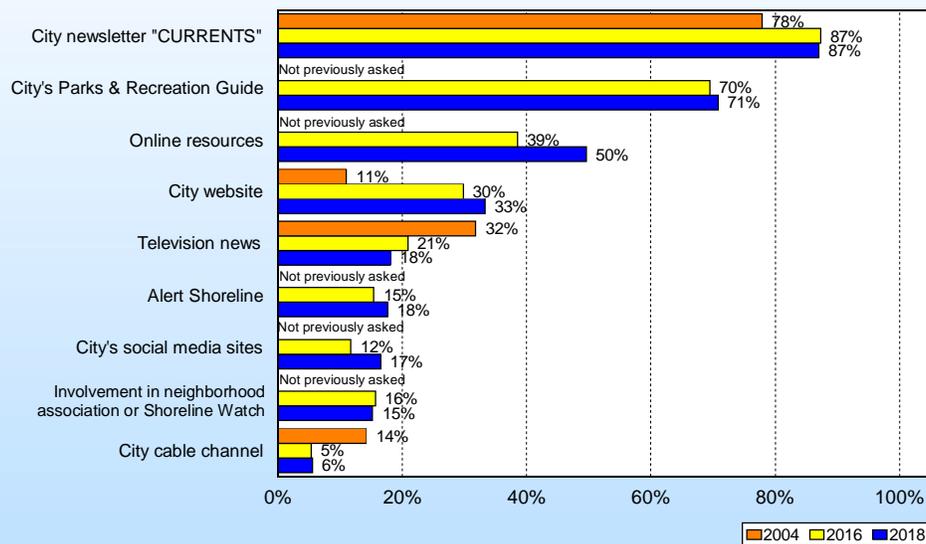
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q10. How Residents Receive Information About City Issues, Services, and Events Trends - 2004, 2016 and 2018

by percentage of respondents (multiple choices could be made)

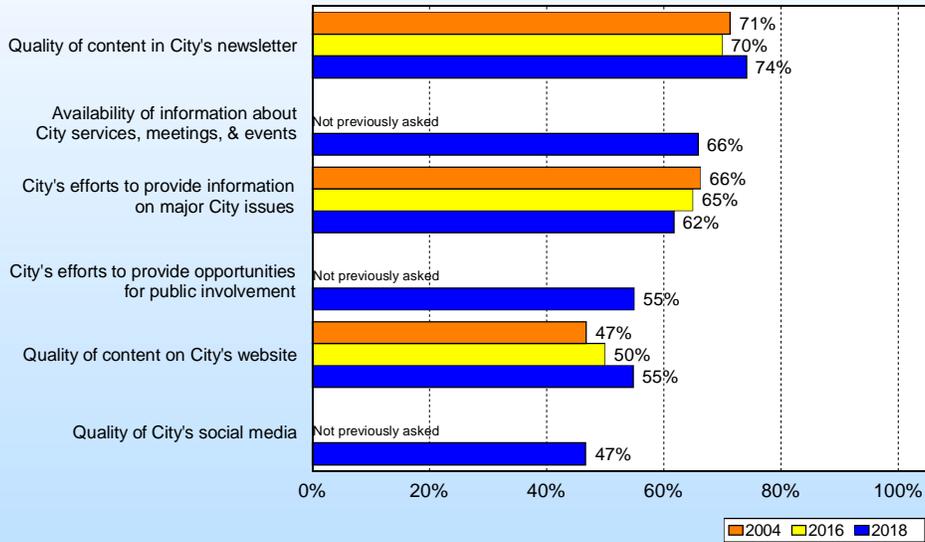


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q11. Satisfaction Ratings for Various Aspects of City Communication

Trends - 2004, 2016 and 2018

by percentage of respondents (multiple choices could be made)

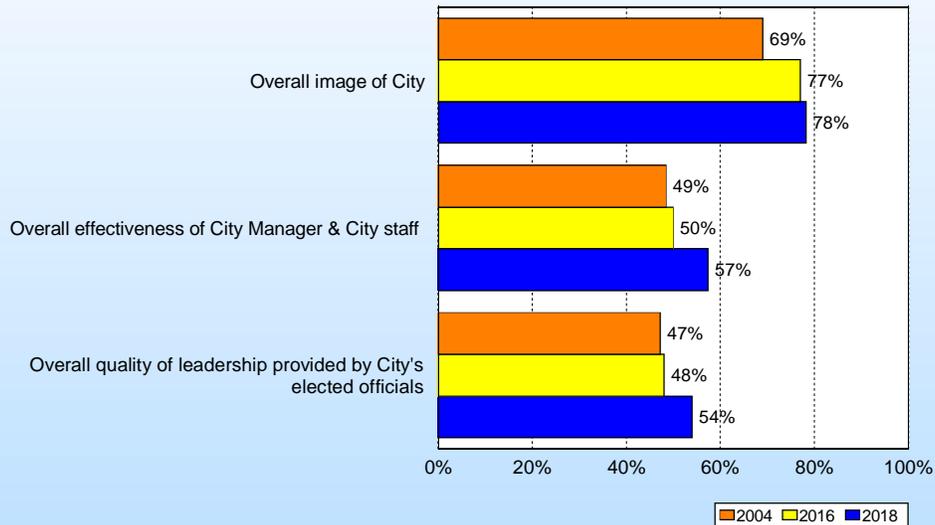


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q12. Satisfaction Ratings for City Leadership and Quality of Life

Trends - 2004, 2016 and 2018

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)

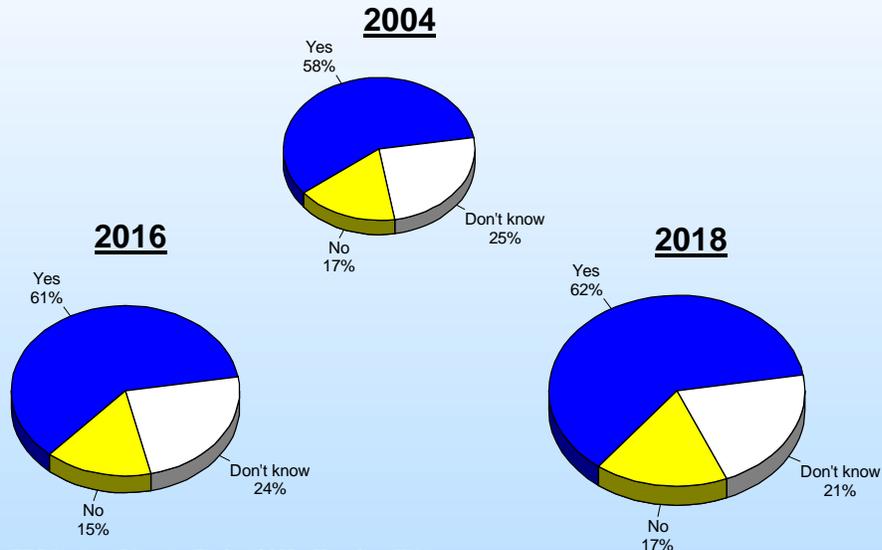


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q14. In general, do you think the City of Shoreline is moving in the right direction?

Trends - 2004, 2016 and 2018

by percentage of respondents

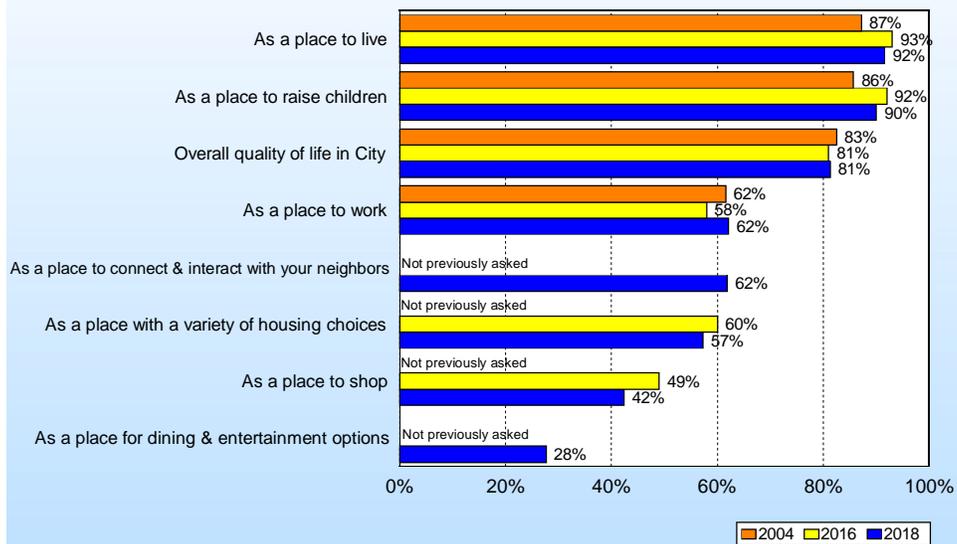


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q16. Respondents' Ratings of the City of Shoreline

Trends - 2004, 2016 and 2018

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)

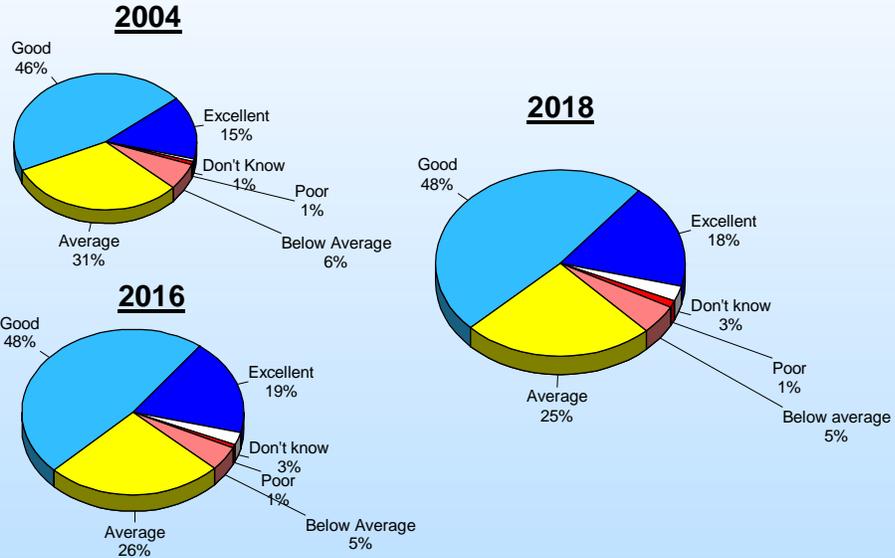


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q17. Overall, How Would Rate the Condition of Your Neighborhood?

Trends - 2004, 2016 and 2018

by percentage of respondents

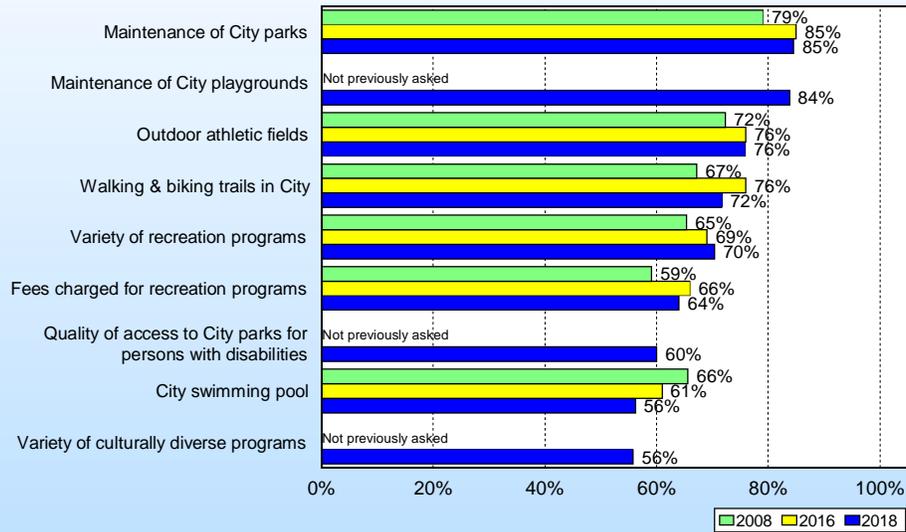


Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q18. Satisfaction with Various Aspects of Parks and Recreation

Trends - 2008, 2014 and 2018

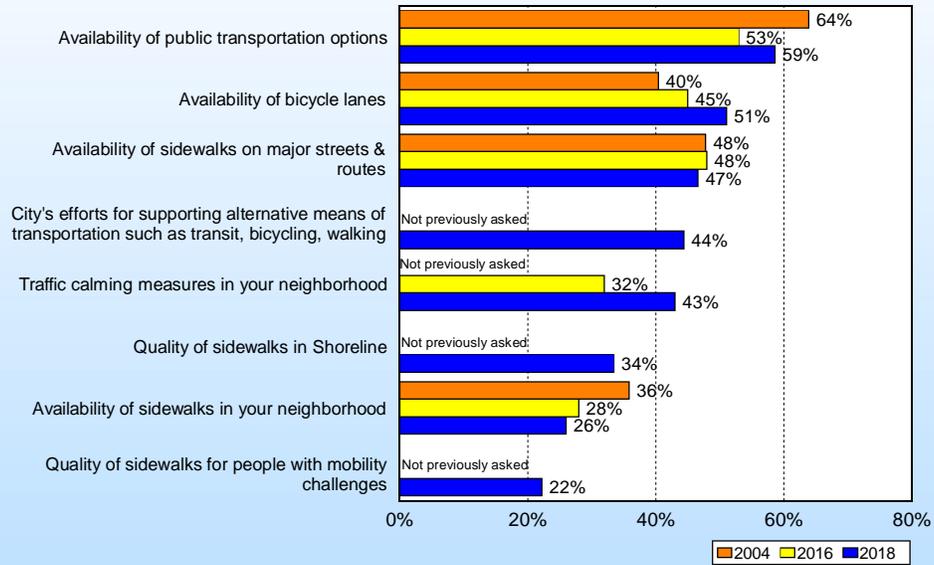
by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Q20. Satisfaction Ratings for Aspects of Transportation Trends - 2004, 2016 and 2018

by percentage of respondents who rated the item as a 4 or 5 on a 5-point scale (excluding don't knows)



Source: ETC Institute DirectionFinder (2018 - Shoreline, WA)

Section 3

Benchmarking Analysis

Benchmarking Summary Report

City of Shoreline, Washington

Overview

ETC Institute's *DirectionFinder* program was originally developed in 1999 to help community leaders across the United States use statistically valid community survey data as a tool for making better decisions. Since November of 1999, the survey has been administered in more than 300 cities in 49 states. Most participating cities conduct the survey on an annual or biennial basis.

This report contains benchmarking data from three sources: (1) a national survey that was administered by ETC Institute during the fall of 2017 to a random sample of more than 4,000 residents across the United States, (2) a survey administered by ETC Institute in the fall of 2017 to over 350 residents living in the Northwest Region, which includes Washington and Oregon, and (3) from individual community surveys that were administered in 34 medium-sized cities (population of 20,000 to 100,000) between January 2016 and August 2017. The “Medium U.S. Average” shown in the performance range charts is the average rating of the 34 cities listed below:

- Apex, North Carolina
- Auburn, Alabama
- Baytown, Texas
- Camas, Washington
- Cedar Hill, Texas
- Cleveland Heights, Ohio
- Concord, Texas
- Gladstone, Missouri
- Greenville, North Carolina
- Hallandale Beach, Florida
- Kennesaw, Georgia
- Kirkwood, Missouri
- Lenexa, Kansas
- Manassas, Virginia
- Meridian, Idaho
- Miami Beach, Florida
- Missouri City, Texas
- Mountain Brook, Alabama
- Oswego, Illinois
- Pflugerville, Texas
- Raymore, Missouri
- Schertz, Texas
- Shawnee, Kansas
- Shoreline, Washington
- St. Joseph, Missouri
- Sugar Land, Texas
- Tamarac, Florida
- Vestavia Hills, Alabama
- Warrensburg, Missouri
- Wauwatosa, Wisconsin
- Weatherford, Texas
- Wentzville, Missouri
- West Des Moines, Iowa
- Winchester, Virginia

Interpreting the Charts

National Benchmarks. The first set of charts on the following pages show how the overall ratings for Shoreline compare to the national average based on the results of an annual survey that was administered by ETC Institute to a random sample of more than 4,000 U.S. residents. The blue bar shows the ratings for Shoreline, the red bar for the United States, and the yellow bar for the Northwest Region (Washington and Oregon).

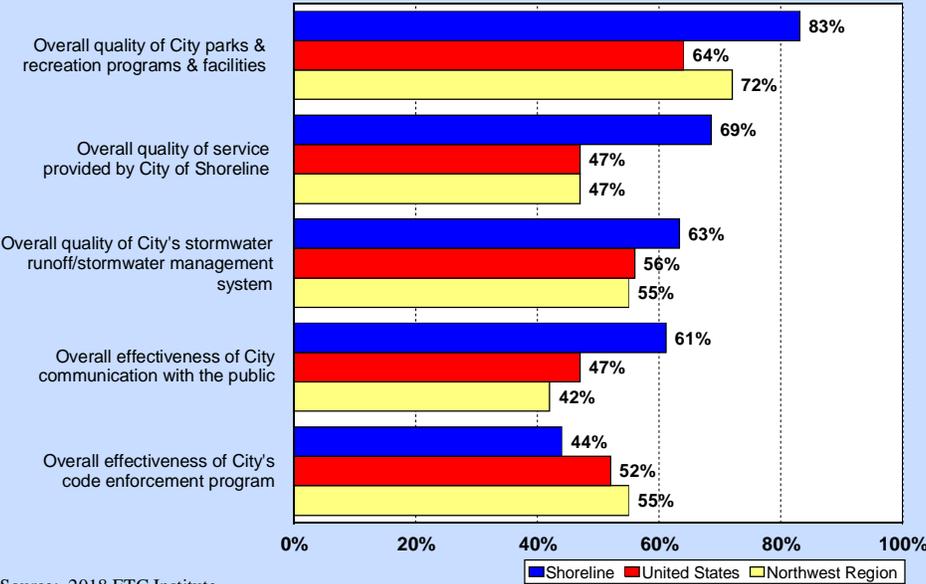
Performance Range Charts. The second set of charts comparisons for several items that were rated on the survey. The horizontal bars show the range of satisfaction among residents in mid-size communities that have participated in the DirectionFinder® Survey since January 2016. The lowest and highest satisfaction ratings are listed to the left and right of each bar. The yellow dot on each bar shows how the results for Shoreline compare to the medium community size national average, which is shown as a vertical dash in the middle of each horizontal bar. If the yellow dot is located to the right of the vertical dash, the City of Shoreline rated above the mid-size national average. If the yellow dot is located to the left of the vertical dash, the City of Shoreline rated below the mid-size community national average.

National Benchmarks

Note: The benchmarking data contained in this report is protected intellectual property. Any reproduction of the benchmarking information in this report by persons or organizations not directly affiliated with the City of Shoreline is not authorized without written consent from ETC Institute.

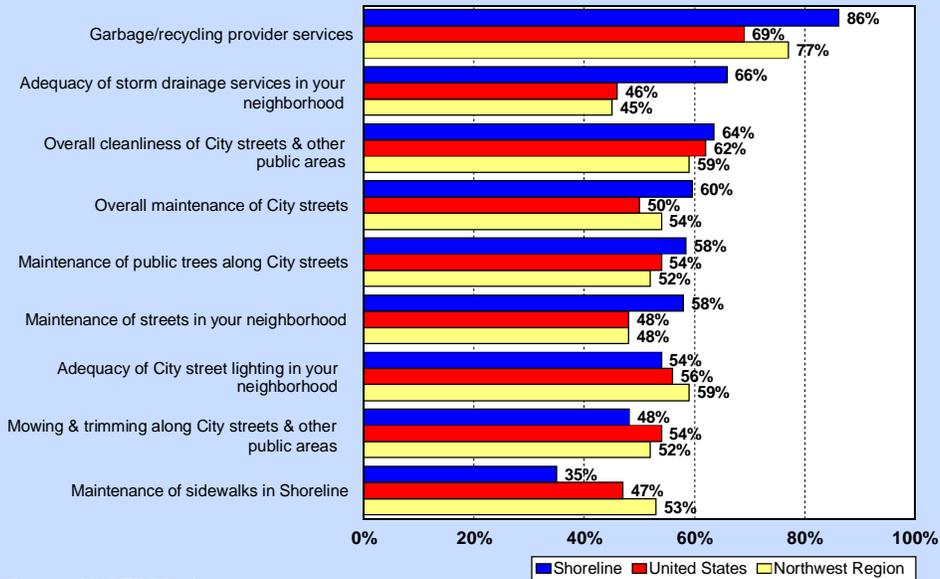
Overall Ratings of City Services Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



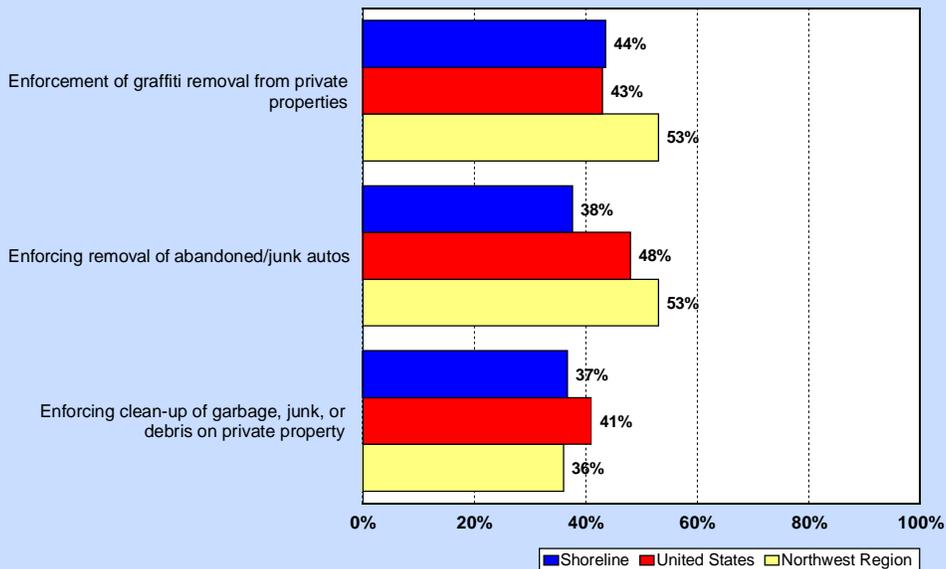
Overall Ratings of City Maintenance Services Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



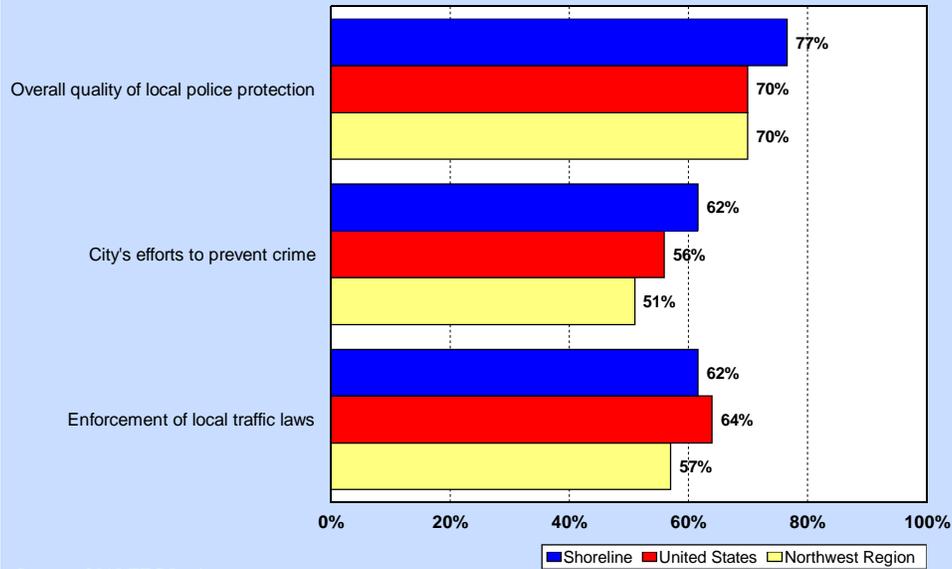
Overall Satisfaction of Enforcement of Codes and Ordinances Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



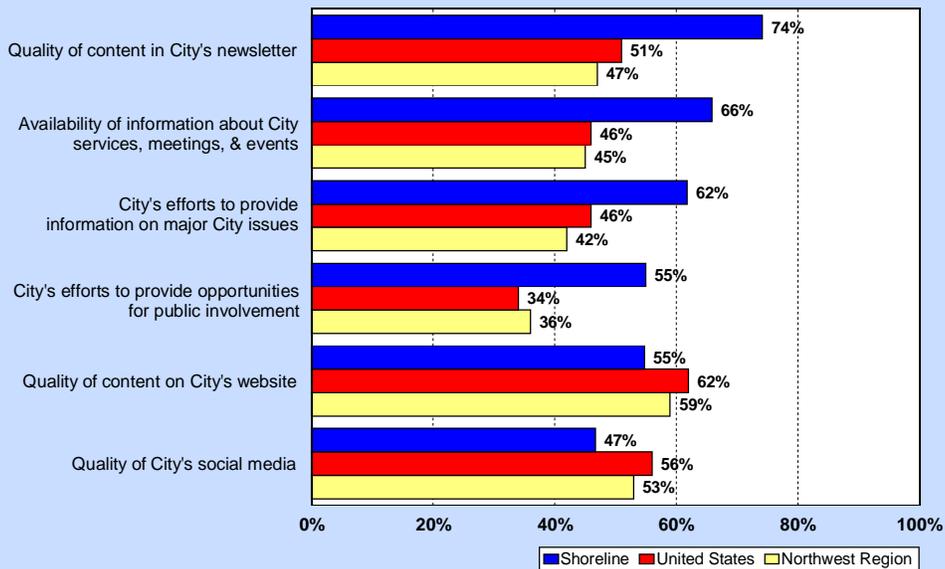
Overall Satisfaction in Public Safety Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



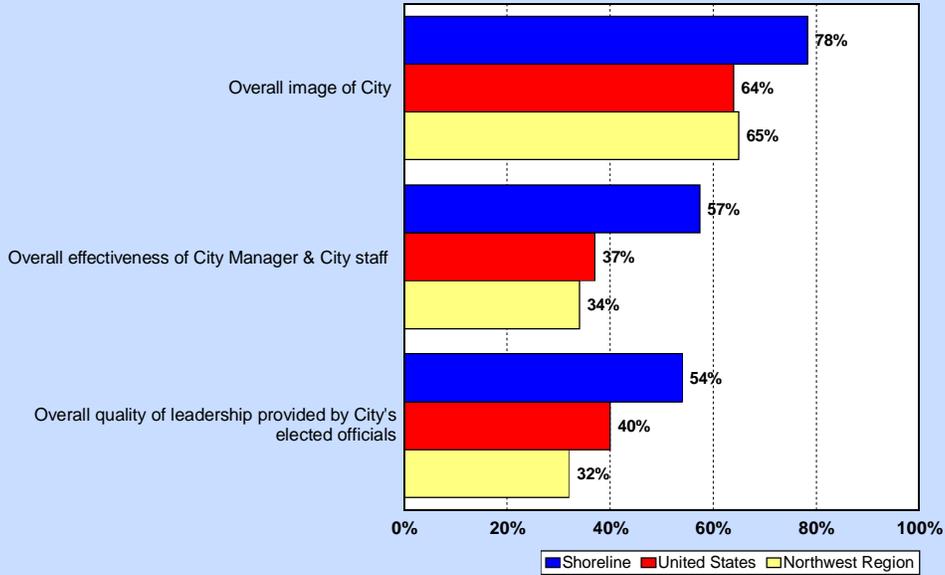
Overall Satisfaction with City Communications Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Overall Satisfaction in Leadership and Quality of Life Shoreline vs. United States vs. the Northwest Region

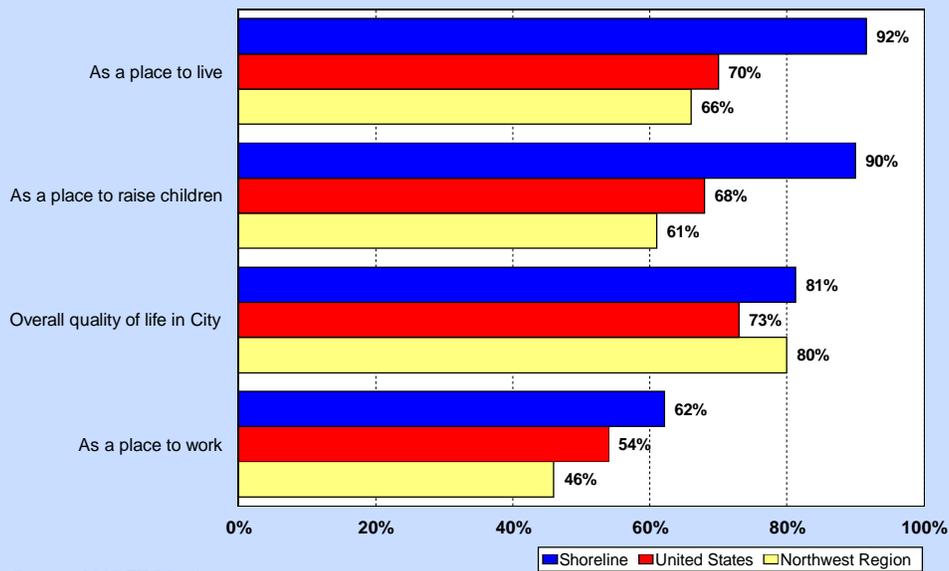
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Source: 2018 ETC Institute

Overall Ratings of the City Shoreline vs. United States vs. the Northwest Region

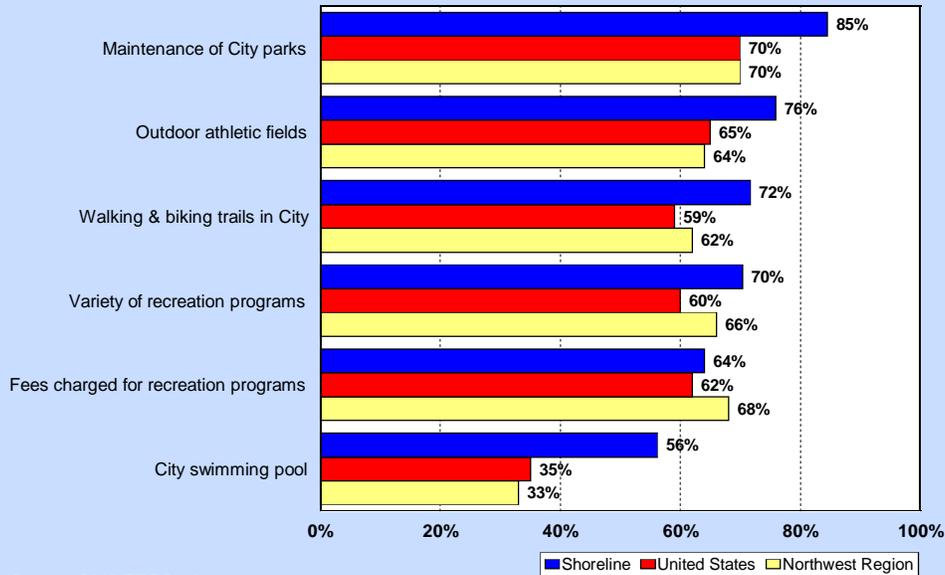
by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Source: 2018 ETC Institute

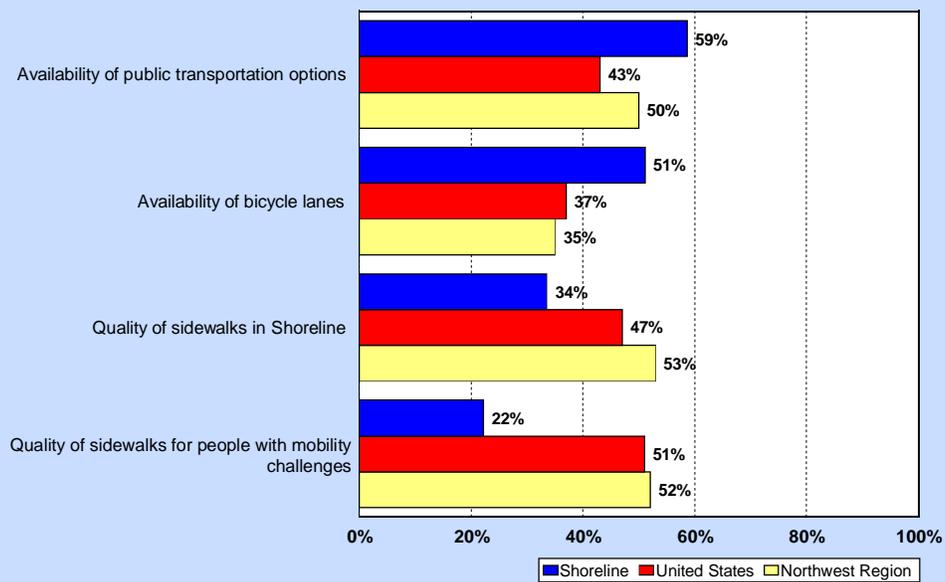
Overall Satisfaction with Parks and Recreation Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Satisfaction with Transportation and Land Use Shoreline vs. United States vs. the Northwest Region

by percentage of respondents who gave positive ratings for the item (excluding don't knows)



Section 4

Importance-Satisfaction Analysis

Importance-Satisfaction Analysis

City of Shoreline, Washington

Overview

Today, City officials have limited resources which need to be targeted to activities that are of the most benefit to their citizens. Two of the most important criteria for decision making are (1) to target resources toward services of the highest importance to citizens; and (2) to target resources toward those services where citizens are the least satisfied.

The Importance-Satisfaction (IS) rating is a unique tool that allows public officials to better understand both of these highly important decision-making criteria for each of the services they are providing. The Importance-Satisfaction rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high.

Overview

The rating is calculated by summing the percentage of responses for items selected as the first, second, and third most important services for the City to provide. The sum is then multiplied by 1 minus the percentage of respondents who indicated they were positively satisfied with the City's performance in the related area (the sum of the ratings of 4 and 5 on a 5-point scale excluding "Don't Know" responses). "Don't Know" responses are excluded from the calculation to ensure the satisfaction ratings among service categories are comparable. $[IS = \text{Importance} \times (1 - \text{Satisfaction})]$.

Example of the Calculation: Respondents were asked to identify the major categories of city services they thought should receive the most emphasis over the next two years. Thirty-two percent (32%) of respondents selected *overall response to prescription drug abuse and addiction issues, such as opioid addictions*, as one of the most important services for the City to provide.

With regard to satisfaction, 23% of respondents surveyed rated the City's overall performance in the *overall response to prescription drug abuse and addiction issues, such as opioid addictions*, as a "4" or "5" on a 5-point scale (where "5" means "Very Satisfied") excluding "Don't Know" responses. The I-S rating for *overall response to prescription drug abuse and addiction issues, such as opioid addictions*, was calculated by multiplying the sum of the most important percentages by 1 minus the sum of the satisfaction percentages. In this example 32% was multiplied by 77% (1-0.23). This calculation yielded an I-S rating of 0.2416 which ranked first out of 11 major service categories.

The maximum rating is 1.00 and would be achieved when 100% of the respondents select an item as one of their top three choices to emphasize over the next two years and 0% indicate they are positively satisfied with the delivery of the service.

The lowest rating is 0.00 and could be achieved under either of the following two situations:

- If 100% of the respondents were positively satisfied with the delivery of the service
- If none (0%) of the respondents selected the service as one for the three most important areas for the City to emphasize over the next two years.

Interpreting the Ratings

Ratings that are greater than or equal to 0.20 identify areas that should receive significantly more emphasis over the next two years. Ratings from 0.10 to 0.20 identify service areas that should receive increased emphasis. Ratings less than 0.10 should continue to receive the current level of emphasis.

- *Definitely Increase Emphasis* ($IS \geq 0.20$)
- *Increase Current Emphasis* ($0.10 \leq IS < 0.20$)
- *Maintain Current Emphasis* ($IS < 0.10$)

The results for the City of Shoreline are provided on the following pages.

2018 Importance-Satisfaction Rating

Shoreline, Washington

Quality of Services and Facilities

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very Priority (IS >.20)						
Overall response to prescription drug abuse & addiction issues, such as opioid addictions	32%	3	23%	11	0.2416	1
High Priority (IS .10-.20)						
Overall quality of human services (e.g. support for people in times of need) offered by City	28%	5	42%	10	0.1627	2
Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	32%	2	57%	8	0.1394	3
Overall effectiveness of City's code enforcement program	18%	9	44%	9	0.1014	4
Medium Priority (IS <.10)						
Overall effectiveness of City's efforts to sustain environmental quality	25%	6	65%	4	0.0889	5
Overall effectiveness of City communication with the public	21%	7	61%	6	0.0821	6
Overall quality of police services	34%	1	76%	2	0.0791	7
Overall efforts to promote diversity & inclusiveness in the community	17%	10	57%	7	0.0739	8
Overall quality of service provided by City of Shoreline	20%	8	69%	3	0.0621	9
Overall quality of City parks & recreation programs & facilities	30%	4	83%	1	0.0504	10
Overall quality of City's stormwater runoff/stormwater management system	11%	11	63%	5	0.0396	11

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2018 Importance-Satisfaction Rating

Shoreline, Washington

Maintenance Services

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very Priority (IS >.20)						
Maintenance of sidewalks in Shoreline	36%	1	35%	9	0.2347	1
High Priority (IS .10-.20)						
Overall maintenance of City streets	35%	2	60%	4	0.1398	2
Adequacy of City street lighting in your neighborhood	23%	3	54%	7	0.1063	3
Medium Priority (IS <.10)						
Mowing & trimming along City streets & other public areas	16%	6	48%	8	0.0839	4
Overall cleanliness of City streets & other public areas	23%	4	64%	3	0.0836	5
Maintenance of streets in your neighborhood	20%	5	58%	6	0.0819	6
Maintenance of public trees along City streets	13%	7	58%	5	0.0537	7
Adequacy of storm drainage services in your neighborhood	11%	8	66%	2	0.0375	8
Garbage/recycling provider services	5%	9	86%	1	0.0069	9

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2018 Importance-Satisfaction Rating

Shoreline, Washington

City Codes and Ordinances

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
<u>Very Priority (IS >.20)</u>						
Enforcing clean-up of garbage, junk, or debris on private property	49%	1	37%	3	0.3076	1
<u>High Priority (IS .10-.20)</u>						
Enforcing removal of abandoned/junk autos	22%	2	38%	2	0.1360	2
<u>Medium Priority (IS <.10)</u>						
Enforcement of graffiti removal from private properties	16%	3	44%	1	0.0880	3

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the highest priority most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2018 Importance-Satisfaction Rating

Shoreline, Washington

Public Safety

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very Priority (IS >.20)						
Response to drug activity	31%	2	35%	9	0.2028	1
High Priority (IS .10-.20)						
Response to property crime (e.g. burglary, mail theft, car prow)	33%	1	45%	7	0.1837	2
City's efforts to prevent crime	31%	3	62%	4	0.1183	3
Medium Priority (IS <.10)						
Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	14%	6	53%	6	0.0647	4
Response to prostitution activity	9%	9	38%	8	0.0568	5
Level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	17%	5	72%	3	0.0465	6
Overall quality of local police protection	19%	4	77%	1	0.0442	7
Enforcement of local traffic laws	11%	7	62%	5	0.0426	8
Your level of trust in officers to do the right thing	10%	8	73%	2	0.0271	9

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2018 Importance-Satisfaction Rating

Shoreline, Washington

Parks and Recreation

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Medium Priority (IS <.10)						
Walking & biking trails in City	32%	2	72%	4	0.0908	1
Maintenance of City parks	48%	1	85%	1	0.0746	2
Variety of culturally diverse programs	12%	6	56%	9	0.0544	3
Quality of access to City parks for persons with disabilities	12%	5	60%	7	0.0496	4
City swimming pool	11%	7	56%	8	0.0486	5
Variety of recreation programs	14%	4	70%	5	0.0414	6
Maintenance of City playgrounds	21%	3	84%	2	0.0345	7
Fees charged for recreation programs	8%	9	64%	6	0.0274	8
Outdoor athletic fields	8%	8	76%	3	0.0193	9

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first and second most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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2018 Importance-Satisfaction Rating

Shoreline, Washington

Transportation and Land Use

Category of Service	Most Important %	Most Important Rank	Satisfaction %	Satisfaction Rank	Importance-Satisfaction Rating	I-S Rating Rank
Very Priority (IS >.20)						
Availability of sidewalks in your neighborhood	37%	1	26%	7	0.2731	1
High Priority (IS .10-.20)						
Quality of sidewalks in Shoreline	22%	4	34%	6	0.1490	2
Availability of sidewalks on major streets & routes	24%	3	47%	3	0.1298	3
Traffic calming measures in your neighborhood, for example, traffic circles, speed humps, or radar speed signs	22%	5	43%	5	0.1277	4
Availability of public transportation options	28%	2	59%	1	0.1176	5
Quality of sidewalks for people with mobility challenges	14%	7	22%	8	0.1089	6
City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	19%	6	44%	4	0.1062	7
Medium Priority (IS <.10)						
Availability of bicycle lanes	8%	8	51%	2	0.0381	8

Note: The I-S Rating is calculated by multiplying the "Most Important" % by (1-'Satisfaction' %)

Most Important %:

The "Most Important" percentage represents the sum of the first, second, and third most important responses for each item. Respondents were asked to identify the items they thought should be the City's top priorities.

Satisfaction %:

The "Satisfaction" percentage represents the sum of the ratings "5" and "4" excluding 'don't knows.' Respondents ranked their level of satisfaction with each of the items on a scale of 5 to 1 with "5" being Very Satisfied and "1" being Very Dissatisfied.

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Importance-Satisfaction Matrix Analysis

The Importance-Satisfaction rating is based on the concept that public agencies will maximize overall customer satisfaction by emphasizing improvements in those areas where the level of satisfaction is relatively low, and the perceived importance of the service is relatively high. ETC Institute developed an Importance-Satisfaction Matrix to display the perceived importance of major services that were assessed on the survey against the perceived quality of service delivery. The two axes on the matrix represent Satisfaction (vertical) and relative Importance (horizontal).

The I-S (Importance-Satisfaction) matrix should be interpreted as follows.

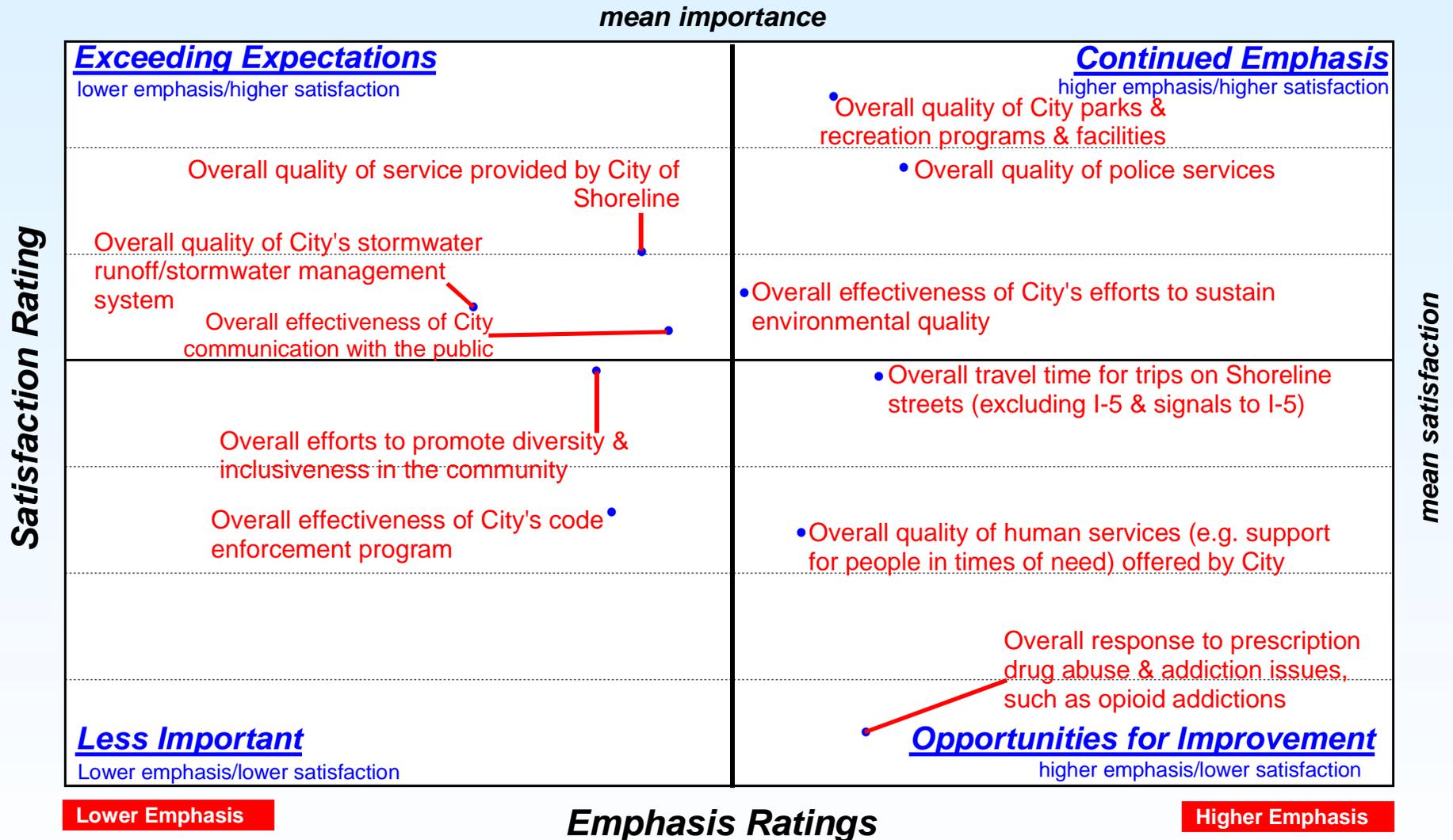
- **Continued Emphasis (above average importance and above average satisfaction).** This area shows where the City is meeting customer expectations. Items in this area have a significant impact on the customer's overall level of satisfaction. The City should maintain (or slightly increase) emphasis on items in this area.
- **Exceeding Expectations (below average importance and above average satisfaction).** This area shows where the City is performing significantly better than customers expect the City to perform. Items in this area do not significantly affect the overall level of satisfaction that residents have with City services. The City should maintain (or slightly decrease) emphasis on items in this area.
- **Opportunities for Improvement (above average importance and below average satisfaction).** This area shows where the City is not performing as well as residents expect the City to perform. This area has a significant impact on customer satisfaction, and the City should DEFINITELY increase emphasis on items in this area.
- **Less Important (below average importance and below average satisfaction).** This area shows where the City is not performing well relative to the City's performance in other areas; however, this area is generally considered to be less important to residents. This area does not significantly affect overall satisfaction with City services because the items are less important to residents. The agency should maintain current levels of emphasis on items in this area.

Matrices showing the results for Shoreline are provided on the following pages.

City of Shoreline 2018 Community Survey Importance-Satisfaction Assessment Matrix

-Quality of Services and Facilities-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)

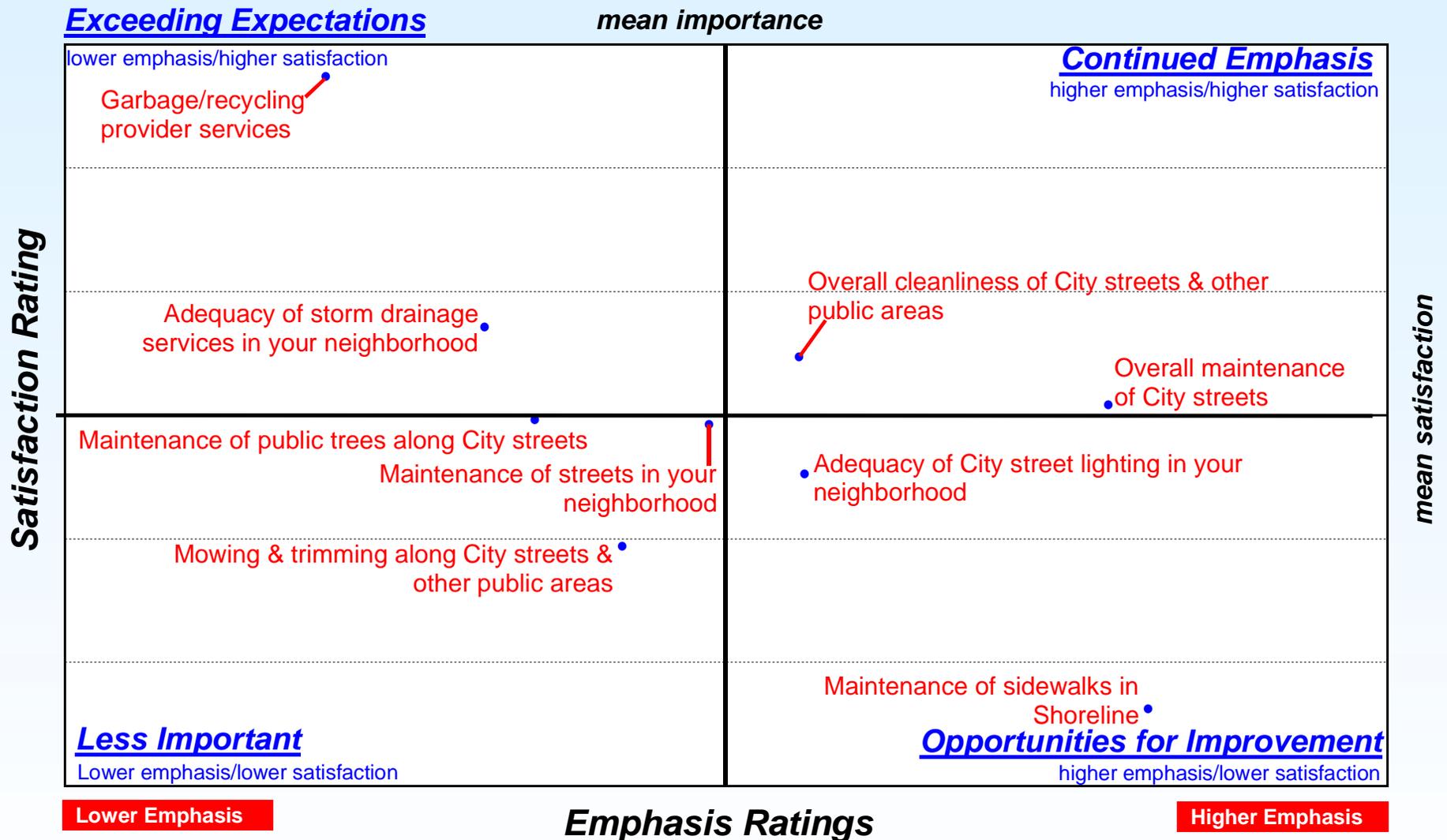


Source: ETC Institute (2018)

City of Shoreline 2018 Community Survey Importance-Satisfaction Assessment Matrix

-Maintenance Services-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)



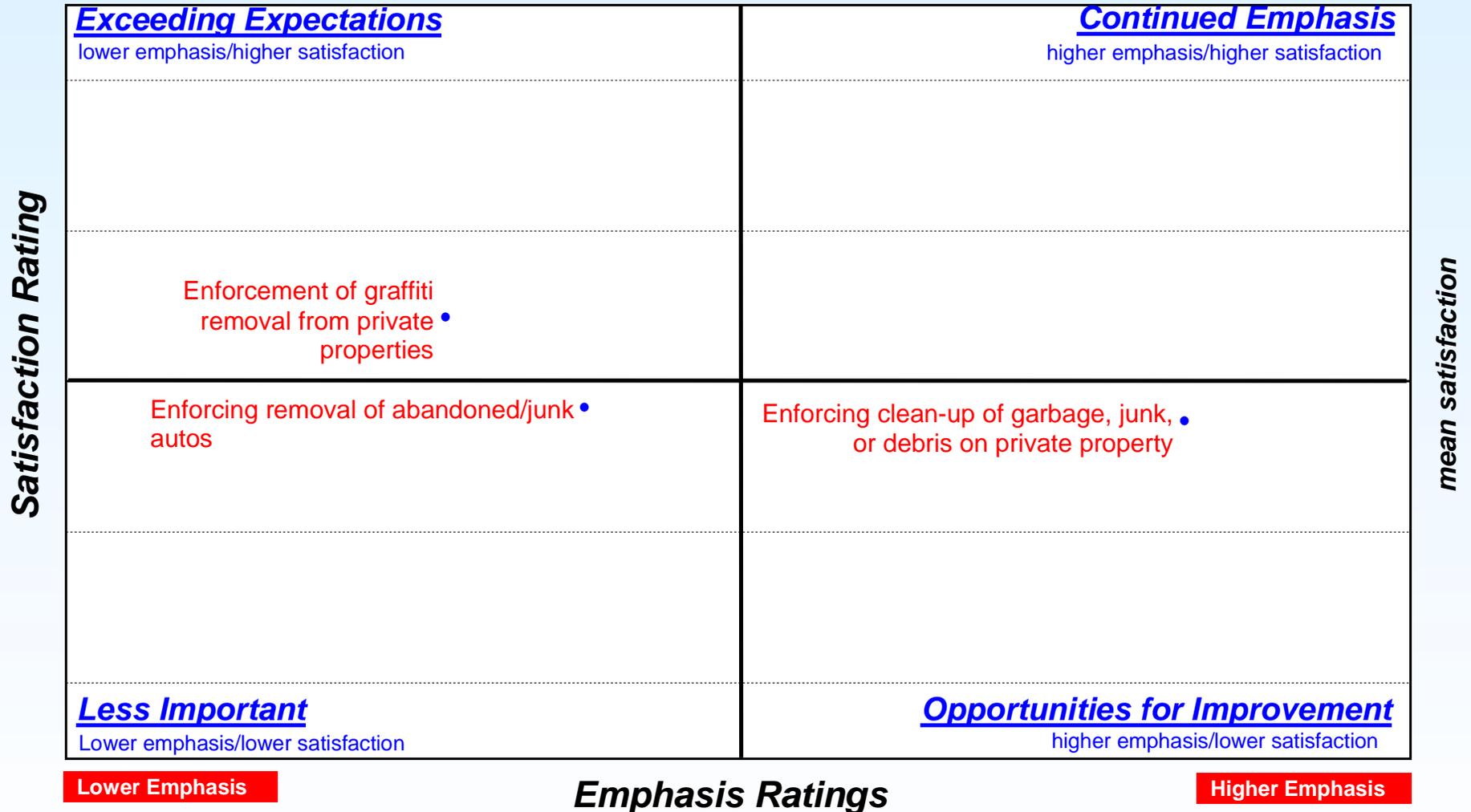
Source: ETC Institute (2018)

City of Shoreline 2018 Community Survey Importance-Satisfaction Assessment Matrix

-City Codes and Ordinances-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)

mean importance

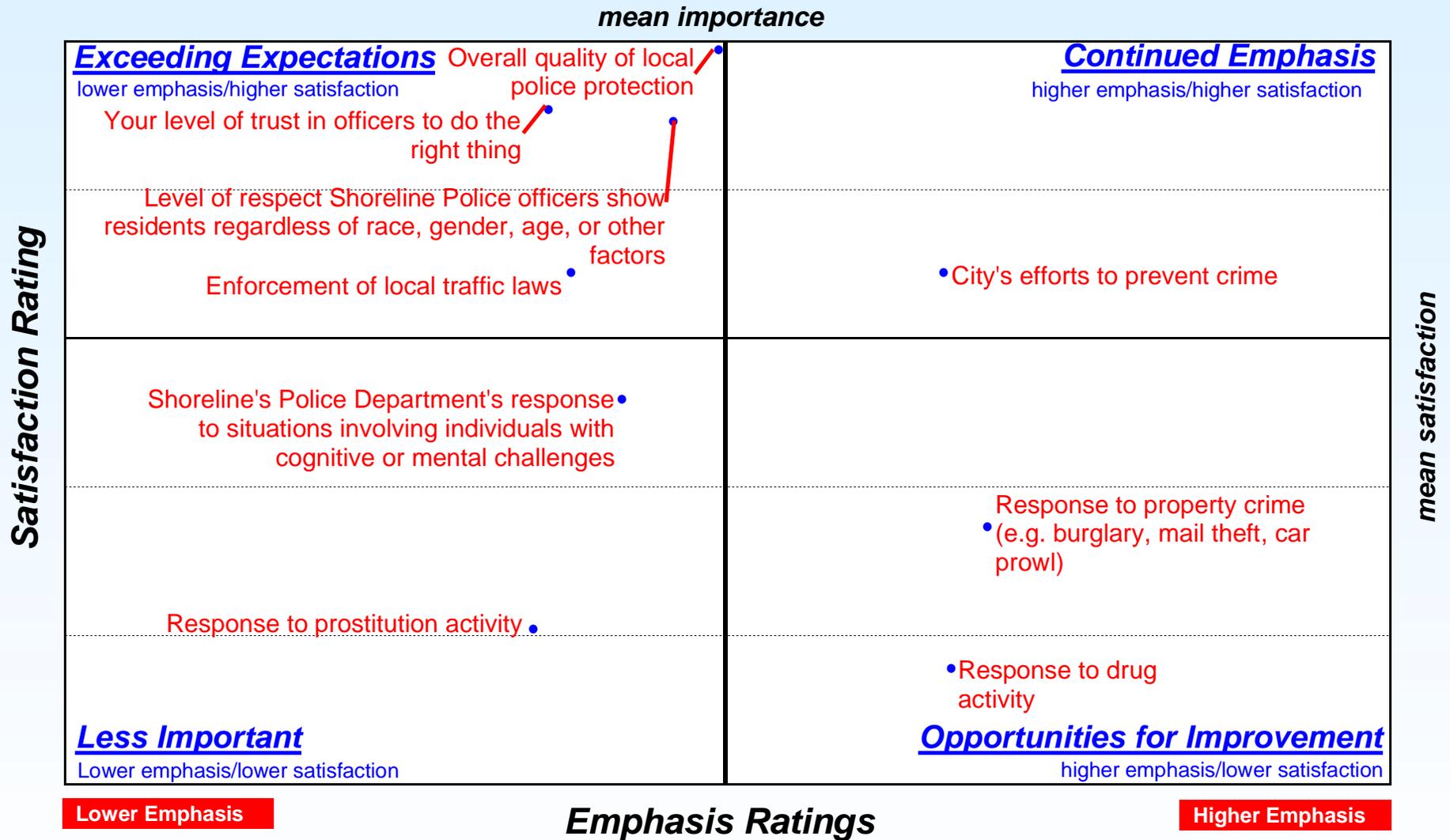


Source: ETC Institute (2018)

City of Shoreline 2018 Community Survey Importance-Satisfaction Assessment Matrix

-Public Safety-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)

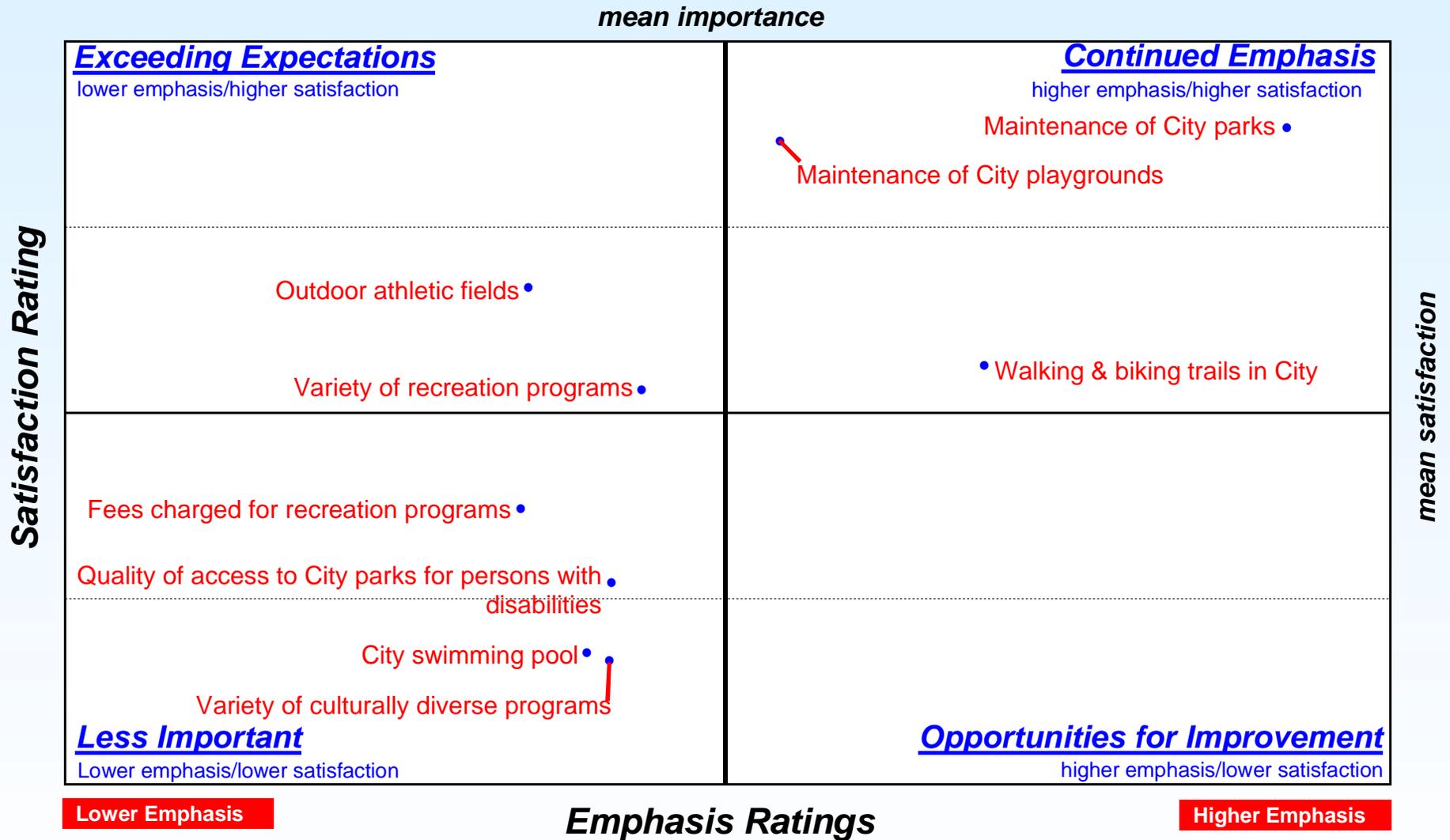


Source: ETC Institute (2018)

City of Shoreline 2018 Community Survey Importance-Satisfaction Assessment Matrix

-Parks and Recreation-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)

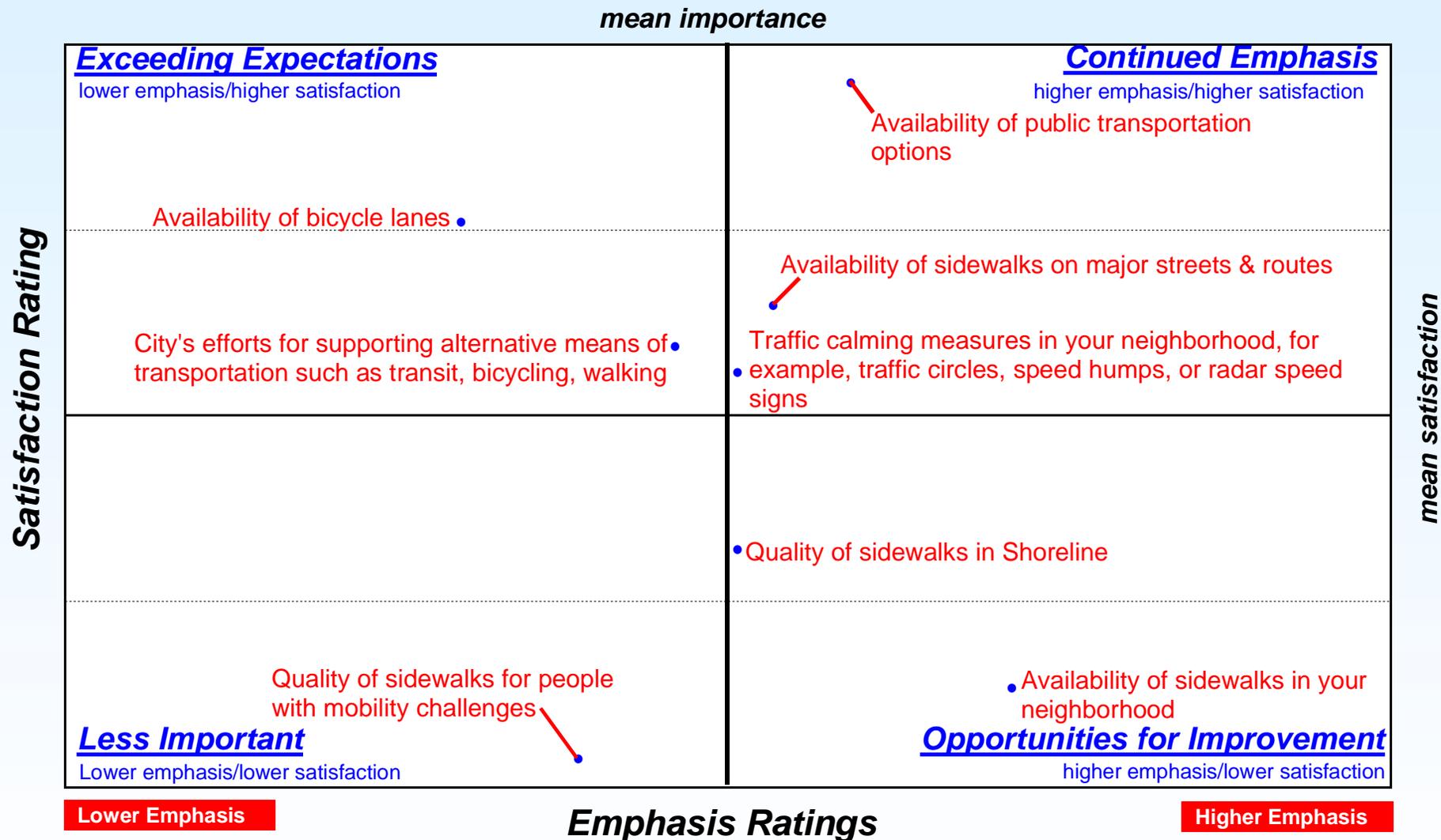


Source: ETC Institute (2018)

City of Shoreline 2018 Community Survey Importance-Satisfaction Assessment Matrix

-Transportation and Land Use-

(points on the graph show deviations from the mean satisfaction and importance ratings given by respondents to the survey)



Source: ETC Institute (2018)

Section 5

Tabular Data

Q1. Quality of Services and Facilities. Please rate your overall satisfaction with the following major categories of services provided by the City of Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfi- ed	Very dissatisfied	Don't know
Q1-1. Overall quality of police services	251 24.5%	445 43.5%	162 15.8%	39 3.8%	14 1.4%	113 11.0%
Q1-2. Overall quality of City parks & recreation programs & facilities	272 26.6%	533 52.1%	117 11.4%	41 4.0%	6 0.6%	55 5.4%
Q1-3. Overall effectiveness of City's code enforcement program	69 6.7%	227 22.2%	259 25.3%	87 8.5%	31 3.0%	351 34.3%
Q1-4. Overall effectiveness of City communication with the public	175 17.1%	413 40.3%	257 25.1%	78 7.6%	39 3.8%	62 6.1%
Q1-5. Overall quality of City's stormwater runoff/stormwater management system	144 14.1%	405 39.6%	239 23.3%	58 5.7%	22 2.1%	156 15.2%
Q1-6. Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	125 12.2%	445 43.5%	253 24.7%	130 12.7%	52 5.1%	19 1.9%
Q1-7. Overall quality of human services (e.g. support for people in times of need) offered by City	63 6.2%	192 18.8%	275 26.9%	55 5.4%	20 2.0%	419 40.9%
Q1-8. Overall effectiveness of City's efforts to sustain environmental quality	138 13.5%	409 39.9%	219 21.4%	51 5.0%	30 2.9%	177 17.3%
Q1-9. Overall quality of service provided by City of Shoreline	137 13.4%	510 49.8%	234 22.9%	47 4.6%	16 1.6%	80 7.8%
Q1-10. Overall efforts to promote diversity & inclusiveness in the community	121 11.8%	323 31.5%	264 25.8%	45 4.4%	22 2.1%	249 24.3%
Q1-11. Overall response to prescription drug abuse & addiction issues, such as opioid addiction	31 3.0%	98 9.6%	272 26.6%	101 9.9%	53 5.2%	469 45.8%

WITHOUT DON'T KNOW**Q1. Quality of Services and Facilities. Please rate your overall satisfaction with the following major categories of services provided by the City of Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." (without "don't know")**

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q1-1. Overall quality of police services	251 27.6%	445 48.8%	162 17.8%	39 4.3%	14 1.5%
Q1-2. Overall quality of City parks & recreation programs & facilities	272 28.1%	533 55.0%	117 12.1%	41 4.2%	6 0.6%
Q1-3. Overall effectiveness of City's code enforcement program	69 10.3%	227 33.7%	259 38.5%	87 12.9%	31 4.6%
Q1-4. Overall effectiveness of City communication with the public	175 18.2%	413 42.9%	257 26.7%	78 8.1%	39 4.1%
Q1-5. Overall quality of City's stormwater runoff/stormwater management system	144 16.6%	405 46.7%	239 27.5%	58 6.7%	22 2.5%
Q1-6. Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	125 12.4%	445 44.3%	253 25.2%	130 12.9%	52 5.2%
Q1-7. Overall quality of human services (e.g. support for people in times of need) offered by City	63 10.4%	192 31.7%	275 45.5%	55 9.1%	20 3.3%
Q1-8. Overall effectiveness of City's efforts to sustain environmental quality	138 16.3%	409 48.3%	219 25.9%	51 6.0%	30 3.5%
Q1-9. Overall quality of service provided by City of Shoreline	137 14.5%	510 54.0%	234 24.8%	47 5.0%	16 1.7%
Q1-10. Overall efforts to promote diversity & inclusiveness in the community	121 15.6%	323 41.7%	264 34.1%	45 5.8%	22 2.8%
Q1-11. Overall response to prescription drug abuse & addiction issues, such as opioid addiction	31 5.6%	98 17.7%	272 49.0%	101 18.2%	53 9.5%

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

<u>Q2. Top choice</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police services	185	18.1 %
Overall quality of City parks & recreation programs & facilities	102	10.0 %
Overall effectiveness of City's code enforcement program	50	4.9 %
Overall effectiveness of City communication with the public	62	6.1 %
Overall quality of City's stormwater runoff/stormwater management system	25	2.4 %
Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	123	12.0 %
Overall quality of human services (e.g. support for people in times of need) offered by City	105	10.3 %
Overall effectiveness of City's efforts to sustain environmental quality	62	6.1 %
Overall quality of service provided by City of Shoreline	50	4.9 %
Overall efforts to promote diversity & inclusiveness in the community	51	5.0 %
Overall response to prescription drug abuse & addiction issues, such as opioid addiction	131	12.8 %
None chosen	78	7.6 %
Total	1024	100.0 %

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

<u>Q2. 2nd choice</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police services	92	9.0 %
Overall quality of City parks & recreation programs & facilities	125	12.2 %
Overall effectiveness of City's code enforcement program	60	5.9 %
Overall effectiveness of City communication with the public	66	6.4 %
Overall quality of City's stormwater runoff/stormwater management system	40	3.9 %
Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	112	10.9 %
Overall quality of human services (e.g. support for people in times of need) offered by City	109	10.6 %
Overall effectiveness of City's efforts to sustain environmental quality	98	9.6 %
Overall quality of service provided by City of Shoreline	65	6.3 %
Overall efforts to promote diversity & inclusiveness in the community	58	5.7 %
Overall response to prescription drug abuse & addiction issues, such as opioid addiction	91	8.9 %
None chosen	108	10.5 %
Total	1024	100.0 %

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q2. 3rd choice	Number	Percent
Overall quality of police services	66	6.4 %
Overall quality of City parks & recreation programs & facilities	78	7.6 %
Overall effectiveness of City's code enforcement program	75	7.3 %
Overall effectiveness of City communication with the public	88	8.6 %
Overall quality of City's stormwater runoff/stormwater management system	46	4.5 %
Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	95	9.3 %
Overall quality of human services (e.g. support for people in times of need) offered by City	74	7.2 %
Overall effectiveness of City's efforts to sustain environmental quality	96	9.4 %
Overall quality of service provided by City of Shoreline	87	8.5 %
Overall efforts to promote diversity & inclusiveness in the community	68	6.6 %
Overall response to prescription drug abuse & addiction issues, such as opioid addiction	100	9.8 %
None chosen	151	14.7 %
Total	1024	100.0 %

SUM OF TOP 3 CHOICES

Q2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years? (top 3)

<u>Q2. Sum of Top 3 Choices</u>	<u>Number</u>	<u>Percent</u>
Overall quality of police services	343	33.5 %
Overall quality of City parks & recreation programs & facilities	305	29.8 %
Overall effectiveness of City's code enforcement program	185	18.1 %
Overall effectiveness of City communication with the public	216	21.1 %
Overall quality of City's stormwater runoff/stormwater management system	111	10.8 %
Overall travel time for trips on Shoreline streets (excluding I-5 & signals to I-5)	330	32.2 %
Overall quality of human services (e.g. support for people in times of need) offered by City	288	28.1 %
Overall effectiveness of City's efforts to sustain environmental quality	256	25.0 %
Overall quality of service provided by City of Shoreline	202	19.7 %
Overall efforts to promote diversity & inclusiveness in the community	177	17.3 %
Overall response to prescription drug abuse & addiction issues, such as opioid addiction	322	31.4 %
None chosen	78	7.6 %
Total	2813	

Q3. Using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following maintenance services provided by the City of Shoreline.

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q3-1. Overall maintenance of City streets	115 11.2%	486 47.5%	210 20.5%	152 14.8%	46 4.5%	15 1.5%
Q3-2. Maintenance of streets in your neighborhood	132 12.9%	455 44.4%	198 19.3%	160 15.6%	67 6.5%	12 1.2%
Q3-3. Maintenance of sidewalks in Shoreline	66 6.4%	274 26.8%	263 25.7%	230 22.5%	139 13.6%	52 5.1%
Q3-4. Mowing & trimming along City streets & other public areas	105 10.3%	374 36.5%	284 27.7%	168 16.4%	63 6.2%	30 2.9%
Q3-5. Overall cleanliness of City streets & other public areas	133 13.0%	508 49.6%	227 22.2%	108 10.5%	33 3.2%	15 1.5%
Q3-6. Adequacy of City street lighting in your neighborhood	120 11.7%	421 41.1%	209 20.4%	168 16.4%	84 8.2%	22 2.1%
Q3-7. Adequacy of storm drainage services in your neighborhood	131 12.8%	508 49.6%	217 21.2%	79 7.7%	34 3.3%	55 5.4%
Q3-8. Garbage/recycling provider services	406 39.6%	464 45.3%	103 10.1%	24 2.3%	12 1.2%	15 1.5%
Q3-9. Maintenance of public trees along City streets	136 13.3%	443 43.3%	255 24.9%	105 10.3%	51 5.0%	34 3.3%

WITHOUT DON'T KNOW

Q3. Using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with the following maintenance services provided by the City of Shoreline. (without "don't know")

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q3-1. Overall maintenance of City streets	115 11.4%	486 48.2%	210 20.8%	152 15.1%	46 4.6%
Q3-2. Maintenance of streets in your neighborhood	132 13.0%	455 45.0%	198 19.6%	160 15.8%	67 6.6%
Q3-3. Maintenance of sidewalks in Shoreline	66 6.8%	274 28.2%	263 27.1%	230 23.7%	139 14.3%
Q3-4. Mowing & trimming along City streets & other public areas	105 10.6%	374 37.6%	284 28.6%	168 16.9%	63 6.3%
Q3-5. Overall cleanliness of City streets & other public areas	133 13.2%	508 50.3%	227 22.5%	108 10.7%	33 3.3%
Q3-6. Adequacy of City street lighting in your neighborhood	120 12.0%	421 42.0%	209 20.9%	168 16.8%	84 8.4%
Q3-7. Adequacy of storm drainage services in your neighborhood	131 13.5%	508 52.4%	217 22.4%	79 8.2%	34 3.5%
Q3-8. Garbage/recycling provider services	406 40.2%	464 46.0%	103 10.2%	24 2.4%	12 1.2%
Q3-9. Maintenance of public trees along City streets	136 13.7%	443 44.7%	255 25.8%	105 10.6%	51 5.2%

Q4. Which TWO of the maintenance items listed in Question 3 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q4. Top choice	Number	Percent
Overall maintenance of City streets	233	22.8 %
Maintenance of streets in your neighborhood	93	9.1 %
Maintenance of sidewalks in Shoreline	221	21.6 %
Mowing & trimming along City streets & other public areas	63	6.2 %
Overall cleanliness of City streets & other public areas	104	10.2 %
Adequacy of City street lighting in your neighborhood	103	10.1 %
Adequacy of storm drainage services in your neighborhood	46	4.5 %
Garbage/recycling provider services	21	2.1 %
Maintenance of public trees along City streets	56	5.5 %
None chosen	84	8.2 %
Total	1024	100.0 %

Q4. Which TWO of the maintenance items listed in Question 3 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q4. 2nd choice	Number	Percent
Overall maintenance of City streets	121	11.8 %
Maintenance of streets in your neighborhood	106	10.4 %
Maintenance of sidewalks in Shoreline	148	14.5 %
Mowing & trimming along City streets & other public areas	102	10.0 %
Overall cleanliness of City streets & other public areas	130	12.7 %
Adequacy of City street lighting in your neighborhood	133	13.0 %
Adequacy of storm drainage services in your neighborhood	67	6.5 %
Garbage/recycling provider services	30	2.9 %
Maintenance of public trees along City streets	76	7.4 %
None chosen	111	10.8 %
Total	1024	100.0 %

SUM OF TOP 2 CHOICES**Q4. Which TWO of the maintenance items listed in Question 3 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years? (top 2)**

<u>Q4. Sum of Top 2 Choices</u>	<u>Number</u>	<u>Percent</u>
Overall maintenance of City streets	354	34.6 %
Maintenance of streets in your neighborhood	199	19.4 %
Maintenance of sidewalks in Shoreline	369	36.0 %
Mowing & trimming along City streets & other public areas	165	16.1 %
Overall cleanliness of City streets & other public areas	234	22.9 %
Adequacy of City street lighting in your neighborhood	236	23.0 %
Adequacy of storm drainage services in your neighborhood	113	11.0 %
Garbage/recycling provider services	51	5.0 %
Maintenance of public trees along City streets	132	12.9 %
None chosen	84	8.2 %
Total	1937	

Q5. Enforcement of City Codes and Ordinances. Please rate your satisfaction using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with each of the following.

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q5-1. Enforcing clean-up of garbage, junk, or debris on private property	51 5.0%	252 24.6%	268 26.2%	186 18.2%	70 6.8%	197 19.2%
Q5-2. Enforcing removal of abandoned/junk autos	64 6.3%	237 23.1%	265 25.9%	166 16.2%	70 6.8%	222 21.7%
Q5-3. Enforcement of graffiti removal from private properties	66 6.4%	258 25.2%	311 30.4%	82 8.0%	26 2.5%	281 27.4%

WITHOUT DON'T KNOW

Q5. Enforcement of City Codes and Ordinances. Please rate your satisfaction using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with each of the following. (without "don't know")

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q5-1. Enforcing clean-up of garbage, junk, or debris on private property	51 6.2%	252 30.5%	268 32.4%	186 22.5%	70 8.5%
Q5-2. Enforcing removal of abandoned/junk autos	64 8.0%	237 29.6%	265 33.0%	166 20.7%	70 8.7%
Q5-3. Enforcement of graffiti removal from private properties	66 8.9%	258 34.7%	311 41.9%	82 11.0%	26 3.5%

Q6. Which one of the City codes and ordinances items listed in Question 5 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

<u>Q6. Top choice</u>	<u>Number</u>	<u>Percent</u>
Enforcing clean-up of garbage, junk, or debris on private property	498	48.6 %
Enforcing removal of abandoned/junk autos	223	21.8 %
Enforcement of graffiti removal from private properties	160	15.6 %
<u>None chosen</u>	<u>143</u>	<u>14.0 %</u>
Total	1024	100.0 %

Q7. Public Safety. Using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with each of the following public safety services provided by the City of Shoreline.

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q7-1. Overall quality of local police protection	221 21.6%	491 47.9%	159 15.5%	42 4.1%	17 1.7%	94 9.2%
Q7-2. City's efforts to prevent crime	123 12.0%	406 39.6%	224 21.9%	82 8.0%	23 2.2%	166 16.2%
Q7-3. Enforcement of local traffic laws	121 11.8%	445 43.5%	223 21.8%	99 9.7%	31 3.0%	105 10.3%
Q7-4. Response to drug activity	42 4.1%	185 18.1%	243 23.7%	129 12.6%	51 5.0%	374 36.5%
Q7-5. Response to prostitution activity	38 3.7%	170 16.6%	237 23.1%	67 6.5%	42 4.1%	470 45.9%
Q7-6. Response to property crime (e.g. burglary, mail theft, car prowl)	71 6.9%	287 28.0%	254 24.8%	136 13.3%	55 5.4%	221 21.6%
Q7-7. Level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	215 21.0%	331 32.3%	156 15.2%	37 3.6%	22 2.1%	263 25.7%
Q7-8. Your level of trust in officers to do the right thing	265 25.9%	412 40.2%	184 18.0%	46 4.5%	25 2.4%	92 9.0%
Q7-9. Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	107 10.4%	181 17.7%	207 20.2%	32 3.1%	15 1.5%	482 47.1%

WITHOUT DON'T KNOW

Q7. Public Safety. Using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with each of the following public safety services provided by the City of Shoreline. (without "don't know")

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q7-1. Overall quality of local police protection	221 23.8%	491 52.8%	159 17.1%	42 4.5%	17 1.8%
Q7-2. City's efforts to prevent crime	123 14.3%	406 47.3%	224 26.1%	82 9.6%	23 2.7%
Q7-3. Enforcement of local traffic laws	121 13.2%	445 48.4%	223 24.3%	99 10.8%	31 3.4%
Q7-4. Response to drug activity	42 6.5%	185 28.5%	243 37.4%	129 19.8%	51 7.8%
Q7-5. Response to prostitution activity	38 6.9%	170 30.7%	237 42.8%	67 12.1%	42 7.6%
Q7-6. Response to property crime (e.g. burglary, mail theft, car prowl)	71 8.8%	287 35.7%	254 31.6%	136 16.9%	55 6.8%
Q7-7. Level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	215 28.3%	331 43.5%	156 20.5%	37 4.9%	22 2.9%
Q7-8. Your level of trust in officers to do the right thing	265 28.4%	412 44.2%	184 19.7%	46 4.9%	25 2.7%
Q7-9. Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	107 19.7%	181 33.4%	207 38.2%	32 5.9%	15 2.8%

Q8. Which TWO of the public safety items listed in Question 8 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q8. Top choice	Number	Percent
Overall quality of local police protection	112	10.9 %
City's efforts to prevent crime	175	17.1 %
Enforcement of local traffic laws	73	7.1 %
Response to drug activity	163	15.9 %
Response to prostitution activity	29	2.8 %
Response to property crime (e.g. burglary, mail theft, car prowl)	161	15.7 %
Level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	91	8.9 %
Your level of trust in officers to do the right thing	44	4.3 %
Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	60	5.9 %
None chosen	116	11.3 %
Total	1024	100.0 %

Q8. Which TWO of the public safety items listed in Question 8 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q8. 2nd choice	Number	Percent
Overall quality of local police protection	82	8.0 %
City's efforts to prevent crime	140	13.7 %
Enforcement of local traffic laws	41	4.0 %
Response to drug activity	157	15.3 %
Response to prostitution activity	64	6.3 %
Response to property crime (e.g. burglary, mail theft, car prowl)	178	17.4 %
Level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	78	7.6 %
Your level of trust in officers to do the right thing	57	5.6 %
Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	81	7.9 %
None chosen	146	14.3 %
Total	1024	100.0 %

SUM OF TOP 2 CHOICES**Q8. Which TWO of the public safety items listed in Question 8 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years? (top 2)**

<u>Q8. Sum of Top 2 Choices</u>	<u>Number</u>	<u>Percent</u>
Overall quality of local police protection	194	18.9 %
City's efforts to prevent crime	315	30.8 %
Enforcement of local traffic laws	114	11.1 %
Response to drug activity	320	31.3 %
Response to prostitution activity	93	9.1 %
Response to property crime (e.g. burglary, mail theft, car prowl)	339	33.1 %
Level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	169	16.5 %
Your level of trust in officers to do the right thing	101	9.9 %
Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	141	13.8 %
None chosen	116	11.3 %
Total	1902	

Q9. Using a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations.

(N=1024)

	Very safe	Safe	Neutral	Unsafe	Very unsafe	Don't know
Q9-1. In your neighborhood during the day	573 56.0%	380 37.1%	50 4.9%	13 1.3%	2 0.2%	6 0.6%
Q9-2. In your neighborhood at night	229 22.4%	515 50.3%	169 16.5%	78 7.6%	19 1.9%	14 1.4%
Q9-3. In City parks & trails	115 11.2%	447 43.7%	268 26.2%	112 10.9%	23 2.2%	59 5.8%
Q9-4. In other public areas in Shoreline	152 14.8%	528 51.6%	247 24.1%	48 4.7%	11 1.1%	38 3.7%
Q9-5. Overall feeling of safety in Shoreline	197 19.2%	620 60.5%	154 15.0%	36 3.5%	3 0.3%	14 1.4%

WITHOUT DON'T KNOW

Q9. Using a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations. (without "don't know")

(N=1024)

	Very safe	Safe	Neutral	Unsafe	Very unsafe
Q9-1. In your neighborhood during the day	573 56.3%	380 37.3%	50 4.9%	13 1.3%	2 0.2%
Q9-2. In your neighborhood at night	229 22.7%	515 51.0%	169 16.7%	78 7.7%	19 1.9%
Q9-3. In City parks & trails	115 11.9%	447 46.3%	268 27.8%	112 11.6%	23 2.4%
Q9-4. In other public areas in Shoreline	152 15.4%	528 53.5%	247 25.1%	48 4.9%	11 1.1%
Q9-5. Overall feeling of safety in Shoreline	197 19.5%	620 61.4%	154 15.2%	36 3.6%	3 0.3%

Q10. City Communications. From which of the following have you received information about City projects, issues, services, and events?

Q10. From what sources have you received information about City projects, issues, services, & events	Number	Percent
City newsletter "CURRENTS"	891	87.0 %
City's Parks & Recreation Guide	725	70.8 %
City cable channel (Comcast 21, Frontier 27)	56	5.5 %
City website	341	33.3 %
City's social media sites (e.g. Facebook, Twitter, Instagram)	169	16.5 %
Online resources (e.g. Shoreline Area News, Nextdoor, Secret Shoreline)	508	49.6 %
Involvement in neighborhood association or Shoreline Watch	156	15.2 %
Television news	185	18.1 %
Alert Shoreline	180	17.6 %
Other	53	5.2 %
Total	3264	

Q10. Other

<u>Q10. Other</u>	<u>Number</u>	<u>Percent</u>
BLAKELY HAS MEETINGS ONCE A MONTH	1	1.9 %
CITY COUNCIL AND OTHER CITY EMAIL SUBSCRIPTIONS	1	1.9 %
COUNCIL MEETINGS, PARKS BOARD & PLANNING COM	1	1.9 %
Cable programming	1	1.9 %
Celebrate Shoreline event in Cromwell Park	1	1.9 %
City email blasts	1	1.9 %
Council and planning meetings	1	1.9 %
Discussion	1	1.9 %
Email	3	5.7 %
FARMERS MARKET	1	1.9 %
HTML 5	1	1.9 %
King County tax website	1	1.9 %
Library	1	1.9 %
MERIDIAN PARK	1	1.9 %
Mail	3	5.7 %
NEIGHBORHOOD LOOP GROUP FACEBOOK SITE	1	1.9 %
NEXTDOOR APP, ECHO LAKE	1	1.9 %
NORTH CITY NEWS	1	1.9 %
Neighborhood Association newspaper	1	1.9 %
Neighborhood newsletter	2	3.8 %
Neighbors	1	1.9 %
Neighbors, online articles	1	1.9 %
NextDoor site from neighbors not City	1	1.9 %
Nextdoor	2	3.8 %
Nextdoor Hillwood	1	1.9 %
ONLINE NEIGHBORHOOD LISTSERV	1	1.9 %
POOR COMMUNICATION FROM CITY COUNCIL	1	1.9 %
POSTERS AT CROMAVELL PARK	1	1.9 %
Postcards	2	3.8 %
RBCA NEWS	1	1.9 %
REDDIT	1	1.9 %
ROTARY	1	1.9 %
Rezone flyers	1	1.9 %
Richmond Beach newsletter	3	5.7 %
SCHOOL DISTRICT	1	1.9 %
SHORELINE SCHOOL NEWSLETTER	1	1.9 %
Searching on bing.com	1	1.9 %
Seeclickfix	1	1.9 %
Shoreline Facebook groups	1	1.9 %
Word of mouth	5	9.4 %
Total	53	100.0 %

Q11. Please rate your satisfaction using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following.

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q11-1. Availability of information about City services, meetings, & events	162 15.8%	469 45.8%	231 22.6%	78 7.6%	18 1.8%	66 6.4%
Q11-2. City's efforts to provide information on major City issues (e.g. light rail station area planning)	157 15.3%	442 43.2%	226 22.1%	109 10.6%	36 3.5%	54 5.3%
Q11-3. City's efforts to provide opportunities for public involvement	135 13.2%	380 37.1%	285 27.8%	90 8.8%	45 4.4%	89 8.7%
Q11-4. Quality of content on City's website	75 7.3%	289 28.2%	263 25.7%	28 2.7%	9 0.9%	360 35.2%
Q11-5. Quality of content in City's newsletter	200 19.5%	491 47.9%	206 20.1%	27 2.6%	8 0.8%	92 9.0%
Q11-6. Quality of City's social media	52 5.1%	200 19.5%	249 24.3%	29 2.8%	9 0.9%	485 47.4%

WITHOUT DON'T KNOW

Q11. Please rate your satisfaction using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following. (without "don't know")

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q11-1. Availability of information about City services, meetings, & events	162 16.9%	469 49.0%	231 24.1%	78 8.1%	18 1.9%
Q11-2. City's efforts to provide information on major City issues (e.g. light rail station area planning)	157 16.2%	442 45.6%	226 23.3%	109 11.2%	36 3.7%
Q11-3. City's efforts to provide opportunities for public involvement	135 14.4%	380 40.6%	285 30.5%	90 9.6%	45 4.8%
Q11-4. Quality of content on City's website	75 11.3%	289 43.5%	263 39.6%	28 4.2%	9 1.4%
Q11-5. Quality of content in City's newsletter	200 21.5%	491 52.7%	206 22.1%	27 2.9%	8 0.9%
Q11-6. Quality of City's social media	52 9.6%	200 37.1%	249 46.2%	29 5.4%	9 1.7%

Q12. Leadership and Quality of Life. Several items that may influence your perception of the City of Shoreline are listed below. Please rate each item using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q12-1. Overall image of City	204 19.9%	572 55.9%	148 14.5%	54 5.3%	14 1.4%	32 3.1%
Q12-2. Overall quality of leadership provided by City's elected officials	101 9.9%	377 36.8%	265 25.9%	89 8.7%	53 5.2%	139 13.6%
Q12-3. Overall effectiveness of City Manager & City staff	100 9.8%	381 37.2%	249 24.3%	61 6.0%	46 4.5%	187 18.3%

WITHOUT DON'T KNOW

Q12. Leadership and Quality of Life. Several items that may influence your perception of the City of Shoreline are listed below. Please rate each item using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." (without "don't know")

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q12-1. Overall image of City	204 20.6%	572 57.7%	148 14.9%	54 5.4%	14 1.4%
Q12-2. Overall quality of leadership provided by City's elected officials	101 11.4%	377 42.6%	265 29.9%	89 10.1%	53 6.0%
Q12-3. Overall effectiveness of City Manager & City staff	100 11.9%	381 45.5%	249 29.7%	61 7.3%	46 5.5%

Q13. From the choices below, please check how much you agree with the statement "I trust the City of Shoreline to spend my tax dollars responsibly."

Q13. I trust City of Shoreline to spend my tax dollars responsibly	Number	Percent
Strongly agree	150	14.6 %
Somewhat agree	513	50.1 %
Somewhat disagree	174	17.0 %
Strongly disagree	94	9.2 %
No opinion	73	7.1 %
Not provided	20	2.0 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q13. From the choices below, please check how much you agree with the statement "I trust the City of Shoreline to spend my tax dollars responsibly." (without "not provided")

Q13. I trust City of Shoreline to spend my tax dollars responsibly	Number	Percent
Strongly agree	150	14.9 %
Somewhat agree	513	51.1 %
Somewhat disagree	174	17.3 %
Strongly disagree	94	9.4 %
No opinion	73	7.3 %
Total	1004	100.0 %

Q14. In general, do you think the City of Shoreline is moving in the right direction?

<u>Q14. Is City of Shoreline moving in right direction</u>	<u>Number</u>	<u>Percent</u>
Yes	636	62.1 %
No	170	16.6 %
Not provided	218	21.3 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q14. In general, do you think the City of Shoreline is moving in the right direction? (without "not provided")

<u>Q14. Is City of Shoreline moving in right direction</u>	<u>Number</u>	<u>Percent</u>
Yes	636	78.9 %
No	170	21.1 %
Total	806	100.0 %

Q15. In general, do you believe Shoreline is a welcoming and inclusive community?

Q15. Is Shoreline a welcoming & inclusive community	Number	Percent
Yes	782	76.4 %
No	71	6.9 %
Not provided	171	16.7 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q15. In general, do you believe Shoreline is a welcoming and inclusive community? (without "not provided")

Q15. Is Shoreline a welcoming & inclusive community	Number	Percent
Yes	782	91.7 %
No	71	8.3 %
Total	853	100.0 %

Q16. Please rate Shoreline using a scale of 1 to 5, where 5 means "Excellent" and 1 means "Poor" with regard to each of the following.

(N=1024)

	Excellent	Good	Neutral	Below average	Poor	Don't know
Q16-1. As a place to live	388 37.9%	533 52.1%	58 5.7%	21 2.1%	6 0.6%	18 1.8%
Q16-2. As a place to raise children	398 38.9%	449 43.8%	66 6.4%	22 2.1%	6 0.6%	83 8.1%
Q16-3. As a place to work	139 13.6%	308 30.1%	181 17.7%	70 6.8%	21 2.1%	305 29.8%
Q16-4. As a place with a variety of housing choices	128 12.5%	406 39.6%	252 24.6%	95 9.3%	51 5.0%	92 9.0%
Q16-5. As a place to shop	105 10.3%	319 31.2%	221 21.6%	259 25.3%	95 9.3%	25 2.4%
Q16-6. As a place for dining & entertainment options	61 6.0%	215 21.0%	240 23.4%	303 29.6%	177 17.3%	28 2.7%
Q16-7. Overall quality of life in City	188 18.4%	622 60.7%	141 13.8%	35 3.4%	11 1.1%	27 2.6%
Q16-8. As a place to connect & interact with your neighbors	167 16.3%	445 43.5%	264 25.8%	88 8.6%	25 2.4%	35 3.4%

WITHOUT DON'T KNOW

Q16. Please rate Shoreline using a scale of 1 to 5, where 5 means "Excellent" and 1 means "Poor" with regard to each of the following. (without "don't know")

(N=1024)

	Excellent	Good	Neutral	Below average	Poor
Q16-1. As a place to live	388 38.6%	533 53.0%	58 5.8%	21 2.1%	6 0.6%
Q16-2. As a place to raise children	398 42.3%	449 47.7%	66 7.0%	22 2.3%	6 0.6%
Q16-3. As a place to work	139 19.3%	308 42.8%	181 25.2%	70 9.7%	21 2.9%
Q16-4. As a place with a variety of housing choices	128 13.7%	406 43.6%	252 27.0%	95 10.2%	51 5.5%
Q16-5. As a place to shop	105 10.5%	319 31.9%	221 22.1%	259 25.9%	95 9.5%
Q16-6. As a place for dining & entertainment options	61 6.1%	215 21.6%	240 24.1%	303 30.4%	177 17.8%
Q16-7. Overall quality of life in City	188 18.9%	622 62.4%	141 14.1%	35 3.5%	11 1.1%
Q16-8. As a place to connect & interact with your neighbors	167 16.9%	445 45.0%	264 26.7%	88 8.9%	25 2.5%

Q17. Overall, how do you rate the condition of your neighborhood?

Q17. How do you rate condition of your neighborhood	Number	Percent
Excellent	185	18.1 %
Good	492	48.0 %
Average	255	24.9 %
Below average	52	5.1 %
Poor	12	1.2 %
Don't know	28	2.7 %
Total	1024	100.0 %

WITHOUT DON'T KNOW

Q17. Overall, how do you rate the condition of your neighborhood? (without "don't know")

Q17. How do you rate condition of your neighborhood	Number	Percent
Excellent	185	18.6 %
Good	492	49.4 %
Average	255	25.6 %
Below average	52	5.2 %
Poor	12	1.2 %
Total	996	100.0 %

Q18. Parks and Recreation. Please rate Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q18-1. Maintenance of City parks	220 21.5%	581 56.7%	113 11.0%	29 2.8%	5 0.5%	76 7.4%
Q18-2. Maintenance of City playgrounds	199 19.4%	513 50.1%	122 11.9%	11 1.1%	4 0.4%	175 17.1%
Q18-3. Walking & biking trails in City	169 16.5%	466 45.5%	176 17.2%	56 5.5%	19 1.9%	138 13.5%
Q18-4. City swimming pool	70 6.8%	238 23.2%	190 18.6%	37 3.6%	13 1.3%	476 46.5%
Q18-5. Outdoor athletic fields	132 12.9%	430 42.0%	147 14.4%	27 2.6%	4 0.4%	284 27.7%
Q18-6. Fees charged for recreation programs	100 9.8%	342 33.4%	211 20.6%	27 2.6%	11 1.1%	333 32.5%
Q18-7. Variety of recreation programs	125 12.2%	421 41.1%	195 19.0%	24 2.3%	10 1.0%	249 24.3%
Q18-8. Variety of culturally diverse programs	74 7.2%	271 26.5%	225 22.0%	41 4.0%	8 0.8%	405 39.6%
Q18-9. Quality of access to City parks for persons with disabilities	80 7.8%	228 22.3%	170 16.6%	23 2.2%	12 1.2%	511 49.9%

WITHOUT DON'T KNOW**Q18. Parks and Recreation. Please rate Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." (without "don't know")**

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q18-1. Maintenance of City parks	220 23.2%	581 61.3%	113 11.9%	29 3.1%	5 0.5%
Q18-2. Maintenance of City playgrounds	199 23.4%	513 60.4%	122 14.4%	11 1.3%	4 0.5%
Q18-3. Walking & biking trails in City	169 19.1%	466 52.6%	176 19.9%	56 6.3%	19 2.1%
Q18-4. City swimming pool	70 12.8%	238 43.4%	190 34.7%	37 6.8%	13 2.4%
Q18-5. Outdoor athletic fields	132 17.8%	430 58.1%	147 19.9%	27 3.6%	4 0.5%
Q18-6. Fees charged for recreation programs	100 14.5%	342 49.5%	211 30.5%	27 3.9%	11 1.6%
Q18-7. Variety of recreation programs	125 16.1%	421 54.3%	195 25.2%	24 3.1%	10 1.3%
Q18-8. Variety of culturally diverse programs	74 12.0%	271 43.8%	225 36.3%	41 6.6%	8 1.3%
Q18-9. Quality of access to City parks for persons with disabilities	80 15.6%	228 44.4%	170 33.1%	23 4.5%	12 2.3%

Q19. Which TWO of the Parks and Recreation items listed in Question 18 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q19. Top choice	Number	Percent
Maintenance of City parks	348	34.0 %
Maintenance of City playgrounds	61	6.0 %
Walking & biking trails in City	163	15.9 %
City swimming pool	72	7.0 %
Outdoor athletic fields	33	3.2 %
Fees charged for recreation programs	34	3.3 %
Variety of recreation programs	53	5.2 %
Variety of culturally diverse programs	55	5.4 %
Quality of access to City parks for persons with disabilities	56	5.5 %
None chosen	149	14.6 %
Total	1024	100.0 %

Q19. Which TWO of the Parks and Recreation items listed in Question 18 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q19. 2nd choice	Number	Percent
Maintenance of City parks	144	14.1 %
Maintenance of City playgrounds	157	15.3 %
Walking & biking trails in City	166	16.2 %
City swimming pool	42	4.1 %
Outdoor athletic fields	49	4.8 %
Fees charged for recreation programs	44	4.3 %
Variety of recreation programs	90	8.8 %
Variety of culturally diverse programs	71	6.9 %
Quality of access to City parks for persons with disabilities	71	6.9 %
None chosen	190	18.6 %
Total	1024	100.0 %

SUM OF TOP 2 CHOICES

Q19. Which TWO of the Parks and Recreation items listed in Question 18 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years? (top 2)

Q19. Sum of Top 2 Choices	Number	Percent
Maintenance of City parks	492	48.0 %
Maintenance of City playgrounds	218	21.3 %
Walking & biking trails in City	329	32.1 %
City swimming pool	114	11.1 %
Outdoor athletic fields	82	8.0 %
Fees charged for recreation programs	78	7.6 %
Variety of recreation programs	143	14.0 %
Variety of culturally diverse programs	126	12.3 %
Quality of access to City parks for persons with disabilities	127	12.4 %
None chosen	149	14.6 %
Total	1858	

Q20. Transportation and Land Use. Please rate Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied	Don't know
Q20-1. Availability of public transportation options	144 14.1%	394 38.5%	216 21.1%	127 12.4%	37 3.6%	106 10.4%
Q20-2. Availability of bicycle lanes	138 13.5%	305 29.8%	278 27.1%	107 10.4%	39 3.8%	157 15.3%
Q20-3. Availability of sidewalks on major streets & routes	96 9.4%	357 34.9%	211 20.6%	212 20.7%	98 9.6%	50 4.9%
Q20-4. Availability of sidewalks in your neighborhood	68 6.6%	191 18.7%	201 19.6%	306 29.9%	230 22.5%	28 2.7%
Q20-5. Quality of sidewalks in Shoreline	54 5.3%	271 26.5%	310 30.3%	222 21.7%	113 11.0%	54 5.3%
Q20-6. Quality of sidewalks for people with mobility challenges	33 3.2%	123 12.0%	207 20.2%	194 18.9%	144 14.1%	323 31.5%
Q20-7. Traffic calming measures in your neighborhood, for example, traffic circles, speed humps, or radar speed signs	84 8.2%	332 32.4%	254 24.8%	174 17.0%	123 12.0%	57 5.6%
Q20-8. City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	85 8.3%	308 30.1%	295 28.8%	135 13.2%	63 6.2%	138 13.5%

WITHOUT DON'T KNOW**Q20. Transportation and Land Use. Please rate Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied." (without "don't know")**

(N=1024)

	Very satisfied	Satisfied	Neutral	Dissatisfied	Very dissatisfied
Q20-1. Availability of public transportation options	144 15.7%	394 42.9%	216 23.5%	127 13.8%	37 4.0%
Q20-2. Availability of bicycle lanes	138 15.9%	305 35.2%	278 32.1%	107 12.3%	39 4.5%
Q20-3. Availability of sidewalks on major streets & routes	96 9.9%	357 36.7%	211 21.7%	212 21.8%	98 10.1%
Q20-4. Availability of sidewalks in your neighborhood	68 6.8%	191 19.2%	201 20.2%	306 30.7%	230 23.1%
Q20-5. Quality of sidewalks in Shoreline	54 5.6%	271 27.9%	310 32.0%	222 22.9%	113 11.6%
Q20-6. Quality of sidewalks for people with mobility challenges	33 4.7%	123 17.5%	207 29.5%	194 27.7%	144 20.5%
Q20-7. Traffic calming measures in your neighborhood, for example, traffic circles, speed humps, or radar speed signs	84 8.7%	332 34.3%	254 26.3%	174 18.0%	123 12.7%
Q20-8. City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	85 9.6%	308 34.8%	295 33.3%	135 15.2%	63 7.1%

Q21. Which TWO of the transportation items listed in Question 21 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q21. Top choice	Number	Percent
Availability of public transportation options	206	20.1 %
Availability of bicycle lanes	41	4.0 %
Availability of sidewalks on major streets & routes	128	12.5 %
Availability of sidewalks in your neighborhood	228	22.3 %
Quality of sidewalks in Shoreline	86	8.4 %
Quality of sidewalks for people with mobility challenges	49	4.8 %
Traffic calming measures in your neighborhood, for example, traffic circles, speed humps, or radar speed signs	117	11.4 %
City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	76	7.4 %
None chosen	93	9.1 %
Total	1024	100.0 %

WITHOUT DON'T KNOW

Q21. Which TWO of the transportation items listed in Question 21 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years?

Q21. 2nd choice	Number	Percent
Availability of public transportation options	85	8.3 %
Availability of bicycle lanes	39	3.8 %
Availability of sidewalks on major streets & routes	121	11.8 %
Availability of sidewalks in your neighborhood	150	14.6 %
Quality of sidewalks in Shoreline	143	14.0 %
Quality of sidewalks for people with mobility challenges	94	9.2 %
Traffic calming measures in your neighborhood, for example, traffic circles, speed humps, or radar speed signs	113	11.0 %
City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	120	11.7 %
None chosen	159	15.5 %
Total	1024	100.0 %

Q21. Which TWO of the transportation items listed in Question 21 do you think should receive the MOST EMPHASIS from City leaders over the next TWO years? (top 2)

<u>Q21. Top choice</u>	<u>Number</u>	<u>Percent</u>
Availability of public transportation options	291	28.4 %
Availability of bicycle lanes	80	7.8 %
Availability of sidewalks on major streets & routes	249	24.3 %
Availability of sidewalks in your neighborhood	378	36.9 %
Quality of sidewalks in Shoreline	229	22.4 %
Quality of sidewalks for people with mobility challenges	143	14.0 %
Traffic calming measures in your neighborhood, for example, traffic circles, speed humps, or radar speed signs	230	22.5 %
City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	196	19.1 %
<u>None chosen</u>	<u>93</u>	<u>9.1 %</u>
Total	1889	

Q22. Capital Investments. Funding for capital investments is limited. For some projects, such as Aurora and the future 145th Street corridor improvements, the City looks for substantial federal, state, and regional grant funds to pay for the majority of the costs. But for other projects, such as park improvements or sidewalk maintenance, we have to use local tax dollars. In looking at how we should spend your local tax dollars on capital projects over the next decade, please rank in priority order the capital improvements below with 1 being your top priority and 5 being your last priority.

(N=1024)

	Top priority	2	3	4	Last priority
Q22-1. Community center/pool	81 9.1%	57 6.4%	123 13.9%	228 25.7%	397 44.8%
Q22-2. Park improvements (e.g. Cromwell Park & Richmond Beach Saltwater Park)	81 9.2%	168 19.0%	246 27.8%	289 32.7%	100 11.3%
Q22-3. Road maintenance/pavement preservation (such as overlay projects)	368 39.4%	242 25.9%	176 18.9%	91 9.8%	56 6.0%
Q22-4. Sidewalks	306 33.5%	274 30.0%	164 18.0%	100 11.0%	69 7.6%
Q22-5. Intersection/road corridor improvements to improve non-motorized access & traffic flow (e.g. 155th/Westminster, 160th/Greenwood, 175th Street Corridor)	119 13.6%	184 21.0%	175 20.0%	158 18.0%	241 27.5%

Q23. Economic development means increasing opportunities for more retail, multi-family housing, commercial development, and job growth, which helps generate the money necessary to provide City services. Do you support the City's long-term emphasis on economic development?

Q23. Do you support City's long-term emphasis on economic development	Number	Percent
Yes	568	55.5 %
No	149	14.6 %
Neutral	166	16.2 %
Don't know	141	13.8 %
Total	1024	100.0 %

WITHOUT DON'T KNOW

Q23. Economic development means increasing opportunities for more retail, multi-family housing, commercial development, and job growth, which helps generate the money necessary to provide City services. Do you support the City's long-term emphasis on economic development? (without "don't know")

Q23. Do you support City's long-term emphasis on economic development	Number	Percent
Yes	568	64.3 %
No	149	16.9 %
Neutral	166	18.8 %
Total	883	100.0 %

Q24. Approximately how many years have you lived in the City of Shoreline?

Q24. How many years have you lived in City of Shoreline

<u>Shoreline</u>	<u>Number</u>	<u>Percent</u>
0-5	230	22.5 %
6-10	120	11.7 %
11-15	118	11.5 %
16-20	125	12.2 %
21-30	173	16.9 %
31+	243	23.7 %
Not provided	15	1.5 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q24. Approximately how many years have you lived in the City of Shoreline? (without "not provided")

Q24. How many years have you lived in City of Shoreline

<u>Shoreline</u>	<u>Number</u>	<u>Percent</u>
0-5	230	22.8 %
6-10	120	11.9 %
11-15	118	11.7 %
16-20	125	12.4 %
21-30	173	17.1 %
31+	243	24.1 %
Total	1009	100.0 %

Q25. Do you own or rent your current residence?

<u>Q25. Do you own or rent your current residence</u>	<u>Number</u>	<u>Percent</u>
Own	712	69.5 %
Rent	308	30.1 %
Not provided	4	0.4 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q25. Do you own or rent your current residence? (without "not provided")

<u>Q25. Do you own or rent your current residence</u>	<u>Number</u>	<u>Percent</u>
Own	712	69.8 %
Rent	308	30.2 %
Total	1020	100.0 %

Q26. What is your zip code?

<u>Q26. What is your zip code</u>	<u>Number</u>	<u>Percent</u>
98133	412	40.2 %
98155	346	33.8 %
98177	266	26.0 %
Total	1024	100.0 %

Q27. Do you live east or west of I-5?

<u>Q27. Do you live east or west of I-5</u>	<u>Number</u>	<u>Percent</u>
East	329	32.1 %
West	681	66.5 %
Not provided	14	1.4 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q27. Do you live east or west of I-5? (without "not provided")

<u>Q27. Do you live east or west of I-5</u>	<u>Number</u>	<u>Percent</u>
East	329	32.6 %
West	681	67.4 %
Total	1010	100.0 %

Q28. Do you live east or west of Aurora Avenue N?

Q28. Do you live east or west of Aurora Avenue

<u>N</u>	<u>Number</u>	<u>Percent</u>
East	581	56.7 %
West	428	41.8 %
Not provided	15	1.5 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q28. Do you live east or west of Aurora Avenue N? (without "not provided")

Q28. Do you live east or west of Aurora Avenue

<u>N</u>	<u>Number</u>	<u>Percent</u>
East	581	57.6 %
West	428	42.4 %
Total	1009	100.0 %

Q29. Counting yourself, how many people live in your household?

<u>Q29. How many people live in your household</u>	<u>Number</u>	<u>Percent</u>
1	170	16.6 %
2	379	37.0 %
3	178	17.4 %
4	198	19.3 %
5	51	5.0 %
6	20	2.0 %
7	6	0.6 %
8+	4	0.4 %
Not provided	18	1.8 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q29. Counting yourself, how many people live in your household? (without "not provided")

<u>Q29. How many people live in your household</u>	<u>Number</u>	<u>Percent</u>
1	170	16.9 %
2	379	37.7 %
3	178	17.7 %
4	198	19.7 %
5	51	5.1 %
6	20	2.0 %
7	6	0.6 %
8+	4	0.4 %
Total	1006	100.0 %

Q29. Counting yourself, how many people live in your household?

<u>Q29. How many people live in your household</u>	<u>Number</u>	<u>Percent</u>
1	170	16.6 %
2	379	37.0 %
3	178	17.4 %
4	198	19.3 %
5+	81	7.9 %
Not provided	18	1.8 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q29. Counting yourself, how many people live in your household? (without "not provided")

<u>Q29. How many people live in your household</u>	<u>Number</u>	<u>Percent</u>
1	170	16.9 %
2	379	37.7 %
3	178	17.7 %
4	198	19.7 %
5+	81	8.1 %
Total	1006	100.0 %

Q30. Counting yourself, how many people in your household are...

	<u>Mean</u>	<u>Sum</u>
number	2.69	2705
Under age 5	0.17	169
Ages 5-9	0.17	172
Ages 10-14	0.15	147
Ages 15-19	0.13	128
Ages 20-24	0.10	101
Ages 25-34	0.30	301
Ages 35-44	0.43	430
Ages 45-54	0.30	306
Ages 55-64	0.41	411
Ages 65-74	0.35	353
Ages 75+	0.19	187

Q31. What is your total annual household income?

<u>Q31. What is your total annual household income</u>	<u>Number</u>	<u>Percent</u>
Under \$25K	42	4.1 %
\$25K to \$49,999	129	12.6 %
\$50K to \$74,999	148	14.5 %
\$75K to \$99,999	149	14.6 %
\$100K+	441	43.1 %
Not provided	115	11.2 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q31. What is your total annual household income? (without "not provided")

<u>Q31. What is your total annual household income</u>	<u>Number</u>	<u>Percent</u>
Under \$25K	42	4.6 %
\$25K to \$49,999	129	14.2 %
\$50K to \$74,999	148	16.3 %
\$75K to \$99,999	149	16.4 %
\$100K+	441	48.5 %
Total	909	100.0 %

Q32. Your gender identity:

<u>Q32. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	505	49.3 %
Female	511	49.9 %
Other/non-binary	5	0.5 %
Not provided	3	0.3 %
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q32. Your gender identity: (without "not provided")

<u>Q32. Your gender</u>	<u>Number</u>	<u>Percent</u>
Male	505	49.5 %
Female	511	50.0 %
Other/non-binary	5	0.5 %
Total	1021	100.0 %

Q33. Which of the following best describes your race/ethnicity?

<u>Q33. Your race/ethnicity</u>	<u>Number</u>	<u>Percent</u>
African American/Black	59	5.8 %
White/Caucasian	725	70.8 %
Asian	127	12.4 %
Hispanic/Latino	96	9.4 %
Native American/Alaska Native	14	1.4 %
Pacific Islander/Native Hawaiian	12	1.2 %
Other	9	0.9 %
Total	1042	

Q33. Other

<u>Q33. Other</u>	<u>Number</u>	<u>Percent</u>
East Indian from the Caribbean	1	11.1 %
European Polish/Russian-Romanian Jewish	1	11.1 %
Greek	1	11.1 %
Half White, half Native	1	11.1 %
Italian	2	22.2 %
Kenyan	1	11.1 %
<u>Middle Eastern</u>	<u>2</u>	<u>22.2 %</u>
Total	9	100.0 %

Q34. What is the primary language spoken in your home?

Q34. What is the primary language spoken in your home	Number	Percent
English	930	90.8 %
Spanish	24	2.3 %
Mandarin/Cantonese	25	2.4 %
Vietnamese	1	0.1 %
Amharic/Tigrinya	5	0.5 %
Korean	5	0.5 %
Tagalog	5	0.5 %
Other	15	1.5 %
<u>Not provided</u>	<u>14</u>	<u>1.4 %</u>
Total	1024	100.0 %

WITHOUT NOT PROVIDED

Q34. What is the primary language spoken in your home? (without "not provided")

Q34. What is the primary language spoken in your home	Number	Percent
English	930	92.1 %
Spanish	24	2.4 %
Mandarin/Cantonese	25	2.5 %
Vietnamese	1	0.1 %
Amharic/Tigrinya	5	0.5 %
Korean	5	0.5 %
Tagalog	5	0.5 %
Other	15	1.5 %
Total	1010	100.0 %

Q34. Other

<u>Q34. Other</u>	<u>Number</u>	<u>Percent</u>
ASL	1	7.7 %
Bisaya	1	7.7 %
Cebuano	2	15.4 %
French	1	7.7 %
Gujarti	1	7.7 %
Ilocano	1	7.7 %
Indian	1	7.7 %
Russian	1	7.7 %
Serbian	1	7.7 %
Tamil	1	7.7 %
Thai	1	7.7 %
Tibetan	1	7.7 %
Total	13	100.0 %

Section 6

Survey Instrument

2018 City of Shoreline Resident Satisfaction Survey

Please take a few minutes to complete this survey. Your input is an important part of the City's ongoing effort to provide quality services that the people of Shoreline need and value. If you have questions, please call Communications Program Manager Eric Bratton at 206-801-2217.

- 1. Quality of Services and Facilities. Please rate your overall satisfaction with the following major categories of services provided by the City of Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of police services	5	4	3	2	1	9
02. Overall quality of City parks and recreation programs and facilities	5	4	3	2	1	9
03. Overall effectiveness of the City's code enforcement program	5	4	3	2	1	9
04. Overall effectiveness of City communication with the public	5	4	3	2	1	9
05. Overall quality of the City's stormwater runoff/stormwater management system	5	4	3	2	1	9
06. Overall travel time for trips on Shoreline streets (excluding I-5 and signals to I-5)	5	4	3	2	1	9
07. Overall quality of human services (e.g. support for people in times of need) offered by the City	5	4	3	2	1	9
08. Overall effectiveness of City's efforts to sustain environmental quality	5	4	3	2	1	9
09. Overall quality of service provided by the City of Shoreline	5	4	3	2	1	9
10. Overall efforts to promote diversity and inclusiveness in the community	5	4	3	2	1	9
11. Overall response to prescription drug abuse and addiction issues, such as opioid addiction	5	4	3	2	1	9

- 2. Which THREE of the items listed in Question 1 do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 1.]**

1st: ____ 2nd: ____ 3rd: ____

- 3. Using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied", please rate your satisfaction with the following maintenance services provided by the City of Shoreline.**

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall maintenance of city streets	5	4	3	2	1	9
2. Maintenance of streets in your neighborhood	5	4	3	2	1	9
3. Maintenance of sidewalks in Shoreline	5	4	3	2	1	9
4. Mowing and trimming along city streets and other public areas	5	4	3	2	1	9
5. Overall cleanliness of city streets and other public areas	5	4	3	2	1	9
6. Adequacy of city street lighting in your neighborhood	5	4	3	2	1	9
7. Adequacy of storm drainage services in your neighborhood	5	4	3	2	1	9
8. Garbage/recycling provider services	5	4	3	2	1	9
9. Maintenance of public trees along City streets	5	4	3	2	1	9

- 4. Which TWO of the maintenance items listed in Question 3 do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 3.]**

1st: ____ 2nd: ____

5. **Enforcement of City Codes and Ordinances.** Please rate your satisfaction using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with each of the following.

How satisfied are you with the City of Shoreline's efforts regarding...		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Enforcing the clean-up of garbage, junk, or debris on private property	5	4	3	2	1	9
2.	Enforcing removal of abandoned/junk autos	5	4	3	2	1	9
3.	Enforcement of graffiti removal from private properties	5	4	3	2	1	9

6. Which of the city codes and ordinances items listed in Question 5 do you think should receive the **MOST EMPHASIS** from city leaders over the next **TWO** years? *[Write in your answers below using the numbers from the list in Question 5.]*

Highest Priority: ____

7. **Public Safety.** Using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," please rate your satisfaction with each of the following public safety services provided by the City of Shoreline.

How satisfied are you with...		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	Overall quality of local police protection	5	4	3	2	1	9
2.	City's efforts to prevent crime	5	4	3	2	1	9
3.	Enforcement of local traffic laws	5	4	3	2	1	9
4.	Response to drug activity	5	4	3	2	1	9
5.	Response to prostitution activity	5	4	3	2	1	9
6.	Response to property crime (e.g. burglary, mail theft, car prowl)	5	4	3	2	1	9
7.	The level of respect Shoreline Police officers show residents regardless of race, gender, age, or other factors	5	4	3	2	1	9
8.	Your level of trust in officers to do the right thing	5	4	3	2	1	9
9.	Shoreline's Police Department's response to situations involving individuals with cognitive or mental challenges	5	4	3	2	1	9

8. Which **TWO** of the public safety items listed in Question 8 do you think should receive the **MOST EMPHASIS** from city leaders over the next **TWO** years? *[Write in your answers below using the numbers from the list in Question 8.]*

1st: ____ 2nd: ____

9. Using a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations.

How safe do you feel...		Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know
1.	In your neighborhood during the day	5	4	3	2	1	9
2.	In your neighborhood at night	5	4	3	2	1	9
3.	In city parks and trails	5	4	3	2	1	9
4.	In other public areas in Shoreline	5	4	3	2	1	9
5.	Overall feeling of safety in Shoreline	5	4	3	2	1	9

10. City Communications. From which of the following have you received information about City projects, issues, services, and events? [Check all that apply.]

- | | |
|---|---|
| <input type="checkbox"/> (01) City newsletter "CURRENTS" | <input type="checkbox"/> (06) Online resources (e.g. Shoreline Area News, Nextdoor, Secret Shoreline) |
| <input type="checkbox"/> (02) City's Parks and Recreation Guide | <input type="checkbox"/> (07) Involvement in neighborhood association or Shoreline Watch |
| <input type="checkbox"/> (03) City cable channel (Comcast 21, Frontier 27) | <input type="checkbox"/> (08) Television news |
| <input type="checkbox"/> (04) City website | <input type="checkbox"/> (09) Alert Shoreline |
| <input type="checkbox"/> (05) City's social media sites (e.g. Facebook, Twitter, Instagram) | <input type="checkbox"/> (10) Other: _____ |

11. Please rate your satisfaction using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied," with the following.

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The availability of information about City services, meetings, and events	5	4	3	2	1	9
2. City's efforts to provide information on major City issues (e.g. light rail station area planning)	5	4	3	2	1	9
3. City's efforts to provide opportunities for public involvement	5	4	3	2	1	9
4. The quality of the content on the City's website	5	4	3	2	1	9
5. The quality of the content in the City's newsletter "CURRENTS"	5	4	3	2	1	9
6. The quality of the City's social media	5	4	3	2	1	9

12. Leadership and Quality of Life. Several items that may influence your perception of the City of Shoreline are listed below. Please rate each item using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall image of the City	5	4	3	2	1	9
2. Overall quality of leadership provided by the City's elected officials	5	4	3	2	1	9
3. Overall effectiveness of the City Manager and city staff	5	4	3	2	1	9

13. From the choices below, please check how much you agree with the statement "I trust the City of Shoreline to spend my tax dollars responsibly."

- | | | |
|---|--|---|
| <input type="checkbox"/> (1) Strongly agree | <input type="checkbox"/> (3) Somewhat disagree | <input type="checkbox"/> (5) No opinion |
| <input type="checkbox"/> (2) Somewhat agree | <input type="checkbox"/> (4) Strongly disagree | |

14. In general, do you think the City of Shoreline is moving in the right direction?

- (1) Yes (2) No (9) Don't know

15. In general, do you believe Shoreline is a welcoming and inclusive community?

- (1) Yes (2) No (9) Don't know

16. Please rate Shoreline using a scale of 1 to 5, where 5 means "Excellent" and 1 means "Poor" with regard to each of the following.

How would you rate Shoreline...	Excellent	Good	Neutral	Below Average	Poor	Don't Know
1. As a place to live	5	4	3	2	1	9
2. As a place to raise children	5	4	3	2	1	9
3. As a place to work	5	4	3	2	1	9
4. As a place with a variety of housing choices	5	4	3	2	1	9
5. As a place to shop	5	4	3	2	1	9
6. As a place for dining and entertainment options	5	4	3	2	1	9
7. Overall quality of life in the City	5	4	3	2	1	9
8. As a place to connect and interact with your neighbors	5	4	3	2	1	9

17. Overall, how do you rate the condition of your neighborhood?

____ (1) Excellent ____ (3) Average ____ (5) Poor
 ____ (2) Good ____ (4) Below Average ____ (9) Don't know

18. **Parks and Recreation.** Please rate Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Maintenance of City parks	5	4	3	2	1	9
2. Maintenance of City playgrounds	5	4	3	2	1	9
3. Walking and biking trails in the City	5	4	3	2	1	9
4. City swimming pool	5	4	3	2	1	9
5. Outdoor athletic fields	5	4	3	2	1	9
6. Fees charged for recreation programs	5	4	3	2	1	9
7. Variety of recreation programs	5	4	3	2	1	9
8. Variety of culturally diverse programs	5	4	3	2	1	9
9. Quality of access to City parks for persons with disabilities	5	4	3	2	1	9

19. Which TWO of the Parks and Recreation items listed in Question 18 do you think should receive the MOST EMPHASIS from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 18.]

1st: ____ 2nd: ____

20. **Transportation and Land Use.** Please rate Shoreline using a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."

How satisfied are you with...	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Availability of public transportation options	5	4	3	2	1	9
2. Availability of bicycle lanes	5	4	3	2	1	9
3. Availability of sidewalks on major streets and routes	5	4	3	2	1	9
4. Availability of sidewalks in your neighborhood	5	4	3	2	1	9
5. Quality of sidewalks in Shoreline	5	4	3	2	1	9
6. Quality of sidewalks for people with mobility challenges	5	4	3	2	1	9
7. Traffic calming measures in your neighborhood, for example traffic circles, speed humps, or radar speed signs	5	4	3	2	1	9
8. City's efforts for supporting alternative means of transportation such as transit, bicycling, walking	5	4	3	2	1	9

21. **Which TWO of the transportation items listed in Question 21 do you think should receive the MOST EMPHASIS from city leaders over the next TWO years?** [Write in your answers below using the numbers from the list in Question 21.]

1st: ____ 2nd: ____

22. **Capital Investments.** Funding for capital investments is limited. For some projects, such as Aurora and the future 145th Street corridor improvements, the City looks for substantial federal, state, and regional grant funds to pay for the majority of the costs. But for other projects, such as park improvements or sidewalk maintenance, we have to use local tax dollars.

In looking at how we should spend your local tax dollars on capital projects over the next decade, please rank in priority order the capital improvements below with 1 being your top priority and 5 being your last priority.

- ____ Community Center/Pool
- ____ Park Improvements (e.g. Cromwell Park and Richmond Beach Saltwater Park)
- ____ Road maintenance/pavement preservation (such as overlay projects)
- ____ Sidewalks
- ____ Intersection/Road Corridor Improvements to improve non-motorized access and traffic flow (e.g. 155th/Westminster, 160th/Greenwood, 175th Street Corridor)

23. **Economic development means increasing opportunities for more retail, multi-family housing, commercial development, and job growth, which helps generate the money necessary to provide City services. Do you support the City's long-term emphasis on economic development?**

____(1) Yes ____ (2) No ____ (3) Neutral ____ (9) Don't know

Demographics

24. **Approximately how many years have you lived in the City of Shoreline?** _____ years

25. **Do you own or rent your current residence?** ____ (1) Own ____ (2) Rent

26. **What is your zip code?** _____

27. **Do you live east or west of I-5?** ____ (1) East ____ (2) West

28. **Do you live east or west of Aurora Avenue N.?** ____ (1) East ____ (2) West

29. **Counting yourself, how many people live in your household?** _____ people

30. **Counting yourself, how many people in your household are...**

Under age 5: _____ Ages 15-19: _____ Ages 35-44: _____ Ages 65-74: _____
Ages 5-9: _____ Ages 20-24: _____ Ages 45-54: _____ Ages 75+: _____
Ages 10-14: _____ Ages 25-34: _____ Ages 55-64: _____

31. **What is your total annual household income?**

____(1) Under \$25,000 ____ (3) \$50,000 to \$74,999 ____ (5) \$100,000 or more
____(2) \$25,000 to \$49,999 ____ (4) \$75,000 to \$99,999

32. **Your gender identity:** ____ (1) Male ____ (2) Female ____ (3) Other/Non-Binary

33. **Which of the following best describes your race/ethnicity? [Check all that apply.]**

____(1) African American/Black ____ (4) Hispanic/Latino ____ (7) Other: _____
____(2) White/Caucasian ____ (5) Native American/Alaska Native
____(3) Asian ____ (6) Pacific Islander/Native Hawaiian

34. **What is the primary language spoken in your home?**

____(1) English ____ (4) Vietnamese ____ (7) Tagalog
____(2) Spanish ____ (5) Amharic/Tigrinya ____ (8) Other: _____
____(3) Mandarin/Cantonese ____ (6) Korean

This concludes the survey – Thank you for your time!
Please return your completed survey in the enclosed postage-paid envelope addressed to.
ETC Institute, 725 W. Frontier Circle, Olathe, KS 66061

Your responses will remain completely confidential.
The information printed to the right will ONLY be used to help identify which areas of the City are having problems with City services. If your address is not correct, please provide the correct information. Thank you.