



AGENDA

STAFF PRESENTATIONS

PUBLIC COMMENT

SHORELINE CITY COUNCIL

VIRTUAL/ELECTRONIC REGULAR MEETING

Monday, May 24, 2021
7:00 p.m.

Held Remotely on Zoom
<https://zoom.us/j/95015006341>

In an effort to curtail the spread of the COVID-19 virus, the City Council meeting will take place online using the Zoom platform and the public will not be allowed to attend in-person. You may watch a live feed of the meeting online; join the meeting via Zoom Webinar; or listen to the meeting over the telephone.

The City Council is providing opportunities for public comment by submitting written comment or calling into the meeting to provide oral public comment. To provide oral public comment you must sign-up by 6:30 p.m. the night of the meeting. Please see the information listed below to access all of these options:



[Click here to watch live streaming video of the Meeting on shorelinewa.gov](#)



Attend the Meeting via Zoom Webinar: <https://zoom.us/j/95015006341>



Call into the Live Meeting: 253-215-8782 | Webinar ID: 950 1500 6341



[Click Here to Sign-Up to Provide Oral Testimony](#)

Pre-registration is required by 6:30 p.m. the night of the meeting.



[Click Here to Submit Written Public Comment](#)

Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise they will be sent and posted the next day.

	<u>Page</u>	<u>Estimated Time</u>
1. CALL TO ORDER		7:00
2. ROLL CALL		
(a) Proclamation of Pride Month	<u>2a-1</u>	
3. APPROVAL OF THE AGENDA		
4. REPORT OF THE CITY MANAGER		
5. COUNCIL REPORTS		
6. PUBLIC COMMENT		

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 by 6:30 p.m. the night of the meeting via the Remote Public Comment Sign-in form. Individuals wishing to speak to agenda items will be called to speak first, generally in the order in which they have signed up.

7. CONSENT CALENDAR

- (a) Approval of Minutes of Regular Meeting of May 3, 2021 7a1-1
Approval of Minutes of Regular Meeting of May 10, 2021 7a2-1
- (b) Approval of Expenses and Payroll as of May 7, 2021 in the Amount of \$2,038,439.29 7b-1
- (c) Adoption of Resolution No. 476 - Approving the 145th Street Corridor Project Phase 1 and Phase 2 Relocation Plan and the City Manager Property Acquisition Authority for the State Route 523/(N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project 7c-1
- (d) Authorize the City Manager to Approve Real Property Acquisitions for the 145th Corridor Phase 1 Project for Property Located at 126 NE 145th Street, 164 NE 145th Street, and 14509 3rd Avenue NE 7d-1
- (e) Adoption of Resolution No. 478 - Approving the Housing Action Plan 7e-1
- (f) Authorize the City Manager to Execute a Contract with Nature Vision, Inc. in the Amount of \$200,000 for 2021-2025 7f-1
- (g) Authorize the City Manager to Execute Contract Documents with the Washington State Department of Commerce to Obligate \$490,000 of Grant Funding for the Richmond Highlands Recreation Center Repairs Project 7g-1

8. ACTION ITEMS

- (a) Public Hearing and Discussion on the Reprogramming of 2021 Community Development Block Grant Funding 8a-1 7:20
- (b) Action on Ordinance No. 931 - Authorizing the Use of Eminent Domain for Acquisition of Certain Real Properties to Construct the State Route 523/(N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1(Interstate 5 to Corliss Avenue) Project 8b-1 7:40

9. STUDY ITEMS

- (a) Discussion of the Transportation Master Plan Update 9a-1 7:50

10. EXECUTIVE SESSION: Property Acquisition – RCW 42.30.110(1)(b) 8:20

The Council may hold Executive Sessions from which the public may be excluded for those purposes set forth in RCW 42.30.110 and RCW 42.30.140. Before convening an Executive Session the presiding officer shall announce the purpose of the Session and the anticipated time when the Session will be concluded. Should the Session require more time a public announcement shall be made that the Session is being extended.

11. ADJOURNMENT 8:40

Any person requiring a disability accommodation should contact the City Clerk's Office at 206-801-2230 in advance for more information. For TTY service, call 206-546-0457. For up-to-date information on future agendas, call 206-801-2230 or visit the City's website at shorelinewa.gov/councilmeetings. Council meetings are shown on the City's website at the above link and on Comcast Cable Services Channel 21 and Zply Fiber 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.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Proclamation Declaring June Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Pride Month		
DEPARTMENT:	Recreation, Cultural and Community Services		
PRESENTED BY:	Sunil Tolton, Equity and Social Justice Coordinator		
ACTION:	<input type="checkbox"/> Ordinance	<input type="checkbox"/> Resolution	<input type="checkbox"/> Motion
	<input type="checkbox"/> Discussion	<input type="checkbox"/> Public Hearing	<input checked="" type="checkbox"/> Proclamation

ISSUE STATEMENT:

Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) Pride Month is celebrated every year in the month of June to honor the 1969 Stonewall Uprising in New York City. The Stonewall Uprising was a tipping point for the Gay Liberation Movement in the United States. The purpose of the commemorative month is to recognize the impact that lesbian, gay, bisexual and transgender individuals have had on history locally, nationally, and internationally.

Many Shoreline residents and employees identify as LGBTQ, or have friends and family who do. Although much progress has been made through more inclusive LGBTQ policies, discrimination still occurs. In Seattle, LGBTQ-related hate crimes have nearly tripled since 2014 (King County Community Health Needs Assessment 2018/2019). The 2018 Healthy Youth Survey found 29% of students who identify as LGBTQ report more bullying at school than their straight peers (16%). By issuing a Pride Month proclamation, Shoreline will be joining many other cities in demonstrating that Shoreline is welcoming and committed to being an inclusive city to the LGBTQ community and for all.

This year the [Progress Pride Flag](#) will fly at City Hall for the month of June. The Progress Pride flag was created by Portland, Oregon graphic designer Daniel Quasar in 2018 to emphasize inclusion. The flag includes a chevron with black and brown stripes to represent marginalized LGBTQ communities of color, and the Transgender Pride Flag colors of pink, light blue and white.

RECOMMENDATION

Staff recommends that the Mayor announce the issuance of the proclamation.

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



PROCLAMATION

WHEREAS, the Shoreline City Council is committed to ensuring that Shoreline is a welcoming, inclusive, and safe community for our Lesbian, Gay, Bisexual, Transgender, and Queer (LGBTQ) families, friends, neighbors, and co-workers; and

WHEREAS, the month of June was designated Pride Month to commemorate the Stonewall Riots of 1969, which is one of the major events that led to the LGBTQ rights movement; and

WHEREAS, our LGBTQ community members contribute to the cultural fabric of our community, giving their time, talent, labor, and financial resources to supporting Shoreline; and

WHEREAS, although substantial gains have been achieved, many LGBTQ community members face discrimination simply for being who they are and who they love; and

WHEREAS, the struggle for dignity, equality, and LGBTQ rights continues to be important and necessary; and

WHEREAS, in solidarity with the LGBTQ community, the Progress Pride Flag will fly at Shoreline City Hall for the month of June;

NOW, THEREFORE, I, Will Hall, Mayor of the City of Shoreline, on behalf of the Shoreline City Council, do hereby proclaim June 2021 as

Lesbian, Gay, Bisexual, Transgender, Queer (LGBTQ) PRIDE MONTH

in the City of Shoreline. And through this proclamation, the City of Shoreline affirms its support and acceptance for children, adults, families, and allies of the LGBTQ community.

Will Hall, Mayor

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, May 3, 2021
7:00 p.m.

Held Remotely via Zoom

PRESENT: Mayor Hall, Deputy Mayor Scully, Councilmembers McConnell, McGlashan, Chang, Robertson, 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. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present.

(a) Proclamation of Mental Health Awareness Month

Mayor Hall announced the issuance of a proclamation declaring the month of May as Mental Health Awareness Month in Shoreline.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on the COVID-19 pandemic and reported on various City meetings, projects and events.

5. COUNCIL REPORTS

There were no Council reports.

6. PUBLIC COMMENT

France Giddings, Shoreline resident, offered a Land Acknowledgement recognizing that Shoreline is on Duwamish and Coast Salish Land. Ms. Giddens then spoke about the significant trees removed as part of the Light Rail project and the time it will take to regain the carbon

sequestration benefits lost. She urged the Council to impose a moratorium on tree removal until 2048.

Jackie Kurle, Shoreline resident, said that she is not anti-homeless or against the cause associated with the Enhanced Shelter, but she asked that the City make sure the operational aspects of the Shelter are fully attended to and that there is budget allocated for additional emergency response services, if the need arises.

Jack Malek, Shoreline resident and Planning Commissioner, expressed support for the proposed amendments to Ordinance No. 929. He suggested that Amendment Two should include periodic outreach to members of the neighborhood.

Nancy Pfeil, Shoreline resident, spoke regarding the requirement of appearance of fairness for site-specific rezone quasi-judicial proceedings. She reviewed the actions that have led to the property acquisition and rezoning of the Enhanced Shelter site and questioned the Council's ability to be impartial.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Scully and seconded by Councilmember Chang and unanimously carried, 7-0, the following Consent Calendar item was approved:

(a) Approval of Minutes of Regular Meeting of April 12, 2021

8. ACTION ITEMS

(a) Action on Ordinance No. 929 - Amending Certain Sections of the Shoreline Municipal Code (SMC) Title 20, Including Establishing a New Section, SMC 20.40.355, Setting Forth Regulations for Enhanced Shelters in the Mixed Business Zone, and Replacing Interim Regulations

Steve Szafran, Senior Planner, delivered the staff presentation. Mr. Szafran reviewed the previous Council discussion of the proposed amendments, which includes a new definition for Enhanced Shelters and establishes Indexed Criteria to mitigate any impacts from the proposed use. He stated that as a result of Council direction, three amendatory motions have been prepared for Council consideration while taking Action tonight.

Mr. Szafran displayed the language for the amendatory motions and described the purpose and rationale for each request. Amendatory Motion No. 1 would recognize the inclusion of public agencies other than state, county, or cities, as potential operators of Enhanced Shelters; Amendatory Motion No. 2 would include the Fire Department along with law enforcement in establishing an agreed upon threshold of services for each; and Amendatory Motion No. 3 would add Indexed Criteria to require a separation between schools and Enhanced Shelters. Mr. Szafran said staff recommends approval of Ordinance No. 929 after consideration of the amendatory language presented.

Councilmember McConnell moved to adopt Ordinance No. 929 as recommended by the Planning Commission. The motion was seconded by Councilmember McGlashan.

Councilmember Roberts moved to amend the main motion to modify the Planning Commission’s recommendation and amend SMC 20.40.355(A) to state, “It shall be operated by a public agency, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter”. The motion was seconded by Councilmember Chang.

Councilmember Roberts said this is a good housekeeping amendment.

The motion passed unanimously, 7-0.

Councilmember Chang moved to amend the main motion to modify the Planning Commission’s recommendation and amend SMC 20.40.355(I)(3) to state, “An agreement that if calls for law enforcement and/or Fire Department services exceed an agreed upon threshold in any given quarter, the shelter operator will work with the City to reduce calls below the threshold level”. The motion was seconded by Councilmember McConnell.

Councilmember Chang said this amendment will allow for the accountability that the neighborhood wishes to see, and it makes sense to include thresholds for fire response with law enforcement response as a measurement of resources required.

The motion passed unanimously, 7-0.

Councilmember Chang moved to amend the main motion to modify the Planning Commission’s recommendation and add SMC 20.40.355(J) to state, “It shall be located at least 1,000 feet from the nearest public or private Kindergarten through 12th grade school”. The motion was seconded by Councilmember McConnell.

Mayor Hall pointed out that the distance indicated in Councilmember Chang’s motion is different than that which was established by the language in the staff report. Councilmember Chang said 1,000 feet seems like a reasonable distance and explained her rationale for decreasing the distance. She emphasized that this change would be for enhanced shelters in general, and a distance from schools makes sense in terms of separating uses.

Councilmember McConnell expressed support for the motion and voiced appreciation for the comments from Planning Commissioners Malek and Mork. She said this amendment shows support for community concerns around certain types of businesses and recognizes potential problems. She said conditions established to create accountability will prevent Shoreline from having the same sort of problems other cities have experienced.

Mayor Hall, Deputy Mayor Scully, and Councilmember McGlashan said they will not support this amendment. Deputy Mayor Scully said he will not support a distance regulation without evidence that it will increase safety, so there is no reason to create obstacles to the process for

any future facilities. Councilmember McGlashan said that while he is somewhat okay with 1,000 feet as a distance requirement, it does not seem to eliminate enough properties to make it worthwhile. Mayor Hall added that it is important for children to be safe in our community and the City has invested a lot in improvements on Aurora Avenue to make it more family-friendly. He believes the Good Neighbor Plan and the required monitoring will ensure the community is kept safe and he does not want to stigmatize people for being homeless.

Councilmember Chang said it does not matter that there are no foreseen additional shelters and shared reasons why a distance regulation would be a sound action. She said this is not an effort to stigmatize the homeless, but to mitigate potential safety concerns.

The motion failed, 3-4, with Councilmembers Chang, McConnell, and Roberts voting in favor.

The main motion to adopt Ordinance No. 929 as further amended passed, 6-1, with Councilmember Chang opposing.

- (b) Action on Ordinance No. 930 - Amending Development Code Chapters 20.20, 20.30, 20.40, and 20.50 and Chapter 13.12 Floodplain Regulations for Batch #1 of the 2021 Development Code Amendments

Steve Szafran, Senior Planner, delivered the staff presentation. Mr. Szafran stated that these amendments are time-sensitive to encourage development projects in the Light Rail Station areas and also include minor housekeeping amendments to update references to State Law. He said Council discussion included comments or alterations to four of the proposed amendments, and staff has drafted amendatory language to the following amendments: Amendment #3 would narrow the scope of agencies specified from “public agencies” to “public agencies operating an urban public transportation system within Shoreline”; Amendment #9 would provide clarification on how density would be calculated for parcels with more than one zoning district by amending one of the examples; Amendment #11 would remove the requirement of parking management plans for developments near the Light Rail Stations; and Amendment #14 offers two options of amendatory language regarding the removal of the incentive of expedited permitting for projects meeting Tier 4 of the Deep Green Incentive Program. The first establishes an implementation date for the proposed amendment and the second withdraws the proposed amendment from this batch, to be considered during future MUR-70’ development discussions.

Mr. Szafran concluded that staff recommends approval of Ordinance No. 930 with any amendments approved by Council.

Councilmember McConnell left the meeting at 7:42 p.m.

Deputy Mayor Scully moved to adopt Ordinance No. 930 as proposed by the Planning Commission. The motion was seconded by Councilmember McGlashan.

Deputy Mayor Scully said he wants to protect the projects in the pipeline for Amendment #14 and asked which of the 2 proposed amendments would do that the best. Mr. Szafran said he would recommend withdrawing it and looking at it as part of a larger conversation.

Councilmember Chang moved to amend the main motion to reject the Planning Commission's recommendation for Batch Amendment No. 3 to include "public agency" in SMC 20.30.100(A)(1) and to amend SMC 20.30.100(A)(2) as proposed by staff in the May 3, 2021 Staff Report, to allow all public agencies operating an urban public transportation system within Shoreline to submit permit applications prior to property acquisition when their governing body has formally authorized acquisition but that a permit not be issued until the agency has purchased the property or received owner authorization. The motion was seconded by Deputy Mayor Scully.

Councilmember Chang said clarifying who can apply and holding off on issuing permits until the agency has authorization resolves any concerns she has with this amendment.

The motion to amend passed unanimously, 6-0.

Councilmember Chang moved to amend the main motion to modify the Planning Commission's recommendation for Batch Amendment No. 9 to amend Example 2 for SMC 20.50.020(D)(2)(a) to use the "rounding down" Example #2 proposed by staff in the May 3, 2021 Staff Report. The motion was seconded by Deputy Mayor Scully.

Councilmember Chang said it is a good idea of have examples of rounding going both up and down.

The motion to amend passed unanimously, 6-0.

Councilmember McGlashan moved to amend the main motion to modify the Planning Commission's recommendation to withdraw Amendment #14 and consider the amendment during the MUR-70' development discussion. The motion was seconded by Councilmember Roberts.

Councilmember McGlashan agreed with staff that this amendment would be best discussed while considering the development regulations within MUR-70'. Upon request for clarification, Mr. Szafran explained the impact of this amendment to any current projects in the permitting process and said the two alternatives presented suggest establishing an end date or withdrawing the amendment.

Mayor Hall, Deputy Mayor Scully, and Councilmember Roberts expressed support for the amendment. Deputy Mayor Scully said he would like to see projects get off the ground before changes are made, and when the changes to the MUR-70' zone are made they should be done in one batch. Councilmember Roberts agreed and Mayor Hall said these incentives can be considered as offsets to encourage transit-oriented development, so looking at the whole package and considering all offsets at a future date is appropriate. Councilmember Chang pointed out that staff only has a limited capacity for expediting permitting.

The motion to amend passed unanimously, 6-0.

Councilmember Roberts moved to amend the main motion to reject the Planning Commission’s recommendation in Batch Amendment No. 11 to amend SMC 20.50.400(A)(1) requiring preparation of a parking management plan and to amend SMC 20.50.400(A)(1) as proposed by staff in the May 3, 2021 Staff Report so that such a plan is not required. The motion was seconded by Councilmember Chang.

Councilmember Roberts said this amendment recognizes that Light Rail is a soon-to-be reality.

The motion to amend passed unanimously, 6-0.

Councilmember Roberts moved to amend the main motion to amend SMC 20.50.400(A)(1) to strike the words “with a complete pedestrian route from the development to the transit stop that includes City-approved curbs, sidewalks, and street crossings”. The motion was seconded by Deputy Mayor Scully.

Councilmember Roberts said that with development and transit stops coming, and presumably there will be complete pedestrian routes built throughout the MUR-70’ zone, parking should be required whether or not a complete pedestrian route currently exists. Deputy Mayor Scully added that this amendment removes unnecessary obstacles. Mayor Hall offered that this is an area that housing affordability is desired and when requirements are imposed that drive up cost, the cost of housing goes up as well.

The motion to amend passed unanimously, 6-0.

The motion to adopt Ordinance No. 930 as amended passed unanimously, 6-0.

- (c) Action on Resolution No. 475 - Adopting a Six-Year Transportation Improvement Program (TIP) for 2022 Through 2027 and Directing the TIP to be Filed with the State Secretary of Transportation and Transportation Improvement Board

Nyasha Walters, Transportation Services Manager, delivered the staff presentation. Ms. Walters summarized the previous Public Hearing and discussion on the 2022-2027 Transportation Improvement Plan (TIP). She said that after the Council discussion, the only edit made was to add required language needed for railroad right-of-way preservation and displayed the language added to the narrative.

Ms. Walters described Councilmember Roberts’s two amendments proposed for consideration as potential projects for Safe Routes to Schools. One would add a portion of 200th Street (near Cascade School), the second would add two portions of Wallingford Avenue (near Echo Lake and Parkwood Elementary Schools) to the TIP. She said the next application for Safe Routes to Schools grant funding is in the fall of 2022 and noted that projects do not have to be listed in the TIP to be considered. Ms. Walters displayed vicinity maps of the locations and reviewed each

location's sidewalk prioritization ranking. She shared the motion language for the proposed amendments.

Ms. Walters said staff recommends that Council adopt the 2022-2027 Transportation Improvement Plan as presented.

Councilmember McGlashan moved adoption of Resolution No. 475 – Adopting a Six-Year Transportation Improvement Plan for 2022 through 2027. The motion was seconded by Councilmember Roberts.

Councilmember McGlashan said the TIP is great staff work, and he appreciates the addition of the railroad right-of-way preservation. He said he is not likely to support any amendments because the Plan is well rounded, and he is confident the staff have the areas on their radar for any potential grant opportunities.

Councilmember Roberts moved to amend the main motion to amend the draft 2022-2027 Transportation Improvement Plan as presented by Staff in Attachment A, Exhibit A by adding NE 200th Street, 25th Avenue NE to 30th Avenue NE (north side); Wallingford Avenue (North 192nd Street to North 195th Street); and Wallingford Avenue (North 150th Street to North 155th Street) to the unfunded project list as a safe routes to school projects. The motion was seconded by Councilmember Chang.

Councilmember Roberts said during the last budget process there was a lot of community support for adding North 200th Street as a funded project and that while it is listed as a medium project, if the scoring was revisited it might move up the prioritization ranking. He elaborated that all three segments are trying to complete sidewalks on blocks adjacent to schools and are adjacent to R-6 zones, so it is less likely that private development frontage improvements will bring sidewalk improvements. He said that while these may not be the greatest candidates for Safe Routes to School projects due to their short length, having them on the TIP elevates them in prioritization and gives a signal to the community that the City is interested in the projects. He said there is no cost in listing something on the TIP, and he hopes the City can find the funds to complete these segments.

Councilmember Chang asked if there are higher priority Safe Routes to School projects than the two proposed Wallingford segments that are not being considered to be added to the TIP. Ms. Walters said the evaluation is done closer to the time of application and elaborated that it is not necessary to put Safe Routes to Schools projects in the TIP. Adding them would not give them a higher priority and, even if a project is not identified as high priority, it could still be considered for grant applications if it matched the selection criteria.

Deputy Mayor Scully said he will not be supporting the amendment. He recognized these sidewalk improvements are valid, but there are reasonable requests from residents all the time and he wants to make sure Councilmembers do not fall into a position of championing individual projects. He has concern about the equity in a situation like this and wants project prioritization to be determined by the official prioritization process set forth.

The motion to amend the main motion failed, 1-5, with Councilmember Roberts voting in favor.

Councilmember Roberts said he will oppose the main motion because the decision to add schools and segments to the TIP has not been made. He asked when it will be the right time for Council to look at the sidewalk segments adjacent to schools and when the prioritization scorecards will be revisited, since factors change. He commented that many of the safety elements in the scorecard are based on recorded accidents and asked what it will take before protection of young children is measured.

Councilmember Chang said it would make sense to her to support the amendment if all the potential safe routes to school were added. Mayor Hall added that every Councilmember has the right to bring forward proposed amendments, and this was the appropriate time to discuss adding a project to the TIP.

Mayor Hall said he will be supporting the TIP as recommended by staff because there are many projects missing from it that Council would like to fund. This TIP represents good work, and he trusts staff to put forward the most competitive Safe Routes to School grant applications.

Councilmember Robertson thanked Councilmember Roberts for his passion and reiterated his question on when the prioritization project scorecards will be reviewed. Ms. Walters said staff is not planning to revisit the entire sidewalk prioritization plan in the short term, but if significant changes occur it might be appropriate to reevaluate specific locations. Ms. Walters stated that developing the sidewalk prioritization plan was a rigorous process, and safety was one of the criteria. She said given the newness of the sidewalk prioritization plan, the focus is on getting projects done. Councilmember Robertson concluded that that adding three projects to the TIP is too many for her to support but she recognized the importance of the safety of children.

Deputy Mayor Scully said that he is concerned that there is not a process for updating the sidewalk prioritization plan. He suggested there be either triggers or a timeline for reevaluating the application of the criteria. Ms. Walters said that review is usually done in a 10-20 year cycle and made note of his comment.

The motion to adopt Resolution No. 475 passed, 5-1, with Councilmember Roberts voting in opposition.

Mayor Hall left the meeting at 8:47 p.m.

9. STUDY ITEMS

(a) 2020 Year End Financial Report

Sara Lane, Administrative Services Director, delivered the staff presentation. Ms. Lane reviewed the COVID-19 fiscal impacts as projected in April 2020, which evaluated potential impact on the City's revenue sources based on the three potential likely scenarios and considering the timeline for recovery. She said while there have been very real impacts to residents and the economy, the

impact to the City’s revenue sources has been minimal. Ms. Lane offered that the time that was taken early on to evaluate impacts and receive guidance from City Council ensured that the financial sustainability of the City was maintained. She displayed graphs of both budgeted and actual General Fund revenues and expenditures and described the impact of the pandemic on the revenue sources of sales tax, State shared revenues, and Parks and Recreation revenue. She reviewed the Federal relief received and summarized the biennial expenditures at the General Fund level and gave a snapshot of the General Fund Reserve balances, which maintain a strong fund balance position.

Several Councilmembers expressed appreciation for the City’s resource management during the pandemic.

10. ADJOURNMENT

At 8:59 p.m., Deputy Mayor Scully declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk

CITY OF SHORELINE
SHORELINE CITY COUNCIL
SUMMARY MINUTES OF REGULAR MEETING

Monday, May 10, 2021
7:00 p.m.

Held Remotely via Zoom

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

ABSENT: Councilmember McConnell

1. CALL TO ORDER

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

2. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present with the exception of Councilmember McConnell.

Councilmember McGlashan moved to excuse Councilmember McConnell for personal reasons. The motion was seconded by Councilmember Chang and passed by unanimous consent.

(a) Proclamation of Armed Services Appreciation Day

Mayor Hall announced the issuance of the proclamation of Armed Services Appreciation Day on May 15, 2021 and said it is important to honor the members of the Armed Forces for the sacrifices they have made. Additionally, he announced the issuances of proclamations for May 9-15, 2021 as Affordable Housing Week and May 22-28, 2021 as Safe Boating and Paddling Week.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on the COVID-19 pandemic and reported on various City meetings, projects and events.

Mayor Hall said on April 30, 2021, the City completed the assumption of the Ronald Wastewater District (RWD) and he reviewed the process for the transition and highlighted recent accomplishments of RWD. He recognized former RWD Board Members Wesley Brandon,

Robert Ransom, Gretchen Atkinson, Laura Mork, and Craig Degginger and thanked them for their service to the community and shared highlights of their contributions. Each Boardmember reflected on their time with RWD and shared well wishes for the City. Special recognition was given to Mr. Ransom for his 40 years of dedicated public service to the community. Mayor Hall expressed gratitude for all the previous Boardmembers who helped shape RWD over its 70 years in existence.

5. COUNCIL REPORTS

Councilmember McGlashan shared highlights of the recent SeaShore meeting, which included an update on the legislative session.

6. PUBLIC COMMENT

Jackie Kurlle, Shoreline resident, emphasized the importance of safety and operational monitoring relative to the Enhanced Shelter, for the benefit of both community and residents.

Kathleen Russell, Shoreline resident, said the 11 proposed tree code amendments submitted by a group of Shoreline residents were created after careful research and preparation. She asked the Council to request that these amendments be advanced as submitted.

Nancy Pfeil, Shoreline resident, started to comment on Ordinance No. 925 but, due to its quasi-judicial status and the requirement for Councilmembers to rely solely on the record, she was asked to refrain from making remarks specific to Rezone Application PLN21-0008.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Scully and seconded by Councilmember McGlashan and unanimously carried, 6-0, the following Consent Calendar items were approved:

- (a) Approval of Minutes of Regular Meeting of April 19, 2021**
Approval of Minutes of Regular Meeting of April 26, 2021
- (b) Approval of Expenses and Payroll as of April 23, 2021 in the Amount of \$1,271,076.55**

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
03/21/21-04/03/21	4/9/2021	96291-96501	17257-17268	82229-82232	\$614,554.37
03/21/21-4/03/21	4/14/2021			WT1178-WT1179	\$133,352.21
					\$747,906.58

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
4/14/2021	82170	82187	\$86,665.22
4/14/2021	82188	82203	\$85,381.90
4/14/2021	82204	82228	\$51,334.75
4/19/2021	82233	82233	\$5,155.21
4/19/2021	82234	82234	\$71,398.19
4/19/2021	82235	82235	\$2,600.00
4/21/2021	82236	82250	\$101,603.10
4/21/2021	82251	82265	\$103,605.04
4/21/2021	82266	82279	\$15,426.56
			<u>\$523,169.97</u>

(c) Approval of Resolution No. 477 - Public Art Policy

(d) Authorize the City Manager to Execute a Construction Contract with B&B Utilities and Excavating, LLC in the Amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects

8. ACTION ITEMS

- (a) Action on Ordinance No. 925 - Authorizing Oakes Rezone Application PLN21-0008 Changing the Zoning of One Parcel from R-48 and R-18 to Mixed-Business at 16357 Aurora Avenue North

Mayor Hall reviewed the rules regarding the Appearance of Fairness Doctrine and the Fairness Checklist for Quasi-Judicial Proceedings was displayed. No Councilmembers had any ex-parte communications to disclose.

Steve Szafran, Senior Planner, delivered the staff presentation. He reviewed the proposal and stated that after evaluation, the Hearing Examiner agreed that the rezone meets the decision criteria in SMC 20.30.320(B) and both the Hearing Examiner and staff recommend approval of PLN21-0008 by changing the zoning from R-48 and R-18 to Mixed Business.

Councilmember McGlashan moved adoption of Ordinance No. 925, amending the zoning map at 16357 Aurora Avenue North from Residential 48 units per Acre and Residential 18 units per Acre to Mixed Business zoning. The motion was seconded by Deputy Mayor Scully.

Councilmember McGlashan said this has been thoroughly discussed and it is important to get consistency of Mixed Business zoning, particularly along the Aurora Corridor.

Councilmember Chang commented that the reason for the change to Mixed Business zoning is to match the other zoning along Aurora Corridor. Deputy Mayor Scully agreed, saying that the Council is required to consider not only the current application, but the long-term impacts of a

zoning change. He said after careful consideration, he believes this decision makes sense for the long term.

Mayor Hall said that although there were a variety of perspectives expressed, after review of the findings and conclusions provided by the Hearing Examiner, he agrees that the criteria is met.

The motion passed unanimously, 6-0.

9. STUDY ITEMS

- (a) Discussion of Resolution No. 476 - Approving the 145th Street Corridor Project Phase 1 and Phase 2 Relocation Plan and the City Manager Property Acquisition Authority for the State Route 523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project

Tricia Junke, City Engineer, delivered the staff presentation. Ms. Juhnke welcomed property services consultant Kristina Guzman of RES Group NW, who was available to answer any property acquisition and relocation process questions. Ms. Juhnke explained that tonight's discussion will provide Council opportunity to discuss Resolution No. 476, which increases the dollar amount of the property acquisition authority for the City Manager and approves the relocation plan. She gave an overview of the Shoreline Municipal Code requirements for real property acquisitions, including relocation plans.

Ms. Juhnke summarized the Phase 1 ROW acquisition needs, which includes 25 parcels that require full or partial acquisitions and displayed a chart of the estimated acquisition offers by price range. She said the estimates probably have increased since they were established, and as design has progressed, additional full and partial acquisitions have been identified, with more anticipated. She said three recent appraisals exceed one million dollars, and for this reason staff recommends increasing the City Manager authorization to \$1 Million, and she listed additional justifications to support this increase in authorization. She stated that this project is approved and right of way acquisition is fully funded with Connecting Washington Funds. Ms. Juhnke said this project follows the Uniform Relocation Assistance and Real Property Acquisition Policy and there is little opportunity to negotiate acquisition costs.

Ms. Juhnke summarized Phases 1 and 2 of the Corridor Relocation Plan, stating that a relocation plan has been developed and approved by Washington State Department of Transportation (WSDOT) and that Phase 1 acquisitions are the upcoming work.

Councilmember Robertson said she supports the Resolution and asked why the authorization limit of \$1 Million was chosen. Ms. Juhnke said this threshold puts 90 percent of the parcels within the City Manager's authorization, with the goal of increasing efficiency and expediency in the process.

Mayor Hall said he supports the Resolution. He noted that similar actions have been taken on previous projects and since the project has been approved by Council, it is hard to imagine that the Council would reject an acquisition if doing so would undermine the project. Deputy Mayor Scully agreed, adding that the pricing guardrails established provide the needed direction.

Councilmember Roberts noted many properties in the area are selling above appraised value, and asked if these acquisitions will be relatively easy, or if many will come back to Council. Ms. Guzman explained the appraisal process and how value is established, and Ms. Juhnke explained the distinction between assessed and appraised values.

It was agreed that Resolution No. 476 would return as a Consent Item.

- (b) Discussion of Ordinance No. 931 - Authorizing the Use of Eminent Domain for Acquisition of Certain Real Properties to Construct the State Route 523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project

Tricia Juhnke, City Engineer, delivered the staff presentation. Ms. Juhnke said the City's approach to property acquisition is that negotiation remains the City's first choice, with eminent domain being a tool of last resort, and authorization of Ordinance No. 931 does not change this. She explained that eminent domain is authorized by RCW 8.12 for political subdivisions to acquire private property for a public use. She concluded that a condemnation ordinance is a precautionary step to keep this project on schedule. She summarized that the Ordinance authorizes condemnation, identifies that the acquisition is needed for public use, and establishes just compensation to property owners. She displayed a map of the 21 properties in Phase 1 on the acquisition plans and emphasized that eminent domain will not be used until all negotiation efforts have been exhausted. Ms. Juhnke shared details on additional properties to be acquired that are owned by King County or within the City of Seattle and described the process for those potential acquisitions. She listed steps involved in noticing the Ordinance and reviewed the next steps towards adoption.

Councilmember McGlashan asked, based on location, why Parcel 157 is included. Ms. Juhnke said some parcels may only need temporary construction easements or permanent easements.

Mayor Hall noted that this project will bring tremendous overall benefits to the property owners in the area, so as he thinks about both the individuals impacted and the extent of public good provided, and he feels the tool is justified when necessary. He wondered if the City of Seattle is not willing to consider condemnation on the identified parcels, if then King County can do it. Staff offered to research and report back to Council. Mayor Hall commented that it is exciting to see this project moving forward, with funding secured for Phases 1 and 2.

It was agreed that Ordinance No. 931 would return as an Action item.

10. ADJOURNMENT

At 8:01 p.m., Mayor Hall declared 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 May 7, 2021
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 \$2,038,439.29 specified in the following detail:

***Payroll and Benefits:**

Payroll Period	Payment Date	EFT Numbers (EF)	Payroll Checks (PR)	Benefit Checks (AP)	Amount Paid
04/04/21-04/17/21	4/23/2021	96502-96715	17269-17282	82353-82359	\$815,520.12
04/04/21-04/17/21	4/23/2021			WT1181-WT1182	\$133,858.71
Q1 2021 L&I	4/28/2021			82360	\$36,830.69
Q1 2021 ESC	4/28/2021			82361	\$15,779.65
					<u>\$1,001,989.17</u>

***Wire Transfers:**

Expense Register Dated	Wire Transfer Number	Amount Paid
4/26/2021	1180	\$6,019.50
		<u>\$6,019.50</u>

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
4/26/2021	82280	82282	\$106,906.88
4/26/2021	82283	82283	\$5,648.19

***Accounts Payable Claims:**

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
4/28/2021	82284	82306	\$429,831.37
4/28/2021	82307	82331	\$135,369.22
4/28/2021	82232	82338	\$21,922.22
4/28/2021	82339	82352	\$76,790.23
5/5/2021	82362	82383	\$204,876.18
5/5/2021	82384	82392	\$18,082.72
5/5/2021	82393	82401	\$31,003.61
			<u>\$1,030,430.62</u>

Approved By: City Manager **DT**

City Attorney **MK**

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Resolution No. 476 – Approving the 145 th Street Corridor Project Phase 1 and Phase 2 Relocation Plan and the City Manager Property Acquisition Authority for the State Route 523/ (N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project
DEPARTMENT:	Public Works
PRESENTED BY:	Tricia Juhnke
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:

The State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, hereinafter referred to as to the 145th Corridor (Phase 1) project, has entered into the right-of-way (ROW) acquisition phase. The City will be purchasing ROW needed to construct improvements to this section of the Corridor as well as secure the rights to construct improvements on private property associated with the project. This capital improvement project will provide a citywide benefit by improving safety and mobility along this corridor and connecting to light rail access. The 145th Corridor (Phase 1) project is the first capital project with significant property acquisition required since the Aurora Corridor Project.

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. The SMC allows for project specific adjustments in these acquisition policies. In order to keep the ROW process moving in a timely manner for the 145th Corridor (Phase 1) project, staff is requesting that the City Council take action on proposed Resolution No. 476 (Attachment A), which is project specific.

Proposed Resolution No. 476 increases the City Manager’s signing authority to \$1 million for property acquisition and approves the Relocation Plan (including addendum) that authorizes the City Manager to approve documented relocation claims up to the limits prescribed by federal or state law regardless of amount. The City Council discussed proposed Resolution No. 476 on May 10, 2021 and directed staff to return with this proposed Resolution for potential action at tonight’s Council meeting.

RESOURCE/FINANCIAL IMPACT:

Proposed Resolution No. 476 impacts project resources and costs in two primary ways:

1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.

2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

RECOMMENDATION

Staff recommends that the City Council adopt proposed Resolution No. 476 for the Relocation Plan and granting the City Manager property acquisition authority of up to \$1 million for the State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project.

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

BACKGROUND

The ROW process is underway for the 145th Corridor Phase 1 (I-5 to Corliss Avenue) project. On September 28, 2020, [Council authorized obligation of \\$11,836,379](#) of the \$12.5 million State Connecting Washington funding available this biennium for ROW acquisition for the 145th Corridor (Phase 1) project. An additional approximately \$1.74 million of Connecting Washington funding will be used when it becomes available in the next biennium to complete ROW acquisition for Phase 1. No City money is being used to acquire the ROW for Phase 1.

The City will be purchasing ROW needed to construct improvements to this section of the Corridor as well as secure the rights to construct improvements on private property associated with the project. This capital improvement project will provide a citywide benefit by improving safety and mobility along this corridor and connecting to light rail access. The 145th Corridor (Phase 1) project is the first capital project with significant property acquisition required since the Aurora Corridor Project.

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. The SMC allows for project specific adjustments in these acquisition policies. In order to keep the ROW process moving in a timely manner for the 145th Corridor (Phase 1) project, staff is requesting that the City Council take action on proposed Resolution No. 476 (Attachment A), which is project specific. This proposed Resolution would provide acquisition authority of \$1 million for the City Manager and adoption of the Relocation Plan to enable the City Manager to approve all relocations claims up to those amounts listed.

DISCUSSION

On May 10, 2021, staff presented proposed Resolution No. 476 to Council for discussion. The staff report for this Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2021/staffreport051021-9a.pdf>.

Following the Council discussion, Council directed staff to return with this proposed Resolution for potential action at tonight's Council meeting. The 145th Corridor (Phase 1) project is currently conducting property appraisals and reviews and will be ready to make offers soon.

RESOURCE/FINANCIAL IMPACT

Proposed Resolution No. 476 impacts project resources and costs in two primary ways:

1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

RECOMMENDATION

Staff recommends that the City Council adopt proposed Resolution No. 476 for the Relocation Plan and granting the City Manager property acquisition authority of up to \$1 million for the State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project.

ATTACHMENTS

Attachment A: Proposed Resolution No. 476

Attachment A, Exhibit A: Relocation Plan (including Addendum)

RESOLUTION NO. 476

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON APPROVING THE 145TH STREET CORRIDOR PROJECT PHASE 1 AND PHASE 2 RELOCATION PLAN AND CITY MANAGER PROPERTY ACQUISITION AUTHORITY FOR STATE ROUTE 523 (N/NE 145TH STREET) AURORA AVENUE N TO INTERSTATE 5, PHASE 1 (INTERSTATE 5 TO CORLISS AVENUE) PROJECT.

WHEREAS, for many years the City has been seeking to redevelop the State Route 523 Corridor, commonly referred to as N/NE 145th Street, to provide safety and transportation improvements, and has designed a project in this regard, the SR-523 (N/NE 145th Street) Aurora Avenue N to I-5 Project (“145th Street Corridor Project”); and

WHEREAS, the 145th Street Corridor Project is contained in the City’s Capital Improvement Plan and the City has obligated Federal Surface Transportation Program grant funds for the 145th Street Corridor Project with the Washington State Department of Transportation allowing for the project to be constructed in three phases; and

WHEREAS, pursuant to SMC 2.60.090(A)(2), the City Manager may acquire real property as part of an approved and funded project contained in the City’s Capital Improvement Plan up to \$50,000 unless another amount is specifically authorized for a particular project; and

WHEREAS, SMC 2.60.090(A)(3) states that when property acquisition requires relocation of the residents that exceeds the City Manager’s acquisition authority, the City Manager may authorize relocation claims up to the limits prescribed by federal or state law provided that the City Council has approved a project relocation plan; and

WHEREAS, Phase 1 is the I-5 to Corliss Avenue portion of 145th Street and requires a significant number of property acquisitions which, given the present real estate market, are expected to exceed the City Manager’s authority granted in SMC 2.50.090(A)(2); and

WHEREAS, the City has developed a Relocation Plan for the 145th Street Corridor Project, Phase 1 and Phase 2, which includes good faith parcel relocation costs estimates that exceed the City Manager’s acquisition authority and the City Council may approve a higher relocation limit for the 145th Street Corridor Project and issue an addendum to that Relocation Plan due to changes in acquisition requirements; and

WHEREAS, given the potential for property acquisition and relocation costs to exceed the City Manager’s authority set forth in SMC 2.60.090(A) for the 145th Street Corridor Project, the City Council has determined that it would be more efficient to increase that authority;

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

Section 1. Real Property Acquisition Authority. The City Manager is authorized to acquire real property for the 145th Street Corridor Project, Phase 1, when the cost of the property is no greater than \$1,000,000.00, subject to SMC 2.60.090(A)(2)(a)-(b). All purchases in excess of this amount shall be approved by the City Council.

Section 2. Relocation Plan. Exhibit A is approved as the Project Relocation Plan for the 145th Street Corridor Project I-5 to Aurora Avenue N, Phases 1 and 2. The City Manager is authorized to approve properly documented relocation claims up to the limits prescribed by federal or state law, regardless of the amount.

Effective Date. This Resolution shall take effect and be in full force upon passage.

ADOPTED BY THE CITY COUNCIL ON MAY 24, 2021.

Mayor Will Hall

ATTEST:

Jessica Simulcik Smith, City Clerk



RELOCATION PLAN
145th Street Corridor Project
1-5 to Aurora Avenue N. (Phases 1&2)
City of Shoreline

July 31, 2019

This project is situated in the City of Shoreline (the "City") which is located in King County, just north of Downtown Seattle bordering the northern Seattle City limits. The City of Shoreline is located along the Puget Sound. The city was incorporated in 1988 with an estimated population of 56,730 and has a total land area of 12.3 square miles.

RES Group NW has been engaged to carry out relocation services for the project on behalf of the City of Shoreline.

This Relocation Plan is prepared in accordance with Chapter 12 of the Washington State Department of Transportation Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The relocation services provided on this project will adhere to State and Federal regulations.

A. GENERAL

1. Assurances:

The displacing agency or assigned agent will inform the displaced parties of relocation payments and the services that will be provided. Displacees needs have been inventoried and evaluated. From this analysis, a plan has been developed which will provide for timely and efficient relocation of the displaced parties.

No person, lawfully occupying real property, will be required to move from the acquired dwelling or business without being provided a written assurance of at least ninety (90) days prior to the earliest date by which they could be required to vacate the property. No person to be displaced from a residential dwelling shall be required to move unless at least one comparable replacement property is made available. If no housing is available within the financial means of the displaced persons, Housing of Last Resort will be made available.

2. Project Description:

145th Street (SR-523) in Shoreline is a major east-west route for northwest King County. The street connects Shoreline neighborhoods with businesses, parks and services, as well as linking to Seattle, Lake Forest Park, Kenmore, and Bothell. In a few years, 145th Street will also be a primary connection to Sound Transit light rail at 145th and I5.

145th Street Corridor Project will add safety and operational improvements including left turn lanes, street lighting, relocated utilities, a shared-use path in some sections and sidewalk improvements with off-corridor bicycle facilities in others. Currently the project consists of three phases with phase I and II included in this report. Phase I is from I-5 to Corliss Avenue, phase II is from Corliss to Wallingford and Phase III is from Wallingford to the Interurban trail.

3. Number of Displacements:

The project calls for the partial or full acquisition of 51 parcels of which 19 property acquisitions are anticipated to require the displacement of 22 residential (11 owner occupants and 11 tenant occupants), 9 non-residential (7 landlords and 2 non-residential businesses) and 1 personal property only.

B. INVENTORY OF INDIVIDUAL NEEDS AND BUSINESS NEEDS

1. Occupancy Survey

The proposed project will require the relocation of individuals/families, businesses, and/or personal property from the following residential and non-residential parcels:

Parcel No.: 105



Displace No.: 001
Displacee Name: Christine and Joy Anne Unten
Relocation Type: Residential Owner

According to King County records this property is improved with a 2,060 square foot home with a basement. It sits on an 8,396 square foot lot and has 2 bedrooms and 1 bathroom. First level of home has a fireplace with finished basement that includes additional living space and a ¾ bathroom. The home is heated by gas forced air. The home includes a detached garage.

Christine Unten and Joy MacTavish-Unten, a married couple who live with their two young children 5 years and 5 months old. Christine works for Fred Hutch in Seattle and Joy is self-employed and works in Shoreline. They purchased the home in November of 2009 using a conventional home loan and have 20 years remaining on the loan.

Estimated Moving Cost: \$5,500
Estimated Replacement Housing Payment: \$115,000
Estimated Incidental/MIDP: \$35,000

Parcel No.: 106



Displacee No.: 001
 Displacee Name: Ivan Harapin & Sjarifudin Mer
 Relocation Type: Residential Owner

According to King County records this property is improved with a 1,180 square foot home with a basement. It sits on an 8,717 square foot lot and has 2 bedrooms and 2 bathrooms. The home has been fully remodeled with new electrical panel and addition of a bedroom and bathroom in basement and has baseboard heating. There is a large wood deck of the back side of the home.

Ivan Harapin and Merry Sjarifudin are unmarried individuals who purchased the home on July 1, 2015 and currently have a mortgage in the amount of \$215,280 with 26 years remaining on the loan.

Estimated Moving Cost: \$6,000
Estimated Replacement Housing Payment: \$50,000
Estimated Incidental/MIDP: \$25,000

Parcel No.: 112



Displacee No.: 001
Displacee Name: Jerry Taylor
Relocation Type: Residential Owner

The home has a large 3 car detached garage which is partly in proposed partial acquisition. It is anticipated the garage will need to be reconfigured or rebuilt on the property to function in the after. Any contents in the garage will need to be temporarily relocated, stored and moved back into the new structure.

Currently the home is owned by Jerry Taylor who passed away in April 2019. Nelda Parker is the personal representative for the estate. Ms. Parker stated that Jerry had a reverse mortgage on his property and lender required them to place the home for sale as soon as possible. It is currently listed for \$580,000 and has a pending sale.

Estimated Moving Cost: \$6,000

Parcel No.: 114

Displacee No.: 001
Displacee Name: John and Sally Stevenson
Relocation Type: Residential Owner

According to King County records this property is improved with 1,250 square foot home with 1 ½ stories. It sits on 5,634 square foot lot and has 3 bedrooms and 1 bathroom with a gas fireplace. The home also has a laundry room off the kitchen, as well as a large garage that is currently utilized as a workshop. There is also a large shed in the backyard that utilizes as storage.

John and Sally Stevenson have lived in the home for 51 years, they are both retired and currently do not have a mortgage.

Estimated Moving Cost: \$6,000
Estimated Replacement Housing Payment: \$25,000
Estimated Incidental/MIDP: \$5,000

Parcel No.: 115



Displacee No.: 001
 Displacee Name: Commuter Center LLC
 Relocation Type: Nonresidential Landlord

According to King County records this property is improved with 1,300 square foot home. It sits on a 6,638 square foot lot and has 3 bedrooms and 1 bathroom.

This property was recently rezoned to MUR-45, Mixed Use Residential (45' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. The home was purchased by Commuter Center LLC in October 2018 and is currently used as a rental until future development. If there are no residences left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
 Displacee Name: Gabriella Ramos & Tanner Stone
 Relocation Type: Residential Tenant

According to their lease agreement, Gabriella Ramos and Tanner Stone have been renting this home since May 2019 with their dog and cat. It is a 3 bedroom and 1-bathroom home that they rent for \$2,100 per month plus utilities.

Estimated Moving Cost: \$2,500
Estimated Rent Supplement: \$8,400

Parcel No.: 117



Displacee No.: 001
 Displacee Name: SLGA, LLC
 Relocation Type: Nonresidential Landlord

According to King County records this property is improved with 1,390 square foot home. It sits on a 11,691 square foot lot and has 3 bedrooms and 1 bathroom. The home has oil heating as well as a wood burning fireplace.

This property was recently rezoned to MUR-45, Mixed Use Residential (45’ height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. The home was purchased by SLGA LLC in October 2018 and is currently used as a rental until future development. If there are no residences left on the property at the time of the City’s offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
 Displacee Name: SLGA, LLC
 Relocation Type: Residential Tenant

According to their lease agreement, Bruce and Julie Hutson have been renting this home since August 2016 for \$2,850 per month plus utilities. The home has 3 bedrooms and 1 bathroom.

Estimated Moving Cost: \$2,500
Estimated Rent Supplement: \$7,200

Parcel No.: 126



Displacee No.: 001
Displacee Name: Robert T. Golden Sr.
Relocation Type: Residential Owner

According to King County records this property is improved with 960 square foot home. It sits on a 6,975 square foot lot with 3 bedrooms and 1 bathroom. The home does not have a garage but a covered carport. It also has gas heating along with a fireplace.

According to records Dorothy M. Golden passed away January 4, 2008 and the representative of estate Robert T. Golden Sr. received the home during probate process. There is no evidence of a mortgage on the property.

Estimated Moving Cost: \$5,500
Estimated Replacement Housing Payment: \$0.00
Estimated Incidental/MIDP: \$5,000

Parcel No.: 127



Displacee No.: 001
 Displacee Name: Michael S. Webb II & Rebecca F. Webb
 Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 2,640 square foot home. It sits on a 6,092 square foot lot with 4 bedrooms and 2 ¾ bathrooms. Records have this home listed as multi-family use. The home has a finished basement and has oil as source of heating.

The home was purchased by Michael and Rebecca Webb, husband and wife in February of 2013 with a mortgage in the amount of \$313,186. They reside in the home with their son Rowan and rent out the mother in law unit. It may be difficult to find another property with a rental unit. The rental unit may need to be carved out to the larger parcel.

Estimated Moving Cost: \$ 6,500
Estimated Replacement Housing Payment: \$0.00
Estimated Incidental/MIDP: \$6,500

Displacee No.: 002
 Displacee Name: Michael S. Webb II & Rebecca F. Webb
 Relocation Type: Nonresidential (Landlord)

The owner stated he rents the space for \$750 per month including utilities and he claims them on his taxes.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 003
 Displacee Name: Brian
 Relocation Type: Nonresidential (Landlord)

Brian rents the MIL (Mother-in-law) 1,300 square foot 1 bedroom 1-bathroom unit in basement with shared laundry. Monthly rent \$750 with utilities included.

Estimated Moving Cost: \$1,200
Estimated Rent Supplement: \$48,090

Parcel No.: 128



Displacee No.: 001
 Displacee Name: Erik M. Vanderhoff
 Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 2,050 square foot home. It sits on 6,100 square foot lot with 4 bedrooms and 2 bathrooms. The home has a daylight basement with attached garage. Oil is the main heating source for this home.

The home was purchased by Erik M. Vanderhoff as a single person in April 2006 and is currently being used as a rental property. According to his wife, Erin, they rent out 6 rooms to separate tenants. 4 rooms on the upstairs floor, the basement to one tenant and the cabana outside to another tenant.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
 Displacee Name: Tenant
 Relocation Type: Residential Tenant

Tenant rents the basement 1 bedroom and 1 bathroom with its own kitchen. Monthly rent is \$900 with utilities included.

Estimated Moving Cost: \$1,200
Estimated Rent Supplement: \$41,790

Displacee No.: 003
 Displacee Name: Tenant
 Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on the first floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800
Estimated Rent Supplement: \$7,350

Displacee No.: 004
Displacee Name: Tenant
Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on the 1st floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800
Estimated Rent Supplement: \$7,350

Displacee No.: 005
Displacee Name: Tenant
Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on the 1st floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800
Estimated Rent Supplement: \$7,350

Displacee No.: 006
Displacee Name: Tenant
Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on 1st floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800
Estimated Rent Supplement: \$7,350

Displacee No.: 007
Displacee Name: Tenant
Relocation Type: Residential Tenant

Tenant rents a cabana in backyard with shared kitchen and bathroom inside house. Monthly rent is \$800 with utilities included.

Estimated Moving Cost: \$800
Estimated Rent Supplement: \$7,200

Parcel No.: 129



Displacee No.: 001
Displacee Name: Helen Briones
Relocation Type: Residential Owner

According to King County records this property is improved with 2,050 square foot home. It sits on a 9,026 square foot lot with 4 bedrooms and 1 ½ bathrooms. It has a daylight basement with a 2-car detached garage. Oil is the main source of heating for this home.

Helen Briones recently lost her husband Artemio but currently resides with a roommate. The home was purchased in March 2001.

Estimated Moving Cost: \$ 7,000
Estimated Replacement Housing Payment: \$28,000
Estimated Incidental/MIDP: \$35,000

Parcel No.: 137



Displacee No.: 001
Displacee Name: Jason & Erin Fawcett
Relocation Type: Residential Owner

According to King County records this property is improved with 1,140 square foot home. It sits on a 6,344 square foot lot with 2 bedrooms and 1 bathroom. The home has a detached garage and heating source for the home is natural gas.

The home was purchased by Jason and Erin Fawcett a husband and wife in July 2005 and currently have a conventional mortgage in the amount of \$271,000 according to records.

Estimated Moving Cost: \$6,000
Estimated Replacement Housing Payment: \$0.00
Estimated Incidental/MIDP: \$5,000

Parcel No.: 138



Displacee No.: 001
 Displacee Name: Rajiv & Priya Sarathy
 Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 800 square foot home. It sits on a 5,947 square foot lot with 2 bedrooms and 1 bathroom. The home has a carport and its main source of heating is gas.

According to records this home was purchased by Rajiv and Priya Sarathy in March 2013. This home is currently listed for rent on craigslist for \$1,850 per month. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residences left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
 Displacee Name: Tenant
 Relocation Type: Residential Tenant

This property is currently listed for rent on craigslist for \$1,850 per month, tenant pays all utilities.

Estimated Moving Cost: \$1,600
Estimated Rent Supplement: \$7,200

Parcel No.: 139



Displacee No.: 001
 Displacee Name: Darwin Hill & Lori Firnhaber
 Relocation Type: Residential Owner

According to King County records this property is improved with 2,410 square foot home. It sits on a 12,000 square foot lot with 5 bedrooms and 2 bathrooms. The home has gas heating and a fireplace.

According to records the home was purchased by Darwin Hill and Lori Firnhaber, single individuals in October 1989. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$6,000
Estimated Replacement Housing Payment: \$682,900
Estimated Incidental/MIDP: \$5,000

Parcel No.: 143



Displacee No.: 001
 Displacee Name: Huynh Kien Ba & Huynh Nghi Man
 Relocation Type: Residential Owner

According to King County records this property is improved with 1,350 square foot home. It sits on 8,400 square foot lot with 3 bedrooms and 1 ½ bathrooms. The home has an attached garage, fireplace and baseboard heating.

The home was deeded with love and affection to Huynh Kien Ba and Huynh Nghi Man both single individuals in March 2004. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$5,500
Estimated Replacement Housing Payment: \$452,900
Estimated Incidental/MIDP: \$5,000

Parcel No.: 144



Displacee No.: 001
 Displacee Name: Amir B. Bhutto & Kuljit Kaur
 Relocation Type: Residential Owner

According to King County records this property is improved with 1,510 square foot home. It sits on an 8,400 square foot lot with 4 bedrooms and 2 bathrooms. The home also includes a fireplace with electric baseboard heating, it does not have a garage.

The home was purchased by Amir Bhutto and Kuljit Kaur, unmarried individuals in April 2005 with a conventional mortgage in the amount of \$227,200. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$6,000
Estimated Replacement Housing Payment: \$400,000
Estimated Incidental/MIDP: \$35,000

Displacee No.: 002
 Displacee Name: Amir B. Bhutto & Kuljit Kaur
 Relocation Type: Nonresidential (Business)

The owner owns and operates a transportation business out of his home. He would not discuss the extent of his business but did state it is their primary income. The square footage used for the business will be deducted from the overall all square footage.

Estimated Moving Cost: \$27,500
Estimated Reestablishment: \$50,000

Parcel No.: 145



Displacee No.: 001
 Displacee Name: Brett Ritter & Elizabeth Frances
 Relocation Type: Residential Owner

According to King County records this property is improved with 1,780 square foot home. It sits on an 11,250 square foot lot with 3 bedrooms and 1 ¾ bathrooms. The home has a basement with a fireplace and the main source of heating is gas.

The home was purchased by Brett Ritter and Frances Ritter, married couple in April 2013 with a conventional mortgage in the amount of \$286,150. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$5,500
Estimated Replacement Housing Payment: \$496,200
Estimated Incidental/MIDP: \$25,000

Parcel No.: 148



Displacee No.: 001
 Displacee Name: Cherng-Chung Lin & Kai Lin Tsaing
 Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 2,360 square foot home. It sits on a 15,085 square foot lot with 6 bedrooms and 2 ¼ bathrooms. The home consists of a basement with fireplace and gas heating. The home also has a covered deck.

This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
 Displacee Name: Tenant
 Relocation Type: Residential Tenant

According to online research this home is currently being rented. The home is most likely two rental unit as the downstairs and the upstairs both have their own kitchens. The upstairs contains 3 bedrooms, living room, dining room, and kitchen. The downstairs contains 1 bedroom, storage room, family room, entertaining room, small kitchen/wet bar and two offices. The house appears to be in poor condition, and it is estimated the upstairs is rented for \$2,100 and the downstairs for \$1,800. The estimates for this relocation will remain together until we can verify the rental status.

Estimated Moving Cost: \$4,800
Estimated Replacement Housing Payment: \$30,000

Parcel No.: 150



Displacee No.: 001
 Displacee Name: Portal North, LLC
 Relocation Type: Nonresidential (Landlord)

Portal North, LLC, purchased the property in 2016 and they currently lease the building to Square Peg Construction, LLC for \$3,500 per month. The project needs to acquire the entire parcel for roadway and stormwater collection.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
 Displacee Name: Square Peg Construction, LLC
 Relocation Type: Nonresidential (Business)

Square Peg Construction, LLC has been leasing this site since 2016 for \$3,500 per month. Square Peg is a general contractor that specializes in employing a work force that may have a history of criminal justice involvement, addiction recovery or homelessness. They have around 45 employees that mostly work on construction sites or in their metal fabrication building in Everett. This location is considered their headquarters and house a handful of their corporate employees. They would like to relocate closer to their fabrication building in Everett.

Estimated Moving Cost: \$32,500
Estimated Reestablishment: \$50,000

2. Summary of Replacement Sites:

Inspection of available housing in the area suggests that there should be no problem finding decent, safe, and sanitary replacement housing.

The table below shows a breakdown of the number of units needed and the number of units currently available specifically by housing size, rental housing and business properties.

Type of Unit	Units Needed	Units Available
Home for Sale (2 to 3-bedroom homes, 800 to 1,250 SF)	4	14
Home for Sale (3 to 4-bedroom homes, 1,300 to 1,950 SF)	2	21
Home for Sale (3 to 5-bedroom homes, 1,900 to 2,800 SF)	5	23
Rental Housing	5	16
Rooms for Rent	6	22
Business Properties for Lease (office/retail)	2	157
Business Properties for Sale (office/retail)	2	35

C. INVENTORY OF AVAILABLE HOUSING AND COMMERCIAL SPACE

1. Decent, Safe and Sanitary Requirements:

Inspection of available housing in the area suggests that there should be decent, safe and sanitary (DSS) replacement housing.

2. Residential

Single Family Dwelling Purchase – According to the Northwest Multiple Listing Service (NWMLS), as of July 19, 2019, there are 58 actives residential (single-family residence) listings with two to five bedrooms and one to three bathrooms on a standard residential lot, which would be suitable for the displacee’s needs. These listings are all located within the City of Shoreline and range from \$325,000 to \$986,000.

Single Family Dwelling Rental - A similar search was conducted for single-family residential rentals and according to the NWMLS and craigslist, there are 16 active residential rentals ranging in price from \$1,600 to \$3,200.

Rooms for rent – A search was conducted for rooms for rent in the area and according to craigslist, there are over 22 rooms ranging in price from \$550 to \$950.

3. Nonresidential

Commercial - A preliminary market search on July 26, 2019, using the Commercial Brokers Association Site, indicates that there are 35 sites for available to purchase and 157 available for lease within the surrounding area. It is difficult to determine if these sites are suitable replacement locations for the current businesses. Location is crucial for businesses, so determining the best location and availability in those areas may be difficult. It is ultimately the business owner’s decision to locate and secure a site suitable for their business. As part of our relocation advisory services, owners will be encouraged to work with a local commercial real estate broker to obtain a replacement site. A significant amount of lead-time for displaced businesses is suggested so that they can start their replacement site search as early as possible.

D. ANALYSIS OF INVENTORIES

1. Summary of Available Housing

Owners - The housing market in this area is still considered competitive however, homes are not selling as quickly as a year ago and most are selling around the listing price. In the last 90 days 216 homes have sold in the city of Shoreline in which more than half of those were under contract in less than 30 days.

Tenants – It is estimated there are 11 displaced residential tenants. There are plenty of replacement rentals in the area. None of the tenants were contacted at this time at the request of their landlords. Enough information was gathered from the landlords to complete the plan. When the phasing of the project has been decided all affected displacees will be contacted and given General Information Notices.

2. Analysis of Commercial Inventory

It is estimated the project has 9 business relocations (2 business tenants and 7 landlords). A preliminary market search indicates there are plenty of replacement properties for the business tenants and landlords.

E. SOURCES OF INFORMATION:

Sources for real estate offerings: The Northwest Multiple Listing Service (NWMLS) websites is a reliable source to determine the inventory of residential rental properties available and was used for the development of this information. Other online searches of Craigslist, Rent.com and Zillow.com were made to verify additional available properties.

The Commercial Brokers Association (CBA) website was also utilized to determine the inventory of commercial properties available for lease and purchase.

Other: Specific subject property information was found through the King County Assessor’s website. Corporate information was verified on the Washington Secretary of State website or the Department of Licensing. Criteria provided under the Uniform Relocation Assistance (URA).

F. RELOCATION PROJECT OFFICE

The project office for this project is located 12 miles from the project and is adequately staffed with relocation agents to assist all displacees.

RES Group NW
624 S. Lander #202
Seattle WA 98134
206.459.7694

G. ALTERNATIVE AND/OR LAST RESORT HOUSING NEEDS

1. Impact on Available Housing

This project should not have an impact on available housing in the area. Sound Transit currently has an ongoing project in the area, however, the acquisitions for their project is complete.

2. Last Resort Housing

The area appears to have several single-family dwelling neighborhoods. Due to the dated conditions and the location of the single-family dwellings and the potential for limited incomes for most of the tenants, it appears that several displaced individuals in this project will fall into Housing of Last Resort. In this project area, the most commonly used criteria for housing of last resort will likely be replacement

housing payments in excess of the URA limit. Other alternatives are available such as rehabilitation or construction of a replacement dwelling, but they would be far more expensive.

3. Subsidized housing

Any displacee currently receiving any subsidized housing payments will be advised to continue with such benefits. If any other displaced persons meet the financial need requirement, they will be advised of the opportunity to apply for Section 8 or other Public Housing assistance programs.

H. PARCELS INCLUDED

105	106	112	114	115	114	126	127	128
129	137	138	139	143	144	145	148	150

I. SUMMARY OF ESTIMATED RELOCATION COST

Residential - Mortgage interest rates are rising from record lows of just a few years ago. Research indicates that many homeowners refinanced to lower their monthly payment and lower their interest rates in the recent years. Those property owners who took advantage of the low interest rates, even interest only loans, will no longer be able to obtain a replacement mortgage with the same favorable interest rate. The costs associated with compensating an owner for the loss of favorable financing on the existing mortgage in the financing of replacement housing (also referred to as “Mortgage Interest Differential Payment (MIDP)) will be calculated. In addition, costs associated with reimbursing residential property owners for the incidental purchase expenses of replacement housing will be paid.

Nonresidential - With all the nonresidential business displacements, there are undetermined costs that would be eligible for reimbursement per 49CFR Part 24.303, Related Nonresidential Eligible Expenses. Estimating the cost for reimbursement of these potential expenses is challenging, as at this time it is unknown where the displaced businesses will move and whether or not their chosen location would need utility connection, site feasibility studies, market studies, or potential impact fees or one-time assessments. It is presumed that many of businesses will not need or claim reimbursement in this category.

Residential

Estimated RHP:	\$2,429,280
Incidentals/MIDP:	\$205,000
Estimated Moving Cost:	\$ 90,100

Nonresidential/Business

Estimated Site Search Costs:	\$ 22,500
Estimated Moving Costs:	\$ 55,000
Estimated Reestablishment Costs:	\$450,000

Personal Property Only

Estimated Moving Costs:	\$6,000
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Total Relocation Estimate: \$3,257,880

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 105
Name of Displacee(s): Christine Masumi Unten & Joy Anne McTavish-Unten		Displacee No.: 001
Date of Occupancy: 11/20/2009	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone: 206.992.9494 Christine
Site Address: 1902 N 145 th St Shoreline, WA 98133	Mailing Address: 1902 N 145 th St Shoreline, WA 98133	Work Phone:
		Home Phone: 206.225.8295 Joy
		Email Address: joymactavish@gmail.com

Residential Information

Total Sq Ft: 2,060	No. Bedrooms: 3	No. Bathrooms: 1.75	Total No. Rooms: 8	Lot Size: 8,396	Year Built: 1946
Subject DS&S: yes	Garage Stalls: detached garage	Other major site improvements: 1 fireplace, detached garage			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults: Christine	M <input type="checkbox"/>	F <input checked="" type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Joy Anne	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
Children: Son (5month)	FT <input checked="" type="checkbox"/>	PT <input type="checkbox"/>	M <input checked="" type="checkbox"/>	F <input type="checkbox"/>	
5yr	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Move Type: <input checked="" type="checkbox"/> Schedule Move Payment Number of Rooms <u>10</u> <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Detached garage square feet = 310 Finished basement square feet = 1,030
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Financial Information

Head of Household: Christine		Spouse/Partner/Roommate: Joy	
Employer: Fred Hutch		Employer: self employed	
Occupation: Data		Occupation:	
Location: Seattle	No. of miles from home:	Location: Shoreline	No. of miles from home: 0
Owner:		Tenant:	
Mortgage Balance	\$234,000	Monthly Rent	\$
Interest Rate		Monthly Utilities	Heat \$
Loan Type	conventional		Power \$
Remaining Term	20 yrs		Sewer \$
Monthly Payment (P&I)	\$		Water \$
Lender Name	Metlife Hm Ins	Lot/Ground Rent	\$
Contact Number		Rent Subsidy	\$
Taxes & Insurance	\$	Gross Monthly Income	\$
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$150,000	Moving Cost: \$2,000-\$5,500	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 106
Name of Displacee(s): Ivan Harapin & Merry Sjarifudin		Displacee No.: 001
Date of Occupancy: 7/6/2015	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 2006 N 145 th St Shoreline, WA 98133	Mailing Address: 2006 N. 145 th St Shoreline, WA 98133	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,180	No. Bedrooms: 3	No. Bathrooms: 2	Total No. Rooms: 7	Lot Size: 8,717	Year Built: 1953		
Subject DS&S: yes	Garage Stalls: 1 detached garage	Other major site improvements: deck					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults: Ivan	M <input checked="" type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input type="checkbox"/> NatGas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
Merry	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>					
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move		Number of Rooms <u>9</u> <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No			
		Advanced Move Payment Needed:					

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Electric Baseboard heating/recently remodeled 1 st floor square feet = 590 Finished Basement square feet = 590 Deck square feet = 180

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$215,280	Monthly Rent	\$
Interest Rate		Monthly Utilities	\$
Loan Type		Heat	\$
Remaining Term	26 yrs	Power	\$
Monthly Payment (P&I)	\$	Sewer	\$
Lender Name	Veristone Fund I LLC	Water	\$
Contact Number		Lot/Ground Rent	\$
Taxes & Insurance	\$	Rent Subsidy	\$
		Gross Monthly Income	\$
		Source of Income:	<input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$75,000	Moving Cost: \$2,200-\$6,000	Date: 7/16/19	Relocation Specialist: Kristina Guzman
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**Attachment A - Exhibit A
Personal Property Only
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 112
Name of Displacee(s): Nelda Parker as personal representative for Jerry M. Taylor		Displacee No.: 001
Date of Occupancy: unkown	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone: 206-628-7423 Nelda Parker personal representative for estate 425-404-3148 – Tina Real Estate Agent
Site Address: 2012 145 th St Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:
Title VI Required Information: Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____ MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Minority Women Business Enterprise) (Disadvantaged Business Enterprise)		

Personal Property Information

<input checked="" type="checkbox"/> Personal property located on a portion of property being acquired <input type="checkbox"/> Personal property located in a storage facility <input type="checkbox"/> Vehicles, trucks, recreational vehicles, boats and other trailers <input type="checkbox"/> Personal property located in a rented mailbox in a commercial mailbox business <input type="checkbox"/> Other: _____	
Advanced Move Payment Needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Operational Vehicles:	Number of Non-operational Vehicles (require towing): Small: _____ Large: _____
Size of Storage Unit:	Number of Boats w/trailers, utility trailers, travel trailers, car trailers, 5 th Wheels:
Inventory: Personal property located in garage amount of contents is unknown at this time. Estimates is based on a full three car garage. <hr/> <hr/> <hr/> <hr/> <hr/>	

Relocation Cost Estimate

Moving Cost: \$6,000	Date: 7/11/19	Specialist: Kristina Guzman
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 114
Name of Displacee(s): John and Sally Stevenson		Displacee No.: 001
Date of Occupancy: 1968	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 14503 Meridian Ave N Shoreline, WA 98133	Mailing Address: 14503 Meridian Ave N Shoreline, WA 98133	Work Phone:
		Home Phone: 206-364-4909
		Email Address:

Residential Information

Total Sq Ft: 1,250	No. Bedrooms: 3	No. Bathrooms: 1	Total No. Rooms: 7	Lot Size: 5,634	Year Built: 1949
Subject DS&S: yes	Garage Stalls: attached garage	Other major site improvements: 1 fireplace			
Building Type: <input type="checkbox"/> Single Story <input checked="" type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults: John	M <input checked="" type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Sally	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move		Number of Rooms 9 <input type="checkbox"/> Actual Cost Move	
		Advanced Move Payment Needed:		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Attached garage square feet = 240 Home has 1 fireplace 1 st Floor square feet = 829 ½ level floor square = 425 No mortgage on file with county

Financial Information

Head of Household: John		Spouse/Partner/Roommate: Sally																																					
Employer: Retired		Employer: Retired																																					
Occupation:		Occupation:																																					
Location:	No. of miles from home:	Location:	No. of miles from home:																																				
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%; padding: 2px;">Mortgage Balance</td> <td style="border: 1px solid black; padding: 2px;">No Mortgage</td> </tr> <tr> <td style="padding: 2px;">Interest Rate</td> <td style="border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="padding: 2px;">Loan Type</td> <td style="border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="padding: 2px;">Remaining Term</td> <td style="border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="padding: 2px;">Monthly Payment (P&I)</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Lender Name</td> <td style="border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="padding: 2px;">Contact Number</td> <td style="border: 1px solid black; height: 20px;"></td> </tr> <tr> <td style="padding: 2px;">Taxes & Insurance</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> </table>		Mortgage Balance	No Mortgage	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%; padding: 2px;">Monthly Rent</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Monthly Utilities</td> <td style="border: 1px solid black; padding: 2px;"> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100px; padding: 2px;">Heat</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Power</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Sewer</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Water</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> </table> </td> </tr> <tr> <td style="padding: 2px;">Lot/Ground Rent</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Rent Subsidy</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Gross Monthly Income</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> </table> <p style="margin-top: 5px;"> Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____ </p> <p style="margin-top: 5px; font-size: small;">*Note: Utilities only include heat, light, water & sewer</p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 70%; padding: 2px;">Damage/Security Deposit</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> </table>		Monthly Rent	\$	Monthly Utilities	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100px; padding: 2px;">Heat</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Power</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Sewer</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Water</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> </table>	Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	No Mortgage																																						
Interest Rate																																							
Loan Type																																							
Remaining Term																																							
Monthly Payment (P&I)	\$																																						
Lender Name																																							
Contact Number																																							
Taxes & Insurance	\$																																						
Monthly Rent	\$																																						
Monthly Utilities	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 100px; padding: 2px;">Heat</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Power</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Sewer</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> <tr> <td style="padding: 2px;">Water</td> <td style="border: 1px solid black; padding: 2px;">\$</td> </tr> </table>	Heat	\$	Power	\$	Sewer	\$	Water	\$																														
Heat	\$																																						
Power	\$																																						
Sewer	\$																																						
Water	\$																																						
Lot/Ground Rent	\$																																						
Rent Subsidy	\$																																						
Gross Monthly Income	\$																																						
Damage/Security Deposit	\$																																						

Relocation Cost Estimate

RHP: \$30,000	Moving Cost: \$2,200-6,000	Date: 7/16/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 115 & 117
Legal Name of Business: Commuter Center LLC		Displacee No.: 001
Owner(s) Name(s), is different from above: OB Jacobi		
Date of Purchase: 10/10/2018	Email Address: obj@windermere.com	Business Phone: 206-527-3801 Main
Subject Site Address: 14504 Meridian Ave N Shoreline, WA 98133	Business Mailing Address: 5424 Sand Point Way NE Seattle, WA 98105	Alternate Phone:
		Cell Phone: 206-660-5727
Title VI Required Information: Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Minority Women Business Enterprise)</small>		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Disadvantaged Business Enterprise)</small>

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 1,300	Lot Size: 6,638	Number of Units:
Garage/Carport: None	ADA Installations:	

Tenant Information

Unit No.: 14504 Meridian Ave N	Unit No.:	Unit No.:
Tenant Name: Gabriella Ramos & Tanner Stone Tenant Phone No.: 630-779-7842 217-653-3466	Tenant Name: Tenant Phone No.:	Tenant Name: Tenant Phone No.:
Sq Ft of Unit: 1,300	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$2,100	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: <u>Tenant</u> Sewer pd by: <u>Tenant</u> Power pd by: <u>Tenant</u>	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source: Gas	Water Source: Public	Sewer Source:
Leases on File: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Copies Obtained: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Attachment A - Exhibit A
Non-Residential (Landlord)
Occupancy Survey

Personal Property on-site owned by Landlord: None	
Any outside specialists needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Time required to vacate: 90 days	
Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Site Requirements:	

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Specialist: Becky Gilberg		Date: 07/26/19

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 115
Name of Displacee(s): Gabriella Ramos and Tanner Stone		Displacee No.: 002
Date of Occupancy: 5/2019	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 14504 Meridian Ave N Shoreline, WA 98133	Mailing Address: 5424 Sand Point Way NE Seattle, WA 98105	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,300	No. Bedrooms: 3	No. Bathrooms: 1	Total No. Rooms: 7	Lot Size: 6,638	Year Built: 1953
Subject DS&S: Yes	Garage Stalls: None	Other major site improvements:			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults: Gabriella Ramos	M <input type="checkbox"/>	F <input checked="" type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input checked="" type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Tanner Stone	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move		Number of Rooms 8 <input type="checkbox"/> Actual Cost Move <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
		Advanced Move Payment Needed:			

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: 1 Dog and 1 Cat
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Financial Information

Head of Household: Unknown		Spouse/Partner/Roommate: Unknown	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$	Monthly Rent	\$
Interest Rate		Monthly Utilities	Heat \$
Loan Type			Power \$
Remaining Term			Sewer \$
Monthly Payment (P&I)	\$		Water \$
Lender Name		Lot/Ground Rent	\$
Contact Number		Rent Subsidy	\$
Taxes & Insurance	\$	Gross Monthly Income	\$
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$8,400	Moving Cost: \$2,000 - \$5,500	Date: 7/26/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 117
Legal Name of Business: SLGA LLC		Displacee No.: 001
Owner(s) Name(s), is different from above: OB Jacobi		
Date of Purchase: 3/1/2018	Email Address: obj@windermere.com	Business Phone: 206-527-3801
Subject Site Address: 2118 N. 145 th St Shoreline, WA 98133	Business Mailing Address: 5727 61 st Ave NE Seattle, WA 98105	Alternate Phone:
		Cell Phone: 206-660-5727
Title VI Required Information:		
Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Minority Women Business Enterprise)		DBE: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Disadvantaged Business Enterprise)

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 1,390	Lot Size: 11,691	Number of Units: 1
Garage/Carport: Carport	ADA Installations: N/A	

Tenant Information

Unit No.: 2118 N. 145 th St	Unit No.:	Unit No.:
Tenant Name: Bruce & Julie Hutson	Tenant Name:	Tenant Name:
Tenant Phone No.: 206-948-5068 Julie 206-409-4845 Bruce	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit: 1,390	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$2,850	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: <u>Tenant</u> Sewer pd by: <u>Tenant</u> Power pd by: <u>Tenant</u>	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source: Oil	Water Source: Public	Sewer Source: Public
Leases on File: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Copies Obtained: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		

Attachment A - Exhibit A
Non-Residential (Landlord)
Occupancy Survey

Personal Property on-site owned by Landlord: None	
Any outside specialists needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Time required to vacate: 90 days	
Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Site Requirements:	

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Specialist: Becky Gilberg		Date: 07/26/19

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 117
Name of Displacee(s): Bruce and Julie Hutson		Displacee No.: 002
Date of Occupancy: 8/2016	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone: 206-948-5068 Julie 206-409-4845 Bruce
Site Address: 2118 N 145 th St Shoreline, WA 98133	Mailing Address: 5727 61 st Ave NE Seattle, WA 98105	Work Phone:
		Home Phone:
		Email Address: juliehutson07@yahoo.com (Julie) bruhut@gmail.com (Bruce)

Residential Information

Total Sq Ft: 1,390	No. Bedrooms: 3	No. Bathrooms: 1	Total No. Rooms: 7	Lot Size: 11,691	Year Built: 1954		
Subject DS&S: Yes	Garage Stalls: 1 carport	Other major site improvements: Shed					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults: Julie Hutson	M <input type="checkbox"/>	F <input checked="" type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
Bruce Hutson	<input checked="" type="checkbox"/>	<input type="checkbox"/>					
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move		Number of Rooms 8 <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No			
		Advanced Move Payment Needed:		<input type="checkbox"/> Yes <input type="checkbox"/> No			

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Has a 15 year old dog
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Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$	Monthly Rent	\$2,850
Interest Rate		Monthly Utilities	
Loan Type		Heat	\$
Remaining Term		Power	\$
Monthly Payment (P&I)	\$	Sewer	\$
Lender Name		Water	\$
Contact Number		Lot/Ground Rent	\$
Taxes & Insurance	\$	Rent Subsidy	\$
		Gross Monthly Income	\$
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		*Note: Utilities only include heat, light, water & sewer	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$7,200	Moving Cost: \$2,200-\$5,500	Date: 7/26/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 126
Name of Displacee(s): Robert Golden		Displacee No.: 001
Date of Occupancy: 7/30/2008	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 14503 Corliss Ave N Shoreline, WA 98133	Mailing Address: 14503 Corliss Ave N Shoreline, WA 98133	Work Phone:
		Home Phone: 206.914.4890
		Email Address:

Residential Information

Total Sq Ft: 960	No. Bedrooms: 3	No. Bathrooms: 1	Total No. Rooms: 6	Lot Size: 6,975	Year Built: 1954
Subject DS&S: yes	Garage Stalls: Carport	Other major site improvements: 1 fireplace			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults: Robert Golden	M <input checked="" type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>			
	M <input type="checkbox"/>	F <input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input checked="" type="checkbox"/> Schedule Move Payment Number of Rooms 8 <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No		
Disability Issues/Special Needs/Comments:					

Attachment A - Exhibit A Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																
Employer:		Employer:																																
Occupation:		Occupation:																																
Location:	No. of miles from home:	Location:	No. of miles from home:																															
Owner: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Mortgage Balance</td> <td>\$No Mortgage</td> </tr> <tr> <td>Interest Rate</td> <td></td> </tr> <tr> <td>Loan Type</td> <td></td> </tr> <tr> <td>Remaining Term</td> <td></td> </tr> <tr> <td>Monthly Payment (P&I)</td> <td>\$</td> </tr> <tr> <td>Lender Name</td> <td></td> </tr> <tr> <td>Contact Number</td> <td></td> </tr> <tr> <td>Taxes & Insurance</td> <td>\$</td> </tr> </table>		Mortgage Balance	\$No Mortgage	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Monthly Rent</td> <td>\$</td> </tr> <tr> <td rowspan="4">Monthly Utilities</td> <td>Heat \$</td> </tr> <tr> <td>Power \$</td> </tr> <tr> <td>Sewer \$</td> </tr> <tr> <td>Water \$</td> </tr> <tr> <td>Lot/Ground Rent</td> <td>\$</td> </tr> <tr> <td>Rent Subsidy</td> <td>\$</td> </tr> <tr> <td>Gross Monthly Income</td> <td>\$</td> </tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Damage/Security Deposit</td> <td>\$</td> </tr> </table>		Monthly Rent	\$	Monthly Utilities	Heat \$	Power \$	Sewer \$	Water \$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$No Mortgage																																	
Interest Rate																																		
Loan Type																																		
Remaining Term																																		
Monthly Payment (P&I)	\$																																	
Lender Name																																		
Contact Number																																		
Taxes & Insurance	\$																																	
Monthly Rent	\$																																	
Monthly Utilities	Heat \$																																	
	Power \$																																	
	Sewer \$																																	
	Water \$																																	
Lot/Ground Rent	\$																																	
Rent Subsidy	\$																																	
Gross Monthly Income	\$																																	
Damage/Security Deposit	\$																																	

Relocation Cost Estimate

RHP: \$5,000	Moving Cost: \$2,000-5,500	Date: 7/13/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 127
Name of Displacee(s): Michael and Rebecca Webb		Displacee No.: 001
Date of Occupancy: 2/08/2013	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone: 865-250-9182 Mike Webb
Site Address: 2302 N 145 th St Shoreline, WA 98133	Mailing Address: 2302 N 145 th St Shoreline, WA 98133	Work Phone:
		Home Phone:
		Email Address: msandersw@gmail.com

Residential Information

Total Sq Ft: 2,640 total /1,340	No. Bedrooms: 3	No. Bathrooms: 1.75	Total No. Rooms: 7	Lot Size: 6,092	Year Built: 1961
Subject DS&S: yes	Garage Stalls: 2 Detached Garage	Other major site improvements: rental in basement			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults: Mike	M <input checked="" type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Rebecca	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Children: Rowan	FT <input checked="" type="checkbox"/>	PT <input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
Number of Rooms <u>9</u> <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Owner rents the 1,300 sq. ft. 1 bedroom 1 bath downstairs for \$750 per month 1 st level – 1,340 square feet Finished basement – 1,300 square feet Detached garage – 570 square feet Open porch – 140 square feet

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$313,186	Monthly Rent	\$
Interest Rate		Monthly Utilities	\$
Loan Type	FHA	Heat	\$
Remaining Term	26 yrs	Power	\$
Monthly Payment (P&I)	\$	Sewer	\$
Lender Name	Cobalt Mtg Inc.	Water	\$
Contact Number		Lot/Ground Rent	\$
Taxes & Insurance	\$	Rent Subsidy	\$
		Gross Monthly Income	\$
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$25,000	Moving Cost: \$2,200-\$6,500	Date: 7/26/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 127
Legal Name of Business: Michael and Rebecca Webb		Displacee No.: 002
Owner(s) Name(s), is different from above:		
Date of Purchase: 2/08/13	Email Address: msandersw@gmail.com	Business Phone:
Subject Site Address: 2302 N 145 th St Shoreline, WA 98133	Business Mailing Address: 2302 N 145 th St Shoreline, WA 98133	Alternate Phone:
		Cell Phone: 865-250-9182
Title VI Required Information:		
Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Minority Women Business Enterprise)		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Disadvantaged Business Enterprise)

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 1,300	Lot Size: 6,092	Number of Units: 1
Garage/Carport: 0	ADA Installations: 0	

Tenant Information

Unit No.: 1	Unit No.:	Unit No.:
Tenant Name: Brian	Tenant Name:	Tenant Name:
Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit: 1,300	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$750.00	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: <u>Owner</u> Sewer pd by: <u>Owner</u> Power pd by: <u>Owner</u>	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source: Natural Gas	Water Source: City	Sewer Source: City
Leases on File: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": e *Must provide copies of recent tax return
Copies Obtained: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Personal Property on-site owned by Landlord: Not in unit		
Any outside specialists needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Time required to vacate: 90 days	
Plans to Reestablish: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Site Requirements:	

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$0	Site Search Cost: \$2,500
Specialist: Kristina Guzman		Date: 7/26/19

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Corridor Project		Parcel No.: 127
Name of Displacee(s): Brian		Displacee No.: 002
Date of Occupancy: 2019	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2302 N. 145 th St Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,300	No. Bedrooms: 1	No. Bathrooms: 1	Total No. Rooms: 4	Lot Size: 6,092	Year Built: 1961		
Subject DS&S: Yes	Garage Stalls: Detached garage	Other major site improvements:					
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults: Brian	M <input checked="" type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
	<input type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>					
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment Number of Rooms <u>1,200</u> <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No					

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments:
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Financial Information

Head of Household: Brian		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$	Monthly Rent	\$750.00
Interest Rate		Monthly Utilities	Heat \$0
Loan Type			Power \$0
Remaining Term			Sewer \$0
Monthly Payment (P&I)	\$		Water \$0
Lender Name		Lot/Ground Rent	\$
Contact Number		Rent Subsidy	\$
Taxes & Insurance	\$	Gross Monthly Income	\$
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$48,090	Moving Cost: \$1,200	Date: 7/26/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor		Parcel No.: 128
Legal Name of Business:		Displacee No.: 001
Owner(s) Name(s), is different from above: Erik Vanderhoff		
Date of Purchase: 4/27/2006	Email Address:	Business Phone: 206-214-8234
Subject Site Address: 2308 N. 145 th St Shoreline, WA 98133	Business Mailing Address: 2308 N. 145 th St Shoreline, WA 98133	Alternate Phone:
		Cell Phone:
Title VI Required Information: Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input type="checkbox"/> <small>(Minority Women Business Enterprise)</small>		DBE: Yes <input type="checkbox"/> No <input type="checkbox"/> <small>(Disadvantaged Business Enterprise)</small>

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 2,050	Lot Size: 6,100	Number of Units:
Garage/Carport:	ADA Installations:	

Tenant Information

Unit No.: 002	Unit No.: 003	Unit No.: 004	Unit No.: 005	Unit No.: 006	Unit No.: 007
Tenant Name: Unknown	Tenant Name: Unknown	Tenant Name: Unknown	Tenant Name: Unknown	Tenant Name: Unknown	Tenant Name: Unknown
Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit: Downstairs room/kitchen and bathroom	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: Cabana/ shared kitchen/bathroom inside
Rent Amount: \$900	Rent Amount: \$600	Rent Amount: \$600	Rent Amount: \$600	Rent Amount: \$600	Rent Amount: \$800
Utilities: Water pd by: <u>Landlord</u> Sewer pd by: <u>Landlord</u> Power pd by: <u>Landlord</u>	Utilities: Water pd by: <u>Landlord</u> Sewer pd by: <u>Landlord</u> Power pd by: <u>Landlord</u>	Utilities: Water pd by: <u>Landlord</u> Sewer pd by: <u>Landlord</u> Power pd by: <u>Landlord</u>	Utilities: Water pd by: <u>Landlord</u> Sewer pd by: <u>Landlord</u> Power pd by: <u>Landlord</u>	Utilities: Water pd by: <u>Landlord</u> Sewer pd by: <u>Landlord</u> Power pd by: <u>Landlord</u>	Utilities: Water pd by: <u>Landlord</u> Sewer pd by: <u>Landlord</u> Power pd by: <u>Landlord</u>
Heat Source: Oil	Water Source: City	Sewer Source: City			

Attachment A - Exhibit A
Non-Residential (Landlord)
Occupancy Survey

Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/> Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/> No leases were obtained	File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Personal Property on-site owned by Landlord: Any outside specialists needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Time required to vacate:	
Plans to Reestablish: Yes <input type="checkbox"/> No <input type="checkbox"/> Advance Payment Needed: Yes <input type="checkbox"/> No <input type="checkbox"/> Site Requirements:	

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Specialist: Becky Gilberg		Date: 7/26/19

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th St. Corridor Project		Parcel No.: 128
Name of Displacee(s): Unknown		Displacee No.: 002
Date of Occupancy: Unknown	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2308 N. 145 th St. Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft:	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms:	Lot Size: 6,100	Year Built: 1961		
Subject DS&S: Yes	Garage Stalls:	Other major site improvements:					
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults:		M	F	Ethnic Identification Category:	Utilities:		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other	Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane		
		<input type="checkbox"/>	<input type="checkbox"/>		Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle	
Children:	FT	PT	M		F		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		Move Type: <input type="checkbox"/> Schedule Move Payment Number of Rooms _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No					
Disability Issues/Special Needs/Comments:							
\$900 rents downstairs with kitchen and bathroom Rent includes all utilities							

Attachment A - Exhibit A Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner: Mortgage Balance \$ <input style="width: 150px;" type="text"/> Interest Rate <input style="width: 150px;" type="text"/> Loan Type <input style="width: 150px;" type="text"/> Remaining Term <input style="width: 150px;" type="text"/> Monthly Payment (P&I) \$ <input style="width: 150px;" type="text"/> Lender Name <input style="width: 150px;" type="text"/> Contact Number <input style="width: 150px;" type="text"/> Taxes & Insurance \$ <input style="width: 150px;" type="text"/>		Tenant: Monthly Rent \$ <input style="width: 150px;" type="text"/> Monthly Utilities Heat \$ <input style="width: 100px;" type="text"/> Power \$ <input style="width: 100px;" type="text"/> Sewer \$ <input style="width: 100px;" type="text"/> Water \$ <input style="width: 100px;" type="text"/> Lot/Ground Rent \$ <input style="width: 100px;" type="text"/> Rent Subsidy \$ <input style="width: 100px;" type="text"/> Gross Monthly Income \$ <input style="width: 150px;" type="text"/> Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____ <i>*Note: Utilities only include heat, light, water & sewer</i> Damage/Security Deposit \$ <input style="width: 150px;" type="text"/>	

Relocation Cost Estimate

RHP: \$41790	Moving Cost: \$1,200	Date: 7/31/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th St. Corridor Project		Parcel No.: 128
Name of Displacee(s): Unknown		Displacee No.: 003
Date of Occupancy: Unknown	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2308 N. 145 th St. Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft:	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms:	Lot Size: 6,100	Year Built: 1961	
Subject DS&S: Yes	Garage Stalls:	Other major site improvements:				
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____						
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation				
Adults:		M	F	Ethnic Identification Category:	Utilities:	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other	Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane	
		<input type="checkbox"/>	<input type="checkbox"/>		Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Children:	FT	PT	M		F	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This information is required by Title VI	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input type="checkbox"/> Schedule Move Payment Number of Rooms _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	
Disability Issues/Special Needs/Comments:						
\$600 per month for rent 1 bedroom and shares kitchen upstairs Rent includes all utilities						

Attachment A - Exhibit A Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																			
Employer:		Employer:																																			
Occupation:		Occupation:																																			
Location:	No. of miles from home:	Location:	No. of miles from home:																																		
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Mortgage Balance</td><td style="width: 30%;">\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Monthly Rent</td><td style="width: 30%;">\$</td></tr> <tr><td>Monthly Utilities</td><td>Heat \$</td></tr> <tr><td></td><td>Power \$</td></tr> <tr><td></td><td>Sewer \$</td></tr> <tr><td></td><td>Water \$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Damage/Security Deposit</td><td style="width: 30%;">\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities	Heat \$		Power \$		Sewer \$		Water \$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$																																				
Interest Rate																																					
Loan Type																																					
Remaining Term																																					
Monthly Payment (P&I)	\$																																				
Lender Name																																					
Contact Number																																					
Taxes & Insurance	\$																																				
Monthly Rent	\$																																				
Monthly Utilities	Heat \$																																				
	Power \$																																				
	Sewer \$																																				
	Water \$																																				
Lot/Ground Rent	\$																																				
Rent Subsidy	\$																																				
Gross Monthly Income	\$																																				
Damage/Security Deposit	\$																																				

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th St. Corridor Project		Parcel No.: 128
Name of Displacee(s): Unknown		Displacee No.: 004
Date of Occupancy: Unknown	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2308 N. 145 th St. Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft:	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms:	Lot Size: 6,100	Year Built: 1961	
Subject DS&S: Yes	Garage Stalls:	Other major site improvements:				
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____						
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation				
Adults:		M	F	Ethnic Identification Category:	Utilities:	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	
		<input type="checkbox"/>	<input type="checkbox"/>		Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle	
Children:	FT	PT	M			F
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input type="checkbox"/> Schedule Move Payment Number of Rooms _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: \$600 per month for 1 bedroom and shares kitchen upstairs Rent includes all utilities
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Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$	Monthly Rent	\$
Interest Rate		Monthly Utilities	Heat \$
Loan Type			Power \$
Remaining Term			Sewer \$
Monthly Payment (P&I)	\$		Water \$
Lender Name		Lot/Ground Rent	\$
Contact Number		Rent Subsidy	\$
Taxes & Insurance	\$	Gross Monthly Income	\$
		Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th St. Corridor Project		Parcel No.: 128
Name of Displacee(s): Unknown		Displacee No.: 005
Date of Occupancy: Unknown	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2308 N. 145 th St. Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft:	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms:	Lot Size: 6,100	Year Built: 1961	
Subject DS&S: Yes	Garage Stalls:	Other major site improvements:				
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____						
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation				
Adults:		M	F	Ethnic Identification Category:	Utilities:	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other	Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane	
		<input type="checkbox"/>	<input type="checkbox"/>		Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Children:	FT	PT	M		F	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
Move Type: <input type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Commercial Move Number of Rooms _____ Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No						
Disability Issues/Special Needs/Comments: \$600 per month for 1 bedroom and shares kitchen upstairs Rent includes all utilities						

Attachment A - Exhibit A
Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner: Mortgage Balance \$ _____ Interest Rate _____ Loan Type _____ Remaining Term _____ Monthly Payment (P&I) \$ _____ Lender Name _____ Contact Number _____ Taxes & Insurance \$ _____		Tenant: Monthly Rent \$ _____ Monthly Utilities Heat \$ _____ Power \$ _____ Sewer \$ _____ Water \$ _____ Lot/Ground Rent \$ _____ Rent Subsidy \$ _____ Gross Monthly Income \$ _____ Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____ <i>*Note: Utilities only include heat, light, water & sewer</i> Damage/Security Deposit \$ _____	

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th St. Corridor Project		Parcel No.: 128
Name of Displacee(s): Unknown		Displacee No.: 006
Date of Occupancy: Unknown	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2308 N. 145 th St. Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft:	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms:	Lot Size: 6,100	Year Built: 1961		
Subject DS&S: Yes	Garage Stalls:	Other major site improvements:					
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults:		M	F	Ethnic Identification Category:	Utilities:		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other	Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane		
		<input type="checkbox"/>	<input type="checkbox"/>		Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle	
Children:	FT	PT	M		F		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Move Type: <input type="checkbox"/> Schedule Move Payment Number of Rooms _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No							
Disability Issues/Special Needs/Comments: \$600 per month for 1 bedroom and shares kitchen upstairs Rent includes all utilities							

Attachment A - Exhibit A Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																			
Employer:		Employer:																																			
Occupation:		Occupation:																																			
Location:	No. of miles from home:	Location:	No. of miles from home:																																		
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Mortgage Balance</td><td style="width: 30%;">\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Monthly Rent</td><td style="width: 30%;">\$</td></tr> <tr><td>Monthly Utilities</td><td>Heat \$</td></tr> <tr><td></td><td>Power \$</td></tr> <tr><td></td><td>Sewer \$</td></tr> <tr><td></td><td>Water \$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Damage/Security Deposit</td><td style="width: 30%;">\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities	Heat \$		Power \$		Sewer \$		Water \$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$																																				
Interest Rate																																					
Loan Type																																					
Remaining Term																																					
Monthly Payment (P&I)	\$																																				
Lender Name																																					
Contact Number																																					
Taxes & Insurance	\$																																				
Monthly Rent	\$																																				
Monthly Utilities	Heat \$																																				
	Power \$																																				
	Sewer \$																																				
	Water \$																																				
Lot/Ground Rent	\$																																				
Rent Subsidy	\$																																				
Gross Monthly Income	\$																																				
Damage/Security Deposit	\$																																				

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th St. Corridor Project		Parcel No.: 128
Name of Displacee(s): Unknown		Displacee No.: 007
Date of Occupancy: Unknown	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 2308 N. 145 th St. Shoreline, WA 98133	Mailing Address:	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft:	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms:	Lot Size: 6,100	Year Built: 1961	
Subject DS&S: Yes	Garage Stalls:	Other major site improvements:				
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____						
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation				
Adults:		M	F	Ethnic Identification Category:	Utilities:	
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other	Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane	
		<input type="checkbox"/>	<input type="checkbox"/>		Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Children:	FT	PT	M		F	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
		Move Type: <input type="checkbox"/> Schedule Move Payment Number of Rooms _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Disability Issues/Special Needs/Comments:						
\$800 per month for cabana in backyard, use of kitchen and bathroom rent includes all utilities.						

Attachment A - Exhibit A Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																
Employer:		Employer:																																
Occupation:		Occupation:																																
Location:	No. of miles from home:	Location:	No. of miles from home:																															
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Mortgage Balance</td> <td style="width: 30%;">\$</td> </tr> <tr> <td>Interest Rate</td> <td></td> </tr> <tr> <td>Loan Type</td> <td></td> </tr> <tr> <td>Remaining Term</td> <td></td> </tr> <tr> <td>Monthly Payment (P&I)</td> <td>\$</td> </tr> <tr> <td>Lender Name</td> <td></td> </tr> <tr> <td>Contact Number</td> <td></td> </tr> <tr> <td>Taxes & Insurance</td> <td>\$</td> </tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Monthly Rent</td> <td style="width: 40%;">\$</td> </tr> <tr> <td rowspan="4">Monthly Utilities</td> <td>Heat \$</td> </tr> <tr> <td>Power \$</td> </tr> <tr> <td>Sewer \$</td> </tr> <tr> <td>Water \$</td> </tr> <tr> <td>Lot/Ground Rent</td> <td>\$</td> </tr> <tr> <td>Rent Subsidy</td> <td>\$</td> </tr> <tr> <td>Gross Monthly Income</td> <td>\$</td> </tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Damage/Security Deposit</td> <td style="width: 30%;">\$</td> </tr> </table>		Monthly Rent	\$	Monthly Utilities	Heat \$	Power \$	Sewer \$	Water \$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$																																	
Interest Rate																																		
Loan Type																																		
Remaining Term																																		
Monthly Payment (P&I)	\$																																	
Lender Name																																		
Contact Number																																		
Taxes & Insurance	\$																																	
Monthly Rent	\$																																	
Monthly Utilities	Heat \$																																	
	Power \$																																	
	Sewer \$																																	
	Water \$																																	
Lot/Ground Rent	\$																																	
Rent Subsidy	\$																																	
Gross Monthly Income	\$																																	
Damage/Security Deposit	\$																																	

Relocation Cost Estimate

RHP: \$7,200	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Basic Information

Project Title: 145 th Street Corridor Project		Parcel No.: 129
Name of Displacee(s): Helen Briones		Displacee No.: 001
Date of Occupancy: 3/16/2001	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone: 206-383-1210
Site Address: 2314 N. 145 th St Shoreline, WA 98133	Mailing Address: 2314 N 145 th St Shoreline, WA 98133	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 2,340	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms: 9	Lot Size: 9,026	Year Built: 1961		
Subject DS&S: yes	Garage Stalls: Detached 2 car garage	Other major site improvements: converted garage to basement living space.					
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input checked="" type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent			<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation				
Adults: Roommate – adult female	M <input type="checkbox"/>	F <input checked="" type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
Helen Briones	<input type="checkbox"/>	<input checked="" type="checkbox"/>					
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
			Move Type: <input checked="" type="checkbox"/> Schedule Move Payment Number of Rooms <u>11</u> <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No				
Disability Issues/Special Needs/Comments: Husband passed away and currently has a roommate. 1 st Floor – 1,170 square feet Finished basement – 740 square feet, unfinished basement – 140 square feet Basement garage – 290 square feet finished Deck – 200 square feet							

Basic Information

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																					
Employer: Summit First Hill		Employer:																																					
Occupation: Food Server part time		Occupation:																																					
Location:	No. of miles from home:	Location:	No. of miles from home:																																				
Owner: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Mortgage Balance</td><td>\$200,000 +/-</td></tr> <tr><td>Interest Rate</td><td>3.8%</td></tr> <tr><td>Loan Type</td><td>Conventional</td></tr> <tr><td>Remaining Term</td><td>24 yr</td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$1,800</td></tr> <tr><td>Lender Name</td><td>JP Morgan Chase Bk</td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$200,000 +/-	Interest Rate	3.8%	Loan Type	Conventional	Remaining Term	24 yr	Monthly Payment (P&I)	\$1,800	Lender Name	JP Morgan Chase Bk	Contact Number		Taxes & Insurance	\$	Tenant: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Monthly Rent</td><td>\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td style="padding-left: 20px;">Heat</td><td>\$</td></tr> <tr><td style="padding-left: 20px;">Power</td><td>\$</td></tr> <tr><td style="padding-left: 20px;">Sewer</td><td>\$</td></tr> <tr><td style="padding-left: 20px;">Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>Damage/Security Deposit</td><td>\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$200,000 +/-																																						
Interest Rate	3.8%																																						
Loan Type	Conventional																																						
Remaining Term	24 yr																																						
Monthly Payment (P&I)	\$1,800																																						
Lender Name	JP Morgan Chase Bk																																						
Contact Number																																							
Taxes & Insurance	\$																																						
Monthly Rent	\$																																						
Monthly Utilities																																							
Heat	\$																																						
Power	\$																																						
Sewer	\$																																						
Water	\$																																						
Lot/Ground Rent	\$																																						
Rent Subsidy	\$																																						
Gross Monthly Income	\$																																						
Damage/Security Deposit	\$																																						

Relocation Cost Estimate

RHP: \$63,000	Moving Cost: \$2,600 - \$7,000	Date: 7/24/19	Relocation Specialist: Kristina Guzman
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Basic Information

Project Title: 145 th Street Corridor Project		Parcel No.: 137
Name of Displacee(s): Erin and Jason Fawcett		Displacee No.: 1
Date of Occupancy: 7/29/2005	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 104 NE 145 th St Shoreline, WA 98155	Mailing Address: 104 NE 145 th St Shoreline, WA 98155	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,140	No. Bedrooms: 2	No. Bathrooms: 1	Total No. Rooms: 7	Lot Size: 6,344	Year Built: 1950		
Subject DS&S: yes	Garage Stalls: Detached garage	Other major site improvements:					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults:	M	F	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
	<input type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>					
Children:	FT	PT				M	F
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input checked="" type="checkbox"/> Schedule Move Payment Number of Rooms 9 <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No		
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Disability Issues/Special Needs/Comments: Heat Source = Gas Detached garage – 240 square feet							

Basic Information

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																															
Employer:		Employer:																																															
Occupation:		Occupation:																																															
Location:	No. of miles from home:	Location:	No. of miles from home:																																														
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Mortgage Balance</td> <td style="border: 1px solid black; text-align: center;">\$271,000</td> </tr> <tr> <td>Interest Rate</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td>Loan Type</td> <td style="border: 1px solid black; text-align: center;">Conventional</td> </tr> <tr> <td>Remaining Term</td> <td style="border: 1px solid black; text-align: center;">29 yrs</td> </tr> <tr> <td>Monthly Payment (P&I)</td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td>Lender Name</td> <td style="border: 1px solid black; text-align: center;">Northpointe Bk</td> </tr> <tr> <td>Contact Number</td> <td style="border: 1px solid black;"></td> </tr> <tr> <td>Taxes & Insurance</td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> </table>		Mortgage Balance	\$271,000	Interest Rate		Loan Type	Conventional	Remaining Term	29 yrs	Monthly Payment (P&I)	\$	Lender Name	Northpointe Bk	Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Monthly Rent</td> <td style="width: 10%;"></td> <td style="width: 10%; text-align: right;">Heat</td> <td style="width: 50%; border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td>Monthly Utilities</td> <td></td> <td>Power</td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td></td> <td></td> <td>Sewer</td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td></td> <td></td> <td>Water</td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td>Lot/Ground Rent</td> <td></td> <td></td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td>Rent Subsidy</td> <td></td> <td></td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> <tr> <td>Gross Monthly Income</td> <td></td> <td></td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 80%;">Damage/Security Deposit</td> <td style="border: 1px solid black; text-align: center;">\$</td> </tr> </table>		Monthly Rent		Heat	\$	Monthly Utilities		Power	\$			Sewer	\$			Water	\$	Lot/Ground Rent			\$	Rent Subsidy			\$	Gross Monthly Income			\$	Damage/Security Deposit	\$
Mortgage Balance	\$271,000																																																
Interest Rate																																																	
Loan Type	Conventional																																																
Remaining Term	29 yrs																																																
Monthly Payment (P&I)	\$																																																
Lender Name	Northpointe Bk																																																
Contact Number																																																	
Taxes & Insurance	\$																																																
Monthly Rent		Heat	\$																																														
Monthly Utilities		Power	\$																																														
		Sewer	\$																																														
		Water	\$																																														
Lot/Ground Rent			\$																																														
Rent Subsidy			\$																																														
Gross Monthly Income			\$																																														
Damage/Security Deposit	\$																																																

Relocation Cost Estimate

RHP: \$5,000	Moving Cost: \$2,200 - \$6,000	Date: 7/30/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 138
Legal Name of Business:		Displacee No.: 001
Owner(s) Name(s), is different from above: Rajiv & Priya Sarathy		
Date of Purchase:	Email Address:	Business Phone: 612-616-3473 Judy Comstock Renters Warehouse
Subject Site Address: 108 NE 145 th St Shoreline, WA 98155	Business Mailing Address: 7550 NE 28 th Pl Medina, WA 98039	Alternate Phone:
		Cell Phone:
Title VI Required Information:		
Ethnic Identification Category: <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input type="checkbox"/> (Minority Women Business Enterprise)		DBE: Yes <input type="checkbox"/> No <input type="checkbox"/> (Disadvantaged Business Enterprise)

Unit Information

Building Type: <input checked="" type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 800	Lot Size: 5,947	Number of Units:
Garage/Carport: Carport	ADA Installations:	

Tenant Information

Unit No.: 002	Unit No.:	Unit No.:
Tenant Name: Unknown	Tenant Name:	Tenant Name:
Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit: 800	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$1,850	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: <u>Tenant</u> Sewer pd by: <u>Tenant</u> Power pd by: <u>Tenant</u>	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source: Gas	Water Source: City	Sewer Source: City
Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/> Add on craigslist		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/>		
Personal Property on-site owned by Landlord:		
Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/>		
Time required to vacate:		

Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Plans to Reestablish: Yes <input type="checkbox"/> No <input type="checkbox"/> Advance Payment Needed: Yes <input type="checkbox"/> No <input type="checkbox"/>
Site Requirements:

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost:	Site Search Cost: \$2,500
Specialist: Becky Gilberg		Date: 7/31/19

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 138
Name of Displacee(s): Unknown		Displacee No.: 002
Date of Occupancy:	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	Cell Phone:
Site Address: 108 NE 145 th St Shoreline, WA 98155	Mailing Address: 7550 NE 28 th Pl Medina, WA 98039	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 800	No. Bedrooms: 2	No. Bathrooms: 1	Total No. Rooms: 5	Lot Size: 5,947	Year Built: 1950		
Subject DS&S: Yes	Garage Stalls: Carport	Other major site improvements:					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults:	M	F	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
	<input type="checkbox"/>	<input type="checkbox"/>					
	<input type="checkbox"/>	<input type="checkbox"/>					
Children:	FT	PT				M	F
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input type="checkbox"/> Schedule Move Payment Number of Rooms _____ <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Currently listed on craigslist for 1,850 per month with tenant paying utilities. Judy Comstock with Renters Warehouse 612-616-3473

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																					
Employer:		Employer:																																					
Occupation:		Occupation:																																					
Location:	No. of miles from home:	Location:	No. of miles from home:																																				
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Mortgage Balance</td><td style="width: 30%;">\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Monthly Rent</td><td style="width: 30%;">\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td style="padding-left: 150px;">Heat</td><td>\$</td></tr> <tr><td style="padding-left: 150px;">Power</td><td>\$</td></tr> <tr><td style="padding-left: 150px;">Sewer</td><td>\$</td></tr> <tr><td style="padding-left: 150px;">Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="width: 70%;">Damage/Security Deposit</td><td style="width: 30%;">\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$																																						
Interest Rate																																							
Loan Type																																							
Remaining Term																																							
Monthly Payment (P&I)	\$																																						
Lender Name																																							
Contact Number																																							
Taxes & Insurance	\$																																						
Monthly Rent	\$																																						
Monthly Utilities																																							
Heat	\$																																						
Power	\$																																						
Sewer	\$																																						
Water	\$																																						
Lot/Ground Rent	\$																																						
Rent Subsidy	\$																																						
Gross Monthly Income	\$																																						
Damage/Security Deposit	\$																																						

Relocation Cost Estimate

RHP: \$7,200	Moving Cost: \$1,600	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 139
Name of Displacee(s): Darwin Hill and Lori Firnhaber		Displacee No.: 001
Date of Occupancy: 10/26/89	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 114 NE 145 th St Shoreline, WA 98155	Mailing Address: 114 NE 145 th St Shoreline, WA 98155	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,940	No. Bedrooms: 5	No. Bathrooms: 2	Total No. Rooms: 7	Lot Size: 12,000	Year Built: 1950		
Subject DS&S: yes	Garage Stalls:	Other major site improvements:					
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults:	M <input type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle		
	<input type="checkbox"/>	<input type="checkbox"/>					
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>				M <input type="checkbox"/>	F <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move		Number of Rooms <u>9</u> <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No			
		Advanced Move Payment Needed:		<input type="checkbox"/> Yes <input type="checkbox"/> No			
Disability Issues/Special Needs/Comments: 1 st floor – 1,840 square feet Finished basement – 100 square feet, Total basement – 570 square feet No mortgage on file							

Attachment A - Exhibit A Residential Occupancy Survey

Financial Information

Head of Household:		Spouse/Partner/Roommate:																																															
Employer:		Employer:																																															
Occupation:		Occupation:																																															
Location:	No. of miles from home:	Location:	No. of miles from home:																																														
Owner: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Mortgage Balance</td> <td>\$No mortgage found</td> </tr> <tr> <td>Interest Rate</td> <td></td> </tr> <tr> <td>Loan Type</td> <td></td> </tr> <tr> <td>Remaining Term</td> <td></td> </tr> <tr> <td>Monthly Payment (P&I)</td> <td>\$</td> </tr> <tr> <td>Lender Name</td> <td></td> </tr> <tr> <td>Contact Number</td> <td></td> </tr> <tr> <td>Taxes & Insurance</td> <td>\$</td> </tr> </table>		Mortgage Balance	\$No mortgage found	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Monthly Rent</td> <td style="width: 5%;">Heat</td> <td style="width: 10%;"></td> <td style="width: 25%;">\$</td> </tr> <tr> <td>Monthly Utilities</td> <td>Power</td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td>Sewer</td> <td></td> <td>\$</td> </tr> <tr> <td></td> <td>Water</td> <td></td> <td>\$</td> </tr> <tr> <td>Lot/Ground Rent</td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td>Rent Subsidy</td> <td></td> <td></td> <td>\$</td> </tr> <tr> <td>Gross Monthly Income</td> <td></td> <td></td> <td>\$</td> </tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 80%;">Damage/Security Deposit</td> <td style="width: 20%;">\$</td> </tr> </table>		Monthly Rent	Heat		\$	Monthly Utilities	Power		\$		Sewer		\$		Water		\$	Lot/Ground Rent			\$	Rent Subsidy			\$	Gross Monthly Income			\$	Damage/Security Deposit	\$
Mortgage Balance	\$No mortgage found																																																
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Remaining Term																																																	
Monthly Payment (P&I)	\$																																																
Lender Name																																																	
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Taxes & Insurance	\$																																																
Monthly Rent	Heat		\$																																														
Monthly Utilities	Power		\$																																														
	Sewer		\$																																														
	Water		\$																																														
Lot/Ground Rent			\$																																														
Rent Subsidy			\$																																														
Gross Monthly Income			\$																																														
Damage/Security Deposit	\$																																																

Relocation Cost Estimate

RHP: \$687,900	Moving Cost: \$2,200 - \$6,000	Date: 7/11/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 143
Name of Displacee(s): Huynh Kien Ba and Huynh Nighi Man		Displacee No.: 001
Date of Occupancy: 3/11/2004	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 122 NE 145 th St Shoreline, WA 98155	Mailing Address: 122 NE 145 th St Shoreline, WA 98155	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,350	No. Bedrooms: 3	No. Bathrooms: 1.5	Total No. Rooms: 6	Lot Size: 8,400	Year Built: 1950
Subject DS&S:	Garage Stalls: attached garage	Other major site improvements:			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults:	M <input type="checkbox"/>	F <input type="checkbox"/>	Ethnic Identification Category: <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input type="checkbox"/> NatGas <input checked="" type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Children:	FT <input type="checkbox"/>	PT <input type="checkbox"/>			
	M <input type="checkbox"/>	F <input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	Move Type: <input checked="" type="checkbox"/> Schedule Move Payment Number of Rooms <u>8</u> <input type="checkbox"/> Commercial Move <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Attached garage – 200 square feet

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$52,404	Monthly Rent	\$
Interest Rate		Monthly Utilities	\$
Loan Type	Conventional	Heat	\$
Remaining Term		Power	\$
Monthly Payment (P&I)	\$	Sewer	\$
Lender Name	Wells Fargo Bk	Water	\$
Contact Number		Lot/Ground Rent	\$
Taxes & Insurance	\$	Rent Subsidy	\$
		Gross Monthly Income	\$
		Source of Income:	<input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$457,900	Moving Cost: \$2,000 - \$5,500	Date: 7/31/19	Relocation Specialist: Sonja Davis
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 144
Name of Displacee(s): Amir Bhutto and Kaur Kuljit		Displacee No.: 001
Date of Occupancy: 4/28/2005	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 126 NE 145 th St Shoreline, WA 98155	Mailing Address: 126 NE 145 th St Shoreline, WA 98155	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,510	No. Bedrooms: 4	No. Bathrooms: 2	Total No. Rooms: 7	Lot Size: 8,400	Year Built: 1950
Subject DS&S:	Garage Stalls: no garage	Other major site improvements: 1 fireplace			
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input checked="" type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults:		M	F	Ethnic Identification Category:	Utilities:
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American	Heat
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Asian/Pacific	<input type="checkbox"/> NatGas <input checked="" type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Islander	Electric
Children:	FT	PT	M	<input type="checkbox"/> American Indian	<input type="checkbox"/> Oil <input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Alaskan Native	Propane
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Caucasian	Water
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Hispanic American	<input type="checkbox"/> Well
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Other	<input checked="" type="checkbox"/> City Water
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<small>This information is required by Title VI</small>	<input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Move Type:	Dwelling Type:
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Schedule Move Payment	<input checked="" type="checkbox"/> Single Family Dwelling
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Commercial Move	<input type="checkbox"/> Apartment
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Advanced Move Payment Needed:	<input type="checkbox"/> Duplex
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Mobile Home
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Condominium
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> Recreational Vehicle

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Electric Base board heating

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$248,348	Monthly Rent	\$
Interest Rate		Monthly Utilities	\$
Loan Type	Conventional	Heat	\$
Remaining Term		Power	\$
Monthly Payment (P&I)	\$	Sewer	\$
Lender Name	Green Tree Servicing LLC	Water	\$
Contact Number		Lot/Ground Rent	\$
Taxes & Insurance	\$	Rent Subsidy	\$
		Gross Monthly Income	\$
		Source of Income:	<input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$435,000	Moving Cost: \$2,200 - \$6,000	Date: 7/26/19	Relocation Specialist: Kristina Guzman
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Basic Information

Project Title: 145 th Street Corridor Project		Parcel No.: 144
Legal name of business: <i>Bhutto, Amir Bakhsh</i>		Displacee No.: 002
DBA: <i>Black Cars Service</i>		Business phone: 206.523.3333
Owner(s) name(s), if different from above: <i>Amir Bhutto</i>	Fax:	Alternate phone:
	Email:	Occupancy Date:
Type of operation: <input type="checkbox"/> Landlord <input type="checkbox"/> Retail <input type="checkbox"/> NPO <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Other	Business site address: <i>126 NE 145th St Shoreline, WA 98155</i>	Business mailing address:
Title VI Required Information: <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> Hispanic American <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Minority Women Business Enterprise)</small>		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Disadvantaged Business Enterprise)</small>

Present Operation

Type of Displacement: <input checked="" type="checkbox"/> Business <input type="checkbox"/> Farm <input type="checkbox"/> NPO <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input checked="" type="checkbox"/> Sole Proprietor		
Describe Nature of Business: <i>Transpiration Service</i>		
Total building(s) square footage: <i>Unknown</i>	Lot size:	Number of employees: <i>unkown</i>
Replacement preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Own Land	Number & types of other businesses owned: Number: Types:	
Any special utility needs: <i>none</i>	ADA Requirements: <i>none</i>	
Do you depend on truck deliveries? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size:		Access From:
Special displacement building features:		
Land: <input checked="" type="checkbox"/> Own <input type="checkbox"/> Lease	Lease rate:	Expiration of lease:
Building: <input checked="" type="checkbox"/> Own <input type="checkbox"/> Lease	Lease rate:	Expiration of lease:
Special lease terms:		Renewal options in lease:
Do you sublease any portion of this property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Was the business grandfathered in: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you own or lease any other property for this business:		Special zoning requirements:
Shareholders or partners of business:		Do you plan to keep your business in operation: <input type="checkbox"/> Yes <input type="checkbox"/> No
Hours & days of operation:		Seasonal business:

Attachment A - Exhibit A

Busy time of year: <i>unknown</i> Best time of year to move: <input type="checkbox"/> Fall <input type="checkbox"/> Winter <input type="checkbox"/> Spring <input type="checkbox"/> Summer	Slow time of year: <i>unknown</i> Do you store hazardous materials: <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe: _____
Where is customer base located:	Do you have a computerized inventory: <input type="checkbox"/> Yes <input type="checkbox"/> No
Do you have a floor plan layout: <input type="checkbox"/> Yes <input type="checkbox"/> No	Type and nature of other needs:

Personal Property Questions

What equipment/personal property affixed to your property will need to be moved: <i>unknown</i>
Will any equipment be difficult to move:
Special personal property:

Service Providers

Phone:	Cable/Internet:
Computer:	Security:
Other:	Vendor-owned equipment (vending machines):
Additional comments:	

Desired Replacement Site Requirements

Building size:	Lot size:
Shipping/Receiving accommodations:	Location:
Physical Layout:	Special utility needs:
Floor loading:	Height:
Storage:	Parking:
Other replacement site requirements:	
Do you have a replacement site located: <input type="checkbox"/> Yes <input type="checkbox"/> No If not, what are your location needs?	
Anticipated difficulty in locating replacement property and rationale:	

Additional Information

Identification of advance payments that might be necessary to complete the business move:
<i>Owner refused to provide information</i>

Relocation Cost Estimate

Reestablishment: <i>50,000</i>	Moving costs: <i>27,500</i>	Relocation Specialist: <i>Kristina Guzman</i>	Date: <i>7/26/19</i>
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Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 145
Name of Displacee(s): Brett Ritter and Elizabeth Frances		Displacee No.: 001
Date of Occupancy: 4/9/13	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 132 NE 145 th St Shoreline, WA 98155	Mailing Address: 132 NE 145 th St Shoreline, WA 98155	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 1,750	No. Bedrooms: 3	No. Bathrooms: 1.75	Total No. Rooms: 6	Lot Size: 11,250	Year Built: 1951
Subject DS&S: yes	Garage Stalls: attached garage	Other major site improvements: 2 fireplace			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation			
Adults:	M	F	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <small>This information is required by Title VI</small>	Utilities: Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer	Dwelling Type: <input type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>			
Children:	FT	PT			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
		Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move		Number of Rooms § <input type="checkbox"/> Actual Cost Move <input type="checkbox"/> Yes <input type="checkbox"/> No	
		Advanced Move Payment Needed:			

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Finished basement square feet = 700 Unfinished basement square feet = 30 Ground level square feet = 1,050 Attached garage square feet = 320
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Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$295,000	Monthly Rent	\$
Interest Rate		Monthly Utilities	\$
Loan Type	conventional	Heat	\$
Remaining Term	24 yrs	Power	\$
Monthly Payment (P&I)	\$	Sewer	\$
Lender Name	Sterling Bk	Water	\$
Contact Number		Lot/Ground Rent	\$
Taxes & Insurance	\$	Rent Subsidy	\$
		Gross Monthly Income	\$
		Source of Income:	<input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$521,200	Moving Cost: \$2,000 - \$5,500	Date: 7/20/19	Relocation Specialist: Kristina Guzman
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 148
Legal Name of Business:		Displacee No.: 001
Owner(s) Name(s), is different from above: Tsiang Kai Lin & Cherng Chung Lin		
Date of Purchase: 12/24/18	Email Address:	Business Phone: (206) 522-8172
Subject Site Address: 14509 3 rd Ave NE Shoreline, WA 98155	Business Mailing Address: 13412 48 th Place W Edmonds, WA 98026	Alternate Phone:
		Cell Phone:
Title VI Required Information: Ethnic Identification Category: <input type="checkbox"/> African American <input checked="" type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Minority Women Business Enterprise)</small>		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Disadvantaged Business Enterprise)</small>

Unit Information

Building Type: <input type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input type="checkbox"/> Other _____		
Total Sq Ft: 2,360	Lot Size: 15,085	Number of Units: 2
Garage/Carport:	ADA Installations:	

Tenant Information

Unit No.:	Unit No.:	Unit No.:
Tenant Name:	Tenant Name:	Tenant Name:
Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit:	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source:	Water Source:	Sewer Source:
Leases on File: Yes <input type="checkbox"/> No <input type="checkbox"/> Copies Obtained: Yes <input type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Personal Property on-site owned by Landlord:		
Any outside specialists needed: Yes <input type="checkbox"/> No <input type="checkbox"/>		
Time required to vacate:		

Attachment A - Exhibit A
Non-Residential (Landlord)
Occupancy Survey

Mortgage was in 7/10/1979 in the amount of \$57,550, United S&L Bank, Conventional Loan
Plans to Reestablish: Yes <input type="checkbox"/> No <input type="checkbox"/> Advance Payment Needed: Yes <input type="checkbox"/> No <input type="checkbox"/>
Site Requirements:

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$0	Site Search Cost: \$2,500
Specialist: Kristina Guzman		Date: 7/26/19

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 148
Name of Displacee(s): unknown		Displacee No.: 002
Date of Occupancy: unknown	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone:
Site Address: 14509 3 rd Ave NE Shoreline, WA 98155	Mailing Address: 13412 48 th Place W Edmonds, WA 98026	Work Phone:
		Home Phone:
		Email Address:

Residential Information

Total Sq Ft: 2,360	No. Bedrooms: 6	No. Bathrooms: 2	Total No. Rooms: 14	Lot Size: 15,085	Year Built: 1979		
Subject DS&S:	Garage Stalls: no garage	Other major site improvements: 2 fireplaces					
Building Type: <input type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input checked="" type="checkbox"/> Split Level <input type="checkbox"/> Basement <input type="checkbox"/> Other _____							
Replacement Preference: <input type="checkbox"/> Purchase <input type="checkbox"/> Rent		<input type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation					
Adults:		M	F	Ethnic Identification Category:	Utilities:		
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific <input type="checkbox"/> Islander <input type="checkbox"/> American Indian <input type="checkbox"/> Alaskan Native <input type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other	Heat <input checked="" type="checkbox"/> NatGas <input type="checkbox"/> Electric <input type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input type="checkbox"/> Sewer		
		<input type="checkbox"/>	<input type="checkbox"/>			Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle	
Children:	FT	PT	M				F
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
				Move Type:	Number of Rooms <u>16</u>		
				<input checked="" type="checkbox"/> Schedule Move Payment	<input type="checkbox"/> Actual Cost Move		
				<input type="checkbox"/> Commercial Move	<input type="checkbox"/> Yes <input type="checkbox"/> No		
				Advanced Move Payment Needed:			

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Possibly a rental Confirm room count – discrepancy No Garage 1 st Floor square feet = 1,130 Finished basement square feet = 1,230 Deck square feet = 220
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Financial Information

Head of Household:		Spouse/Partner/Roommate:																																					
Employer:		Employer:																																					
Occupation:		Occupation:																																					
Location:	No. of miles from home:	Location:	No. of miles from home:																																				
Owner: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Mortgage Balance</td><td style="width: 30%;">\$</td></tr> <tr><td>Interest Rate</td><td></td></tr> <tr><td>Loan Type</td><td></td></tr> <tr><td>Remaining Term</td><td></td></tr> <tr><td>Monthly Payment (P&I)</td><td>\$</td></tr> <tr><td>Lender Name</td><td></td></tr> <tr><td>Contact Number</td><td></td></tr> <tr><td>Taxes & Insurance</td><td>\$</td></tr> </table>		Mortgage Balance	\$	Interest Rate		Loan Type		Remaining Term		Monthly Payment (P&I)	\$	Lender Name		Contact Number		Taxes & Insurance	\$	Tenant: <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 70%;">Monthly Rent</td><td style="width: 30%;">\$</td></tr> <tr><td>Monthly Utilities</td><td></td></tr> <tr><td style="padding-left: 150px;">Heat</td><td>\$</td></tr> <tr><td style="padding-left: 150px;">Power</td><td>\$</td></tr> <tr><td style="padding-left: 150px;">Sewer</td><td>\$</td></tr> <tr><td style="padding-left: 150px;">Water</td><td>\$</td></tr> <tr><td>Lot/Ground Rent</td><td>\$</td></tr> <tr><td>Rent Subsidy</td><td>\$</td></tr> <tr><td>Gross Monthly Income</td><td>\$</td></tr> </table> <p>Source of Income: <input type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____</p> <p><i>*Note: Utilities only include heat, light, water & sewer</i></p> <table style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr><td style="width: 70%;">Damage/Security Deposit</td><td style="width: 30%;">\$</td></tr> </table>		Monthly Rent	\$	Monthly Utilities		Heat	\$	Power	\$	Sewer	\$	Water	\$	Lot/Ground Rent	\$	Rent Subsidy	\$	Gross Monthly Income	\$	Damage/Security Deposit	\$
Mortgage Balance	\$																																						
Interest Rate																																							
Loan Type																																							
Remaining Term																																							
Monthly Payment (P&I)	\$																																						
Lender Name																																							
Contact Number																																							
Taxes & Insurance	\$																																						
Monthly Rent	\$																																						
Monthly Utilities																																							
Heat	\$																																						
Power	\$																																						
Sewer	\$																																						
Water	\$																																						
Lot/Ground Rent	\$																																						
Rent Subsidy	\$																																						
Gross Monthly Income	\$																																						
Damage/Security Deposit	\$																																						

Relocation Cost Estimate

RHP: \$30,000	Moving Cost: \$4,800	Date: 7/31/19	Relocation Specialist: Becky Gilberg
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Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 150
Legal Name of Business: Portal North, LLC		Displacee No.: 001
Owner(s) Name(s), is different from above:		
Date of Purchase: 2016	Email Address: Tres Gallant tresg@jetcityrent.com	Business Phone:
Subject Site Address: 164 NE 145 th Street	Business Mailing Address:	Alternate Phone:
		Cell Phone: 206.713.9899 PM Tres
Title VI Required Information:		
Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Minority Women Business Enterprise)		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (Disadvantaged Business Enterprise)

Unit Information

Building Type: <input type="checkbox"/> SFR <input type="checkbox"/> Duplex <input type="checkbox"/> Triplex <input type="checkbox"/> Fourplex <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Other <u>Commerical</u>		
Total Sq Ft: 2,400	Lot Size: 17,500	Number of Units: 1
Garage/Carport: n/a	ADA Installations: none	

Tenant Information

Unit No.: 164 NE 145th	Unit No.:	Unit No.:
Tenant Name: Square Peg	Tenant Name:	Tenant Name:
Tenant Phone No.: 206.390.7356	Tenant Phone No.:	Tenant Phone No.:
Sq Ft of Unit: 2,400	Sq Ft of Unit:	Sq Ft of Unit:
Rent Amount: \$3,500	Rent Amount: \$	Rent Amount: \$
Utilities: Water pd by: <u>Tenant</u> Sewer pd by: <u>Tenant</u> Power pd by: <u>Tenant</u>	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____	Utilities: Water pd by: _____ Sewer pd by: _____ Power pd by: _____
Heat Source: Gas	Water Source: City	Sewer Source: City
Leases on File: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		File Schedule "E" or "C": <i>*Must provide copies of recent tax return</i>
Copies Obtained: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Personal Property on-site owned by Landlord: None		
Any outside specialists needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

Attachment A - Exhibit A
**Non-Residential (Landlord)
Occupancy Survey**

Time required to vacate: None	
Plans to Reestablish: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Advance Payment Needed: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Site Requirements:	

Relocation Cost Estimate

Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Specialist: Kristina Guzman		Date: 7/11/19

Attachment ~~No. E-Residential~~
Occupancy Survey

Basic Information

Project Title: <i>145th Street Corridor Project</i>		Parcel No.: <i>150</i>
Legal name of business: <i>Square Peg Construction LLC</i>		Displacee No.: <i>002</i>
DBA:		Business phone: <i>206.390.7356</i>
Owner(s) name(s), if different from above: <i>Amy King</i> <i>Braden King</i>	Fax:	Alternate phone: <i>206.743.8054</i>
	Email: <i>karlie@squarepegseattl.com</i>	Occupancy Date: <i>2016</i>
Type of operation: <input type="checkbox"/> Landlord <input type="checkbox"/> Retail <input type="checkbox"/> NPO <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Other/office	Business site address: <i>164 NE 145th Street</i> <i>Shoreline, WA 98155</i>	Business mailing address: <i>PO Box 77570</i> <i>Seattle, WA 98177</i>
Title VI Required Information: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> Hispanic American <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Other _____		
MWBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Minority Women Business Enterprise)</small>		DBE: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> <small>(Disadvantaged Business Enterprise)</small>

Present Operation

Type of Displacement: <input checked="" type="checkbox"/> Business <input type="checkbox"/> Farm <input type="checkbox"/> NPO <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> LLC <input type="checkbox"/> Sole Proprietor		
Describe Nature of Business: <i>Square Peg is a general contractor that specializes in employing a work force that may have a history of criminal justice involvement, addiction recovery or homelessness.</i>		
Total building(s) square footage: <i>2,400</i>	Lot size: <i>17,500</i>	Number of employees: <i>45+</i>
Replacement preference: <input type="checkbox"/> Purchase <input checked="" type="checkbox"/> Lease <input type="checkbox"/> Own Land	Number & types of other businesses owned: Number: <i>1</i> Types: <i>Metal Fabrication</i>	
Any special utility needs: <i>None</i>		ADA Requirements: <i>None</i>
Do you depend on truck deliveries? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Size: _____ Access From: <i>Street</i>		
Special displacement building features: <i>None</i>		
Land: <input type="checkbox"/> Own <input checked="" type="checkbox"/> Lease	Lease rate: <i>3,500/per month</i>	Expiration of lease: <i>10/31/2020</i>
Building: <input type="checkbox"/> Own <input checked="" type="checkbox"/> Lease	Lease rate: _____	Expiration of lease: _____
Special lease terms: <i>none</i>		Renewal options in lease: <i>yes</i>
Do you sublease any portion of this property: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Was the business grandfathered in: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you own or lease any other property for this business: <i>no</i>		Special zoning requirements: <i>none</i>
Shareholders or partners of business: <i>Amy King and Braden King</i>		Do you plan to keep your business in operation: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Hours & days of operation: <i>7am to 5pm</i>		Seasonal business: <i>no</i>

Attachment A - Exhibit A

Busy time of year: <i>Summer</i>	Slow time of year: <i>Winter</i>
Best time of year to move: <input checked="" type="checkbox"/> Fall <input checked="" type="checkbox"/> Winter <input type="checkbox"/> Spring <input type="checkbox"/> Summer	Do you store hazardous materials: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, describe: _____
Where is customer base located: <i>Greater Seattle Area</i>	Do you have a computerized inventory: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do you have a floor plan layout: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Type and nature of other needs: <i>Ability to store two shipping containers onsite</i>

Personal Property Questions

What equipment/personal property affixed to your property will need to be moved: <i>None</i>
Will any equipment be difficult to move: <i>no</i>
Special personal property: <i>two shipping containers</i>

Service Providers

Phone: <i>Comcast</i>	Cable/Internet: <i>Comcast</i>
Computer: <i>Comcast</i>	Security: <i>ADP</i>
Other:	Vendor-owned equipment (vending machines): <i>Security System, 1 printer</i>
Additional comments:	

Desired Replacement Site Requirements

Building size: <i>3,000+</i>	Lot size: <i>similar larger enough for parking and some storage</i>
Shipping/Receiving accommodations: <i>no</i>	Location: <i>North of Shoreline but not further than Everett</i>
Physical Layout: <i>Open concept</i>	Special utility needs: <i>none</i>
Floor loading: <i>none</i>	Height: <i>none</i>
Storage: <i>yes</i>	Parking: <i>yes</i>
Other replacement site requirements: <i>none</i>	
Do you have a replacement site located: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what are your location needs?	
Anticipated difficulty in locating replacement property and rationale: <i>not at this time</i>	

Additional Information

Identification of advance payments that might be necessary to complete the business move:

Relocation Cost Estimate

Reestablishment: <i>\$50,000</i>	Moving costs: <i>\$32,500</i>	Relocation Specialist: <i>Kristina Guzman</i>	Date: <i>7/10/19</i>
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RELOCATION PLAN – ADDENDUM NO. 1

145th Street Corridor Project

1-5 to Aurora Avenue N.

City of Shoreline

April 13, 2021

This addendum is provided to identify the needs of additional displacements identified since the original Relocation Plan, which was approved on February 10, 2020. The addendum is written in accordance with Chapter 12 of the Washington State Department of Transportation Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The relocation services provided on this project will adhere to state and federal regulations.

A. GENERAL

The previous discussion of assurances, project description, and DSS requirements are the same as reported in the original approved relocation plan. This amendment adds two (2) relocations, due to additional acquisition area needed for construction of a large retaining wall.

B. INVENTORY OF INDIVIDUAL NEEDS

1. Occupancy Survey

The proposed project will require the relocation of individuals/families, businesses, and/or personal property from the following residential and non-residential parcels:

Parcel No.: 125



Displacee No.: 001
 Displacee Name: Michele Ohge
 Relocation Type: Personal Property Only

Michele Ohge has occupied the subject property since 1991 and does extensive gardening in her yard. The project requires a partial acquisition from the subject property’s backyard. It will be necessary for Michele to relocate her garden shed and personal property located inside of it to another part of her property. The shed is not affixed to the ground and has been deemed as personality.

Parcel No.: 134



Displacee No.: 001
Displacee Name: Andrew and Lisa Olson
Relocation Type: Residential

The home is 2,100 square feet with three bedrooms, one bathroom and a finished basement. It sits on an 8,408 square foot lot, has a one car garage and oil is the main source of heating. It has recently been rezoned to MUR-45, Mixed Use Residential (45’ height) in anticipation of the opening of the Sound Transit Light Rail Station in 2023.

Andrew and Lisa have occupied the subject property since October 1991 and is the childhood home of Lisa. The owners live at the property with their two adult children and several pets.

C. INVENTORY OF AVAILABLE HOUSING

1. DSS Requirement

Inspection of available housing in the area suggests that there should be no problem finding decent, safe, and sanitary (DSS) replacement housing.

2. Residential

Single Family Dwelling Purchase –According to Redfin.com as of April 12, 2021, there are 14 - active residential (single family residence) listings with at least 2,100 square feet, three bedrooms and one bathroom on a standard residential lot, in the area which would be suitable for the displacee’s needs. 3 of these listings are in the City limits of Shoreline.

D. ANALYSIS OF INVENTORIES

The housing market in this area is still considered competitive and lacks inventory. Homes in Shoreline are up 14% from last year and stay on the market an average of 7 days, according to Redfin.

E. SOURCE OF INFORMATION

Information Gathering: Initial meetings, as detailed above, were held with the displacee's. Relocation Specialist conducted the interview, completed Occupancy Survey, and delivered General Notices to displacee's.

Sources for real estate offerings: Zillow.com, Realtor.com and Redfin.com websites were a reliable source to determine the inventory of residential properties available for purchase and were used for the development of this addendum.

F. SUMMARY OF TOTAL ESTIMATED RELOCATION COSTS

All other provisions remain for the approved 145th Street Corridor Project I-5 to Aurora Ave. N Relocation Plan.

Personal Property Only:

Estimated Moving Costs	\$7,500
------------------------	---------

Residential:

Estimated RHP:	\$50,000 - \$100,000
Incidentals/MIDP:	\$5,000
Estimated Moving Costs:	\$2,000 - \$5,500

Anticipated additional Relocation Estimate: \$64,500 - \$118,000

Attachment A - Exhibit A Residential Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project		Parcel No.: 134
Name of Displacee(s): Andrew and Lisa Olson		Displacee No.: 001
Date of Occupancy: 10/27/1991	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant	Cell Phone: 206-669-3157
Site Address: 14504 Sunnyside Ave N Shoreline, WA 98133	Mailing Address: 14504 Sunnyside Ave N Shoreline, WA 98133	Work Phone:
		Home Phone: 206-362-3726
		Email Address: Alako99@aol.com

Residential Information

Total Sq Ft: 2,100	No. Bedrooms: 3	No. Bathrooms: 1	Total No. Rooms: 6	Lot Size: 8,408	Year Built: 1951
Subject DS&S: Yes	Garage Stalls: 1	Other major site improvements: finished basement			
Building Type: <input checked="" type="checkbox"/> Single Story <input type="checkbox"/> 1.5 Story <input type="checkbox"/> 2 Story <input type="checkbox"/> Split Level <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Other _____					
Replacement Preference: <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Rent			<input checked="" type="checkbox"/> Own Transportation <input type="checkbox"/> Need Transportation <input type="checkbox"/> Need Public Transportation		
Adults:	M	F	Ethnic Identification Category: <input type="checkbox"/> African American <input type="checkbox"/> Asian/Pacific Islander <input type="checkbox"/> American Indian/Alaskan Native <input checked="" type="checkbox"/> Caucasian <input type="checkbox"/> Hispanic American <input type="checkbox"/> Other <i>Title VI Required Information</i>	Utilities: Heat <input type="checkbox"/> NatGas <input type="checkbox"/> Electric <input checked="" type="checkbox"/> Oil <input type="checkbox"/> Propane Water <input type="checkbox"/> Well <input checked="" type="checkbox"/> City Water <input type="checkbox"/> Septic <input checked="" type="checkbox"/> Sewer	Dwelling Type: <input checked="" type="checkbox"/> Single Family Dwelling <input type="checkbox"/> Apartment <input type="checkbox"/> Duplex <input type="checkbox"/> Mobile Home <input type="checkbox"/> Condominium <input type="checkbox"/> Recreational Vehicle
Andrew	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Lisa	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Elaina (adult children)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Kirstin (adult children)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Children:	FT	PT	M	F	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Move Type: <input checked="" type="checkbox"/> Schedule Move Payment <input type="checkbox"/> Commercial Move			Number of Rooms <u>6</u> <input type="checkbox"/> Actual Cost Move Advanced Move Payment Needed: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Attachment A - Exhibit A Residential Occupancy Survey

Disability Issues/Special Needs/Comments: Basement is finished
--

Financial Information

Head of Household: Andrew Olson		Spouse/Partner/Roommate: Lisa Olson	
Employer: Five Axis		Employer: Shoreline School District	
Occupation: Machinist		Occupation: Para Educator	
Location: Arlington	No. of miles from home: 40 miles	Location: Shoreline	No. of miles from home: 5 miles
Owner:		Tenant:	
Mortgage Balance	\$237,792.96	Monthly Rent	\$
Interest Rate	4.44%	Monthly Utilities	Heat \$
Loan Type	Conventional 20 yr		Power \$
Remaining Term	222 payments remain		Sewer \$
Monthly Payment (P&I)	\$2,144.23		Water \$
Lender Name	US Bank Home Mortgage	Lot/Ground Rent	\$
Contact Number	1-800-USBANKs	Rent Subsidy	\$
Taxes & Insurance	\$6,356.34 prop tax \$1,340.00 home insurance	Gross Monthly Income	\$
		Source of Income: <input checked="" type="checkbox"/> Wages <input type="checkbox"/> Retirement <input type="checkbox"/> Social Security <input type="checkbox"/> Other _____	
		<i>*Note: Utilities only include heat, light, water & sewer</i>	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$55,000-105,000	Moving Cost: \$2,000 - \$5,500	Date: 4/9/2021	Relocation Specialist: Becky Gilberg
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CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Approve Real Property Acquisitions for the 145 th Corridor Phase 1 Project for Property Located at 126 NE 145 th Street, 164 NE 145 th Street, and 14509 3 rd Avenue NE
DEPARTMENT:	Public Works
PRESENTED BY:	Tricia Juhnke
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:

City Council authorization is requested to allow the City Manager to approve three real property acquisitions in excess of the authority delegated to the City Manager. The City Manager’s authority to approve real property acquisitions is established in Shoreline Municipal Code (SMC) Section 2.60 and has been amended for the State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, referred to as the 145th Corridor (Phase 1) Project. The City Manager’s purchasing authority for the 145th Corridor (Phase 1) Project is now at \$1,000,000 or less, assuming that proposed Resolution No. 476 is also approved by the City Council tonight.

If proposed Resolution No. 476 is approved, there are three property acquisitions between Interstate 5 and Corliss Avenue that have been appraised at more than \$1,000,000 exceeding that authority. The three properties are located at the following addresses: 126 NE 145th Street, 164 NE 145th Street, and 14509 3rd Avenue NE (Attachment A). In order for the City to proceed with acquisition of these three properties, including offering possession and use agreements, the City Council must authorize the City Manager to approve these purchases. Tonight, staff is seeking this authority for the City Manager.

RESOURCE/FINANCIAL IMPACT:

As with all the acquisitions of the 145th Corridor (Phase 1) Project, the values of the three property acquisitions that need specific approval have been determined by an independent appraisal firm as hired for the project by the City’s contracted and WSDOT approved right-of-way consultant. The appraisal was also reviewed by the review appraiser hired for the project. The total appraised value of these three properties is \$5,477,000. Funding is being provided by the State Connecting Washington funds.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute the necessary documents to acquire the three properties identified in the Staff Report at the appraised

value the 145th Corridor (Phase 1) Project with an allowed contingency of ten percent above the appraised value.

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

BACKGROUND

On September 28, 2020, [Council authorized obligation of \\$11,836,379](#) of the \$12.5 million State Connecting Washington funding available this biennium for ROW acquisition for the State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, referred to as to the 145th Corridor (Phase 1) Project. An additional approximately \$1.74 million of Connecting Washington funding will be used when it becomes available in the next biennium to complete ROW acquisition for Phase 1. No City money is being used to acquire the ROW for Phase 1.

The City is currently in the process of acquiring right-of-way (ROW) for the 145th Corridor (Phase 1) Project. The City Manager’s authority to approve real property acquisitions is established in Shoreline Municipal Code Section 2.60 and has been amended for the 145th Corridor (Phase 1) Project. Proposed Resolution No. 476, which is also on the Council’s agenda this evening for potential action, would establish the City Manager’s purchasing authority for the 145th Corridor (Phase 1) Project at \$1,000,000 or less. If proposed Resolution No. 476 is approved, there are three property acquisitions between Interstate 5 and Corliss Avenue that have been appraised at more than \$1,000,000 exceeding that authority.

DISCUSSION

City Council authorization is requested to allow the City Manager to approve these three real property acquisitions in excess of the authority delegated to the City Manager. The three acquisitions within the current project limits (Interstate 5 – Corliss Avenue) that have an appraised value greater than \$1,000,000 are provided in the table below. These three properties are also depicted in the vicinity map provided in Attachment A.

Property Owner	Property Address	Appraised Value
Kulkit Kaur and Amir Bhutto	126 NE 145 th Street	\$1,092,000
Se-Hai and Cherng-Chung Lin	14509 3 rd Avenue NE	\$2,112,000
Portal North LLC	164 NE 145 th Street	\$2,273,000
Total Appraised Value		\$5,477,000

In order for the City to proceed with acquisition, including offering possession and use agreements, the City Council must authorize the City Manager to approve these purchases. Appraisals are available for review in the City Manager’s office upon request. Offers have not been made to these identified property owners. Staff is requesting that Council authorize the City Manager to approve purchase of these properties as long as the cost does not exceed ten percent (10%) of the above appraised value. This approval does not guarantee payment above the appraised value. These acquisition costs also do not include reimbursement of relocation costs to property owners that qualify under state and federal guidelines.

RESOURCE/FINANCIAL IMPACT

As with all the acquisitions of the 145th Corridor (Phase 1) Project, the values of the three property acquisitions that need specific approval have been determined by an

independent appraisal firm as hired for the project by the City's contracted and WSDOT approved right-of-way consultant. The appraisal was also reviewed by the review appraiser hired for the project. The total appraised value of these three properties is \$5,477,000. Funding is being provided by the State Connecting Washington funds.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to execute the necessary documents to acquire the three properties identified in the Staff Report at the appraised value the 145th Corridor (Phase 1) Project with an allowed contingency of ten percent above the appraised value.

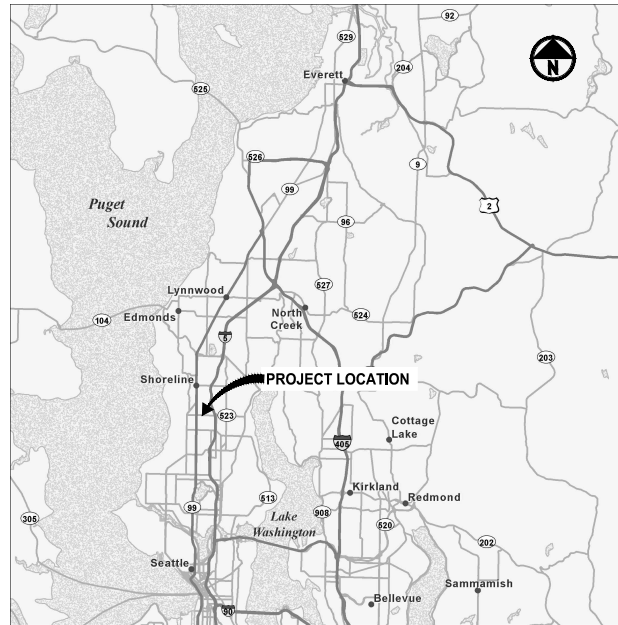
ATTACHMENTS

Attachment A: Vicinity Map of Parcels to be Acquired

CITY OF SHORELINE 145th STREET CORRIDOR PROJECT I-5 TO AURORA AVENUE N. (PHASE 1) RIGHT OF WAY PLANS FEDERAL AID # STPUL-0523(010)

PARCEL INFORMATION:

PLAN DESIGNATION	ASSESSOR PARCEL #	ZONING	USE CODE	ZONE DESCRIPTION
101	765590-0249	R6		SINGLE FAMILY
102	765590-0054	R6		SINGLE FAMILY
103	765590-0038	R6		SINGLE FAMILY
104	765590-0034	R6		SINGLE FAMILY
105	765590-0046	R6		SINGLE FAMILY
106	765590-0031	R6		SINGLE FAMILY
107	645030-1675	SF 5000		SINGLE FAMILY
108	645030-1955	SF 5000		SINGLE FAMILY
109	645030-1920	SF 5000		SINGLE FAMILY
110	645030-2185	SF 5000		SINGLE FAMILY
111	645030-2175	SF 5000		SINGLE FAMILY
112	765590-0053	R6		SINGLE FAMILY
113	765590TR-X	N/A		SINGLE FAMILY
114	765590-0039	R6		SINGLE FAMILY
115	288170-0544	MUR-45		SINGLE FAMILY
116	288170-0540	MUR-45		SINGLE FAMILY
117	288170-0646	MUR-45		SINGLE FAMILY
118	288170-0547	MUR-45		SINGLE FAMILY
119	645030-2325	SF 5000		SINGLE FAMILY
120	645030-2285	SF 5000		SINGLE FAMILY
121	769760-0005	SF 7200		SINGLE FAMILY
122	442960-0005	SF 7200		SINGLE FAMILY
123	738150-0030	MUR-45		SINGLE FAMILY
124	738150-0035	MUR-45		SINGLE FAMILY
125	738150-0040	MUR-45		SINGLE FAMILY
126	738150-0050	MUR-45		SINGLE FAMILY
127	275600-0070	MUR-45		MULTI-FAMILY
128	275600-0060	MUR-45		SINGLE FAMILY
129	275600-0050	MUR-45		SINGLE FAMILY
130	541110-0005	MUR-45		SINGLE FAMILY
131	202604-9130	SF 7200		SINGLE FAMILY
132	202604-9155	SF 7200		SINGLE FAMILY
133	202604-9069	SF 7200		SINGLE FAMILY
134	541110-0045	MUR-45		SINGLE FAMILY
135	288170-0554	MUR-45		SINGLE FAMILY
136	288170-0556	MUR-45		SINGLE FAMILY
137	288170-0362	MUR-70		SINGLE FAMILY
138	288170-0361	MUR-70		SINGLE FAMILY
139	288170-0364	MUR-70		SINGLE FAMILY
140	207510-0005	SF 7200		SINGLE FAMILY
141	202604-9026	SF 7200		SINGLE FAMILY
142	283210-0180	SF 7200		EDUCATIONAL SERVICES
143	288170-0359	MUR-70		SINGLE FAMILY
144	288170-0372	MUR-70		SINGLE FAMILY
145	288170-0366	MUR-70		SINGLE FAMILY
146	288170-0367	MUR-70		SINGLE FAMILY
147	288170-0370	MUR-70		SINGLE FAMILY
148	288170-0373	MUR-70		SINGLE FAMILY
149	288170-TRCT	N/A		SINGLE FAMILY
150	288170-0371	MUR-70		SINGLE FAMILY
151	288170-0383	R6		SINGLE FAMILY



VICINITY MAP
NOT TO SCALE

CONTACT INFORMATION:

APPLICANT:
CITY OF SHORELINE
PUBLIC WORKS DEPARTMENT
17500 MIDVALE AVE. N.
SHORELINE, WA 98133
(425) 806-6829
CONTACT: DON RANGER

ENGINEER: JACOBS
1100 112th AVE NE
SUITE 500
BELLEVUE, WA 98004
(425) 233-3369
CONTACT: JOHN MCKENZIE, P.E.

SURVEYOR: PARAMETRIX
719 2ND AVENUE
SUITE 200
SEATTLE, WA 98104
(206) 304-3700
CONTACT: ROBERT PUSEY, PLS

RIGHT OF WAY REFERENCES

- (RR1) WSDOT RIGHT OF WAY PLAN
SEATTLE FREEWAY E. 78TH ST. TO E. 145TH ST.
SEPTEMBER 20, 1960
- (RR2) WSDOT RIGHT OF WAY PLAN
SEATTLE FREEWAY E. 145TH ST. TO E. 200TH ST.
OCTOBER 23, 1961
- (RR3) WSDOT RIGHT OF WAY PLAN
SR 523, JCT. SR 99 TO JCT. SR 522
JULY 19, 1996

RIGHT OF WAY NOTES

RIGHT OF WAY DETERMINATIONS FOR THIS PLAN SET, WERE MADE BY ANALYZING A COMBINATION OF EXISTING RIGHT OF WAY PLANS LISTED HEREON IN THE RIGHT OF WAY REFERENCES, TOGETHER WITH RECORDED SURVEYS, SUBDIVISION PLATS, DEEDS & DEDICATIONS, AND FOUND MONUMENTS. ALL MEASUREMENTS SHOWN ARE IN U.S. SURVEY FEET, GROUND DISTANCES.

WRITTEN DESCRIPTION OF THE PROJECT:

THE CITY OF SHORELINE PROPOSES TO WIDEN NORTH 145TH STREET FROM J INTERSTATE 5 INTERCHANGE, TO AURORA AVENUE NORTH, BEING KNOWN AS 145TH STREET CORRIDOR PROJECT, PHASE 1 & 2. THE PROJECT IS FROM I-5 TO WALLINGFORD AVENUE NORTH. NORTH 145TH STREET IS THE BOUNDARY LINE BETWEEN THE CITY OF SHORELINE AND THE CITY OF SEATTLE WITH ACQUISITIONS BEING IN BOTH JURISDICTIONS.

04/28/2021



PROJECT NAME
145TH ST CORRIDOR PROJECT
I-5 TO AURORA AVENUE N.
PHASE 1
SHORELINE, WA

**RIGHT OF WAY PLAN
COVER SHEET**

DRAWING NO.
1 OF 5

RW1

REVISIONS	DATE	BY	DESIGNED
			D.THIBODEAU
			CHECKED D.THIBODEAU
			APPROVED B.PUSEY

**ONE INCH AT FULL SCALE,
IF NOT SCALE ACCORDINGLY**
DRAWN
FILE NAME
145th RW Plans Ph 1
DATE
04-2021

145TH STREET CORRIDOR-PHASE 1 RIGHT OF WAY PLANS

TOTAL PARCEL DETAIL KING COUNTY, WASHINGTON

NE 1/4 SECTION 19, T.26 N., R.4 E., W.M.
 NW 1/4 SECTION 20, T.26 N., R.4 E., W.M.
 SE 1/4 SECTION 18, T.26 N., R.4 E., W.M.
 SW 1/4 SECTION 17, T.26N., R.4 E., W.M.



LEGEND

- 100 IMPACTED PARCEL IDENTIFIER
- IMPACTED PARCEL BOUNDARY LINE
- GIS PARCEL LINES
- STREET CENTERLINE
- EXISTING RIGHT OF WAY

BASIS OF BEARING:
 GRID NORTH BASED ON THE WASHINGTON STATE PLANE
 COORDINATE SYSTEM NORTH ZONE (NAD 83/2011).

04/28/2021



PROJECT NAME
 145TH ST CORRIDOR PROJECT
 I-5 TO AURORA AVENUE N.
 PHASE 1
 SHORELINE, WA

**RIGHT OF WAY PLAN
 TOTAL PARCEL DETAIL**

DRAWING NO.
 2 OF 5
RW2

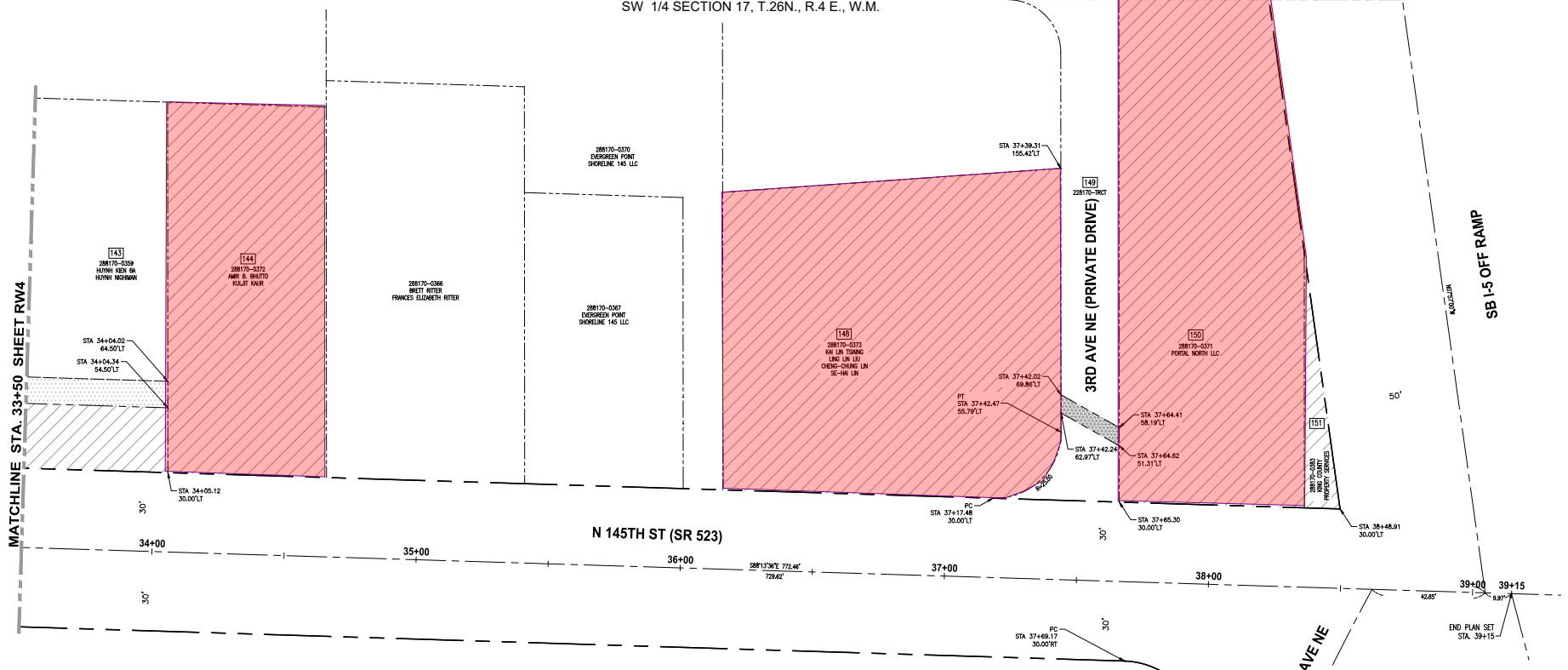
REVISIONS	DATE	BY	DESIGNED
			D. THIBODEAU
			CHECKED D. THIBODEAU
			APPROVED B. PUSEY

ONE INCH AT FULL SCALE,
 IF NOT SCALE ACCORDINGLY
 FILE NAME
 145th RW Plans Ph 1
 JOB NO.
 247-2211-038
 DATE
 04-2021

LAYOUT SHEET 2 OF 5
 P:\GIS\Projects\GIS\145th\145th SR ROW Plan\145th SR ROW Plan\145th SR ROW Plan.dwg
 PLOTTED BY: athena DATE: Thursday, April 29, 2021 4:30:37 PM

NW 1/4 SECTION 20, T.26 N., R.4 E., W.M.
SW 1/4 SECTION 17, T.26N., R.4 E., W.M.

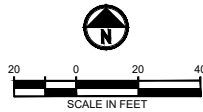
MATCHLINE A: SEE DETAIL A1 (THIS SHEET)



OWNERSHIPS

PARCEL NUMBER	TAX PARCEL NO.	OWNER NAME	GROSS AREA	FEE ACQUISITION	REMAINDER AREA	PERMANENT EASEMENT AREA	TCE AREA
143	288170-0359	BA & NIGHMAN	8,400	1,471	6,929	0	600
144	288170-0372	AMIR BHUTTO & KULJIT KAUR	8,400	8400	0	0	0
148	288170-0373	LIN TSANG & LIN LIU & LIN & LIN	15,085	15,085	0	0	0
149	288170-TRCT	-	-	-	-	152	-
150	288170-0371	PORTAL NORTH LLC	17,486	17,486	0	0	0
151	288170-0383	KING COUNTY PROPERTY SERVICES	250	250	0	0	0

PARCEL TOTAL AREAS WERE DERIVED FROM KING COUNTY ASSESSOR REPORTS AND DOES NOT REFLECT A BOUNDARY CALCULATION BY PARAMETRIX. ALL AREAS SHOWN IN SQUARE FEET



BASIS OF BEARING:
GRID NORTH BASED ON THE WASHINGTON STATE PLANE COORDINATE SYSTEM NORTH ZONE (NAD 83/2011).

04/28/2021



PROJECT NAME
**145TH ST CORRIDOR PROJECT
I-5 TO AURORA AVENUE N.
PHASE 1
SHORELINE, WA**

**RIGHT OF WAY PLAN
STA. 33+50 - STA. 39+15**

DRAWING NO.
5 OF 5
RW5

LAYOUT: SHF 5 33+50-39+15 PARR: U:\P50\Projects\Client\2211-Work_Eng\2211-2211-021_145th St ROW Plans\98586a\Drawings\00Current\Drawings\000000.dwg PLOTTED BY: sghari DATE: Thursday, April 29, 2021 4:32:30 PM

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Resolution No. 478 – Approving the Housing Action Plan
DEPARTMENT:	Planning and Community Development
PRESENTED BY:	Andrew Bauer, Planning 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:

The 2020 Planning and Community Development Department work plan included a Housing Choices Project to expand the types of housing in Shoreline by exploring the “missing middle” suite of options including cottages, tiny houses, vacation rentals and accessory dwelling units.

Shoreline received a grant to expand the scope of that project by developing a Housing Action Plan (HAP) that would analyze existing housing conditions (Housing Needs Assessment), evaluate the effectiveness of the current incentives (Regulatory Review), identify additional housing tools and types (Housing Toolkit and Potential Actions), support public outreach efforts, and develop a prioritized list of strategies to address the community’s housing needs. This work also sets the stage for an update to the Housing Element of the Comprehensive Plan, which is due by June 2024.

At the April 19, 2021 City Council meeting, the Council directed staff to bring back the HAP for potential adoption. Tonight, the Council is scheduled to take action on proposed Resolution No. 478 (Attachment A), approving the HAP (Exhibit A).

RESOURCE/FINANCIAL IMPACT:

The consultant costs to create the Housing Action Plan have been fully funded by a grant from the Department of Commerce. Staff time and outreach costs were covered under the existing Department budget. Implementing the recommendations will require commitment of staff resources and additional funding.

RECOMMENDATION

Proposed Resolution No. 478 has been prepared to document the Council’s action on the Housing Action Plan for the Department of Commerce grant which funded development of the plan. Staff recommends the City Council adopt proposed Resolution No. 478, approving the Housing Action Plan.

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

BACKGROUND

Starting in 2019, the Washington State Department of Commerce offered Growth Management Services Grants to fund creation of Housing Action Plans (HAPs). Shoreline applied for and received \$94,000 in grant funds to hire Community Attributes Inc. to develop a HAP that would identify Shoreline's housing needs and propose strategies to address them. This work also sets the stage for an update to the Housing Element of the Comprehensive Plan, which is due by June 2024.

Shoreline's HAP intends to achieve the following goals:

1. Understand **how much, what types and where housing** is needed in Shoreline;
2. Understand **what housing types** the market will provide;
3. Understand what households are experiencing **housing challenges**;
4. Understand **where and how** additional housing can fit in Shoreline;
5. Review **existing housing strategies** to see how well they are working, identify gaps, and find opportunities for improvement; and
6. Identify **new ideas** to meet Shoreline's specific needs, including working with community partners.

The HAP is broken into the following components:

- **Housing Needs Assessment:** Analysis of existing housing conditions;
- **Regulatory Review:** Evaluation of effectiveness of the current incentives; and
- **Housing Toolkit and Potential Actions:** Identification of potential housing tools and types.

DISCUSSION

On March 4, 2021, the Planning Commission held a public hearing and forwarded their recommendation to the City Council for review and action (Attachment B).

Staff presented the draft HAP to the City Council at their March 22, 2021 Council meeting. A copy of the staff report for this Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2021/staffreport032221-9a.pdf>.

Based on Council direction provided at the March 22nd meeting, staff presented revisions to the draft HAP at the April 19, 2021 Council meeting. Staff was directed by the Council to bring the revised HAP back on the Council's consent agenda for potential adoption. A copy of the staff report for this Council discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2021/staffreport041921-9b.pdf>.

Proposed Resolution No. 478, which provides for adoption of the HAP, has been prepared to document the Council's action for purposes of the Department of

Commerce grant which funded the plan. Tonight, the City Council is scheduled to take action on proposed Resolution No. 478.

COUNCIL GOAL ADDRESSED

Development of a HAP will help to implement City Council Goal 1: Strengthen Shoreline's economic climate and opportunities. The Council goals include an action step of:

“Encourage affordable housing development in Shoreline and engage the community to determine which additional housing types and policies may be appropriate for Shoreline and codify standards for selected styles.”

The HAP evaluates the effectiveness of current incentives and regulations and makes recommendations for fine tuning and adding additional tools. The HAP also recommends actions to prevent the current rapid growth in the City's housing stock from leaving out the City's cost-burdened residents, including those in the middle earning 80% to 120% of area median income (AMI). By developing options for additional housing types for densities between single family and mid-rise apartments, Shoreline could diversify its housing stock and promote infill in lower density residential zones.

RESOURCE/FINANCIAL IMPACT

The consultant costs to create the Housing Action Plan have been fully funded by a grant from the Department of Commerce. Staff time and outreach costs were covered under the existing Department budget. Implementing the recommendations will require commitment of staff resources and additional funding.

RECOMMENDATION

Proposed Resolution No. 478 has been prepared to document the Council's action on the Housing Action Plan for the Department of Commerce grant which funded development of the plan. Staff recommends the City Council adopt proposed Resolution No. 478, approving the Housing Action Plan.

ATTACHMENTS

Attachment A – Proposed Resolution No. 478
Attachment A, Exhibit A – Proposed Housing Action Plan
Attachment B – Planning Commission Recommendation Letter

RESOLUTION NO. 478

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, ADOPTING A HOUSING ACTION PLAN AS PROVIDED IN RCW 36.70A.600.

WHEREAS, the City Council of the City of Shoreline has previously adopted a Comprehensive Plan pursuant to the Growth Management Act, 36.70A RCW, which includes a Housing Element, and is required to be updated by 2024; and

WHEREAS, in 2019, the Washington State Legislature adopted Engrossed Second Substitute House Bill 1923, now codified in RCW 36.70A.600, authorizing the Washington State Department of Commerce to provide grants to cities planning under the Growth Management Act for the development of a Housing Action Plan; and

WHEREAS, pursuant to RCW 36.70A.600, the goal of the Housing Action Plan is to encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to a greater variety of incomes, including strategies aimed at the for-profit single-family home market; and

WHEREAS, the City contracted with Community Attributes to assist in the development of the Housing Action Plan which was to include a housing needs assessment, a housing toolkit, and an evaluation of the City's current Comprehensive Plan Housing Element; and

WHEREAS, the City conducted community outreach and the Planning Commission discussed the Housing Action Plan on November 5, 2020, January 21, 2021, and held a public hearing on March 4, 2021, so as to formulate a recommendation for the City Council; and

WHEREAS, the City Council discussed the Planning Commission's recommendation on March 22, 2021 and April 19, 2021; and

WHEREAS, the City Council having determined that the Housing Action Plan will adequately serve to inform the future update of the Housing Element of the City's Comprehensive Plan and will fulfill the Commerce grant terms; and

WHEREAS, the terms of the Housing Action Plan grant require legislative action to adopt the Housing Action Plan;

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

Section 1. Plan Adopted. The City of Shoreline Housing Action Plan, attached hereto as Exhibit A and incorporated herein by this reference, is hereby adopted.

Section 2. Submission of Resolution to Commerce. Pursuant to the terms of the grant received from the Washington State Department of Commerce, the Director of Planning and

Community Development will cause a copy of this Resolution to be promptly filed with the Washington State Department of Commerce.

Section 3. Corrections by City Clerk. Upon approval of the City Attorney, the City Clerk is authorized to make necessary corrections to this Resolution, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or resolution numbering and section/subsection numbering and references.

ADOPTED BY THE CITY COUNCIL ON MAY 24, 2021.

Mayor Will Hall

ATTEST:

Jessica Simulcik Smith
City Clerk

Per Section 2, filed on the date indicated:

Washington State Department of Commerce _____ 2021



City of Shoreline Housing Action Plan

May 2021



Acknowledgements

The City of Shoreline wishes to thank the following participants and stakeholders in the Shoreline Housing Action Plan process for their valuable guidance, support, and technical contributions to this important document.

Shoreline City Council

Mayor Will Hall
Deputy Mayor Keith Scully
Doris McConnell
Keith McGlashan
Betsy Robertson
Chris Roberts
Susan Chang

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Introduction

Background and Purpose

The City of Shoreline developed this Housing Action Plan (HAP) with support from the Washington State Department of Commerce. Washington State House Bill 1923 enacted one-time planning grants for cities to complete specific actions to support housing affordability. Shoreline's grant specifically funds the creation of a HAP.

The HAP provides an array of City-led initiatives that encourage the provision of housing at prices affordable to all of Shoreline's residents, now and in the future. This plan identifies the City of Shoreline's greatest housing needs and associated housing tools to address these needs.

Housing Action Plan Objectives

The HAP is meant to explore possible City-led actions and initiatives to encourage the production of sufficient affordable and market rate housing. The Plan's content is informed by two products – the Housing Needs Assessment and the Housing Toolkit, which are summarized in this document. The Housing Needs Assessment provides the quantitative data and analysis required to understand Shoreline's housing needs, while the Housing Toolkit will identify a variety of possible options to address those needs.

Broadly, the HAP intends to:

- Increase the supply of housing in Shoreline;
- Increase the variety of housing types available in Shoreline;
- Provide more affordable housing Citywide;
- Serve low-income households and minimize displacement; and
- Preserve existing housing units in Shoreline, where appropriate.

Relationship to Other Plans

The HAP complements several of Shoreline's adopted plans and policies. The 2008 Comprehensive Housing Strategy lays out the increasing affordability concerns in Shoreline and the specific populations most affected. This HAP builds on the ideas from that plan while providing more detailed policy recommendations. The HAP also helps to implement the Shoreline Comprehensive Plan Housing Element. The 148th and 185th Street station area plans include designs for new walkable urban neighborhoods, including new rental and for sale housing. The HAP will help the City to encourage housing development in the station areas to meet the needs of local residents.

The Planning Process

The City of Shoreline identified the potential priorities presented in this Action Plan through data analysis and stakeholder outreach. The analysis in the Housing Needs Assessment relies on both primary data and secondary data collection. Primary data includes findings from interviews and data provided from local housing experts and Shoreline's community. Secondary data analysis leverages data published by federal, state and local government resources, as well as proprietary real estate data, such as from CoStar and regional market reports from real estate brokerages. This analysis also leverages internal City of Shoreline data sources, including its buildable lands analysis and permit database.

Stakeholder outreach took place throughout 2020 and included technical experts, local leadership, and the broader community impacted by housing policy. A website dedicated to this project provided the community with project updates, draft reports and opportunities to comment on the process and work products. The website facilitated a virtual open house to ensure broad public participation despite public health-related limits on in-person gatherings. To support broad participation, the open house website offered on-demand translation into multiple languages.

Organization of This Report

This Housing Action Plan is organized into the following sections.

Housing Needs Assessment. This section presents a summary of data and analysis to identify Shoreline's housing needs, including for a variety of housing types and for housing at various price levels. This will form a background report for the upcoming Comprehensive Plan Housing Element update. The full report is available in the appendix.

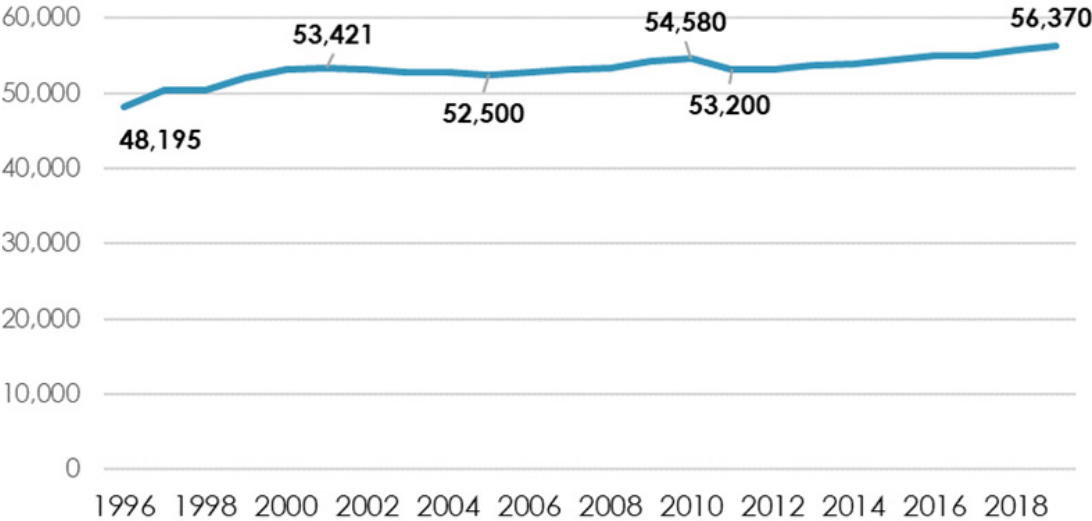
Regulatory Review. This section assesses the relationship between the objectives of the HAP and the goals and policies of the Comprehensive Plan's Housing Element. It also presents an analysis of the effectiveness of various regulatory tools that Shoreline already uses to stimulate housing production. This information can be used to improve or delete tools that are not efficiently advancing Shoreline's policy objectives. The full report is available in the appendix.

Housing Toolkit and Potential Actions. This section presents an initial list of potential interventions or "tools" to address Shoreline's identified housing needs, as well as the Planning Commission's recommendations for implementing actions based on the tools that they and other stakeholders have identified as priorities for implementation.

Housing Needs Assessment

The City of Shoreline is a predominantly residential community immediately north of Seattle. The City has grown from about 48,200 residents in 1995 to about 56,400 residents in 2019 (**Exhibit 1**), largely due to a transition from a community predominantly characterized by low-density single family neighborhoods, to a dynamic community with several dense transit-oriented and mixed-use centers. While single family housing units still comprise the majority of all housing units in Shoreline, recent housing development has provided thousands of multifamily units and townhouses. Large new multifamily developments have been concentrated along Shoreline’s east-west arterials and the north/south Highway 99/Aurora Avenue corridor.

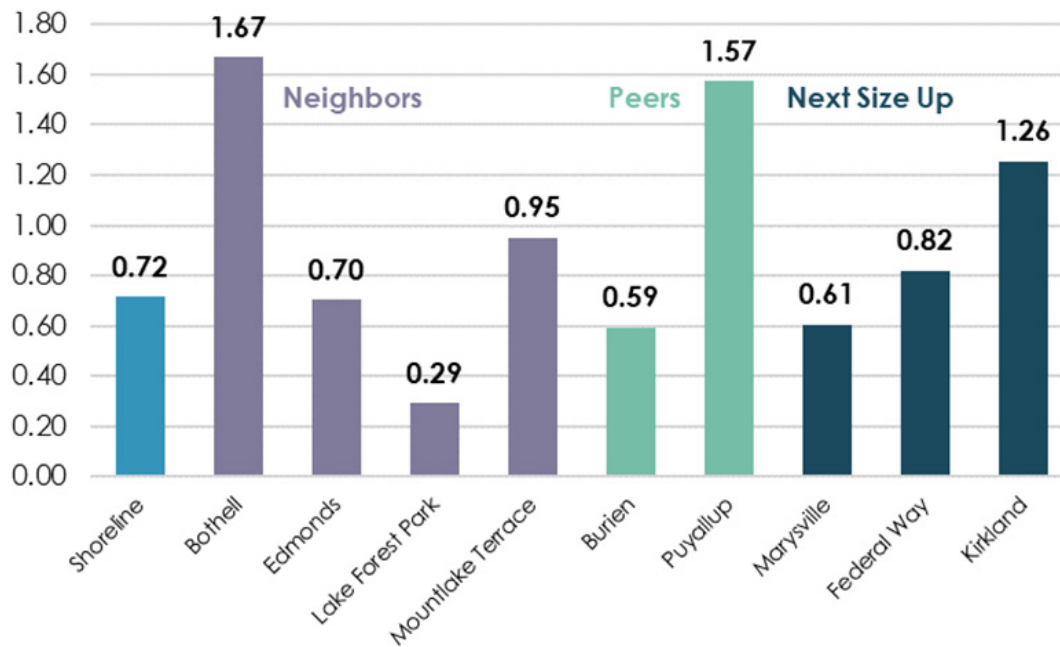
Exhibit 1. Total Population, Shoreline, 1995-2019



Source: Washington Office of Financial Management, 2020

Shoreline’s residential character is reflected in the ratio of local jobs to housing units. Shoreline has a jobs-to-housing units ratio of 0.7, lower than the regional ratio of 1.3, and similar to neighboring Edmonds (**Exhibit 2**). Cities with high jobs-to-housing unit ratios are employment centers, while cities with very low ratios are predominantly residential or “bedroom communities”. Many Shoreline residents commute to jobs in other places, including Seattle.

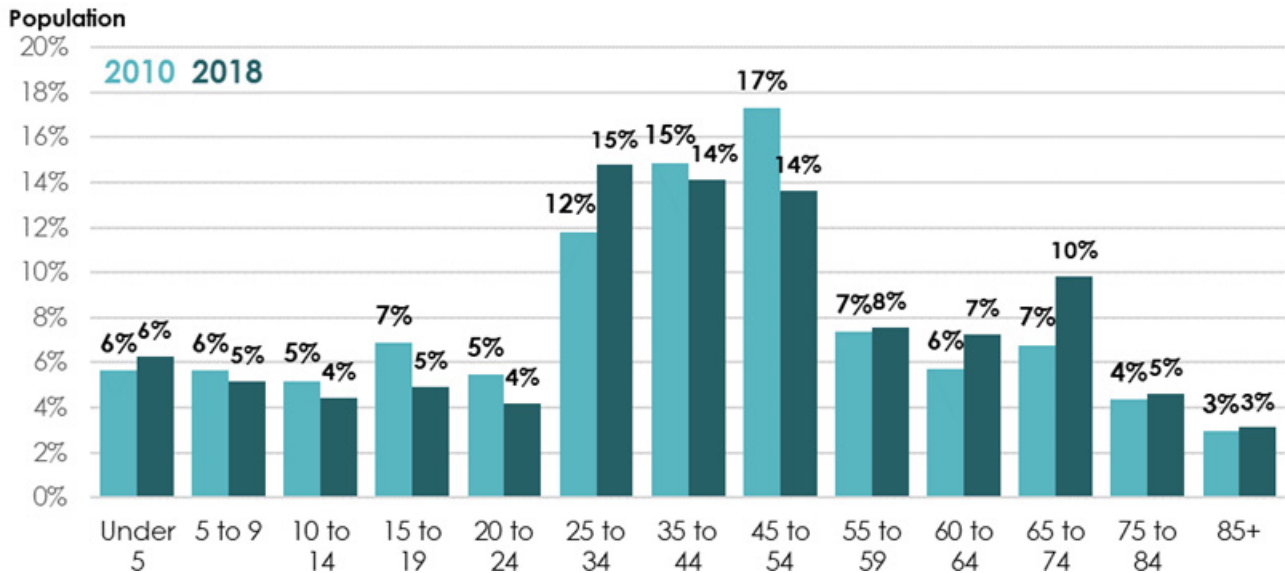
Exhibit 2. Jobs-Housing Ratios, Shoreline and Peer Communities



Sources: Puget Sound Regional Council, 2018; Washington Office of Financial Management, 2018

Age composition data indicates that the City has a large workforce-age population, with recent growth for adults age 25-34 and a small increase in children under 5 (**Exhibit 3**). At the same time, the City may be drawing an increasing number of retirees or retaining a population that is aging in place, as evidence by the increase in Shoreline’s population aged 65-74. Generally, families with children prefer larger, detached homes, while young adults without children and older adults and empty nesters prefer smaller housing units with lesser maintenance requirements and higher walkability. In this way, age becomes a key consideration in ensuring a balanced housing stock.

Exhibit 3. Distribution of Residents by Age, Shoreline, 2010 & 2018



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

Most of Shoreline’s households consist of only one or two people, renters and homeowners included. The number of Shoreline households with children has declined since 2010, despite the increase in children under five years of age (**Exhibit 4**). Households with an individual over 65 increased significantly from 2010 to 2018.

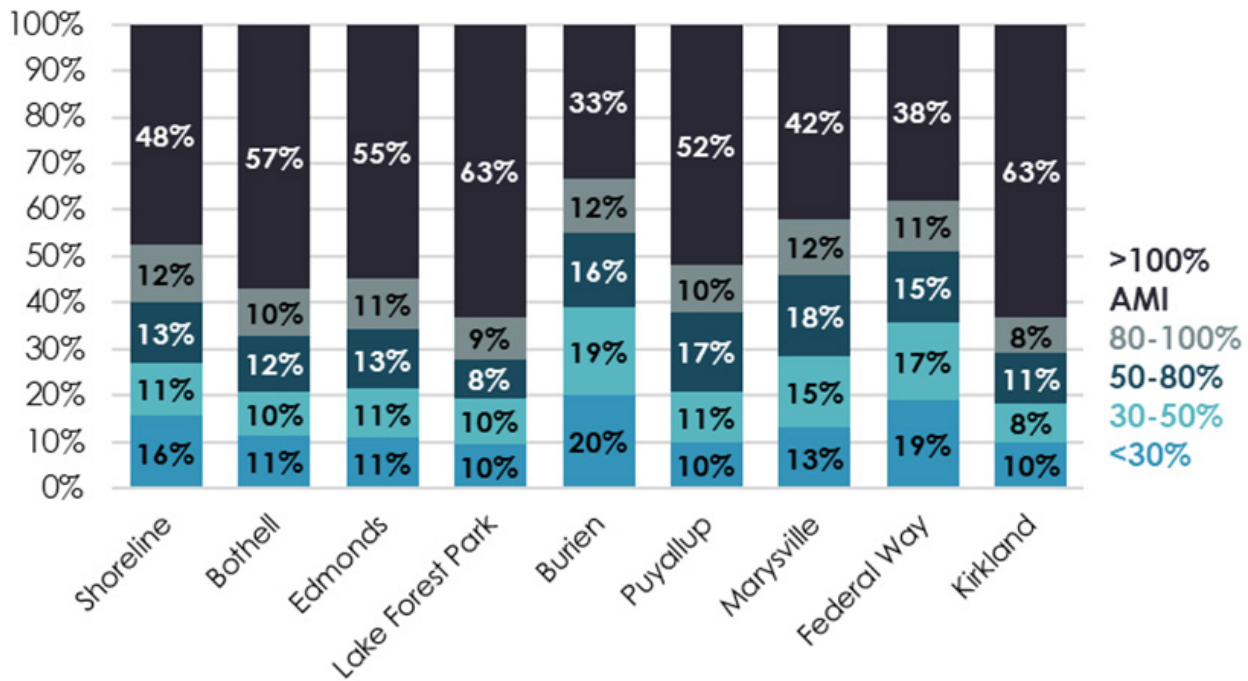
Exhibit 4. Shoreline Select Household Characteristics, 2010-2018

	2010	2018	Change 2010-2018
Total Households	21,152	22,160	1,008
Households with Children	6,048	5,924	(124)
Single-Person Households	6,195	6,401	206
Household with an Individual Over 65	4,717	6,661	1,944
Disabled Civilian Population*	6,608	7,093	485

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2006-2010; 2008-2012; 2014-2018

About 52% of Shoreline’s households make less than the area median income (AMI) (**Exhibit 5**). Households with incomes below 50% area median income are the most likely to face affordability challenges in Shoreline, as is the case throughout King County, and more than one-quarter of Shoreline’s household fall into this category. As housing costs rise regionally, even households earning more 50% of AMI may become cost burdened.

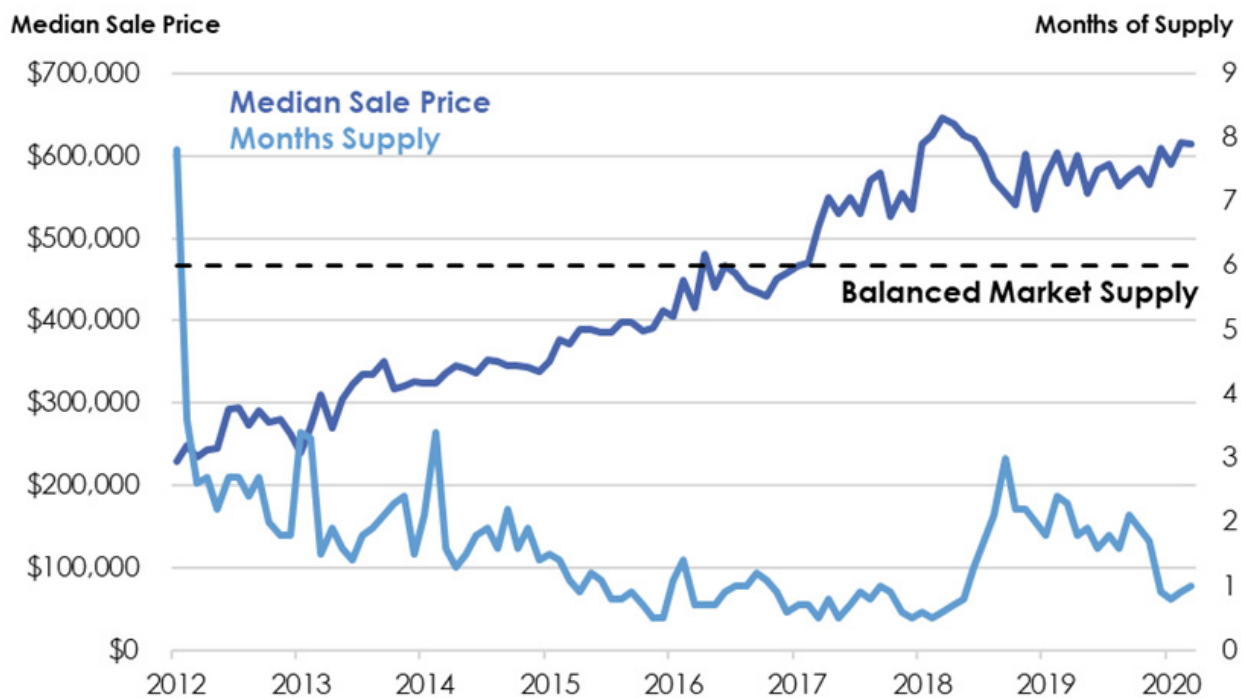
Exhibit 5. Household Income Composition, Shoreline and Peer Communities, 2018



Source: HUD CHAS, 2016

Demand for housing is high, and the City has not had more than three or four months' worth of supply for sale at any point since 2012 (**Exhibit 6**). Home prices have appreciated more rapidly in recent years compared to similar Puget Sound cities. The median-priced home (\$620,000) may be out of reach of the median family household in Shoreline (\$100,756 annual income). Rents have also been climbing, though at a similar rate to the region. Today a household must earn at least \$82,000 per year to affordably pay the median rent of \$2,055, compared to \$57,700 a year to afford the 2010 median rent of \$1,444.

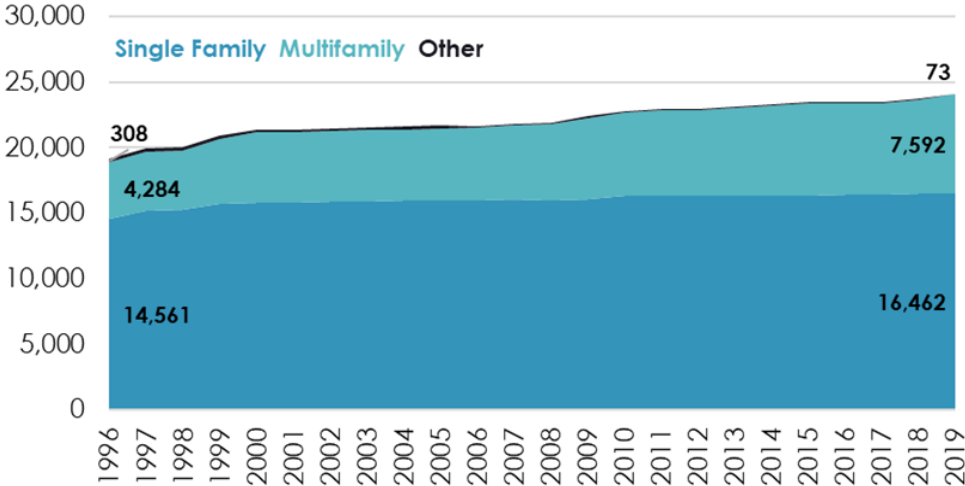
Exhibit 6. Median Sale Price and Residential Market Months of Supply, City of Shoreline, 2012-2019



Source: Redfn, 2020

Exhibit 7 illustrates the growth in total housing units in Shoreline, as well as the distribution of housing units by type. The data indicate that, while single family homes still predominate, most of the growth in Shoreline since 1995 is due to new multifamily housing. Approximately 31.5% of all housing units in Shoreline are multifamily today, compared to about 22.4% in 1995.

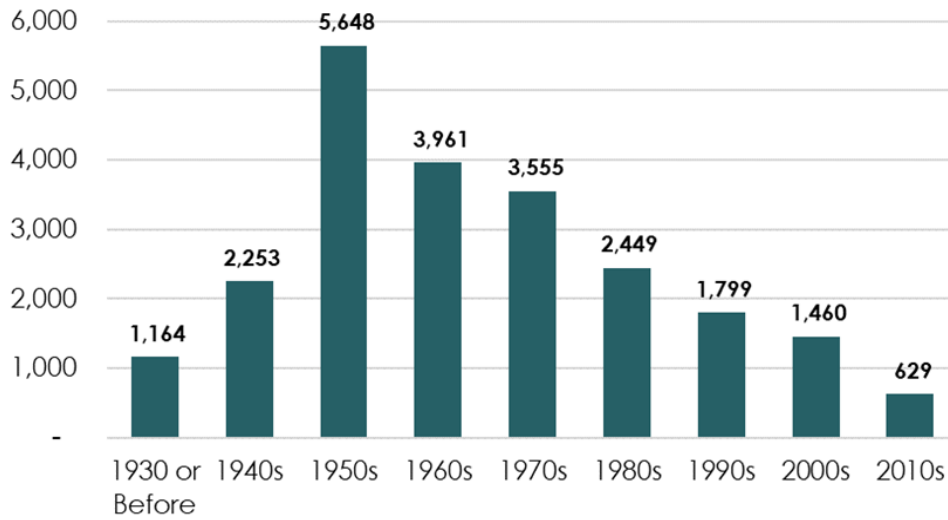
Exhibit 7. Housing Units by Type, Shoreline, 1995 - 2020



Source: Washington State Office of Financial Management, 2019

Much of Shoreline’s single family housing stock was built in response to the post-World War II housing boom and is now aging (**Exhibit 8**). When the City’s two new light rail stations open in 2024, it may begin to capture a higher share of regional growth, which could fuel more rapid changes to the built environment. As housing prices increase, redevelopment will be feasible for more of the City’s older homes. This could bring the potential for displacement and substantial neighborhood change.

Exhibit 8. Housing Units by Age, Shoreline, 2018



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

Key Findings

- > The households most likely to be cost burdened in Shoreline are **renters below 50% AMI**. Shoreline needs more dedicated affordable units serving renters in this income segment. This is best accomplished in partnership with nonprofit and public housing providers.
- > Shoreline has an **overall housing shortage** that is part of a regional lack of supply. This has created upward pressure on prices, particularly in for-sale units. The current median home price may now be unaffordable for the typical Shoreline family.
- > Rents have risen so that **renters between 50% and 80% AMI will now struggle to find affordable housing in Shoreline**. Renters above 80% AMI will now struggle to build sufficient savings to buy a home.
- > Most of Shoreline's households consist of one or two people. Among these households there are two potential subgroups to consider for housing planning purposes – **seniors and young adults**. There is strong demonstrated demand for townhouses, which may be of interest to this demographic. There may be untapped demand for additional smaller housing types, such as cottage housing and small-lot single family development.
- > Shoreline's **midcentury single family homes will be attractive for redevelopment** as prices rise. This will bring a shift toward more multifamily development in multifamily zones, and more high value, large homes in single family zones. As prices rise, Shoreline will likely attract more high-income households.

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Regulatory Review

This regulatory review provides an overview and assessment of Shoreline’s current policies and programs intended to support the City’s housing goals. This summary presents high level findings from the Regulatory Review Report, which is a standalone document that is included as an appendix to this HAP. Some findings and recommendations from this section are also included as tools in the Housing Toolkit.

Exhibit 9 illustrates how the objectives of the HAP are aligned with the goals and policies of the City of Shoreline’s Comprehensive Plan Housing Element.

Exhibit 9. Shoreline Housing Element Alignment Goals and Objectives

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Increase Housing Supply	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.	H3: Encourage infill development on vacant or underutilized sites. H4: Consider housing cost and supply implications of proposed regulations and procedures. H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses
Increase Variety of Housing Types	Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.	H1: Encourage a variety of residential design alternatives that increase housing choice. H5: Promote working partnerships with public and private groups to plan and develop a range of housing choices. H6: Consider regulations that would allow cottage housing in residential areas, and revise the Development Code to allow and create standards for a wider variety of housing styles.

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
	<p>Goal H VI: Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.</p>	<p>H24: Explore the feasibility of implementing alternative neighborhood design concepts into the City's regulations.</p> <p>H26: Support development of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs, such as those fleeing domestic violence, throughout the city and region.</p> <p>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.</p>
<p>Increase Supply of Housing Affordable to All Income Levels</p>	<p>Goal H III: Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of Area Median Income.</p>	<p>H7: Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.</p> <p>H8: Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.</p> <p>H9: Explore the feasibility of creating a City housing trust fund for development of low-income housing.</p> <p>H10: Explore all available options for financing affordable housing, including private foundations and federal, state, and local programs, and assist local organizations with obtaining funding when appropriate</p> <p>H11: Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and educational opportunities.</p> <p>H13: Consider revising the Property Tax Exemption (PTE) incentive to include an affordability requirement in areas of Shoreline where it is not currently required, and incorporate tiered levels so that a smaller percentage of units</p>

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Increase Supply of Housing Affordable to All Income Levels (cont.)	Goal H VII: Collaborate with other jurisdictions and organizations to meet housing needs and address solutions that cross jurisdictional boundaries.	<p>would be required if they were affordable to lower income households.</p> <p>H15: Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low- and moderate-income households</p> <p>H16: Educate the public about community benefits of affordable housing in order to promote acceptance of local proposals.</p> <p>H17: Advocate for regional and state initiatives to increase funding for housing affordability.</p> <p>H18: Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities.</p> <p>H19: Encourage, assist, and support non-profit agencies that construct, manage, and provide services for affordable housing and homelessness programs within the city.</p> <p>H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.</p> <p>H29: Support the development of public and private, short-term and long-term housing and services for Shoreline's population of people who are homeless.</p> <p>H28: Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities.</p> <p>H30: Collaborate with King and Snohomish Counties, other neighboring jurisdictions, and the King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable housing opportunities, and coordinate funding.</p>

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
<p>Minimize Displacement of Low-Income Residents Resulting from Redevelopment</p>		<p>H31: Partner with private and not-for-profit developers, social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs. H32: Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, and education. H33: Support and encourage legislation at the county, state, and federal levels that would promote the City’s housing goals and policies. H14: Provide updated information to residents on affordable housing opportunities and first-time home ownership programs.</p>
<p>Support Preservation of Existing Housing</p>	<p>Goal H IV: “Protect and connect” residential neighborhoods so they retain identity and character, yet provide amenities that enhance quality of life.</p>	<p>H12: Encourage that any affordable housing funded in the city with public funds remains affordable for the longest possible term, with a minimum of 50 years. H20: Pursue public-private partnerships to preserve existing affordable housing stock and develop additional units. H21: Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image. H22: Continue to provide financial assistance to low-income residents for maintaining or repairing health and safety features of their homes through a housing rehabilitation program.</p>
<p>Additional Local Priorities</p>	<p>Goal H IX: Develop and employ strategies specifically intended to attract families with young children in order to support the school system.</p>	

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
	<p>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.</p>	<p>H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.</p>

While the Comprehensive Plan is generally well-aligned with the goals of the HAP, the Regulatory Review Report identifies two potential additions to the Comprehensive Plan to further enhance alignment.

- > Add goal(s) and policies on minimizing displacement of low-income residents.
- > Describe the connection of other Comprehensive Plan elements to housing goals (infrastructure investments, parks plans, and more, for example).

Regulatory Effectiveness

The City has employed several highly effective strategies to increase its housing supply, including a multifamily tax exemption (MFTE) program and several planned actions intended to lower the regulatory barriers to redevelopment. It also has several promising programs to increase affordable housing for low- and moderate-income renters, including inclusionary zoning in its station areas.

Several current programs are either underutilized or have the potential to be more effective with adjustments. The City's density bonus and parking reduction programs have not been well utilized. This may be explained by how specific programs are designed and/or a lack of awareness among the development community about all the incentives Shoreline offers. Clear marketing materials compiling all local incentives and demonstrating how they can benefit typical projects could bolster the effectiveness of multiple programs.

There are several opportunities to increase housing variety. These include revising requirements for ADUs, permitting cottage housing, and regulating residential areas based on form to afford more flexibility in the density and intensity of development.

In general, the most significant issues to address with new housing tools are serving very low-income households and minimizing displacement. Partnerships with local affordable housing and related service providers will be important in advancing these goals.

The matrix in **Exhibit 10** illustrates the relationship between the objectives of the HAP and Shoreline's current housing programs and policies. Current policies that could be improved are candidates for inclusion in the Housing Toolkit, and each of these areas are explored in detail in the following sections.

Exhibit 10. Shoreline Housing Tools Assessment Matrix

	Increase Housing Supply	Increase Housing Variety	Increase Affordable Housing Supply	Minimize Displacement	Preserve Existing Housing
Funding and Related Resources					
Multifamily Tax Exemption	● ↑	● ↑	● ↔		○ ↔
Permit Fee Waivers for Affordable Housing			○ ↔		
Sales and Use Tax Credit			○ ↔	● ↔	● ↔
Zoning Strategies					
Accessory Dwelling Units	○ ↔	● ↔	○ ↔	○ ↔	○ ↔
Deep Green Incentive Program					
Density Bonuses	● ↔		○ ↔		
Inclusionary Zoning			● ↑		
Parking Reductions	○ ↔		○ ↔		
Planned Action EIS	● ↑	○ ↑			

Tool Potential Score

- Can be highly effective to serve this objective
- Can benefit this objective, but is not likely to have a major impact

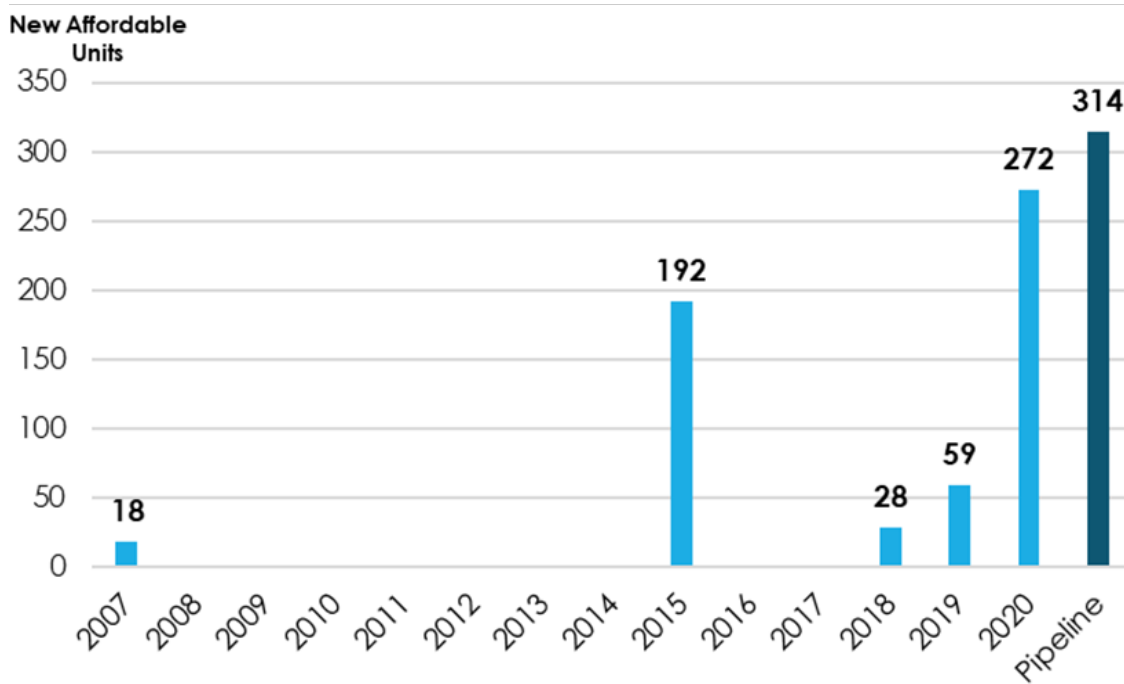
Shoreline Application Score

- ↑ Program is appropriately designed to achieve its potential, opportunities for improvement may boost impact
- ↔ Improvements are required to achieve potential

Increasing the Supply of Market Rate and Affordable Housing

Shoreline completed a significant upzone for its light rail station areas five years ago and saw an increase in townhouse development as a result. The first multifamily projects in the station areas are currently in the permitting and construction phases. The City also offers several incentives that allow developments to exceed standard densities through the provision of affordable housing units. **Exhibit 11** indicates that the MFTE program can be effective in encouraging development, as it has provided hundreds of affordable units in Shoreline in recent years, though program adjustments may be warranted to maximize the program’s effectiveness in Shoreline.

Exhibit 11. Affordable MFTE Units by Year Built, Shoreline, 2007 - 2020



Source: City of Shoreline, 2020

Density bonuses and parking reductions are tools to support this objective but have not been well-utilized in Shoreline. Adjustments to these programs could support development, particularly in station areas.

Because Accessory Dwelling Units (ADUs) are built one unit at a time and are limited to yards or homes with sufficient space and homeowner interest, they are not likely to have add a significant number of housing units Citywide. However, they are beneficial insofar as they provide housing options that fit the needs of certain demographic segments of the population. There are several clear opportunities to encourage ADU development, which are detailed in following section on housing variety.

The above tools may suffer from a lack of awareness among developers, so comprehensive marketing efforts may benefit multiple housing objectives.

Increasing the Variety of Housing Types

The MFTE program is highly effective in encouraging denser multifamily development, particularly in areas with strong housing markets. Participation is uneven across target areas, and modifying the program to allow an 8-year exemption without an affordability requirement may be helpful to encourage development in areas where it has not occurred. Though waiving the affordability requirement would allow developers to benefit from the property tax exemption without providing affordable units, an 8-year option would still add to the City's housing stock and diversify its housing supply.

ADUs can add housing units in existing neighborhoods without adversely affecting neighborhood character. Reevaluating owner-occupancy requirements and parking requirements for ADUs are two opportunities for Shoreline to further encourage ADU development.

There are also opportunities to encourage “missing middle” housing types, including permitting cottage housing. The City should consider opportunities for both rental and home ownership, particularly smaller for-sale units that are of interest to demographic segments such as young adults and seniors, both of which are less likely to live with children. The City may also benefit from considering zoning adjustments to residential zones that regulate based on form and bulk, allowing greater flexibility for unit density.

Increasing Supply of Housing Affordable to All Income Levels

Shoreline has employed several effective tools to encourage housing that is affordable to households earning 70-80% of area median income (AMI). There is an opportunity to expand the inclusionary zoning program to include home ownership. There may also be an opportunity to enhance these tools to achieve a slightly deeper subsidy, though these tools are never sufficient on their own to serve households below 50% AMI. Households earning less than 50% AMI are also the most likely to face affordability challenges and the most vulnerable to housing insecurity.

Preserve Existing Housing

Preservation goals should be balanced with goals to increase the housing supply to avoid market imbalances. Specific preservation goals which may be appropriate for the housing toolkit include identifying strategies to maintain the affordability of dedicated affordable housing as it reaches the end of its compliance period. Another consideration is targeted preservation where the risk of displacement is high.

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Housing Toolkit & Potential Actions

This section presents an initial Housing Toolkit, which is broad and includes policy options for consideration and potential implementation by the City of Shoreline. This section also includes an Action Plan based on a preliminary prioritization of certain Toolkit options. Toolkit options not currently selected for prioritization offer options for the City to consider in the future.

Toolkit At-A-Glance

The following list offers a high-level summary the Housing Toolkit and includes specific actions aligned with the HAP objectives. The list is based on opportunities for Shoreline that were identified in the regulatory review, as well as other housing tools available to Washington cities.

Increasing Housing Supply & Variety

- > Action 1.1 “Missing Middle”-Friendly Zoning
- > Action 1.2 Cottage Housing
- > Action 1.3 Small Lot Single Family
- > Action 1.4 Accessory Dwelling Units
- > Action 1.5 Multifamily Tax Exemption
- > Action 1.6 Parking Reductions
- > Action 1.7 Planned Action EIS
- > Action 1.8 Deep Green Incentive Program

Increasing Affordable Housing Supply

- > 2.1 Moderate Income Housing Supply
 - Action 2.1.1 Development Agreements
 - Action 2.1.2 Density Bonuses
 - Action 2.1.3 Inclusionary Zoning
 - Action 2.1.4 Surplus Land and Property for Affordable Housing
 - Action 2.1.5 Density Bonus on Large Single-Family Lots
 - Action 2.1.6 Tiny Houses
- > 2.2 Low Income Housing Supply
 - Action 2.2.1 Local Affordable Housing Levy
 - Action 2.2.2 Real Estate Excise Tax 2 (REET 2)
 - Action 2.2.3 Partner with Affordable Housing Providers
 - Action 2.2.4 Permit Fee Waivers for Affordable Housing
 - Action 2.2.5 Sales and Use Tax Credit

Affordable Home Ownership

- > Action 3.1 Down Payment Assistance
- > Action 3.2 Support Community Land Trusts
- > Action 2.1.3 Inclusionary Zoning

Homeowner Stability & Minimizing Displacement

- > Action 4.1 Homeowner Stability Program
- > Action 4.2 Housing Incentive Marketing Program
- > Action 4.3 Develop Short Term Rental Regulations for Houses, ADUs and/or Condos

Section 1:

Tools to Increase Housing Supply & Variety

Increasing housing supply is a critical need for Shoreline if it is to continue housing the people and their children who have historically called it home. New housing also can also support new retail and amenities for the city. Increasing housing variety is both necessary due to limited buildable land and desirable, because it allows the housing stock to naturally support people of different ages and incomes.

Action 1.1: Missing-Middle Friendly Zoning

Missing Middle-friendly zoning would modify current zones or create new ones that are more permissive of housing types that are denser than single family detached housing but smaller than 4 story apartment buildings. These types are generally 1 to 2.5 stories high, ranging up to 3 stories in some cases. Missing middle is invaluable housing due to its relative affordability, variable unit sizes appropriate for young people, seniors, and small families, enough density to encourage new retail development, and its ability to blend in within single family neighborhoods while adding potentially significant new housing supply. Missing middle housing is arguably the most powerful market-based tool the city has to encourage its housing supply and variety goals.



Grandfatered multifamily homes in Portland (Photo Credit: Sightline Institute)



Anacortes duplex (Photo Credit: Sightline Institute)

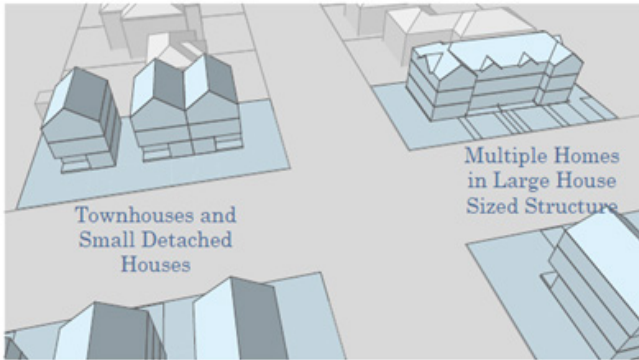
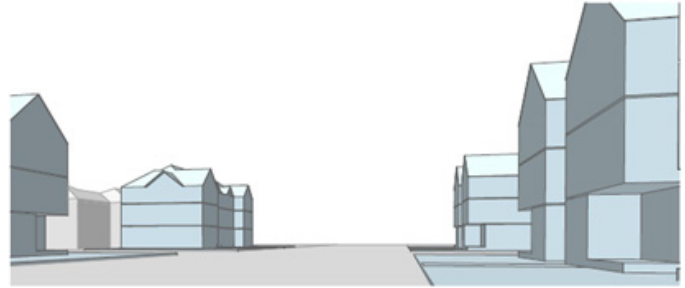
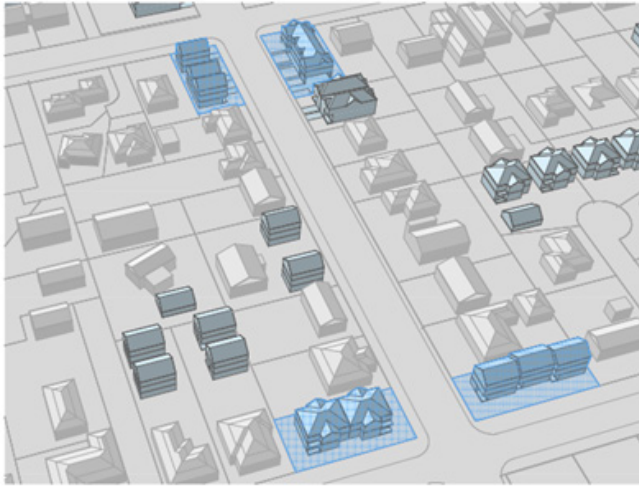
Implementation Considerations

Important implementation considerations for this action, including the entity responsible for each action, the general timeframe for implementation and general level of public investment required.

The City’s Department of Planning and Community Development would need to lead the design and implementation of missing middle-friendly zoning. Significant zoning changes require substantial political effort and coordination and would potentially take years to complete, depending on the scale of the changes. Public participation would need to be thorough, with special considerations taken to include the full breadth of the community in the process. Rezoning is a relatively affordable option as there is no continuing expense associated with it after the districts are revised/established, although rezones that significantly affect development capacity will need to be coordinated with the City’s capital facilities plan to ensure adequate infrastructure and service provision.

Exhibit 12 presents a representation of how missing-middle housing units could fit with existing development patterns in Shoreline. **Exhibit 13** presents the regulatory provisions used to generate the illustration, which could be considered at implementation.

Exhibit 12. Missing-Middle Infill Representation



RESIDENTIAL ZONE	CURRENT	OPTION 1	MISSING MIDDLE AT CORNERS AND BLOCK ENDS
STANDARDS	8-6		
Base Density: Dwelling Units/Acre	6	none	Unit size 600sf min/2500sf max
Min. Density	4	4	
Min. Lot Width	50 ft	50 ft	
Min. Lot Area	7200	7200	
Min. Front Yard Setback	20 ft	20 ft	
Min. Rear Yard Setback	15 ft	15 ft	
Min. Side Yard Setback	5 ft min.	5 ft min.	
	30 ft	30 ft	
Height	(35 ft with pitched roof)	(35 ft with pitched roof)	
Distance between units		n/a	Units can be attached or detached
Max. Building Coverage	35%	35%	
Max Building Coverage	2520	2520	
Max Unit Count on Min Lot	1	12 studios/3 houses	
FAR (no. stories x lot coverage/lot size)	1.05	1	
Max. Hardscape	50%	50%	
Parking		1/7th/5 per unit	

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Exhibit 13. Missing Middle Regulatory Provisions

RESIDENTIAL ZONE	CURRENT	OPTION 1	MISSING MIDDLE' AT CORNERS AND BLOCK ENDS
STANDARDS	R-6		
Base Density: Dwelling Units/Acre	6	none	Unit size 600sf min/2500sf max
Min. Density	4	4	
Min. Lot Width	50 ft	50 ft	
Min. Lot Area	7200	7200	
Min. Front Yard Setback	20 ft	20 ft	
Min. Rear Yard Setback	15 ft	15 ft	
Min. Side Yard Setback	5 ft min.	5 ft min.	
	30 ft	30 ft	
Height	(35 ft with pitched roof)	(35 ft with pitched roof)	
Distance between units		n/a	Units can be attached or detached
Max. Building Coverage	35%	35%	
Max Building Coverage	2520	2520	
Max Unit Count on Min Lot	1	12 studios/3 houses	
FAR (no. stories x lot coverage/lot size)	1.05	1	
Max. Hardscape	50%	50%	
Parking		1/.75/.5 per unit	

Performance Measures

Some major efficacy metrics the City should track include the number of raw and net units built in newly legal missing middle housing types, number of lots redeveloped, mean new unit square footage (by housing type if possible), and average new unit price (by housing type if possible). Some other revealing metrics would include the size of property assemblages for new development in lots or acres and new units produced by type. The former is useful, because smaller assemblages signify economic competitiveness at smaller scales, which facilitates small developer participation, promotes visual variety in the new housing stock, and reduces the development’s visual impact in any one location. New units by type allows the city to determine whether one middle type is dominant so a response (or lack thereof) could be considered.

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 1.2: Cottage Housing

Cottage Housing is a type of missing middle housing that generally allows for small 1 or 2 story houses that may be attached or detached that may not have a backyard but instead are arranged around a common interior courtyard. Houses are small, generally 700-1,200sf. Those dimensions may allow for naturally moderate-income housing that is well suited to seniors and small families. They blend easily in single family neighborhoods, appearing similarly to two single family houses from the street, and they fit well into large lots or assemblages of 2-3 small lots. Those characteristics mean that Cottage Housing meets housing supply and variety goals.



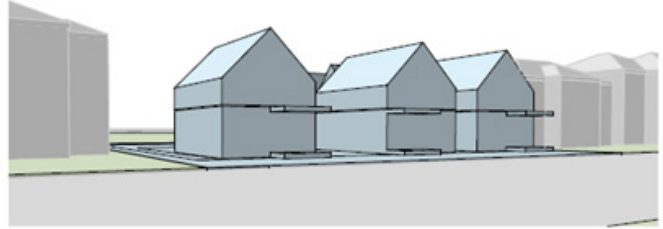
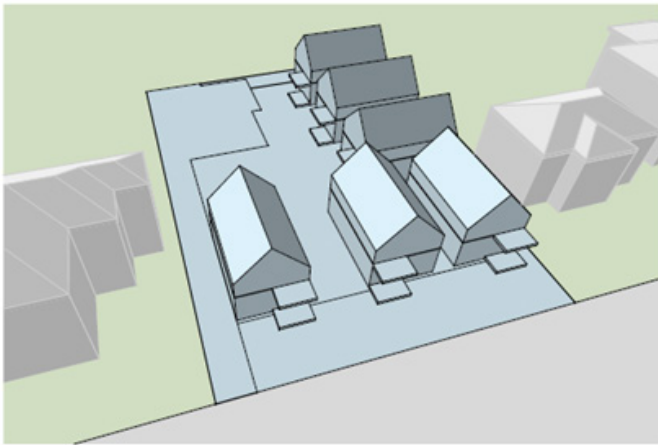
Cottage cluster. (Photo Credit: Sightline Institute)

Implementation Considerations

Implementation considerations would be the same as in for Missing Middle-Friendly Zoning, but possibly easier due to the smaller zoning change.

Exhibit 14 presents a representation of how cottage housing units could fit with existing development patterns in Shoreline. **Exhibit 15** presents the regulatory provisions used to generate the illustration, which could be considered at implementation.

Exhibit 14. Cottage Housing Design Representation



RESIDENTIAL ZONE	CURRENT	OPTION 3	COTTAGE CLUSTERS <i>*Info from past ordinance and other model codes</i>
STANDARDS	R-6		
Base Density: Dwelling Units/Acre	6	18	Zoning by Dwelling Units per Acre reduces opportunity for smaller, more affordable units. Maximum unit size 1500 sf
Min. Density	4	4	
Min. Lot Width	60 ft	100'	
Min. Lot Area	7200	14400	Density limit 1:2400sf of lot area
Min. Front Yard Setback	20 ft	20'	
Min. Rear Yard Setback	15 ft	10'	Street fronting units shall have a covered front porch or entry of a minimum 60 sq ft, minimum dimension of 7' in any direction. Can encroach into front yard setback 5'
Min. Side Yard Setback	5 ft min.	5 ft min.	
Height	35 ft with a pitched roof	25' with a pitched roof	Reduced height
Distance between units		7' for detached units.	Re-faced distance between cottages can be put toward larger common areas. Duplexes allowed
Max. Building Coverage	35%	45%	
Max Building Coverage	2520	6480	
Max Unit Count on Min Lot	1	6	
FAR (no. stories x lot coverage/lot size)	1.05	0.5	Substantial downsizing of total building bulk.
Max. Hardship	50%	60%	
Open Space		250sf per unit	Can be in common area, Common area, minimum dimension 15'
Parking		1 per unit	

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Exhibit 15. Cottage Housing Regulatory Provisions

RESIDENTIAL ZONE	CURRENT	OPTION 3	COTTAGE CLUSTERS *info from past ordinance and other model codes
STANDARDS	R-6		
Base Density: Dwelling Units/Acre	6	18	Zoning by Dwelling Units per Acre reduces opportunity for smaller, more affordable units. Maximum unit size 1500 sf
Min. Density	4	4	
Min. Lot Width	50 ft	100'	
Min. Lot Area	7200	14400	Density limit 1:2400sf of lot area
Min. Front Yard Setback	20 ft	20'	
			Street fronting units shall have a covered front porch or entry of a minimum 60 sq ft, minimum dimension of 7' in any direction. Can encroach into front yard setback 5'
Min. Rear Yard Setback	15 ft	10'	
Min. Side Yard Setback	5 ft min.	5 ft min.	
	30 ft	18'	
Height	(35 ft with pitched roof)	25' with a pitched roof	Reduced height
Distance between units		7' for detached units.	Reduced distance between cottages can be put toward larger common areas. Duplexes allowed
Max. Building Coverage	35%	45%	
Max Building Coverage	2520	6480	
Max Unit Count on Min Lot	1	6	
FAR (no. stories x lot coverage/lot size)	1.05	0.5	Substantial downzone of total building bulk.
Max. Hardscape	50%	60%	
Open Space		250sf per unit	Can be in common area. Common area, minium dimension 15'
Parking		1 per unit	

Performance Measures

Performance measures would be similar to those prescribed for Missing Middle Housing.

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 1.3: Small-Lot Single Family

Small Lot Single Family is a type of missing middle housing that is essentially a compact version of a single family detached home. They use smaller lot sizes and building footprints and are generally a middle ground between single family detached and townhouses. They would be regulated similarly to traditional single family homes but would have smaller setbacks and higher lot coverage and floor area ratio. These houses would blend in easily with established neighborhoods while boosting housing supply and variety.



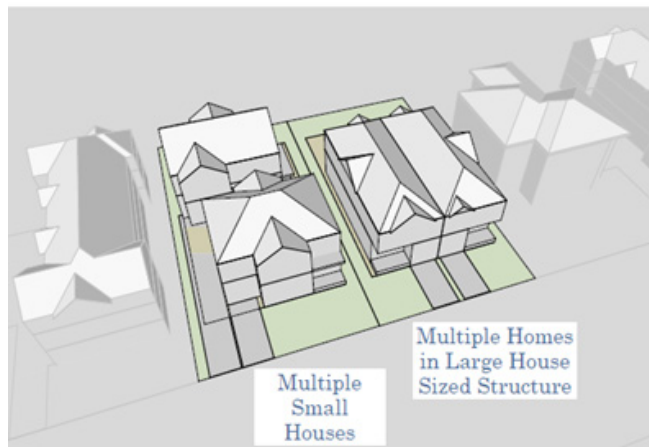
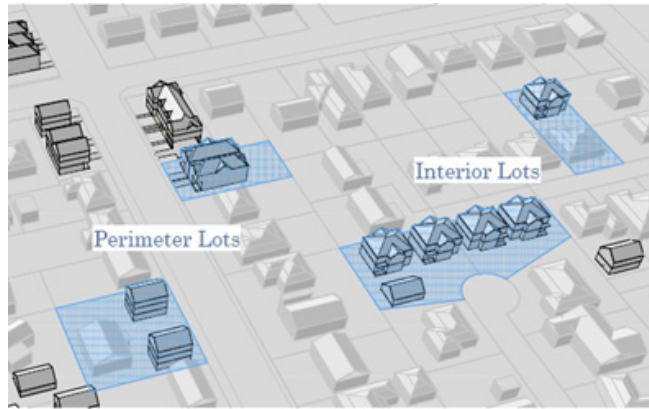
Four of eight small lot single family homes in Seattle. (Photo Credit: Google Street View)

Implementation Considerations

Implementation considerations would be the same as in for Missing Middle-Friendly Zoning, but likely politically easier than other middle types and specifically cottage housing due to the smaller zoning change. There will be upfront costs in changing the regulations but no long-term costs.

Exhibit 16 presents a representation of how small lot single family housing units could fit with existing development patterns in Shoreline. **Exhibit 17** presents the regulatory provisions used to generate the illustration, which could be considered at implementation.

Exhibit 16. Small Lot Single Family Design Representation



RESIDENTIAL ZONE	CURRENT	OPTION 2	SMALL LOT DETACHED HOUSES AND TWO/THREE UNIT HOUSES
STANDARDS	8x6		
Base Density: Dwelling Units/Acre	6	12	Zoning by Dwelling Units per Acre reduces opportunity for smaller, more affordable units.
Min. Density	4	4	
Min. Lot Width	50 ft	50 ft	
Min. Lot Area	7200	7200	Density limit 1:3600sf of lot area
Min. Front Yard Setback	20 ft	20'	
Min. Rear Yard Setback	15 ft	10'	
Min. Side Yard Setback	5 ft min.	5 ft min.	
	30 ft	30 ft	
Height	(35 ft with pitched roof)	(35 ft with pitched roof)	
Distance between units			Units can be attached. If detached, minimum is 10' wall to wall
Max. Building Coverage	35%	40%	Increasing building coverage, reduces need to build 3rd stories, and to demolish existing one story houses.
Max Building Coverage	2520	2880	
Max Unit Count on Min Lot	1	2	
FAR (no. stories x lot coverage/lot size)	1.05	0.8	Slight downslope of total building bulk.
Max. Hardscape Parking	50%	55%	

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Exhibit 17. Small Lot Single Family Regulatory Provisions

RESIDENTIAL ZONE	CURRENT	OPTION 2	SMALL LOT DETACHED HOUSES AND TWO/THREE UNIT HOUSES
STANDARDS	R-6		
Base Density: Dwelling Units/Acre	6	12	Zoning by Dwelling Units per Acre reduces opportunity for smaller, more affordable units.
Min. Density	4	4	
Min. Lot Width	50 ft	50 ft	
Min. Lot Area	7200	7200	Density limit 1:3600sf of lot area
Min. Front Yard Setback	20 ft	20'	
Min. Rear Yard Setback	15 ft	10'	
Min. Side Yard Setback	5 ft min.	5 ft min.	
Height	30 ft	30 ft	
	(35 ft with pitched roof)	(35 ft with pitched roof)	
Distance between units			Units can be attached. If detached, minimum is 10' wall to wall
Max. Building Coverage	35%	40%	Increasing building coverage, reduces need to build 3rd stories, and to demolish existing one story houses.
Max Building Coverage	2520	2880	
Max Unit Count on Min Lot	1	2	
FAR (no. stories x lot coverage/lot size)	1.05	0.8	Slight downzone of total building bulk.
Max. Hardscape	50%	55%	
Parking			

Performance Measures

Performance measures would be similar to those prescribed for Missing Middle Housing.

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 1.4: Accessory Dwelling Units

Accessory Dwelling Units (ADUs) are housing units that share a lot with another housing structure, typically a single family detached home. Structures are smaller than the main housing unit and can be attached or detached from the main structure. They expand housing supply and promote affordability and variety through their smaller sizes. Potential options to increase ADU housing production would be to ease parking requirements, eliminate the owner-occupancy requirement, create pre-approved ADU designs, expand homeowner awareness, and allow two units instead of one per lot.



Seattle backyard detached ADU. (Photo Credit: Sightline Institute)

Implementation Considerations

The City's Department of Planning & Community Development would need to drive any changes to ADU regulations. This effort may require less effort to plan and execute than actions 1.1-1.3 but could still require 1-2 years of effort to enact. There will be upfront costs in changing the regulations but no long term costs.

Performance Measures

Performance measures could include annual units built before and after regulatory reforms and their average size and price.

Action 1.5: Multifamily Tax Exemption

The Multifamily Tax Exemption (MFTE) is a current policy that gives developers a 12-year property tax break for projects that rent at least 20% of their units to income-qualified households for 12 years or in perpetuity within the station areas. The city may want to consider deepening the affordability required in areas where the program is currently most heavily utilized while raising the income cap to 100% of area median income (AMI) in locations that have seen little development from the program. The deeper affordability may be worth considering, because rent for 80% of King County’s AMI is close to market rent in Shoreline, so the current policy may be bringing subsidized units online that are renting for close to the unsubsidized rate. This policy boosts the number of rental units provided while also ensuring a supply of moderate-income housing.

Implementation Considerations

The City’s Department of Planning & Community Development would study market trends and revise the regulations. The timeframe for implementation could be 6 months to a year. There are few direct costs from the program, but there are opportunity costs associated with a tax break.

Performance Measures

Key metrics include number of units delivered, average unit size, and average affordable unit price as compared to Shoreline’s mean rent.

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 1.6: Parking Reductions

Shoreline currently offers parking reductions for developers when affordable housing is provided, if the project is multifamily within a quarter mile of a future light rail station, or providing other public benefits. Parking, especially underground and structured parking, is expensive, and so reducing it stimulates housing construction and can increase the affordable housing stock. The program could be potentially improved by establishing clear criteria for estimating a potential parking reduction, completing a parking demand study to evaluate whether current parking requirements could be lowered, and unbundling parking from rent so that tenants without cars do not subsidize tenants that have them.

Implementation Considerations

The City's Department of Planning & Community Development and possibly the Department of Public Works would study parking demand and revise the regulations. The timeframe for implementation could be 6 months to a year. The program carries little public cost aside from the initial study and public parking enforcement in the future.

Performance Measures

The City should study the parking utilization rate across the city and specifically in affordable and transit-oriented developments. They should also record it whenever a developer builds more than the allowed amount of parking.

Action 1.7: Planned Action EIS

Planned Action EIS allows the city to complete an environmental impact statement for an entire subarea before development takes place. All development in that area is then exempted for SEPA provided that it complies with the area plan. This streamlines development, encouraging new housing supply and potentially housing variety. Shoreline used the policy for transit-oriented development along its upcoming light rail line. It can build on its successes by revisiting plans regularly and revising as needed and evaluating opportunities for new subareas over time.

Implementation Considerations

The City’s Department of Planning & Community Development would lead the EIS process. The timeframe would be 6 months to a year for a new Planned Action EIS, possibly shorter to revise a current one. There will be up front administration costs but no long term burdens.

Performance Measures

The City should measure average time to development approval, including lawsuit resolution, of projects within its Planned EIS against others in the city.

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 1.8: Deep Green Incentive Program

The Deep Green Incentive Program (DGIP) is a program designed to encourage green building projects by offering fee waivers, density bonuses, and lower parking requirements. It is more of an environmental program than a housing one, but it could still do more to promote new housing with smaller minimum lot sizes, and further lowering parking requirements.

Implementation Considerations

The City’s Department of Planning & Community Development would lead any changes to the program.

Performance Measures

Units created and average square footage and price are useful indicators of the amount and kind of housing this proposal creates.

Increase Housing Supply & Variety

Increase Moderate Income Housing Supply

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Section 2.1:

Tools to Increase Moderate Income Housing Supply

Twelve percent of Shoreline’s households earn 80-100% of AMI and another 12.59% of households earn between 50% and 80% of AMI. The former group should require no subsidy in a balanced market, while most of the latter (60-80% of AMI) require mild subsidy to house. These moderate-income groups benefit from different policies than low-income residents. Pure housing supply and variety additions mentioned in the first strategy can serve some of the 80% to 100% population, especially in the for-sale market. The lower range of the 80% to 100% group and all the 60% to 80% population benefit from policy specifically targeted to deliver “workforce housing”. These policies typically involve tradeoffs between the city and private sector that provide mildly subsidized units with no ongoing funding commitment from the city. The policies are not sufficient to house everyone in Shoreline, but they are a significant portion of a balanced housing strategy.

Action 2.1.1: Development Agreements

Development agreements are voluntary, negotiated contracts between the City and developer establishing standards and public benefits the development will provide. The City requires development agreements for density bonuses in the MUR-70’ zone. The current policy is a valuable tool for securing new workforce housing, but the city could possibly get more affordable housing (30%-50% of AMI) and get developers to offer something like a right of first refusal to current residents to mitigate displacement.

Implementation Considerations

The City Manager’s Office may be the natural leader in a city negotiation, but the Department of Planning & Community Development could inform negotiations. Negotiations may last one to six months per project. Costs would be low, and none would be ongoing.

Performance Measures

Unit count and number of new units at different levels of affordability should be tracked.

Action 2.1.2: Density Bonuses

The city currently offers a bonus of up to 50% over base zoning if additional units are dedicated as affordable to households earning less than 80% of Area Median Income (AMI). It does not apply to single family projects on lots that can only accommodate one unit and is only relevant in residential zones where density limits apply. This could be improved by conducting a pro forma analysis to test if the program offers sufficient incentive to offset the costs of affordable development and if more affordability could be required without overly disincentivizing developers. The city should also clarify that bonus awards supersede other constraints such as minimum lot and height requirements and not just FAR. Finally, the city should permit density bonuses to be combined with the MFTE.

Implementation Considerations

The Department of Planning & Community Development should lead or commission the pro forma study and write the regulatory changes. Implementation time may be roughly a year, although allowing density bonuses to be combined with the MFTE could be done faster. Costs and public input required would be low.

Performance Measures

Bonus-granted unit count and number of new units at different levels of affordability should be tracked.

Action 2.1.3: Inclusionary Zoning

Inclusionary zoning programs require developers to either provide affordable units within a development or provide an in-lieu fee. Shoreline already uses this in some of its zones, and all projects with inclusionary requirements benefit from not having density limits, the 12-year MFTE, reduced permit fees, and reduced impact fees. The policy directly creates affordable housing in a semi-standardized manner. The program could be improved by tracking participation over time and adjusting incentives as needed. Finally, the requirements could be revised so that developers could offer fewer units in exchange for more 2- and 3-bedroom ones suitable for families.

Inclusionary zoning programs can also be tailored to target for-sale housing, requiring affordable for-sale units in larger developments. Affordable units provided through inclusionary zoning are deed restricted in perpetuity to preserve affordability.

Implementation Considerations

The Department of Planning & Community Development should track and review construction in IZ areas and write any needed regulatory changes. Implementation time may be roughly a year. Costs and public input required would be low.

Performance Measures

Affordable units created broken out by number of bedrooms would be a key metric to track. The City should also monitor number of projects built in IZ areas against the rest of the city to see if developers view the regulatory and incentives package as a net gain or loss to them.

Action 2.1.4: Surplus Land and Property for Affordable Housing

The City is allowed to lease or sell underutilized land it already owns to developers for affordable housing. Under RCW 39.33.015, public agencies may sell land at a discount if it is to be used for housing people at or below 80% of AMI. Selling surplus land is an excellent opportunity for the city to develop low- or mixed-income housing, as its ability to sell below market rate makes projects possible that could not be done under ordinary circumstances. The city could ensure it's using this powerful tool more effectively by inventorying potentially available land across all city departments and ranking for potential future development. It should consider adaptive reuse possibilities and not just empty lots. When it finds a build site, the city should partner with a third party such as a nonprofit developer to build out the site as efficiently as possible. The city should also look for deep affordability in surplus land projects, because it offers perhaps the clearest path towards producing significant numbers of deeply affordable units of any policy listed here.

Implementation Considerations

The Department of Planning & Community Development should lead in conducting the inventory but should coordinate with other departments to find city-owned lots, potentially with the help of the city manager's office. Implementation time for the inventory could be 1-3 months and 2-3 years to unit delivery. Costs and public input required would be low.

Performance Measures

Affordable units created broken out by number of bedrooms would be a key metric to track.

Action 2.1.5: Density Bonus on Large Single-Family Lots

A density bonus amendment has been proposed that would permit adding an additional, separate living unit (not an ADU) to qualifying lots in residential zones R-4 through R-48. The new unit would need to be smaller and less intrusive than the existing one. Height would be limited to 20 feet at the rooftop and two parking spots would be required per house. Houses within a half-mile of transit or that offer at least two level 2 electric vehicle chargers per new unit would qualify for a 50% parking reduction. The proposal could potentially be improved by removing parking requirements in station areas and making setbacks more flexible when concerning a second ADU. This proposal could support increased housing supply and variety.



ADU approximating the proposed new houses. (Photo Credit: Sightline Institute)

Implementation Considerations

The Department of Planning & Community Development would lead policy implementation, which may require roughly a year. Costs would be low, but the policy would require public input similar to a zoning change.

Performance Measures

Bonus-granted unit count and number of new units at different levels of affordability should be tracked

Increase Housing Supply & Variety

Increase Moderate Income Housing

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 2.1.6: Tiny Houses

Tiny houses are very small houses, typically ranging from 100 to 800 square feet. They are single detached units that may be built as permanent structures or integrated into trailers. Construction costs are lower than traditional housing, and their small size may be attractive to seniors looking to downsize. They can be either rented or sold. Tiny houses can be accessory dwellings or developed as clusters. In this manner, they are related to ADUs and cottage housing. They add to housing supply and variety, and their small size means that they will be naturally relatively affordable and potentially a good fit for young singles or downsizing seniors.



Tiny house cluster. (Photo Credit: Sightline Institute)

Implementation Considerations

The City's Department of Planning & Community Development would need to lead the design and implementation of creating or revising zones to accommodate tiny houses. If the City chose to allow them to be built on trailers, it would need to distinguish them from RVs and determine if permanent water and sewer hookups would be required. Public participation for zoning code changes would need to be thorough, with special considerations taken to include the full breadth of the community in the process. . That could take 1-2 years of sustained effort. A smaller tweak such as allowing tiny homes to be ADUs could be done with much less public outreach and time. That change could likely be made in less than a year.

Performance Measures

The number of units delivered, price, and whether they came as ADUs or fully independent houses would be the most useful evaluation metrics.

Section 2.2: Tools to Increase Low Income Housing Supply

Twenty seven percent of Shoreline’s residents earn less than or equal to 50% or AMI, and 16% of all residents earn less than or equal to 30% of AMI. This substantial subsection of the population is nearly impossible to serve with the above policies targeted towards moderate income households. The distinct needs of this group require direct subsidies, creative use of land, and/or development partnerships to serve adequately. The below actions show ways it can be done.

Action 2.2.1: Local Affordable Housing Levy

Voters can authorize a levy of up to \$.50 per \$1,000 of assessed value for 10 years to finance affordable housing households at or under 50% AMI. Financing can cover construction, owner-occupied home repair, and foreclosure prevention programs. Although it is listed here as a low-income supporting policy, the tax has significant flexibility and could just as easily be a homeowner stability policy. Regardless of how the city would choose to use it, levy funds should be paired with other programs such as MFTE or the Homeowner Stability Program and potentially third parties in the public and private sectors to maximize the funds’ impact.

Implementation Considerations

The City Council is best positioned to lead the process for passing a new levy. Unlike a zoning change, the levy would require relatively little public funding or official outreach before the levy’s passage, but it would have at least a decade of sustained costs to city residents.

Performance Measures

Units created, mean price, and mean size would be the most important metrics if the funds were used to build housing. Housing stability efficacy would be more difficult to measure, but number of households that received funds and the average disbursement may be useful.

Increase Housing Supply & Variety

Increase Moderate Income Housing

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 2.2.2: Real Estate Excise Tax 2 (REET 2)

Real Estate Excise Tax 2 (REET 2) is an additional .25% tax that Shoreline could impose on home sales. Funds can be used for capital projects identified in the city's facilities plan element. A quarter of that money may go towards affordable housing until January 1st, 2026. The city could use money from this tax to incentivize MFTE developers to deepen affordability from workforce housing to low income (30%-50% of AMI). The city could also use the money to assist nonprofit developers.

Implementation Considerations

The City Council is best positioned to lead the process for passing a new levy. Unlike a zoning change, the levy would require relatively little public funding or official outreach before the levy's passage, but it would impose sustained costs to city residents.

Performance Measures

Units created, mean price, and mean size would be the most important metrics.

Action 2.2.3: Partner with Affordable Housing Providers

The City may establish relationships with local affordable housing providers, including King County Housing Authority, Compass Housing Alliance, and Catholic Housing Services. These providers have additional knowledge and resources not available to the City. They are the best positioned to serve extremely low-income households, including people experiencing homelessness and people with disabilities. Nonprofit developers represent a valuable knowledge source to supplement institutional knowledge in how to best create and maintain affordable housing.

Implementation Considerations

The Department of Planning & Community Development and Recreation, Culture and Community Services Department would be responsible for most interactions with affordable housing developers. There would be little to no direct costs in money or time and no need for public engagement.

Performance Measures

Quantitative metrics are unsuitable for measuring this action’s impact.

Increase Housing Supply & Variety

Increase Moderate Income Housing

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Action 2.2.4: Permit Fee Waivers for Affordable Housing

Developers currently may apply to have permitting fees waived for projects serving renters at or below 60% AMI anywhere in Shoreline. Savings vary depending on the project, and the planning director has discretion over the exact amount. The program is rarely used though, and so the city should conduct a pro forma analysis to test if the program offers sufficient incentive. The affordability requirement may need to be adjusted in terms of depth of affordability and number of units.

Implementation Considerations

The Department of Planning & Community Development would conduct or contract out the pro forma. The costs would be low and require less than a year to complete.

Performance Measures

Any additional units created after adjusting the affordability requirements would show some level of efficacy.

Action 2.2.5: Sales and use Tax Credit

Shoreline passed an ordinance to impose a .0073% sales and use tax credited against the state sales tax to be used for housing investments in late 2019. (SMC 3.17) The fund is estimated to provide up to \$85,929 per year for up to 20 years. 2020 revenues will be reduced due to COVID-19 impacts. The City should now establish priorities for the funds' use. It should consider pooling funds with other jurisdictions or public housing authorities.

Implementation Considerations

The Recreation, Culture and Community Services Department should have input on how the money will be spent.

Performance Measures

The City should track where exactly the money was spent.

Increase Housing Supply & Variety

Increase Moderate Income Housing

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Section 3:

Tools to Promote Affordable Home Ownership

Homeownership is a well-established means for residents to build wealth and provide housing stability. While it is too expensive for some to afford to own, there are people who could afford to buy with some assistance. Others are at risk of losing their home but could have their precarious position stabilized with some support. The policies below are ways to extend homeownership to as much of the population as possible and support those who already own homes.

Action 3.1: Down Payment Assistance

The Washington State Housing Finance Commission offers down payment assistance for income qualified people. The assistance typically involves a loan covering a portion of the down payment that is repaid when the house is next sold. Recipients are required to take a homebuyer education class in addition to meeting income requirements to qualify. The City can provide information on these programs to potential homeowners, especially low-income residents, and potential first-time homebuyers.

Implementation Considerations

The Department of Planning & Community Development could create flyers to be brought to meetings and distributed to community centers or mailed to residents and add web content explaining the policy. Implementation costs, time, and need for public involvement are all low.

Action 3.2: Support Community Land Trusts

Community Land Trust (CLTs) offer a form of affordable home ownership. The land trust buys land, builds or renovates housing, and then sells the structures while leasing the land. The houses are sold with deed restrictions, which combined with the commonly held land allow for residents to build equity while keeping costs affordable. CLTs are a way of offering homeownership to low and lower-middle income people and can offer long term stability and the opportunity to use equity to move up the housing ladder. The City should consider eliminating permit fees or allowing other subsidies like reduced parking requirements or density bonuses to promote CLT growth. CLT's could also be a viable partner or candidate to develop surplus public land.

Implementation Considerations

The Department of Planning & Community Development could advertise willingness to work with CLTs and take steps to ensure existing or potential new CLTs are aware of any public land sales the city may execute. This action requires few resources or public participation to execute.

Performance Measures

If a CLT ultimately develops city owned land, then units developed, average unit size and price are important metrics to measure. If possible, it would be beneficial to know how many CLT homeowners were Shoreline residents before a development's construction.

Increase Housing Supply & Variety

Increase Moderate Income Housing

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize Displacement

Section 4:

Tools to Promote Homeowner Stability and Minimize Displacement

Action 4.1: Homeowner Stability Program

The city could minimize displacement with a series of homeowner-directed policies including:

Foreclosure intervention counseling- Foreclosure intervention counselors serve as intermediaries between struggling homeowners and financial institutions to facilitate refinanced loans, budgeting assistance, or repairing credit scores. Affordable housing funds can support these efforts, and community land trusts could buy foreclosed properties to keep residents in place.

Home rehabilitation assistance – City money, such as funds from the Sales and Use Tax, would be provided to low-income homeowners for critical repairs, weatherization, tree preservation services, and potential efficiency upgrades to keep homes habitable.

Mobile Home Relocation Assistance- The state Department of Commerce offers a program that provides

Implementation Considerations

The Recreation, Culture and Community Services Department should determine the costs of creating the above programs and administer them. Each carries ongoing costs that are variable with the city's level of commitment. It would require several months to 2 years of preparation to establish the programs but little public involvement.

Action 4.2: Housing Incentive Marketing Program

The Housing Incentive Market Program is unique among the actions in that it supports multiple priorities relatively equally. Shoreline already has numerous housing programs and adopting the above actions would grow that number. Any housing program can only be effective if it is used, and some may remain obscure if nothing is done to market them. Shoreline could create a website where developers and residents could easily view and understand the city's affordable housing policy landscape and how it effects different areas. The website can both help people understand policy and present a positive vision for what the programs are meant to achieve. This should include practical, simple demonstrations of how multiple programs can layer to benefit a typical development.

Implementation Considerations

The Department of Planning & Community Development would create the website's content and either a consultant or the Administrative Service Department would create the website itself. There would be little need for public involvement, but there could be considerable upfront costs in creating the site.

Performance Measures

Webpage hits could measure the program's usage.

Increase Housing Supply & Variety

Increase Moderate Income Housing

Increase Low Income Housing Supply

Promote Affordable Home Ownership

Promote Stability & Minimize

Action 4.3: Short-Term Rental Regulations

Short-term rentals are sometimes perceived to have a negative impact on the availability of housing for full-time residents, as investors may purchase properties to rent them to visitors and others will short-term needs. This could create displacement pressure, and is also related to issues of housing supply. Some jurisdictions, particularly in places with higher levels of tourism and visitation, have taken steps to regulate or even ban short-term rentals in an effort to maintain existing housing stock to meet the needs of their residents. Shoreline could consider such regulations if it determined that short-term rentals are negatively impacting housing availability for full-time residents.

Implementation Considerations

Shoreline should analyze the impact of short-term rentals on housing availability and housing price before determining whether such regulations are necessary. Short-term rentals can have positive economic impacts by increasing visitation and visitor spending at local businesses. If such regulations are deemed necessary and appropriate for Shoreline, the City may consider tailoring the regulations to apply only in places that are at a higher risk of displacement or that are not equipped to handle high levels of visitation. The magnitude of the short-term rental market in Shoreline is currently unknown.

Planning Commission Analysis of Toolkit Actions

The Planning Commission reviewed the potential actions in the Housing Toolkit and performed a prioritization exercise to identify their top priorities within the following categories. The priorities below are intended to suggest a targeted list of potential tools the City Council may consider when setting future housing related goals and work plan priorities.

General Tools

Tool and Description	Funding Required	Level of Effort	Type	PC Priority
Update Deep Green Incentive Program - streamline, expand eligibility, innovative construction materials like CLT	No	*	Incentive	Highly Recommended
Promote and Market Shoreline's Housing Incentives to Developers	No	*	Outreach	Recommended
Promote Down Payment Assistance Program from Washington State Housing Finance Comm.	No	*	Outreach	Recommended
Homeowner Stability Program - Interventions and Financial Assistance	Yes	**	City Program	Recommended

New Development Types

Tool and Description	Funding Required	Level of Effort	Type	PC Priority
Develop Cottage Housing Regulations	Yes	***	Regulation	Highly Recommended
Develop Standards for Small Lot Single Family Development	Yes	**	Regulation	Highly Recommended
Develop "Missing Middle"-Friendly Zoning	Yes	***	Regulation	Highly Recommended
Update Residential Zone Density Bonus Regulations	No	*	Incentive	Recommended
Density Bonus for Additional Houses on Single Family Lots	Yes	**	Incentive	Recommended
Develop Regulations to Allow Tiny Houses in SF Zones	No	**	Regulation	Not Currently Prioritized

Support for Affordable Housing Developers

Tool and Description	Funding Required	Level of Effort	Type	PC Priority
Partner with Affordable Housing Providers	No	*	City Program	Highly Recommended
Support Community Land Trusts through incentives or partnerships	No	*	City Program	Highly Recommended
Identify Surplus City Property for Development of Affordable Housing	No	*	Incentive	Highly Recommended
Update Parking Reduction Regulations - review and streamline	No	**	Incentive	Recommended
Update Multifamily Tax Exemption (MFTE) - lower rents, longer term	No	**	Incentive/ City Program	Not Currently Prioritized
Update Permit Fee Waivers for Affordable Housing	No	*	Incentive	Not Currently Prioritized
Expand use of Development Agreements for Affordable Housing	No	*	Incentive	Not Currently Prioritized

Other Regulations

Tool and Description	Funding Req'd?	Level of Effort	Type	PC Priority
Modify Accessory Dwelling Unit Regulations - ownership, parking, etc.	No	**	Regulation	Recommended
Update Inclusionary Zoning (required affordability) to include ownership condos and townhouses	Yes	***	City Program	Recommended
Maintain Planned Action EIS environmental analysis	Yes	**	Incentive	Not Currently Prioritized
Update Inclusionary Zoning (required affordability) to include Incentives for affordable family sized units	No	*	Incentive	Not Currently Prioritized
Develop Short Term Rental Regulations for houses, ADUs and/or Condos	Yes	***	Regulation/ City Program	Not Currently Prioritized

Funding Tools

Tool and Description	Funding Req'd?	Level of Effort	Type	PC Priority
Prioritize funds raised from Sales and Use Tax Credit	No	*	Revenue	Not Currently Prioritized
Develop and Campaign for a Local Affordable Housing Levy ballot measure	Yes	***	Revenue	Not Currently Prioritized
Impose an additional Real Estate Excise Tax 2 (REET 2) on home sales	Yes	*	Revenue	Not Recommended
Density Bonus for Additional Houses on Single Family Lots	Yes	**	Incentive	Recommended
Develop "Missing Middle"-Friendly Zoning	Yes	***	Regulation	Not Currently Prioritized
Develop Regulations to Allow Tiny Houses in SF Zones	No	**	Regulation	Not Currently Prioritized

Note: Level of Effort: * = Low ** = Medium *** = High

Funding Required: This refers to the need for funding to be allocated to hire consultants to implement this tool. Note that while funding for outside assistance may not be required for all of the high priority actions, staff time will be required for implementation. In some cases, funding may need to be allocated to amplify staff capacity or provide technical expertise.

Planning Commission High Implementation Priorities

At this point in time, the Planning Commission identified the following items as high priorities for near-term implementation:

- > **Update the Deep Green Incentive Program**
- > **Develop Cottage Housing Regulations**
- > **Develop 'Missing Middle'-Friendly Zoning**
- > **Develop Standards for Small Lot Single Family Development**
- > **Partner with Affordable Housing Providers**
- > **Support Community Land Trusts through Incentives or Partnerships**
- > **Identify Surplus City Property for Development of Affordable Housing**

The Planning Commission recognizes that most of these actions will require additional outreach and the commitment of staff time and possibly funding. Therefore, another round of prioritization will be required to identify potential near-term actions. The intent is that this report and its recommendations can inform future Council decisions on goals, work plan priorities, and allocating funding for future housing related projects.

Appendices

Reconciliation with Comprehensive Plan

The Comprehensive Plan and the Housing Toolkit are broadly in alignment, with nearly all tools either supporting or not directly contradicting each goal. Any identified points of tension or conflict are identified in the table below.

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.	Consistent with Housing Toolkit.
Goal H II	Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.	Consistent with Housing Toolkit.
Goal H III	Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of Area Median Income.	Consistent with Housing Toolkit. Some Toolkit options, such as an affordable housing levy, homeowner stability program and partnering with affordable housing providers, are well-aligned. Additional strategies may be necessary to provide housing for the homeless and very low-income (<30% AMI) populations.
Goal H IV	“Protect and connect” residential neighborhoods so they retain identity and character, yet provide amenities that enhance quality of life.	Reducing parking requirements could lead to street parking overflow and decrease the availability of street parking spaces for existing residents. Incorporating smaller units, such as cottage and tiny houses, into existing single family neighborhoods could affect the predominant character of the neighborhood, though these impacts may be mitigated with strong design guidelines.
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.	Consistent with Housing Toolkit.

Goal H VI	Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.	Though not specifically addressed in the Toolkit, several Toolkit options, such as tiny homes, missing middle housing, accessory dwelling units and development agreements, either provide housing types potentially appropriate for these populations, or give the City leverage to require appropriate amenities.
Goal H VII	Collaborate with other jurisdictions and organizations to meet housing needs and address solutions that cross jurisdictional boundaries	The Housing Toolkit is focused primarily on City of Shoreline actions, but does not preclude the City from collaborating with other jurisdictions. The Toolkit does specifically call for partnership with affordable housing providers.
Goal H VIII	Implement recommendations outlined in the Comprehensive Housing Strategy.	Consistent with Housing Toolkit.
Goal H IX	Develop and employ strategies specifically intended to attract families with young children in order to support the school system.	The intent of the Toolkit is to provide a broad range of housing types, including those suitable for families with young children.
H1	Encourage a variety of residential design alternatives that increase housing choice.	Consistent with Housing Toolkit.
H2	Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses.	Many of the options in the Housing Toolkit can be targeted for specific areas within the City, including for commercial zones. Some options, such as MFTE, inclusionary zoning and parking requirement reductions, are often used in commercial and mixed-use areas.
H3	Encourage infill development on vacant or underutilized sites.	Consistent with Housing Toolkit.
H4	Consider housing cost and supply implications of proposed regulations and procedures.	None of the options in the Toolkit are incompatible with H4, however, there are options that may require technical analysis to ensure full consideration of cost and supply implications. As an example, inclusionary zoning, if improperly calibrated, could stifle development and lead to the development of fewer housing units.
H5	Promote working partnerships with public and private groups to plan and develop a range of housing choices.	Consistent with Housing Toolkit.

H6	Consider regulations that would allow cottage housing in residential areas, and revise the Development Code to allow and create standards for a wider variety of housing styles.	Consistent with Housing Toolkit.
H7	Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.	Consistent with Housing Toolkit.
H8	Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.	Consistent with Housing Toolkit.
H9	Explore the feasibility of creating a City housing trust fund for development of low income housing.	Consistent with Housing Toolkit.
H10	Explore all available options for financing affordable housing, including private foundations and federal, state, and local programs, and assist local organizations with obtaining funding when appropriate.	Consistent with Housing Toolkit.
H11	Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities.	Consistent with Housing Toolkit.
H12	Encourage that any affordable housing funded in the city with public funds remains affordable for the longest possible term, with a minimum of 50 years.	Consistent with Housing Toolkit. Ordinances adoption certain programs, such as MFTE, would need to specify such requirements.
H13	Consider revising the Property Tax Exemption (PTE) incentive to include an affordability requirement in areas of Shoreline where it is not currently required, and incorporate tiered levels so that a smaller percentage of units would be required if they were affordable to lower income households.	Consistent with Housing Toolkit.
H14	Provide updated information to residents on affordable housing opportunities and first-time home ownership programs.	Consistent with Housing Toolkit.

H15	Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low and moderate income households.	Consistent with Housing Toolkit.
H16	Educate the public about community benefits of affordable housing in order to promote acceptance of local proposals.	Consistent with Housing Toolkit. The Toolkit is focused on stimulating housing production, rather than engaging the community, though nothing in the Toolkit precludes implementation of this policy.
H17	Advocate for regional and state initiatives to increase funding for housing affordability.	Consistent with Housing Toolkit. The Toolkit is focused on stimulating housing production, rather than broader advocacy efforts, though nothing in the Toolkit precludes implementation of this policy.
H18	Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities.	Consistent with Housing Toolkit.
H19	Encourage, assist, and support non-profit agencies that construct, manage, and provide services for affordable housing and homelessness programs within the city.	Consistent with Housing Toolkit.
H20	Pursue public-private partnerships to preserve existing affordable housing stock and develop additional units.	Consistent with Housing Toolkit.
H21	Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.	Consistent with Housing Toolkit. The Toolkit is focused on stimulating housing production, rather than engaging the community, though nothing in the Toolkit precludes implementation of this policy.
H22	Continue to provide financial assistance to low-income residents for maintaining or repairing health and safety features of their homes through a housing rehabilitation program.	Consistent with Housing Toolkit.
H23	Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.	Consistent with Housing Toolkit. Site design would need to be addressed when regulations are adopted.
H24	Explore the feasibility of implementing alternative neighborhood design concepts into the City's regulations.	Consistent with Housing Toolkit.

H25	Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.	Consistent with Housing Toolkit.
H26	Support development of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs, such as those fleeing domestic violence, throughout the city and region.	Consistent with Housing Toolkit. The Housing Action plan is focused on permanent housing. There are other ongoing efforts around emergency shelters and transitional housing.
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.	Consistent with Housing Toolkit.
H28	Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities.	The Housing Toolkit is focused primarily on City of Shoreline actions, but does not preclude the City from collaborating with other jurisdictions. The Toolkit does specifically call for partnership with affordable housing providers.
H29	Support the development of public and private, short-term and long term housing and services for Shoreline's population of people who are homeless.	Consistent with Housing Toolkit. The options in the Toolkit may be insufficient to meet the demands of this policy.
H30	Collaborate with King and Snohomish Counties, other neighboring jurisdictions, and the King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable housing opportunities, and coordinate funding.	The Housing Toolkit is focused primarily on City of Shoreline actions, but does not preclude the City from collaborating with other jurisdictions. The Toolkit does specifically call for partnership with affordable housing providers.
H31	Partner with private and not-for-profit developers, social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs.	Consistent with Housing Toolkit.

<p>H32</p>	<p>Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, and education.</p>	<p>The Housing Toolkit is focused primarily on City of Shoreline actions, but does not preclude the City from collaborating with other jurisdictions. The Toolkit does specifically call for partnership with affordable housing providers.</p>
<p>H33</p>	<p>Support and encourage legislation at the county, state, and federal levels that would promote the City’s housing goals and policies.</p>	<p>Consistent with Housing Toolkit. The Toolkit is focused on stimulating housing production, rather than broader advocacy efforts, though nothing in the Toolkit precludes implementation of this policy.</p>

Shoreline Housing Needs Assessment

June 23, 2020

Prepared by:



Prepared for:





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INTRODUCTION

Background and Purpose

The City of Shoreline is developing a Housing Action Plan with support from the Washington State Department of Commerce. Washington State House Bill 1923 enacted one-time planning grants for cities to complete specific actions to support housing affordability. Shoreline received a grant to develop a Housing Action Plan, one of the eligible options under the grant program.

The Housing Action Plan will provide city-led actions and initiatives to encourage sufficient affordable and market rate housing at prices accessible to all of Shoreline's households, now and in the future. The Plan's content will be informed by two products – the Housing Needs Assessment and the Housing Toolkit. This Housing Needs Assessment provides the quantitative data and analysis required to understand Shoreline's housing needs. The Toolkit will identify appropriate options to address those needs.

In addition to this Needs Assessment, the Plan and Toolkit will be informed by stakeholder input. This will include input from technical experts, such as developers and affordable housing providers, as well as the broader public. Broader public outreach will emphasize engaging stakeholders most impacted by housing challenges in Shoreline.

Methods

The analysis in this report relies on secondary data analysis. The analysis leverages data published by federal, state and local government resources, as well as private real estate data vendors, such as CoStar and Zillow. This report also leverages internal City of Shoreline data sources, including its buildable lands analysis and permit database.

Organization of this Report

The remainder of this report is organized as follows:

- **Executive Summary** presents key findings from the report
- **Shoreline Housing Affordability Overview** provides general context on Shoreline and its planning context
- **Historic Trends and Current Conditions** describes Shoreline's population, employment, and housing stock, historic and current
- **Forecasts and Housing Needs** identifies the City's growth trends and how they relate to housing needs
- **Housing Needs Assessment** provides strategic guidance for the Housing Action Plan

EXECUTIVE SUMMARY

Growth Trends

The City of Shoreline is transforming from a single-family residential community to a mixed-use community featuring several dense transit-oriented centers. While the housing stock is still predominantly single-family, in 2020 recent housing production has favored multifamily units and townhouses. Large new multifamily developments have been concentrated along Shoreline's east-west corridors and Aurora. There is an east-west split within the City, with more multifamily and rental housing east of Aurora, and more high value single family development west of Aurora. The number of renter households increased by 21% from 2000 to 2018 while home ownership remained flat.

Much of Shoreline's single family housing stock was built in response to the post-World War II housing boom, and is now aging. Since 2000, Shoreline's population growth has been slow and steady while the rest of the region has been growing rapidly. When the City's two new light rail stations open in 2024, it may begin to capture a higher share of regional growth and more rapid changes to the built environment. As housing prices increase, redevelopment will be feasible for more of the City's older homes. This could bring the potential for displacement and substantial neighborhood change.

Employment

Shoreline has a jobs-housing ratio of 0.7, which compared to a regional ratio of 1.3 indicates Shoreline exports more workers than it brings in or retains. Seattle is both the most common destination for Shoreline's employed residents and the most common place of residence for its workers. The largest share of jobs in Shoreline are in the services sector, and the number of jobs in this sector has been steadily increasing over time. Job growth in other sectors has been relatively flat.

Demographics

Most of Shoreline's households consist of only one or two people, renters and homeowners included. As most homes are three bedrooms or larger, this suggests that young families may move to Shoreline with plans to grow. Age composition data supports this observation. The City has a large workforce-age population, with recent growth for adults age 25-34 and a small increase in children under 5. At the same time, the City may be drawing an increasing number of retirees, and experienced a small bump in its population age 65-74.

Shoreline has a more balanced income distribution compared to many of its peers around the region, which tend to have either more high-income or more

low-income households. As home prices rise, the City could see a shift toward more high-income households. There is a split market for rental housing, with large concentrations of renter households with incomes above the median and also below 30% of the median.

Housing Market

Demand for housing is high, and the City has not had more than three or four months' worth of supply for sale at any point since 2012. Home prices have appreciated more rapidly in recent years compared to similar Puget Sound cities. The median-priced home (\$620,000) might be out of reach of the median family household in Shoreline (\$100,756 annual income). Rents have also been climbing, though at a similar rate to the region. Today a household must earn at least \$82,000 per year to afford the median rent of \$2,055, compared to \$57,700 to afford the 2010 median, \$1,444.

Households with incomes below 50% area median income (AMI) are the most likely to face affordability challenges in Shoreline, as is the case throughout King County. Cost burden may expand for higher income households as costs rise.

SHORELINE HOUSING AFFORDABILITY OVERVIEW

Current Snapshot

Shoreline is a city of 56,400 people in 2019 with 17,000 jobs locally. The City incorporated in 1995 as part of the Growth Management Act's requirements for all unincorporated areas in King County's Urban Growth Area to incorporate or annex into a city.

The area that became Shoreline was heavily developed following World War II as housing to accommodate new families. Today, most of the City's housing stock is single family, and a large share remains that was built in the 1950s. Despite its more suburban heritage, the City has experienced a strong shift toward multifamily housing production in recent years.

Shoreline has a strong workforce population, with a high concentration of adults between the ages of 25 and 55. The city's employment base consists of services and retail that serve local residents and surrounding areas. Shoreline's commercial areas are concentrated along major arterials and state highways. Nearly half of Shoreline's resident labor force works in Seattle, as well as in King County Eastside and Snohomish County cities. Shoreline Community College is both a major employer for the city and a major attraction for surrounding areas.

While the workforce-age population is still significant, the City is experiencing a shift toward more younger and older adults. The middle-aged population dropped significantly from 2010 to 2018. While there has been an increase in very young children, the overall number of households with children dropped during this period.

Over the past ten years, housing costs have risen in Shoreline along with the region. Today, the median-priced home is out of reach to the median income Shoreline family. Shoreline is diverse in terms of income distribution, and housing cost increases could push out many of its established residents. The City recognizes the benefits of a more diverse housing stock in support of a variety of households and lifestyles, including its current and long-time residents as they age and downsize.

Shoreline's proximity to Seattle and major transportation corridors, particularly two forthcoming light rail stations, creates interest in multifamily housing with regional transit access. Shoreline's public schools are well respected and attract families to its single-family zoned areas. The City desires to grow in a manner that fosters environmentally sustainable development patterns. Regional housing needs create a market and environment for Shoreline to consider new housing policies to respond to regional needs.

Planning and Policy Context

Existing Citywide Plans

The City adopted a Comprehensive Housing Strategy in January 2008. At that time, the community experienced increasing housing cost pressure for single family homes but had not yet experienced significant new multifamily development. The goals in this strategy focused on “expanding housing choice, increasing the number of affordable housing options and maintaining desirable neighborhood character”. The Strategy identified a lack of affordable housing and a lack of developable land. It anticipated increased demand for more rental housing and more diverse housing types, including to support existing homeowners as they age and downsize.

In advance of its 2012 Comprehensive Plan update, the City conducted a community visioning process from 2008 to 2009. In 2009 it adopted a 2029 vision for Shoreline based on this process, including 18 Framework Goals. Framework goals directly related to housing include:

- FG 3: Support the provision of human services to meet community needs
- FG 8: Apply innovative and environmentally sensitive development practices
- FG 9: Promote quality building, functionality, and walkability through good design and development that is compatible with the surrounding area.
- FG 10: Respect neighborhood character and engage the community in decisions that affect them.
- FG 12: Support diverse and affordable housing choices that provide for Shoreline’s population growth, including options accessible for the aging and/or developmentally disabled.
- FG 14: Designate specific areas for high density development, especially along major transportation corridors.
- FG 18: Encourage Master Planning at Fircrest School that protects residents and encourages energy and design innovation for sustainable future development.

Shoreline’s existing Comprehensive Plan Housing Element was adopted in 2012. The Element and its supporting analysis identify similar issues to those raised in the Comprehensive Housing Strategy. The Element’s policies are organized under the following themes:

- Facilitate Provision of a Variety of Housing Choices
- Promote Affordable Housing Opportunities

- Address Special Housing Needs
- Participate in Regional Housing Initiatives

At the time of the last Comprehensive Plan update, the final alignment for the Sound Transit Lynnwood Link Light Rail Extension had not yet been established. In 2015, Shoreline updated its Comprehensive Plan Land Use Element to incorporate Light Rail Station Area Planning Framework Goals for transit-supportive development in its future light rail station areas. This included establishing new land use designations to accommodate high densities in station areas and develop transitions to adjacent single family neighborhoods. The City also adopted subarea plans for the station areas.

Subarea Plans

Shoreline has developed subarea plans for several neighborhoods – Point Wells, Southeast Neighborhoods, Town Center, and 145th and 185th Station Areas.

Point Wells

Point Wells is located immediately north of Shoreline along the Puget Sound. While located in unincorporated Snohomish County, its only current road access is through Shoreline’s Richmond Beach neighborhood. Point Wells is currently zoned as “urban village” under Snohomish County’s zoning. This is consistent with a “neighborhood scale node with a mix of retail and office uses, public and community facilities, and high density residential dwelling units”. Both Woodway and Shoreline have identified Point Wells for future annexation. Woodway and Shoreline have an agreement to coordinate planning for Point Wells.

Southeast Neighborhoods

The Southeast Neighborhoods are located in Shoreline’s far southeast corner. The Plan preserves single family character while encouraging small-scale infill development, such accessory dwelling units and small-lot single family. The Plan identifies several mixed-use nodes with potential for high density residential development.

Town Center

Town Center is located in Shoreline’s core, along Aurora Avenue between 175th and 185th. The Plan envisions that Town Center will serve as Shoreline’s most significant urban center. It will serve as a focal point for Shoreline’s identity and sense of place.

145th and 185th Station Areas

The 145th and 185th Station Areas are Shoreline’s future light rail stations. The 185th Station Area is physically larger, but both station areas are planned to accommodate heights up to 70 feet. Both station areas are

envisioned to become “vibrant transit-oriented villages”, with a full range of housing choices and services.

Zoning and Land Use

Most of Shoreline’s acreage is currently zoned for single family development. The R6 and R4 zones accommodate a base density of six and four units per acre, respectively, and represent about 66% of Shoreline’s area. **(Exhibit 1)**

Exhibit 1. Land Allocation by Zone, Shoreline

Zone	Parcels	Share of Total		
		Parcels	Acreage	
R6	14,791	71.1%	4,692	51.4%
R4	1,117	5.4%	1,340	14.7%
C	44	0.2%	698	7.6%
MB	330	1.6%	367	4.0%
R12	588	2.8%	296	3.2%
MUR-70	580	2.8%	233	2.6%
R24	387	1.9%	217	2.4%
TC	263	1.3%	203	2.2%
CB	372	1.8%	198	2.2%
R18	353	1.7%	193	2.1%
R48	399	1.9%	190	2.1%
NB	153	0.7%	121	1.3%
MUR-45	537	2.6%	114	1.2%
MUR-35	458	2.2%	99	1.1%
R8	365	1.8%	97	1.1%
CZ	35	0.2%	48	0.5%
PA 3	21	0.1%	26	0.3%
Total	20,793	100%	9,133	100%

Source: City of Shoreline, 2020; CAI, 2020

R4 zones are concentrated in Shoreline’s higher income coastal neighborhoods, including Innis Arden and The Highlands. Mixed use and commercial zones are concentrated along major arterials, particularly Aurora Avenue. In the future, Town Center may compete for development with the light rail station areas located near I-5. **(Exhibits 2-3)**

Exhibit 2. Adopted Zoning, Shoreline, 2019

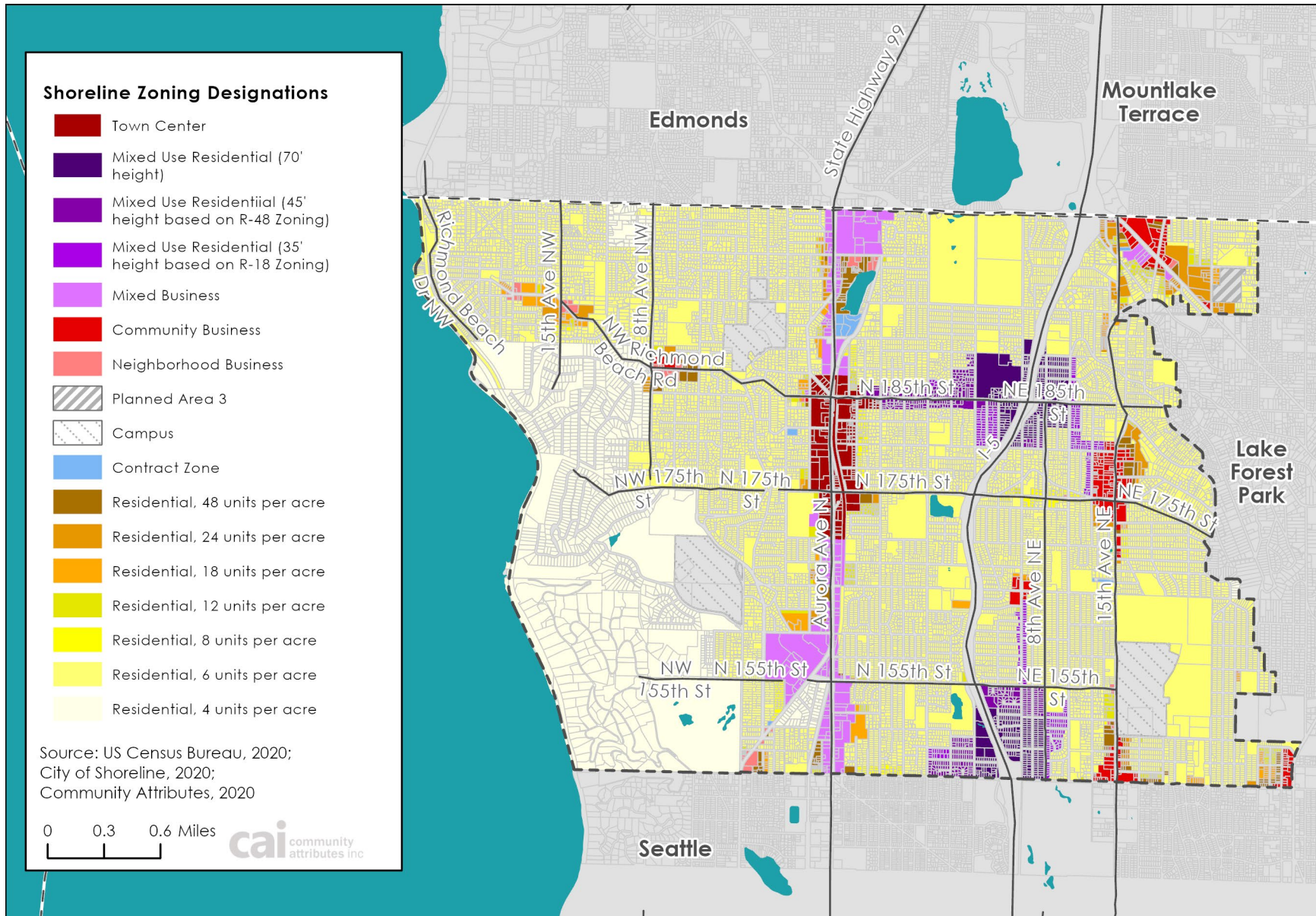
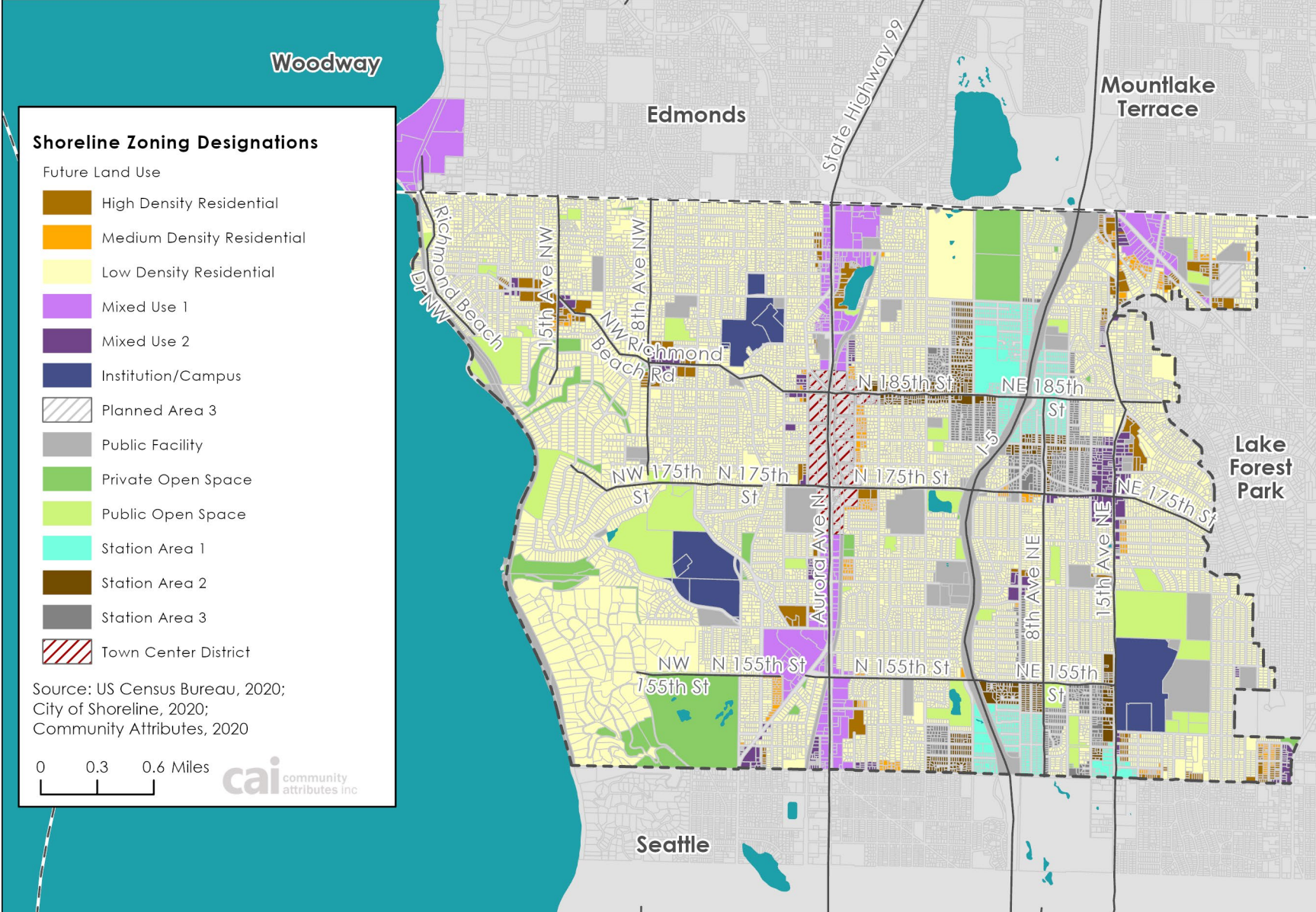


Exhibit 3. Future Land Use, Shoreline, 2020



Affordability Metrics

Affordable housing programs use US Housing and Urban Development (HUD) definitions for area median income (AMI) to explain household income levels. HUD establishes unique limits for households between one and eight people in size. They are only established for certain metropolitan areas, however. Shoreline is included in the Seattle-Bellevue area, which extends over all of King and Snohomish counties. (**Exhibit 4**)

Exhibit 4. HUD Household Income Limits, Seattle-Bellevue HUD Metro FMR, 2020

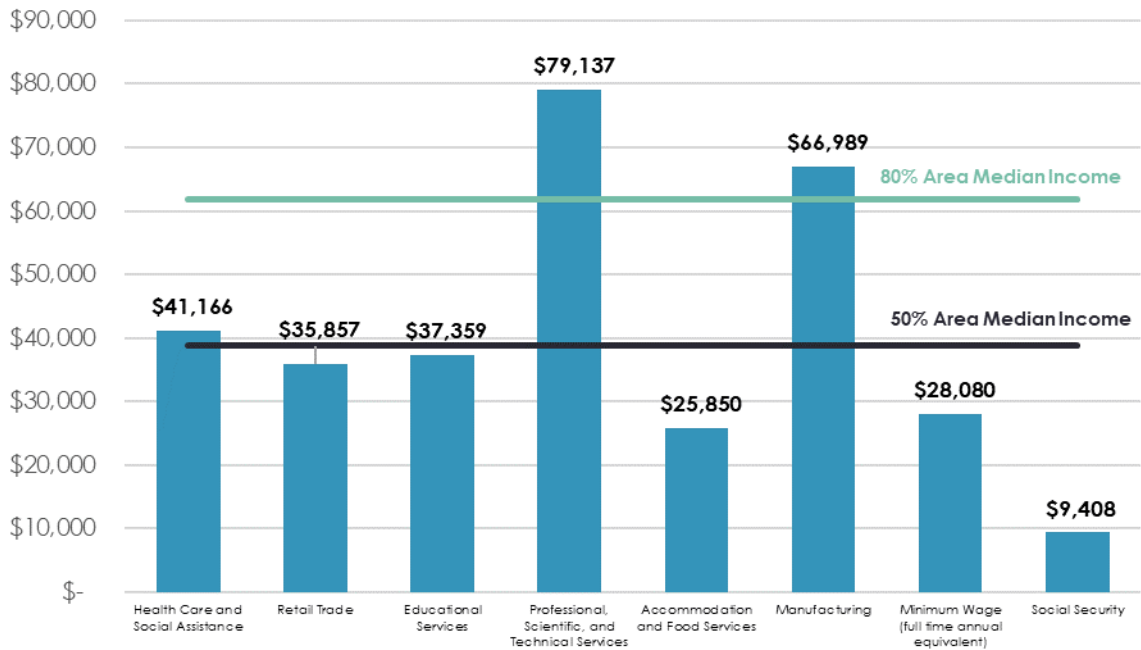
	Household Size							
	1	2	3	4	5	6	7	8
Extremely Low Income (30% AMI)	\$25,100	\$28,650	\$32,250	\$35,800	\$38,700	\$41,550	\$44,400	\$47,300
Very Low Income (50% AMI)	\$41,800	\$47,800	\$53,750	\$59,700	\$64,500	\$69,300	\$74,050	\$78,850
Low Income (80% AMI)	\$66,700	\$76,200	\$85,750	\$95,250	\$102,900	\$110,500	\$118,150	\$125,750
Median Income	\$83,600	\$95,600	\$107,500	\$119,400	\$129,000	\$138,600	\$148,100	\$157,700

Source: HUD, 2020

There is significant market and income diversity within King and Snohomish counties. The HUD median family income for this region is \$113,300, across all household sizes. For housing planning purposes, it is important to consider these limits with local circumstances in mind. In an area where incomes are higher than average for the region, an “affordable” rent could be close to the market rate in a lower cost area. Reviewing the share of renters and homeowners who are cost-burdened (Spending more than 30% of their income on housing costs) by income can help illuminate the income levels in greatest need for a specific city.

Exhibit 5 shows how median wages in Shoreline’s largest industries compare to HUD AMI benchmarks for single people. As shown, the median retail, education, accommodation, or food service worker in Shoreline earns less than 50% AMI and is considered very low income. Conversely, workers in professional and manufacturing fields are likely to earn more than 80% AMI.

Exhibit 5. Median Income by Industry and HUD Income Limits, 2018



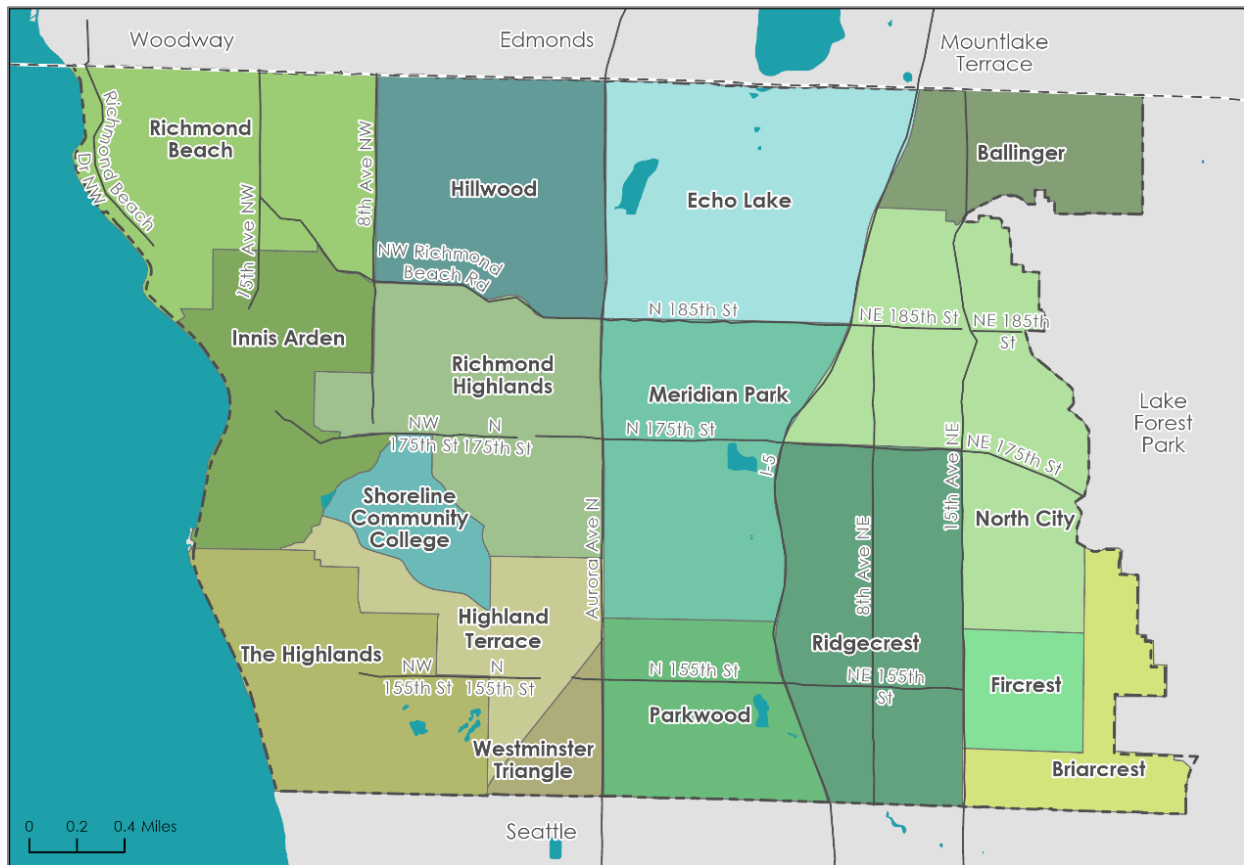
Source: HUD, 2019; US Census Bureau 5-Year Estimates ACS, 2018; LEHD, 2020; Social Security Administration 2020; Washington State Department of Labor & Industries, 2020

HISTORIC TRENDS AND CURRENT CONDITIONS

Neighborhoods

Shoreline has 16 established neighborhoods which vary in terms of character and housing types. Neighborhoods west of Aurora feature more high value, lower density single family development, particularly along the coast. East of Aurora, there is more multifamily and denser single family development.

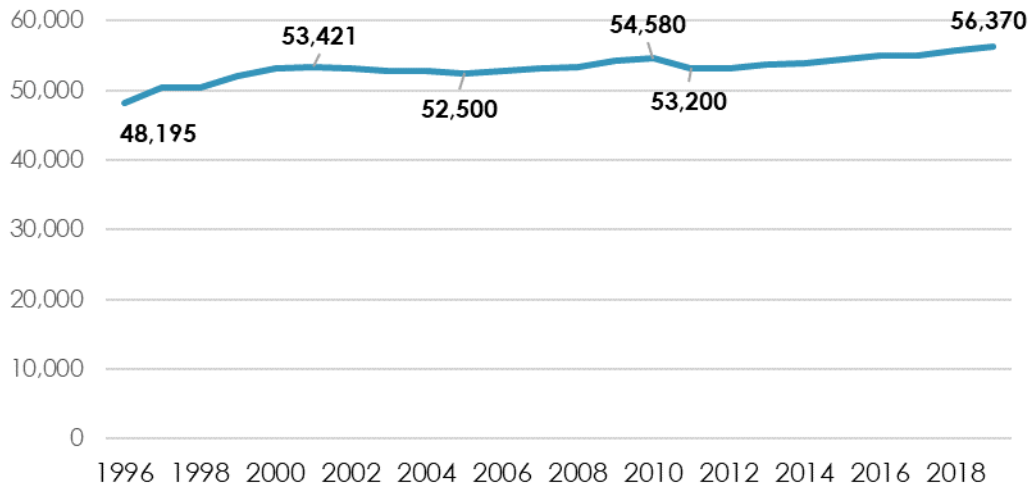
Exhibit 6. Shoreline Neighborhoods



Population & Demographics

Shoreline was incorporated in 1995, and experienced strong population growth through 2001. Aside from brief periods of decline in 2000 and 2010, growth stabilized after the initial growth surge. Since 2005, Shoreline’s population has grown by 0.5% per year on average. (**Exhibit 7**)

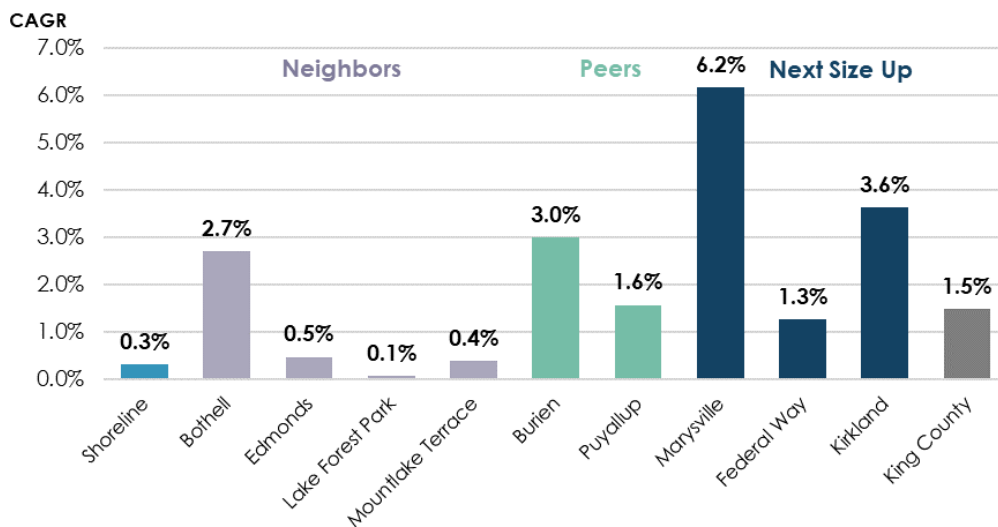
Exhibit 7. Total Population, Shoreline, 1995-2019



Source: Washington State Office of Financial Management, 2020

While Shoreline’s recent growth patterns are similar to neighbors like Edmonds and Mountlake Terrace, other areas in the region have been experiencing much more rapid growth. King County as a whole grew five times faster than Shoreline from 2000 to 2019. (**Exhibit 8**)

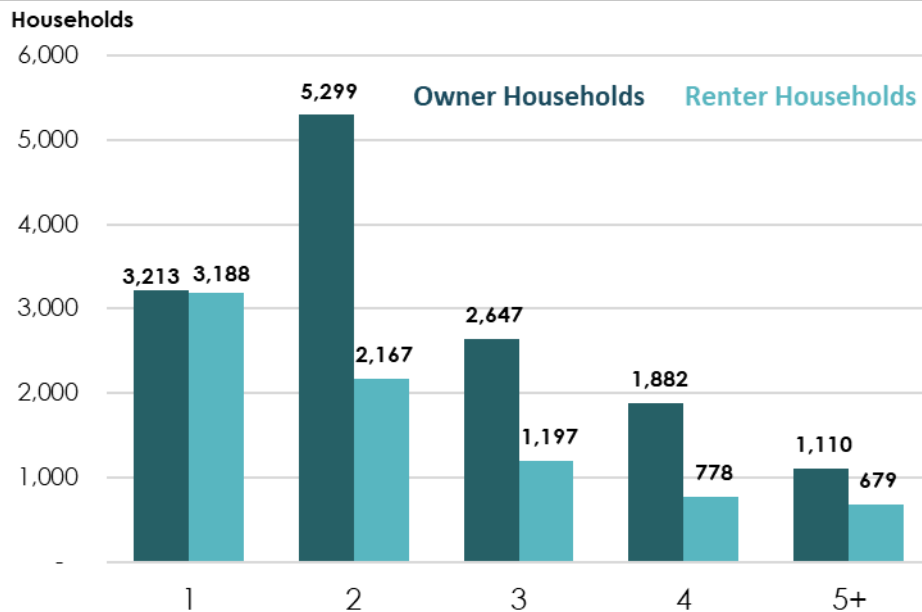
Exhibit 8. Compound Annual Population Growth, Shoreline and Comparison Cities, 2000-2019



Source: Washington Office of Financial Management, 2020

Most of Shoreline’s households, both homeowner and renter, are small. One- and two-person households represent 63% of the total. This could include young families moving to Shoreline with plans to grow – the City’s largest age group is adults age 25 to 34. Small households are also characteristic of retiree households, and Shoreline has also experienced a large increase in adults age 65 to 74. **(Exhibit 9 and Exhibit 11)**

Exhibit 9. Households by Persons per Household and Tenure, 2018



Source: US Census Bureau, ACS 5-Year Estimates, 2014-2018

Most of Shoreline’s households own their homes, though the number of homeowner households was relatively static from 2000 to 2018. The number of renter households increased by 21% in this same period. While the total number of vacant homes increased from 2000 to 2018, the vacancy rate is still only 3%. A “healthy” vacancy rate is around 5%, which suggests that the City needs more housing units overall to meet demand. **(Exhibit 10)**

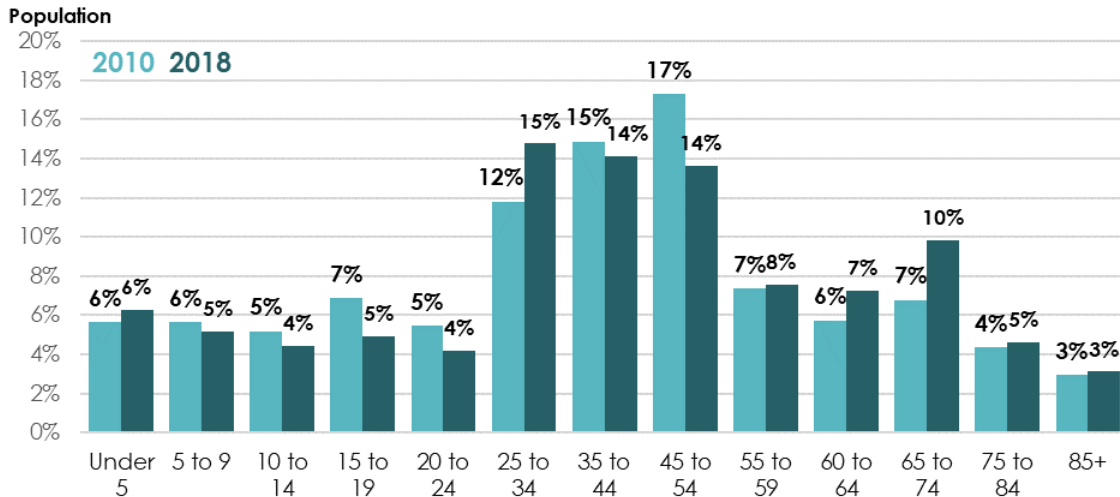
Exhibit 10. Housing Tenure and Vacancy Trends, Shoreline, 2000-2018

Category	2000	2018	Change, 2018 - 2000
Occupied Housing Units	20,720	22,160	1,440
Owner-Occupied Units	14,100	14,150	50
Renter-Occupied Units	6,620	8,010	1,390
Vacant Units	620	760	140
Total Housing Units	21,340	22,920	1,580

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018; 2000 Census

Shoreline has a strong workforce-age population, with a large concentration of adults age 25 to 54. While the general concentration has been relatively constant between 2010 and 2018, there were larger increases in young adults age 25 to 34 as well as older adults age 65 to 74. This suggests that Shoreline is attractive to both young families looking to grow as well as retirees. **(Exhibit 9)** The local population with disabilities is also increasing, consistent with the rise in older adults. **(Exhibit 10)**

Exhibit 11. Distribution of Residents by Age, Shoreline, 2010 & 2018



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

Despite the high share of young adults and increase in children under 5, Shoreline experienced an absolute decrease in households with children between 2010 and 2018. **(Exhibit 12)** There was a large decrease in adults age 45 to 54, which suggests that some more established families with children are moving away from Shoreline while young families and single people are moving in.

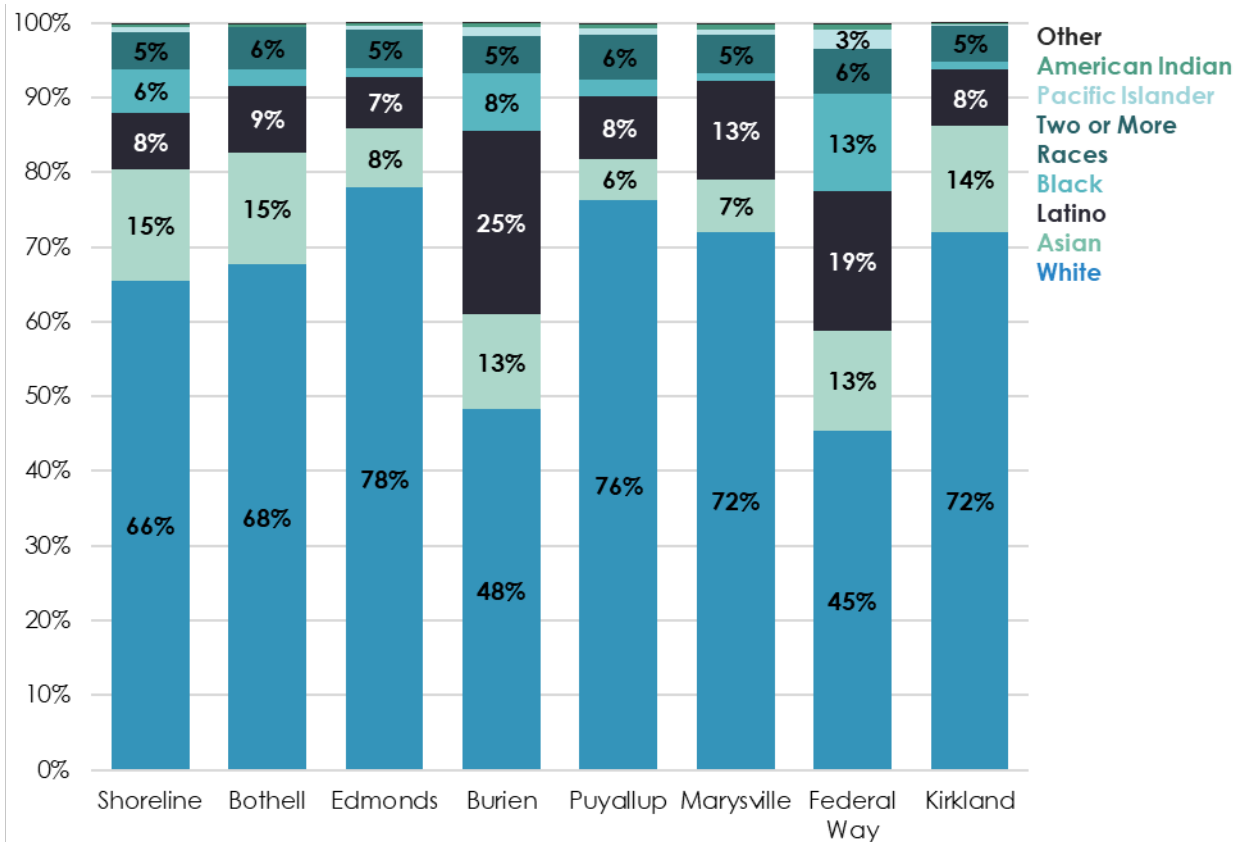
Exhibit 12. Shoreline Select Household Characteristics, 2010-2018

	2010	2018	Change 2010-2018
Total Households	21,152	22,160	1,008
Households with Children	6,048	5,924	(124)
Single-Person Households	6,195	6,401	206
Household with an Individual Over 65	4,717	6,661	1,944
Disabled Civilian Population*	6,608	7,093	485

Source: US Census Bureau, American Community Survey 5-Year Estimates, 2006-2010; 2008-2012; 2014-2018.

Shoreline is more diverse than many of its neighbors and peers, but not as diverse as the most diverse cities in the region. In Federal Way and Burien no individual race has a majority. Shoreline is slowly becoming more diverse, however. The share of the population that are people of color rose from 32% in 2010 to 34% in 2018. Most of this increase came from Shoreline’s Latino population and population identifying as two or more races. **(Exhibit 13)**

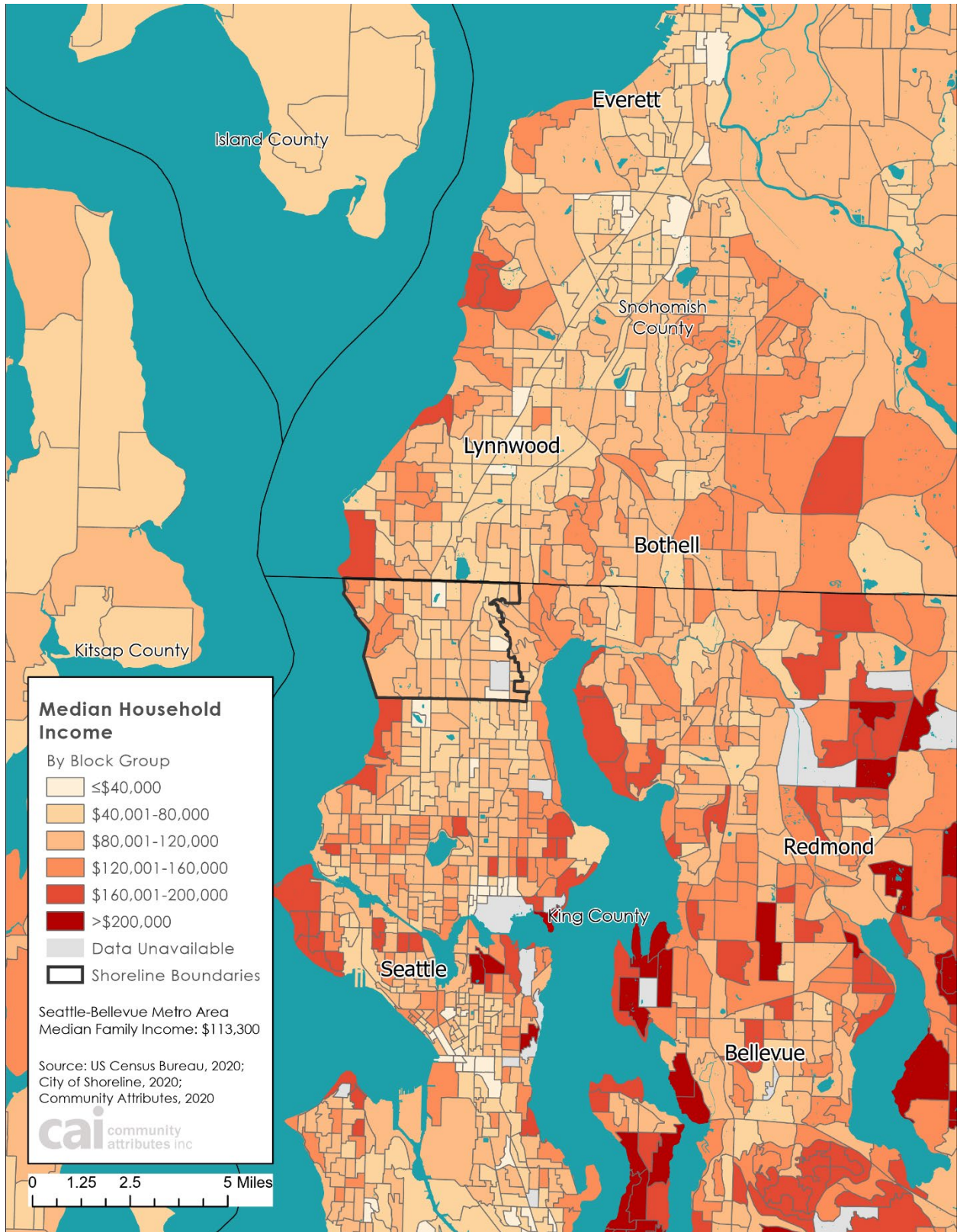
Exhibit 13. Households by Race or Ethnicity, Shoreline and Comparison Cities, 2018



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

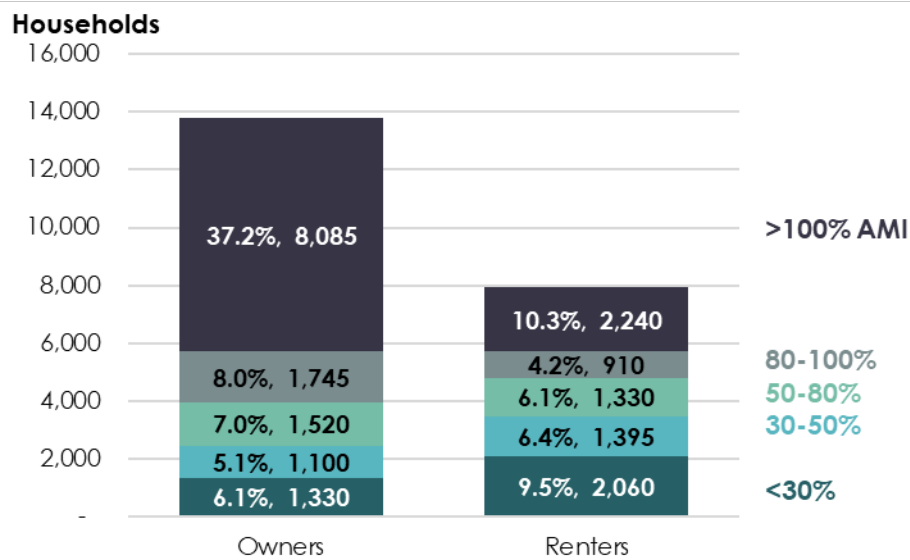
Shoreline is a middle-income community relative to the region. It contains only three census block groups with a median income below \$40,000 and no block group with a median household income above \$160,000. Shoreline’s waterfront neighborhoods have higher incomes relative to the City, but the difference is not as stark as in coastal areas to the north and south. **(Exhibit 14)**

Exhibit 14. Median Household Income, Shoreline and Region, 2018



Typical to most communities, Shoreline’s homeowners are more likely to have higher incomes compared to its renters. The households most likely to struggle to find affordable market rate housing in any community are those with incomes below 50% AMI. Low income households are more likely to need to sacrifice spending on other essentials to afford housing and are more vulnerable to homelessness. Shoreline has around 3,500 renter households and 2,400 homeowner households with incomes below 50% AMI. Altogether they represent around 27% of Shoreline’s households. (**Exhibit 15**)

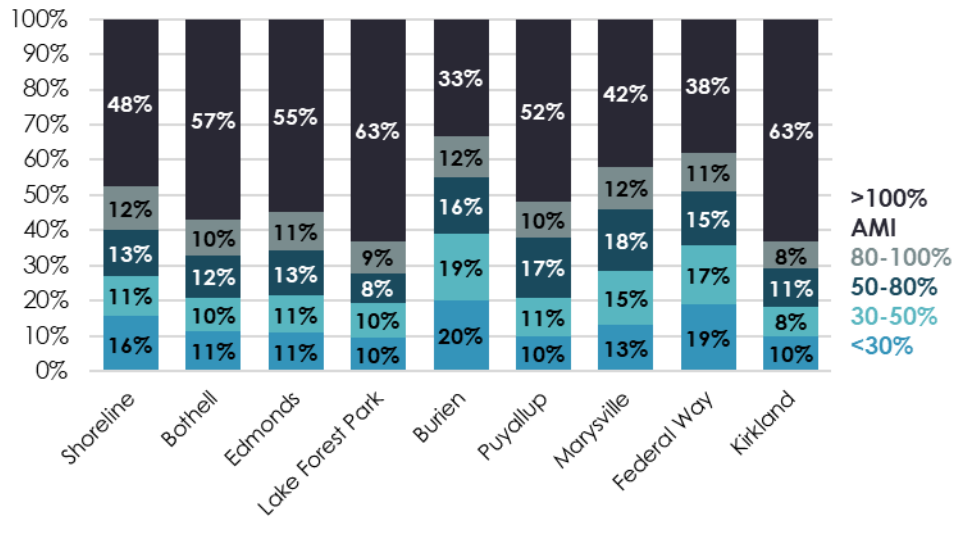
Exhibit 15. Household Income by HUD AMI and Housing Tenure, Shoreline, 2016



Source: HUD CHAS, 2012-2016

Relative to its neighbors and peers around the region, Shoreline is a relatively balanced community in terms of income composition. Just under half of its households earn more than the median income, and households are distributed nearly evenly within the income segments below the median. Kirkland and Lake Forest Park have a high concentration of higher income households, while Burien and Federal Way have more lower income households. Because Shoreline is income-diverse, its residents are likely to have more varied housing needs. (**Exhibit 16**)

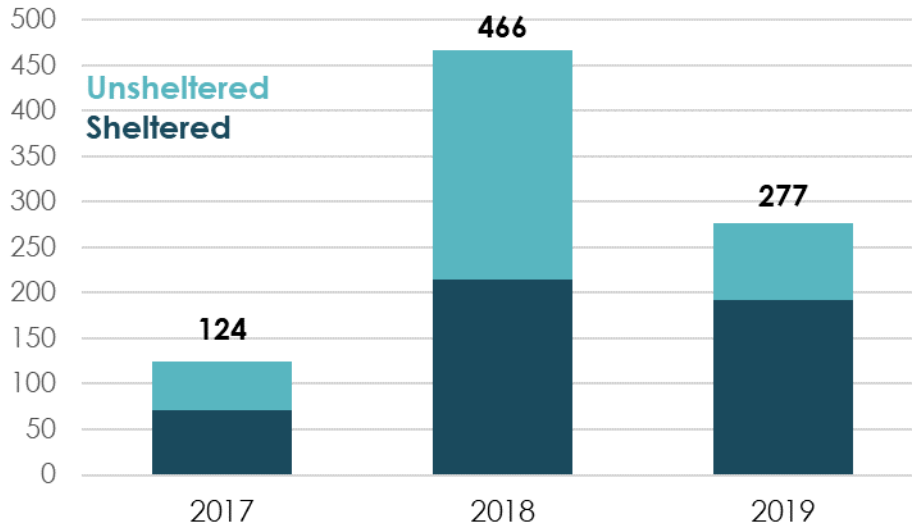
Exhibit 16. Household Income Composition, Shoreline and Peer Communities, 2018



Source: HUD CHAS, 2016

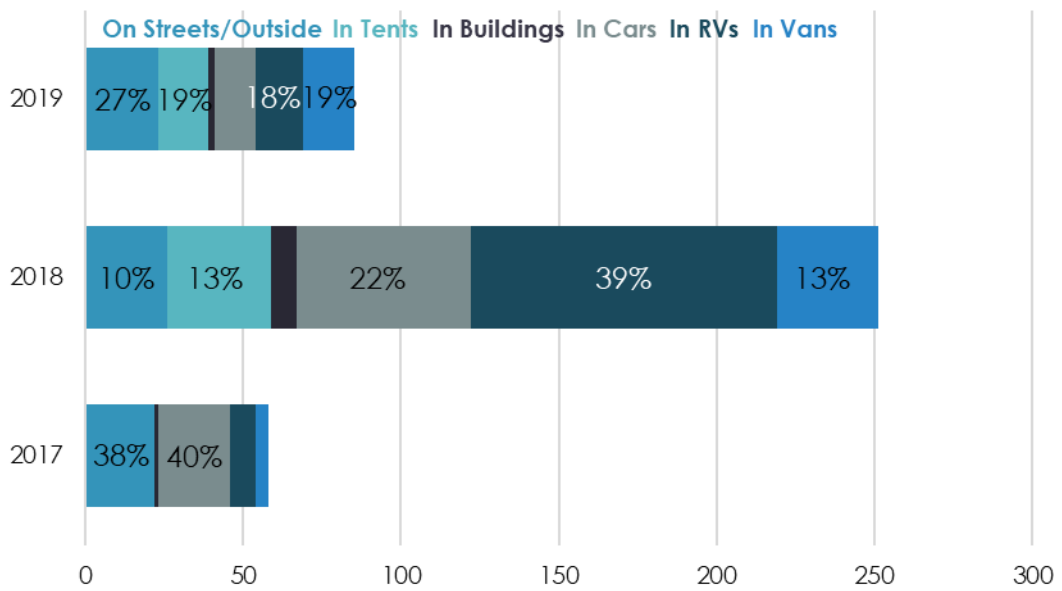
King County’s 2019 Point-In-Time Count of Persons Experiencing Homelessness found that the North County Subregion (including Shoreline, Bothell, Kenmore, Lake Forest Park, Woodinville, and some unincorporated areas) hosted 2% of unsheltered and 3% of sheltered persons experiencing homelessness Countywide. While North King County experienced a significant drop from 2018 to 2019, largely in unsheltered people, there are inherent challenges in properly counting this population. Point-in-time counts do not account for the population experiencing homelessness throughout the year, and they do not capture individuals who are couch surfing or in similar precarious housing arrangements. North King County significantly increased its shelter capacity from 2017 to 2018, but there was a slight drop from 2018 to 2019. **(Exhibit 17)** In 2018, a much larger share of the North County unsheltered population was living in cars and RVs compared to 2019. **(Exhibit 18)**

Exhibit 17. North King County Point-in-Time Count of Persons Experiencing Homelessness, 2017-2019



Sources: Seattle/King County Point-In-Time Count of Persons Experiencing Homelessness, 2019

Exhibit 18. North King County Unsheltered Population Detail, 2017-2019

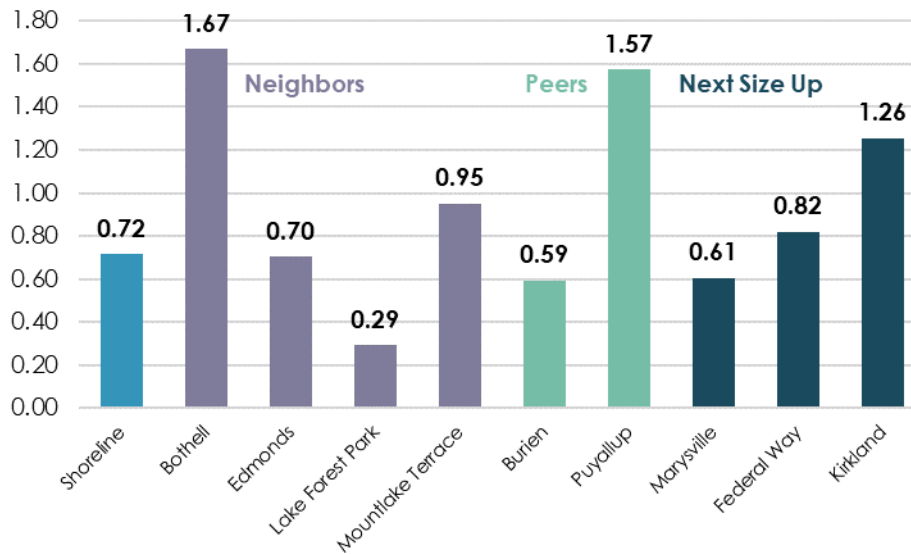


Sources: Seattle/King County Point-In-Time Count of persons Experiencing Homelessness, 2019

Employment and Commuters

With a jobs-housing ratio of 0.71, Shoreline is neither a bedroom community nor a major employment center. **(Exhibit 19)** While nearly half of the City’s employed residents commute to Seattle, the next largest group live and work in Shoreline. The remainder are spread across a large number of destinations, particularly the region’s major professional employment hubs. Seattle and Shoreline are also the most common places of residents for people who work in Shoreline. Most other Shoreline workers live nearby, in places like Edmonds, Everett, Lynnwood, and Mountlake Terrace. **(Exhibit 18)**

Exhibit 19. Jobs-Housing Ratios, Shoreline and Peer Communities



Sources: Puget Sound Regional Council, 2018; Washington Office of Financial Management, 2018

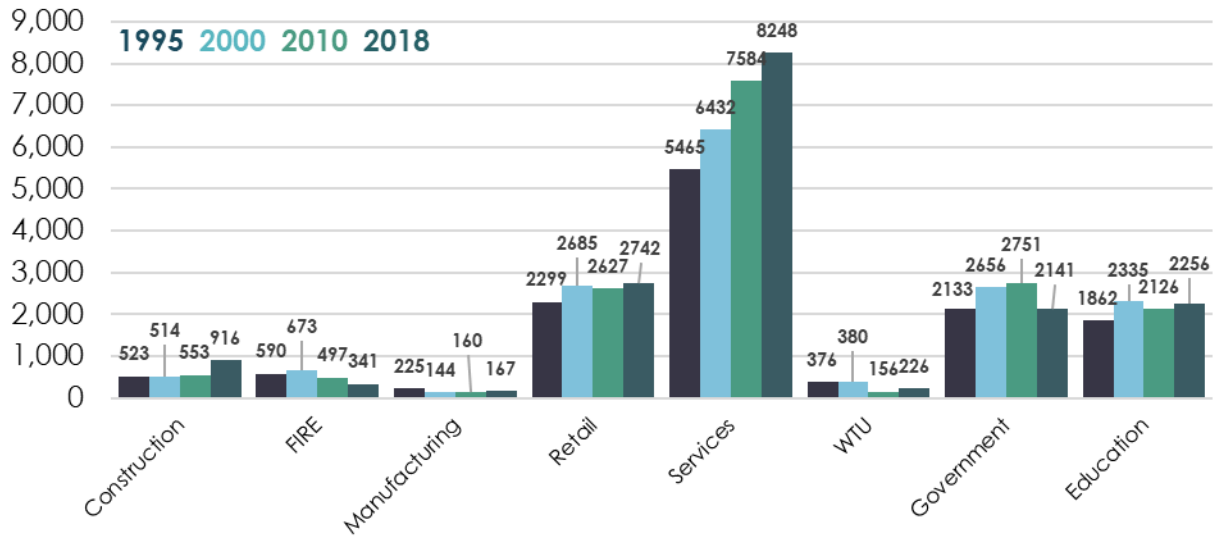
Exhibit 20. Commuter Inflows and Outflows, Shoreline, 2017

Where Shoreline Workers Live			Where Shoreline Residents Work		
Place	Number	Share	Place	Number	Share
Seattle	3,220	18%	Seattle	14,040	48%
Shoreline	2,500	14%	Shoreline	2,490	9%
Edmonds	940	5%	Bellevue	1,710	6%
Everett	680	4%	Everett	1,100	4%
Lynnwood	620	3%	Lynnwood	780	3%
Mountlake Terrace	430	2%	Redmond	720	2%
Lake Forest Park	370	2%	Kirkland	710	2%
Bothell	350	2%	Bothell	710	2%
North Lynnwood CDP	330	2%	Edmonds	620	2%
Kirkland	320	2%	Renton	360	1%
Other	8,290	46%	Other	5,760	20%
Total	18,050	100%	Total	29,000	100%

Source: US Census Bureau, LEHD Origin-Destination Employment Statistics, 2017

The Services sector is Shoreline’s largest employer, and it has experienced the most significant growth since 1995. Retail, Government, and Education are also significant, though they have not experienced significant growth. (Exhibit 21)

Exhibit 21. Covered Employment by Sector, Shoreline, 1995-2018



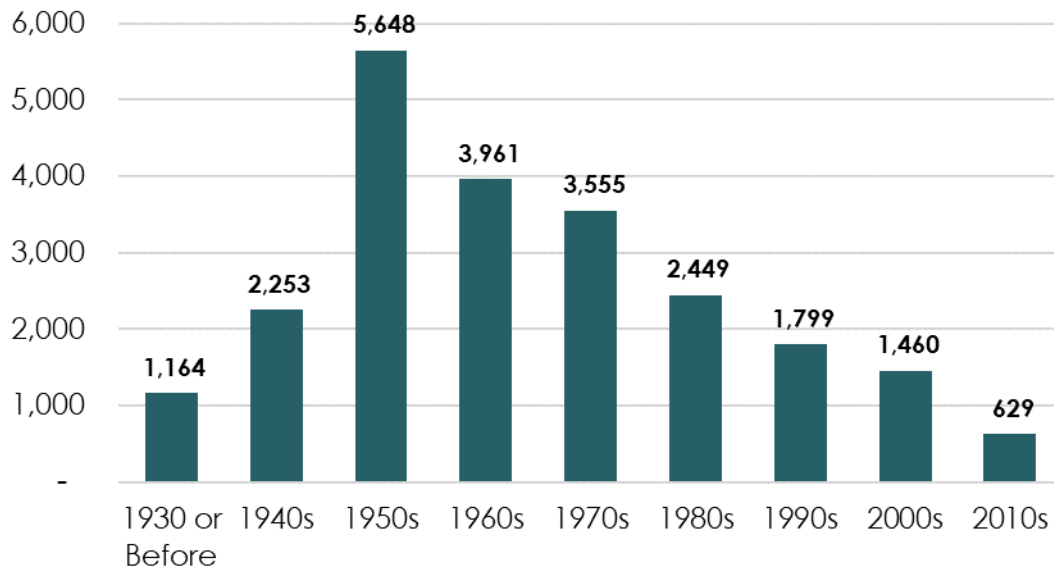
Source: Puget Sound Regional Council, 2018

Note: “WTU” stands for Wholesale Trade and Utilities and “FIRE” stands for Finance, Insurance, and Real Estate.

Housing Stock

Shoreline experienced a building boom after World War II, when developers began producing a high volume of affordable suburban family housing. This is still evident in the City's housing stock, as a quarter of its homes were built in the 1950s. Many of these homes could be considered redevelopable, particularly as land value rises. This brings challenges and opportunities. Shoreline can accommodate more growth in its higher density zones through redevelopment, but there is also potential to displace lower-income residents.

Exhibit 22. Housing Units by Age, Shoreline, 2018

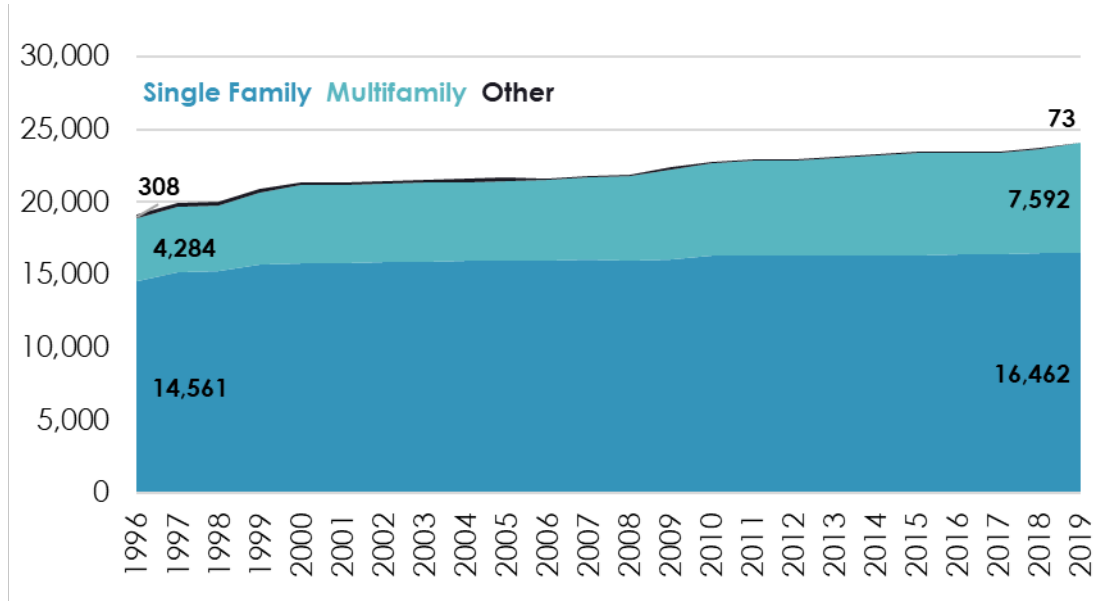


Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

Over time, most of Shoreline's housing growth has come from new multifamily housing units. While the City has never had a significant share of other types of units, it has lost most of its stock of other units. Typically these are manufactured homes. (**Exhibit 23**)

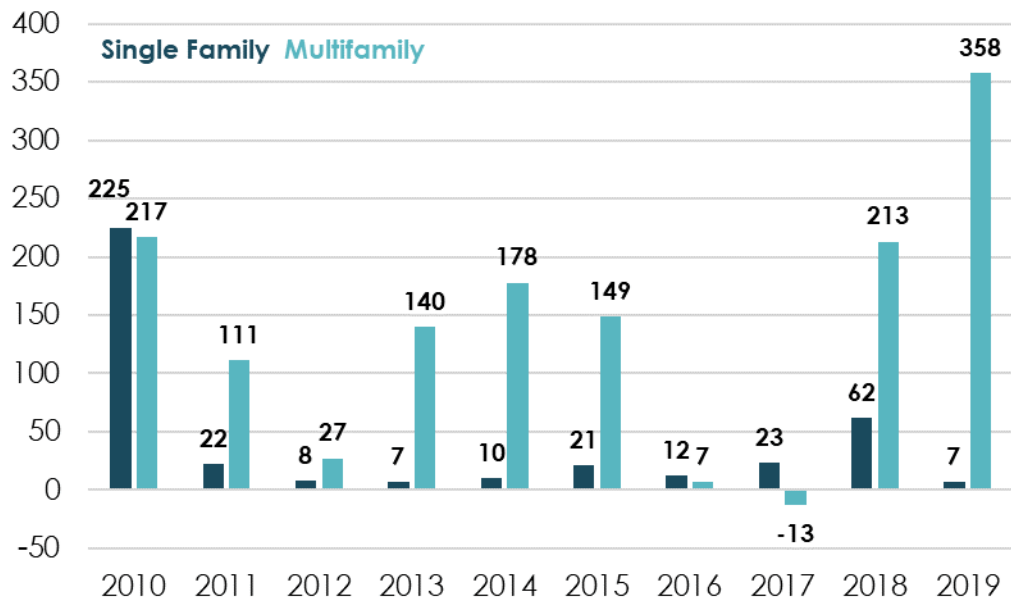
Shoreline's shift toward multifamily residential development has been the most evident over the past decade. Multifamily production has generally outpaced single family production in most years since 2010. (**Exhibit 24**)

Exhibit 23. Housing Units by Type, Shoreline, 1995 – 2020



Source: Washington State Office of Financial Management, 2019

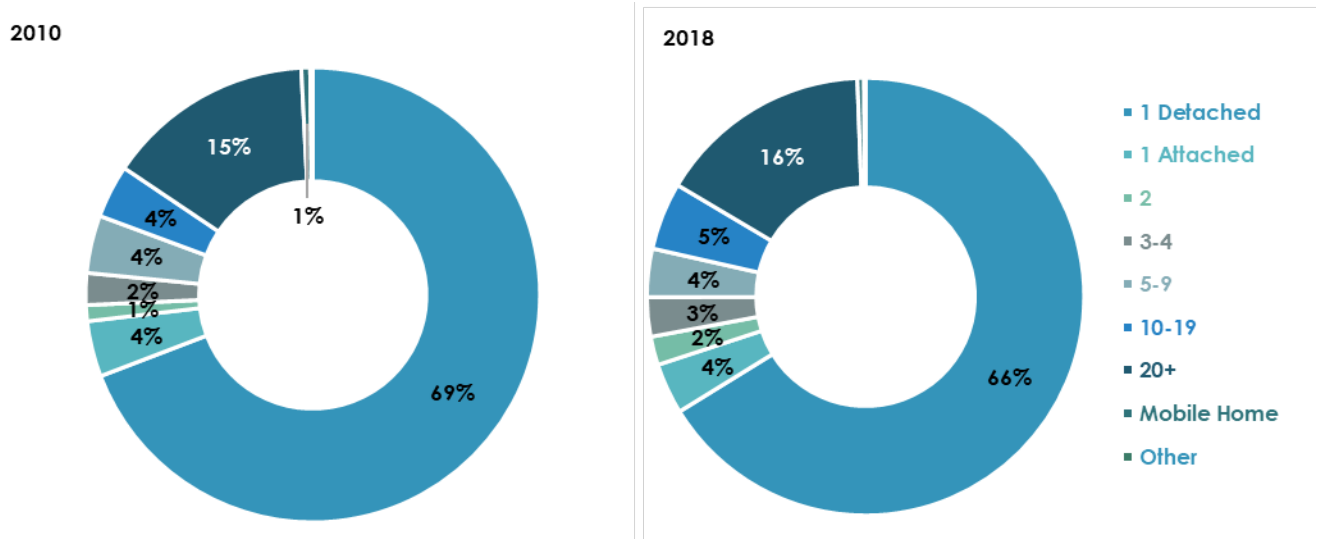
Exhibit 24. Annual Housing Unit Change, Shoreline, 2010-2019



Sources: Washington State Office of Financial Management, 2019.

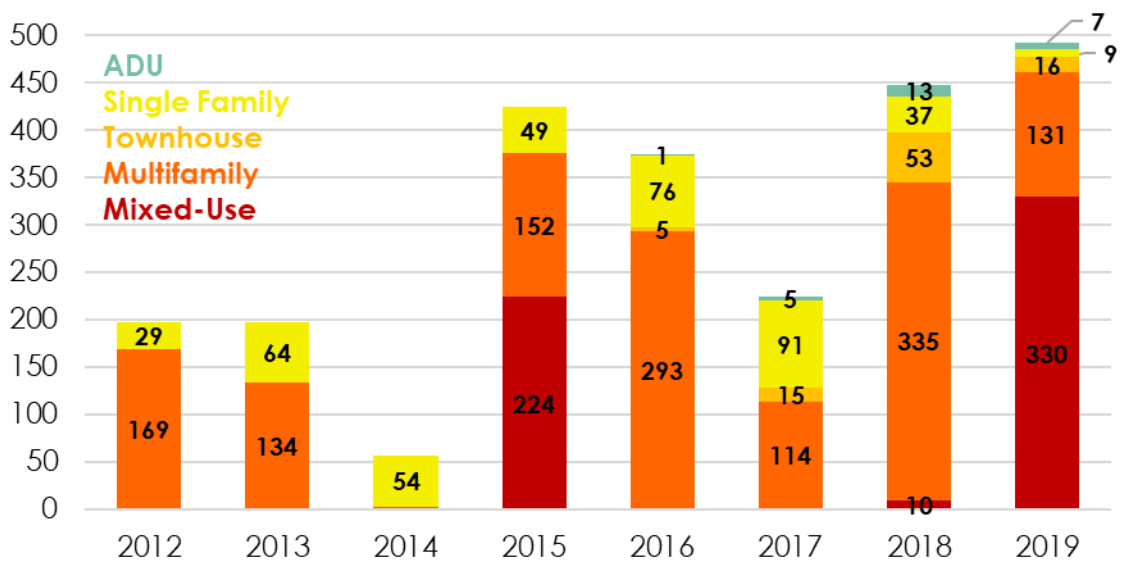
This shift toward multifamily development has been significant enough that, from 2010 to 2018, the City’s overall single family detached housing share dropped by 3%. Residential buildings are permitted in higher intensity commercial districts without density limits. Combined with proximity to bus rapid transit this has led to a rise in apartment development. While the largest portion of Shoreline’s multifamily units are in complexes with more than 20 units, the City is also seeing growth in smaller scale multifamily. **(Exhibit 25)**

Exhibit 25. Housing Units by Number of Units in Structure, Shoreline, 2010 and 2018



Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

Exhibit 26. Permitted Units by Type, Shoreline, 2012-2019



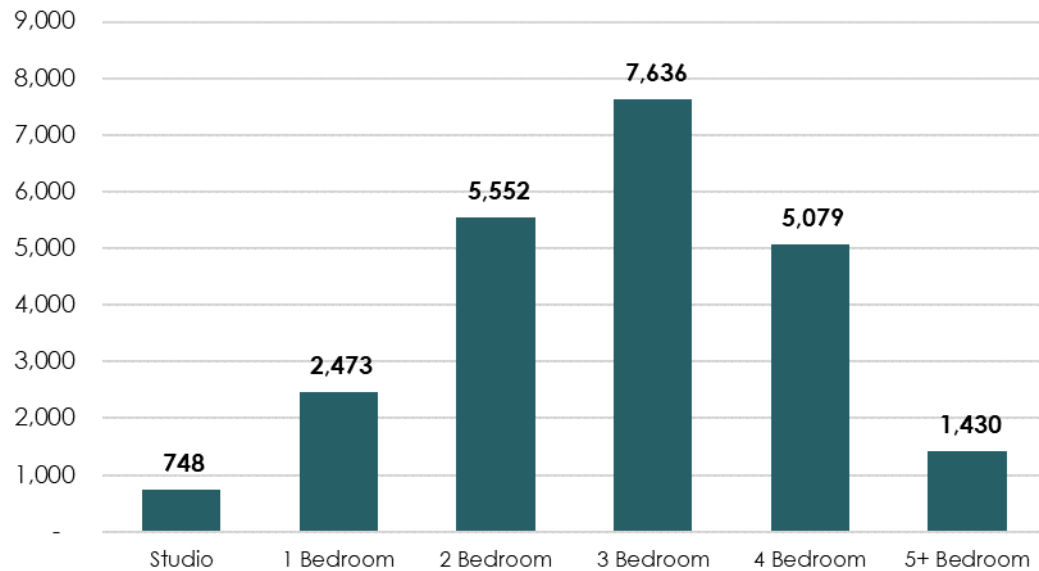
Source: City of Shoreline, 2020

Recent permit data also reflects a heavy shift toward multifamily development and increased townhouse development. Much of this recent surge in multi-family development has been related to the 2015 rezoning of single family areas adjacent to the new 145th and 185th Link Light Rail Stations to allow higher density townhouses and apartments. Accessory Dwelling Unit (ADU) permitting increased significantly in 2018, though ADUs currently only represent a small share of permitted units per year. **(Exhibit 26)**

It is possible that the rise in multifamily housing is influencing transience. The share of residents who moved into their home in the past year has increased from 14% in 2010 to 16% in 2018, but it is difficult to say whether these people moved in with the intention to remain long term or not or if they moved between different dwellings in the same area.

The largest share of Shoreline’s homes by size are three bedroom units. This is consistent with a city that is predominantly single family housing. Today, Shoreline’s households are mostly one or two people, and there is likely demand for more smaller units. Stakeholder engagement will test preferences with regard to smaller units and unit types. **(Exhibit 27)**

Exhibit 27. Housing Units by Number of Bedrooms, Shoreline, 2018



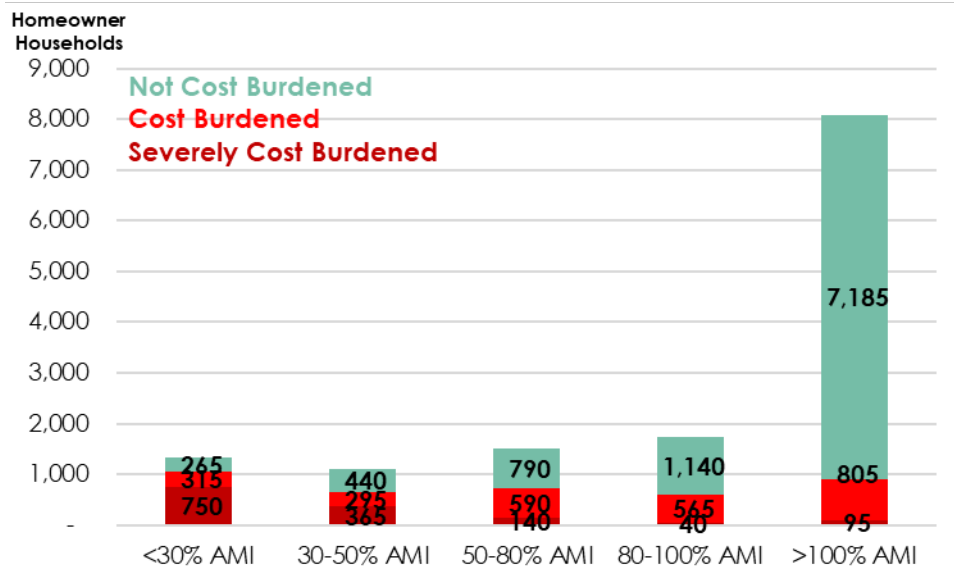
Source: US Census Bureau, American Community Survey 5-Year Estimates, 2014-2018

Housing Affordability

Shoreline has a distinct renter household income distribution. There is a large group of renters with the lowest incomes, then the number of renters decreases as income rises. This trend does not continue above median

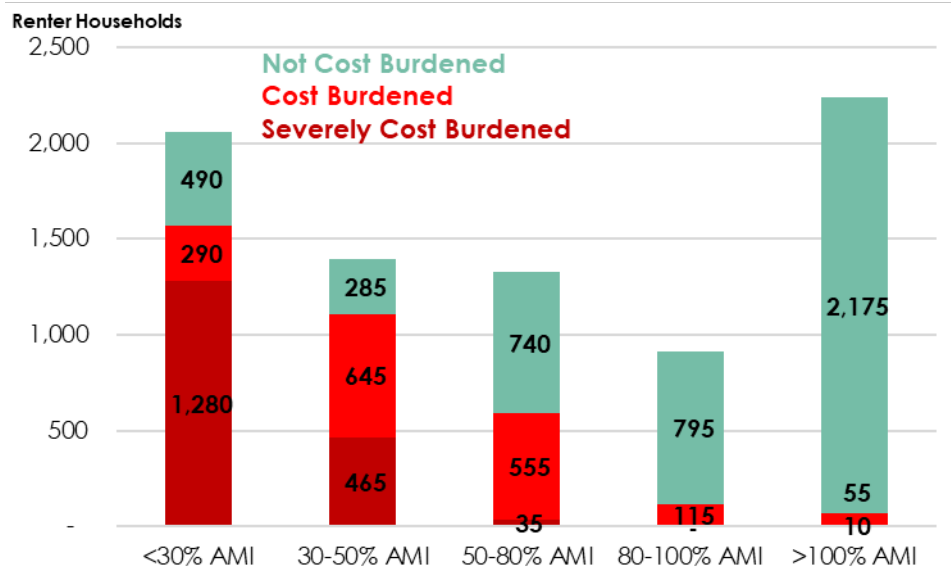
income, and the City has a large concentration of higher-income renters. While most of the City's lowest income renters are severely cost burdened and devote more than 50% of their income to rent, only a fraction of its highest income renters are cost burdened. In general, Shoreline's renters earning less than 50% AMI have the most serious housing affordability issues. Cost burden is still significant for renters between 50 and 80% AMI, but more than half of this group is not cost burdened.

Exhibit 28. Cost Burden by Income Level, Homeowner Households, Shoreline, 2016



Source: HUD CHAS, 2012-2016

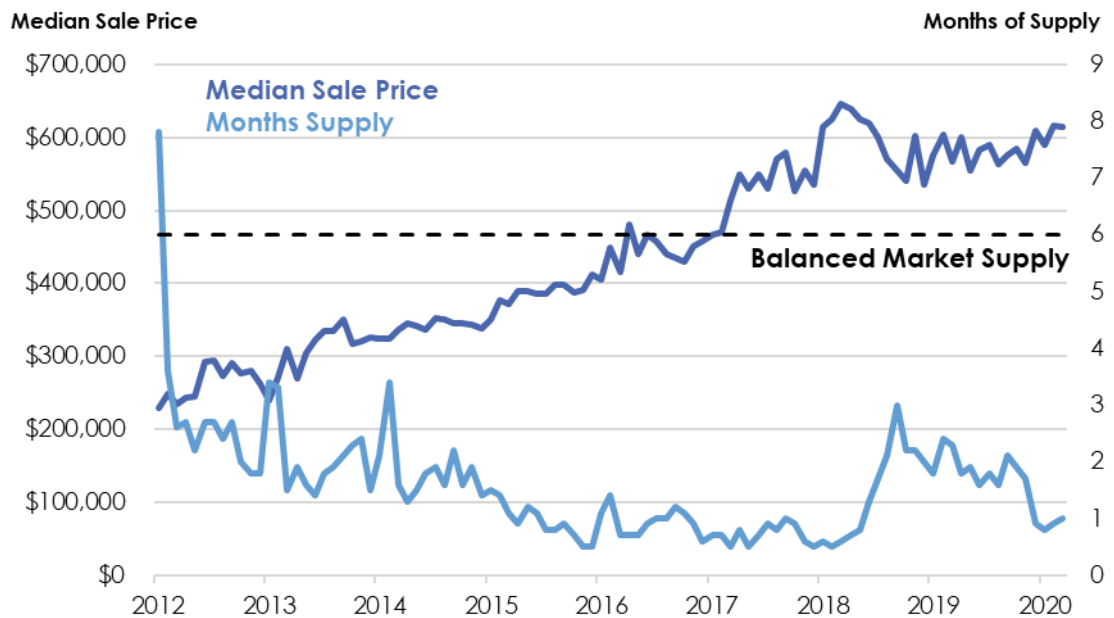
Exhibit 29. Cost Burden by Income Level, Renter Households, Shoreline, 2016



Source: HUD CHAS, 2012-2016

Shoreline’s sale housing market has been consistently tight since January 2012. Housing markets are considered balanced when six months’ supply is available for sale. Since 2012, Shoreline has typically had less than three months’ supply available at any given time, and supply has fallen as low as 15 days on several occasions. There is a regional housing shortage, however, and Shoreline’s market is similar to its neighbors and peers. This has driven price increases, which will likely continue while the current regional lack of supply persists. (Exhibit 33)

Exhibit 30. Median Sale Price and Residential Market Months’ Supply, City of Shoreline, 2012-2019



Source: Redfin, 2020

Assisted Housing

Nursing Homes

Shoreline currently has 490 nursing home and rehabilitation facility beds across four facilities. This translates to roughly 49 beds per 1,000 residents age 65 and above. Across the western US, there are 46 nursing home and residential care beds per 1,000 people in this age group¹, which suggests that Shoreline’s supply is typical for the region. Projecting future needs is complex. Today, more seniors are choosing to continue living independently instead of living in nursing homes, which has reduced demand for certain

¹ US Department of Health and Human Services, “Long-term Care Providers and Service Users in the United States, 2015-2016”, 2019

facilities. Demand will continue for facilities that serve individuals living with specific ongoing care needs, such as those with Alzheimer's. (**Exhibit 28**)

Exhibit 31. Nursing Homes and Rehabilitation Facilities, Shoreline, 2020

Facility	Beds
The Oaks at Forest Bay	90
Fircrest School	92
Total Nursing Home Beds	182
CRISTA Rehab & Skilled Care	168
Richmond Beach Rehab	140
Total Rehabilitation Beds	308
All Beds	490

Source: US Department of Health & Human Services, Medicare.gov Nursing Home Compare, 2010

Financially Assisted Affordable Housing

Shoreline currently has four properties with 493 income-restricted units, all funded by low income housing tax credits (LIHTC).

Affordable LIHTC units have maximum rents based on income limits and can only be occupied by households earning less than the upper income limit. However, affordable rents are based on the upper income limit, so households with much lower incomes can still be cost-burdened while living in a LIHTC unit. There are other affordable housing funding sources which provide an ongoing subsidy so that a household never pays more than 30% of their income. Most of these are federal, notably the Section 8 Housing Choice Voucher Program.

There are two types of tax credits: one which subsidizes 30% of the units in a project and one which subsidizes 70% of the units. The 70% program is highly competitive and projects must typically meet deeper affordability goals to be successful. These projects often combine multiple funding sources to offer deep subsidies and supportive services to residents.

Shoreline has one 70% project which is owned and operated by Compass housing. Compass at Ronald Commons offers units to households earning up to 30% AMI and up to 50% AMI, though its 30% AMI units are only available by referral through the King County 2-1-1 Coordinated Entry process. Shoreline's three 30% projects have income-restricted units for households earning less than 60% AMI. (**Exhibit 32**)

Exhibit 32. Income-Restricted Multifamily Housing, Shoreline, 2020

Facility Name	Year Built	Credit Type	Income-Restricted Units
Colonial Gardens	1999	30%	71
Blakely at Echo Lake	2009	30%	199
Polaris Apartments	2014	30%	164
Compass at Ronald Commons	2017	70%	59
Total			493

Source: HUD, 2020

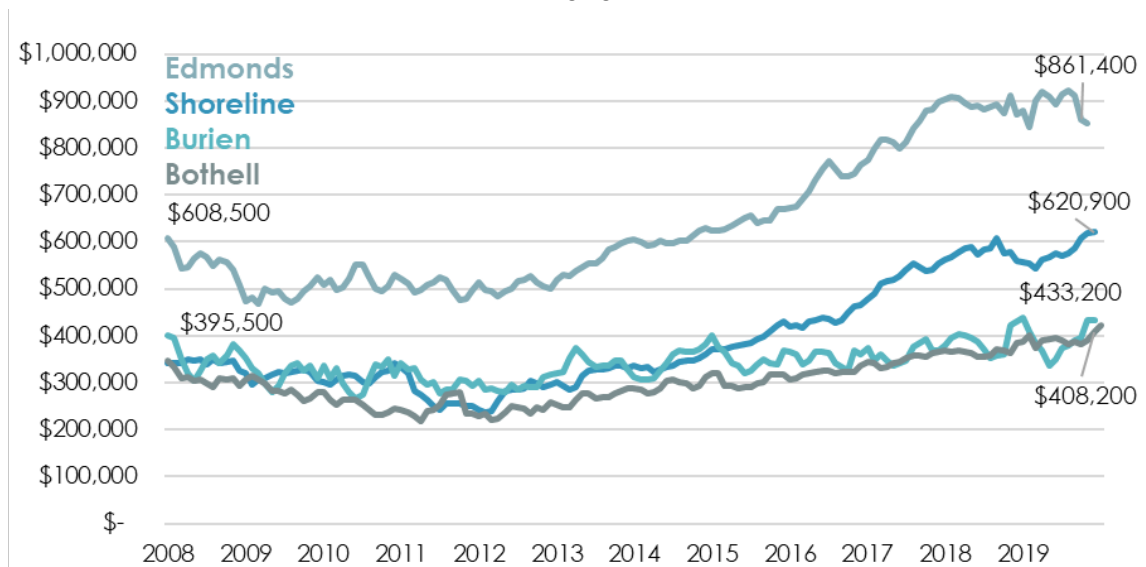
LIHTC units must remain affordable for 30 years, though credits can only be “recaptured” when properties fail to comply within the first 15 years. As a result there are few options for enforcement after 15 years. Of the four properties, only Colonial Gardens is more than 15 years old. Colonial Gardens is also owned and operated by King County Housing Authority, so these units will remain affordable throughout the compliance period and possibly beyond.

Housing Market

Prices

In the immediate post-recession years, Shoreline’s housing market appeared to be similar to Burien and Bothell. While Burien and Bothell have remained similar over time, Shoreline sale prices pulled away and began climbing rapidly after 2015. (Exhibit 33)

Exhibit 33. Median Home Sale Price, Shoreline, Peers and Neighbors, 2008-2020

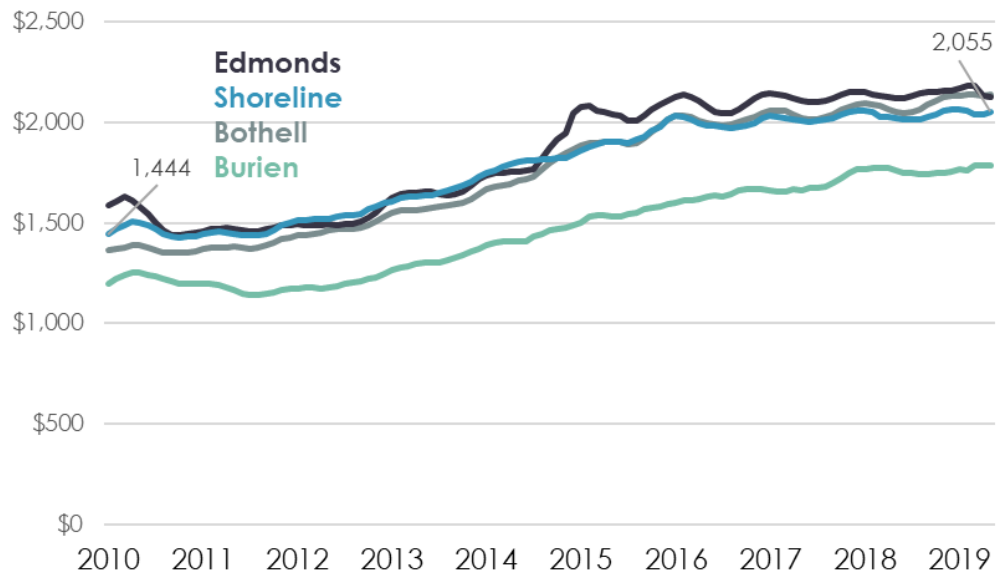


Source: Zillow, 2020

A home costing \$620,900, the most recent monthly median price in Shoreline, would require an estimated minimum income of \$117,000 to afford the monthly cost of loan principal, interest, property tax and insurance. This takes 30% of household income as a benchmark for affordability. By comparison, the median Shoreline family earns \$100,756. The median income for all types of households is \$80,489.

From 2010 to 2018, Shoreline’s median rent has climbed at a similar rate to Edmonds and Bothell. The 2010 median rent of \$1,444 would require an annual income of around \$57,700. This is between 50 and 80% AMI for single people and couples according to 2020 HUD limits. The most recent median rent of \$2,055, by contrast, requires at least \$82,000 for affordability. This is nearly 100% AMI for single people and couples. As rents rise, fewer higher-income renters will be able to build sufficient savings to purchase homes. **(Exhibit 34)**

Exhibit 34. Median Rent, Shoreline and Peer Cities, 2008-2020



Source: Zillow, 2020

FORECASTS AND HOUSING NEEDS

Growth targets from Shoreline's last comprehensive plan update projected the City to add 5,000 net new housing units from 2006 to 2031. As of 2019, the City has added nearly half of that total. Since 2019 is also roughly halfway between 2006 and 2031, the City has been growing consistent with projections. However, this period has featured periods of more rapid and more slow growth. If one of these extremes is sustained, the growth trajectory could change.

Shoreline's population and employment projections will be updated in 2021. Once available, the Housing Action Plan will use projections to assess how many units the City will require by type and income level to serve future growth.

For interim planning purposes, **Exhibit 35** details several potential growth scenarios for Shoreline, based on trends the City has experienced in the past in terms of unit production per year. While these scenarios may differ from growth targets adopted in the future, they provide a general sense of the scale of Shoreline's housing needs.

If Shoreline's current household income distribution remains constant, the City will require between 50 and 150 new units *per year* serving households earning less than 50% AMI. This does not include the number of affordable units required to serve existing cost-burdened low-income households.

(Exhibit 35)

Exhibit 35. Shoreline Housing Needs Analysis

Citywide Housing Units	Total Units	Annual Growth
Housing Units, 1996	19,153	
Housing Units, 2000	21,338	546
Housing Units, 2010	22,787	145
Housing Units, 2019	24,127	134
Assumed Multifamily Share of New Units	75%	
Assumed 2050 Household Size		
Single Family	2.2	
Multifamily	1.8	
Household Growth Scenarios, 2020 to 2050		
High Growth (1996-2000 Growth Trend)	16,500	550
Current Trend (2015-2019 Growth Trend)	12,000	400
Previous Plan Housing Target	6,000	200
Low Growth (2010-2015 Growth Trend)	4,500	150
Total Housing Units Required w/Vacancy of	5.0%	
High Growth Scenario	17,300	578
Current Trend Scenario	12,600	420
Previous Plan Scenario	6,300	210
Low Growth Scenario	4,700	158
Housing Units Required to Serve Households Below 50% AMI	27.1%	
High Growth Scenario	4,700	150
Current Trend Scenario	3,400	100
Previous Plan Scenario	1,700	50
Low Growth Scenario	1,250	50

Sources: City of Shoreline, 2020; US Census Bureau, American Community Survey 2018 5-Year Estimates; Washington Office of Financial Management, 2019; CAI, 2020

HOUSING NEEDS ASSESSMENT

- The households most likely to be cost burdened in Shoreline are renters below 50% AMI. Shoreline needs more dedicated affordable units serving renters in this income segment. This is best accomplished in partnership with nonprofit and public housing providers.
- Shoreline has an overall housing shortage that is part of a regional lack of supply. This has had upward pressure on prices, particularly home sale prices. The current median home is now out of reach of the typical Shoreline family.
- Rents have risen so that renters between 50% and 80% AMI will now struggle to find affordable housing in Shoreline. Renters above 80% AMI will now struggle to build sufficient savings to buy a home.
- Most of Shoreline's households consist of one or two people. Among these households there are two potential subgroups to consider for housing planning purposes – seniors and young adults. There is strong demonstrated demand for townhouses, consistent with this demographic. There may be untapped demand for additional small housing types, such as cottage housing and small-lot single family development.
- Shoreline's midcentury single family homes will be attractive for redevelopment as prices rise. This will bring a shift toward more multifamily development in multifamily zones, and more high value, large homes in single family zones. As prices rise, Shoreline will likely attract more high-income households.

Shoreline Housing Toolkit Regulatory Review

July 31, 2020

Prepared by:



Prepared for:





*Community Attributes Inc. tells data-rich stories about communities
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EXECUTIVE SUMMARY

This regulatory review presents Shoreline's policies and programs to support desired housing goals in the city, and provides an assessment of performance. This summary presents high level findings from the report, and includes discussion of opportunities for Shoreline to better achieve its housing goals. The City can use this list to inform potential actions for the Housing Action Plan.

In general, Shoreline's housing policies and programs intend to achieve the following goals:

- Increase supply of housing in the city
- Increase the variety of housing (specifically multifamily and cottage housing developments)
- Provide more affordable housing citywide
- Serve low income households and minimize displacement

Assessment

The City has employed several highly effective strategies to increase its housing supply, including a multifamily tax exemption (MFTE) and several planned actions. It also has several highly effective programs to increase affordable housing for low-moderate renters, including inclusionary zoning in its station areas. The MFTE program may be able to encourage development of more affordable housing units, particularly in combination with the City's other tools, though this should be tested with market analyses.

Several programs are either underutilized or have the potential to be more effective with adjustments. The City's density bonus and parking reduction programs have not been well utilized. This may be explained by aspects of the programs themselves, along with a lack of awareness among the development community about all the incentives Shoreline offers. Clear marketing materials compiling all local incentives and demonstrating how they can benefit typical projects could bolster multiple programs.

There are several strong opportunities to increase housing variety. These include revising requirements for ADUs, permitting cottage housing, and regulating more residential areas based on form to accommodate more flexibility in density.

In general, the most significant gap areas to prioritize for new strategies are serving very low-income households and minimizing displacement.

Partnerships with local affordable housing and service providers will be important in advancing these goals.

Potential Actions for Consideration

Comprehensive Plan

- Add goal(s) and policies on minimizing displacement of low-income residents.
- Describe the connection of comprehensive plan elements to housing goals (infrastructure investments, parks plans, and more, for example).

Funding and Related Resources

Multifamily Tax Exemption

- Complete a market analysis to determine if the market can support a lower income limit in target areas where the program is well-utilized. This analysis should incorporate the City's other incentives, including fee waivers and parking reductions.
- Complete a pro forma analysis to evaluate if there are cases where the rehabilitation program can improve the prospects of new development of affordable housing.
- Assess potential barriers to development in the target areas where MFTE has not been used, and consider the benefit of an 8-year exemption without affordability requirements.

Permit Waivers for Affordable Housing

- Develop a public framework for estimating the value of fee waivers for typical projects under a set of typical scenarios.
- Prepare marketing materials, such as a dedicated website, that compile all the City's affordable housing incentives and demonstrate how they can be combined.

Sales and Use Tax Credit

- Develop priorities for use of funds that are appropriate for Shoreline's priorities and the level of funding available.
- Evaluate opportunities to pool funds with other jurisdictions for greater impact.

Zoning and Regulatory Strategies

Accessory Dwelling Units (ADUs)

- Eliminate or ease parking requirements, particularly in areas with access to transit.

- Eliminate owner-occupancy requirements.
- Allow more than one ADU per lot, such as by allowing both an attached and detached unit or granting greater flexibility for large lots.
- Develop “pre-approved” ADU plans, providing the community with the opportunity to provide input on designs.
- Develop educational materials for homeowners portraying the full range of possibilities for ADUs, including converting basements and garages.

Deep Green Incentive Program

- Periodically analyze the program to ensure incentives remain sufficient to not impede development in mandatory zones.
- Reduce or eliminate the minimum lot size.
- Expand eligibility to more zones.

Density Bonuses

- Clarify if additional code departures are possible to accommodate the bonus, such as lot coverage and height limits.
- Conduct a developer’s forum to identify opportunities to make the program more attractive.
- Model the potential benefit to the developer of providing additional affordable units, and consider alternate scenarios that achieve a deeper affordability level on fewer units.
- Assess whether the bonus can be combined with an MFTE, and market this opportunity along with the MFTE program if it is feasible.

Inclusionary Zoning

- Monitor program participation over time.
- Develop requirements for home ownership units.
- Study and weigh impacts of a fee per square foot instead of fee per unit.

Parking Reductions

- Establish clear criteria to achieve the maximum parking reduction
- Complete a parking demand study to evaluate if parking requirements can be reduced in light rail station areas.

Planned Action EIS

- Periodically review and refresh as needed
- Identify any long-range priority areas that may benefit from a new planned action

INTRODUCTION

Background and Purpose

The City of Shoreline is developing a Housing Action Plan with support from the Washington State Department of Commerce. Washington State House Bill 1923 enacted one-time planning grants for cities to complete specific actions to support housing affordability. Shoreline received a grant to develop a Housing Action Plan, one of the eligible options under the grant program.

The Housing Action Plan will provide city-led actions and initiatives to encourage sufficient affordable and market rate housing at prices accessible to all of Shoreline's households, now and in the future. The Plan's content will be informed by two products – the Housing Needs Assessment and the Housing Toolkit. The Housing Needs Assessment provides the quantitative data and analysis required to understand Shoreline's housing needs. The Housing Toolkit will assess Shoreline's existing strategies relative to its needs, and identify appropriate options to address those needs.

The purpose of this regulatory review is to identify Shoreline's existing housing efforts and assess their performance and alignment with Housing Action Plan objectives. This assessment will help inform priorities for the Housing Toolkit.

Methods

Analysis in this report uses internal City of Shoreline data to assess existing housing program outcomes.

Organization of this Report

The remainder of this report is organized as follows:

- **Housing Policy Framework** explains high-level objectives for the Housing Action Plan, and how the City's existing plans connect to these objectives
- **Existing Housing Tools** summarizes existing housing strategies, their purposes, recent performance, and actions to consider for improvement
- **Assessment** summarizes how existing tools align with housing objectives, both in terms of potential and as currently applied, and identifies gap areas for the Housing Toolkit

HOUSING POLICY FRAMEWORK

Housing Action Plan Objectives

State law identifies a set of broad objectives for Housing Action Plans to address. (*RCW 36.70A.600*) Different cities have different needs, and Shoreline's Housing Action Plan will address these objectives based on its specific context. This report will assess Shoreline's existing housing strategies and tools for alignment with the following objectives:

- Increasing housing supply
- Increasing variety of housing types
- Increasing supply of housing affordable to all income levels
- Minimize displacement of low-income residents resulting from redevelopment
- Support preservation of existing housing (*Recommended but not required for the Action Plan, required for Housing Element per RCW 36.70A.070(2)*)

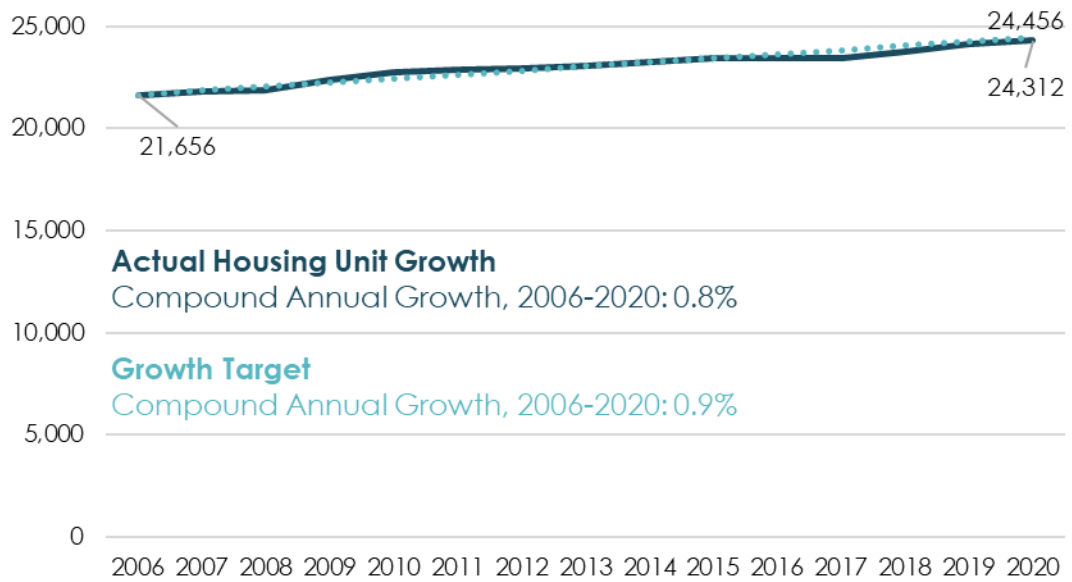
Comprehensive Plan

Growth Targets

Shoreline's 2012 comprehensive plan incorporates a housing growth target of 5,000 units between 2006 and 2031, or approximately 200 net new units per year. Since 2006, Shoreline's housing supply has grown by 0.8% per year on average, compared to a target of 0.9%. The strongest growth occurred from 2008 to 2010 and 2017 to 2019, while the weakest growth occurred from 2011 to 2012 and 2015 to 2017. Production has been strong in recent years, growing by 1.2% per year since 2017. If this recent production rate continues, Shoreline's housing stock will surpass the growth target by 2022. (**Exhibit 1**)

Shoreline's growth targets will be updated early in 2021. Once available, the Housing Action Plan will assess how many units will be required to serve different income levels, and whether there is sufficient land available.

Exhibit 1. Actual and Planned Housing Unit Growth, Shoreline, 2006-2020



Sources: Washington State Office of Financial Management, 2020; King County, 2016

Housing Element

Exhibit 2 organizes Shoreline’s Housing Element goals and policies in alignment with the Housing Action Plan objectives. Shoreline’s previous plan has identified policies that are relevant to each objective, though it lacks direct goals or policies on minimizing displacement.

Exhibit 2. Shoreline Housing Element Alignment with Housing Action Plan Objectives

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Increase Housing Supply	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.	H3: Encourage infill development on vacant or underutilized sites. H4: Consider housing cost and supply implications of proposed regulations and procedures.

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Increase Housing Supply (cont.)	<p>Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.</p>	<p>H2: Provide incentives to encourage residential development in commercial zones, especially those within proximity to transit, to support local businesses</p> <p>H1: Encourage a variety of residential design alternatives that increase housing choice.</p>
Increase Variety of Housing Types	<p>Goal H VI: Encourage and support a variety of housing opportunities for those with special needs, specifically older adults and people with disabilities.</p>	<p>H5: Promote working partnerships with public and private groups to plan and develop a range of housing choices.</p> <p>H6: Consider regulations that would allow cottage housing in residential areas, and revise the Development Code to allow and create standards for a wider variety of housing styles.</p> <p>H24: Explore the feasibility of implementing alternative neighborhood design concepts into the City's regulations.</p> <p>H26: Support development of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs, such as those fleeing domestic violence, throughout the city and region.</p> <p>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.</p>
Increase Supply of Housing Affordable to All Income Levels	<p>Goal H III: Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of Area Median Income.</p>	<p>H7: Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible.</p> <p>H8: Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability.</p> <p>H9: Explore the feasibility of creating a City housing trust fund for development of low income housing.</p>

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Increase Supply of Housing Affordable to All Income Levels (cont.)		<p>H10: Explore all available options for financing affordable housing, including private foundations and federal, state, and local programs, and assist local organizations with obtaining funding when appropriate</p> <p>H11: Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and educational opportunities.</p> <p>H13: Consider revising the Property Tax Exemption (PTE) incentive to include an affordability requirement in areas of Shoreline where it is not currently required, and incorporate tiered levels so that a smaller percentage of units would be required if they were affordable to lower income households.</p> <p>H15: Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low and moderate income households</p> <p>H16: Educate the public about community benefits of affordable housing in order to promote acceptance of local proposals.</p> <p>H17: Advocate for regional and state initiatives to increase funding for housing affordability.</p> <p>H18: Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities.</p> <p>H19: Encourage, assist, and support non-profit agencies that construct, manage, and provide services for affordable housing and homelessness programs within the city.</p> <p>H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations.</p> <p>H29: Support the development of public and private, short-term and longterm housing and services for Shoreline's population of people who are homeless.</p>

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Increase Supply of Housing Affordable to All Income Levels (cont.)	Goal H VII: Collaborate with other jurisdictions and organizations to meet housing needs and address solutions that cross jurisdictional boundaries.	<p>H28: Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities.</p> <p>H30: Collaborate with King and Snohomish Counties, other neighboring jurisdictions, and the King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable housing opportunities, and coordinate funding.</p> <p>H31: Partner with private and not-for-profit developers, social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs.</p> <p>H32: Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, and education.</p> <p>H33: Support and encourage legislation at the county, state, and federal levels that would promote the City's housing goals and policies.</p>
Minimize Displacement of Low-Income Residents Resulting from Redevelopment		<p>H14: Provide updated information to residents on affordable housing opportunities and first-time home ownership programs.</p>
Support Preservation of Existing Housing		<p>H12: Encourage that any affordable housing funded in the city with public funds remains affordable for the longest possible term, with a minimum of 50 years.</p> <p>H20: Pursue public-private partnerships to preserve existing affordable housing stock and develop additional units.</p>

Housing Action Plan Objective	Associated Shoreline Housing Element Goals	Associated Shoreline Housing Element Policies
Support Preservation of Existing Housing (cont.)	Goal H IV: "Protect and connect" residential neighborhoods so they retain identity and character, yet provide amenities that enhance quality of life.	<p>H21: Initiate and encourage equitable and inclusive community involvement that fosters civic pride and positive neighborhood image.</p> <p>H22: Continue to provide financial assistance to low-income residents for maintaining or repairing health and safety features of their homes through a housing rehabilitation program.</p>
Additional Local Priorities	<p>Goal H IX: Develop and employ strategies specifically intended to attract families with young children in order to support the school system.</p> <p>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.</p>	<p>H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.</p>

EXISTING HOUSING TOOLS

Funding and Related Resources

Multifamily Tax Exemption (MFTE)

The Multifamily Tax Exemption (MFTE) program was established under state law in 1995. Under this legislation, cities in Washington with a population of more than 15,000 and certain cities specified under RCW 84.14.010(3) may establish a property tax exemption program to incentivize the construction of new, rehabilitated or converted multifamily housing within designated centers. The exemption may extend for 8 or 12 years, with a minimum affordable housing requirement for any 12-year exemption. Cities may establish additional requirements for either exemption beyond these minimum standards.

Shoreline offers a 12-year MFTE for developments with four or more units. The program is only available for rented units, but applies to both new construction and rehabilitated properties. To be eligible, applicants must

rent 20% of the project's units to income-qualified households through the 12-year exemption period. The mix of affordable units by size and type must be comparable to the project overall. The income limits are as follows:

- Studio and One Bedroom Units: 70% AMI
- Two Bedroom and Larger Units: 80% AMI

Rehabilitation projects must add at least four additional residential units to be eligible for the program, unless the project has been vacant for at least 12 consecutive months. The property must also fail to comply with one or more standards of state or local building or housing codes. The property tax exemption only applies to value added through rehabilitation. If the property is not vacant prior to rehabilitation, the applicant must provide each tenant housing of comparable size, quality, and price.

The City has defined nine target areas where the program is available. (*SMC 3.27.030*) These areas are as follows:

- Aurora Avenue North Corridor
- Ballinger Way NE Commercial Area
- Hillwood Commercial Area
- Richmond Beach Commercial Area
- Southeast Neighborhood Commercial Area
- North City Business District
- Ridgecrest Commercial Area
- 145th Street Station Subarea
- 185th Street Station Subarea

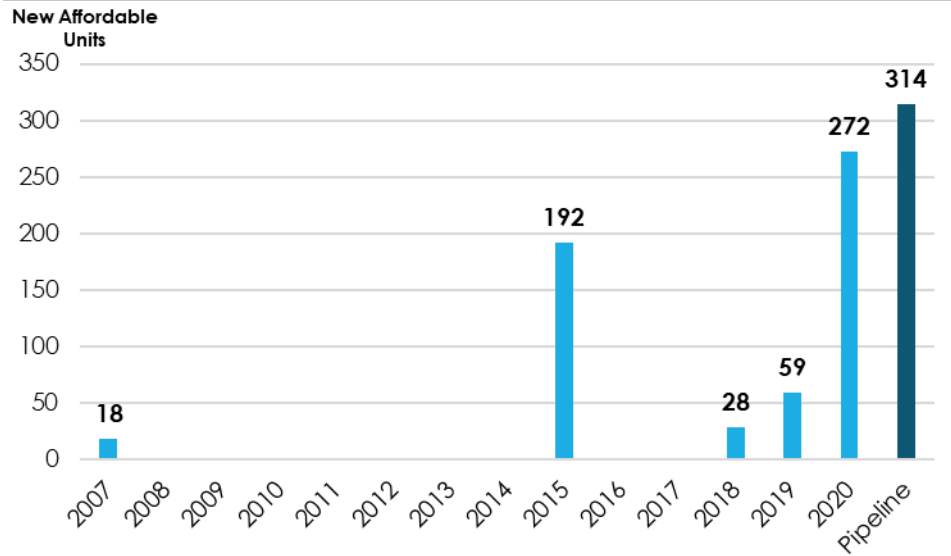
Associated Housing Objectives

- **Increase Housing Supply:** MFTEs are effective in generating more multifamily development than may otherwise occur.
- **Increase Variety of Housing Types:** MFTEs can be effective in encouraging denser development and increasing multifamily housing supply.
- **Increase Supply of Housing Affordable to All Income Levels:** Units serve renters earning 70-80% AMI. These units will not be affordable to households earning less than 50% AMI, but they may reduce these renters' cost burden level.
- **Support Preservation of Existing Housing:** Rehabilitation projects are also eligible for Shoreline's program.

Outcomes

Shoreline’s MFTE program has produced 568 affordable units since 2007. Eighteen of these units are no longer subject to affordability requirements, with another 192 set to graduate the program in 2027. (**Exhibit 3**)

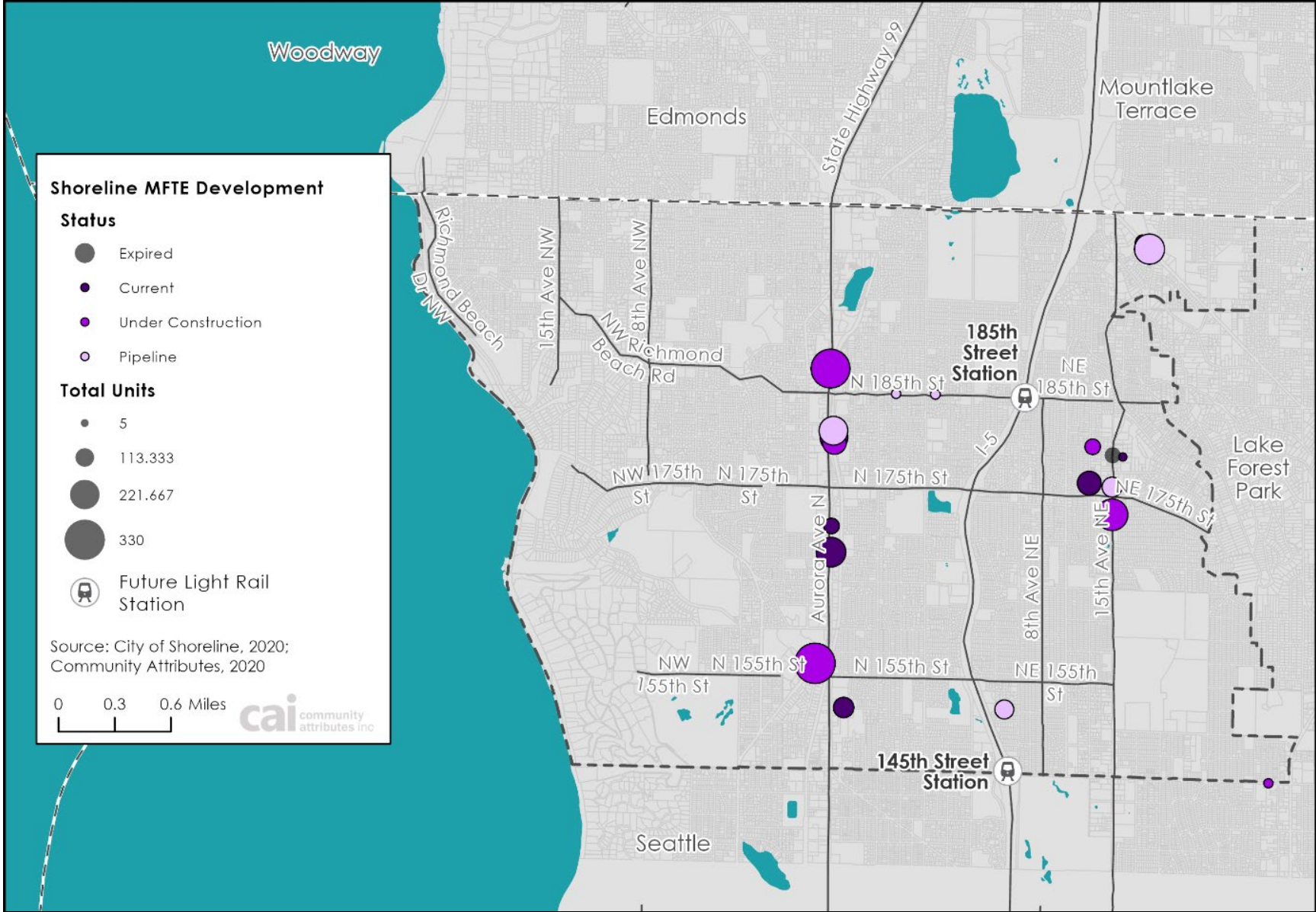
Exhibit 3. Affordable MFTE Units by Year Built, Shoreline, 2007 - 2020



Source: City of Shoreline, 2020

Interest in the program is likely increasing as Shoreline’s light rail service opening draws closer, and the City anticipates another 314 affordable units from projects currently under construction. Five of the eight MFTE projects in the pipeline are located in station areas and also subject to the inclusionary housing program. (**Exhibit 4**)

Exhibit 4. MFTE Developments by Size, Shoreline



All of Shoreline's MFTE projects have been new construction projects, rather than rehabilitation or conversion projects. MFTE development is concentrated along Aurora and in North City. Three target areas have no past or planned MFTE projects: Hillwood, Richmond Beach, and Ridgecrest. While the Aurora Avenue North target area has attracted more development than any other area, it is also much larger than the other target areas.

Exhibit 5. Shoreline MFTE Development by Target Area and Development Status

Target Areas	Existing Development		Under Construction		Pipeline Projects		Total	
	Projects	Total Units	Projects	Total Units	Projects	Total Units	Projects	Total Units
Aurora Avenue North	3	430	4	1,011	1	210	8	1,651
Ballinger Way NE	2	132	-	-	1	227	3	359
Hillwood	-	-	-	-	-	-	-	-
North City	2	93	1	243	1	124	4	460
Richmond Beach	-	-	-	-	-	-	-	-
Ridgecrest	-	-	-	-	-	-	-	-
Southeast Neighborhood	-	-	1	16	-	-	1	16
145th Street Station	-	-	-	-	2	150	2	150
185th Street Station	1	165	1	81	3	59	5	305
	8	820	7	1,351	8	770	23	2,941

Source: City of Shoreline, 2020

Actions for Consideration

MFTE programs are most effective in encouraging more multifamily development overall. They can help make a marginal project feasible, and help mitigate uncertainty for feasible projects, but the benefit is insufficient to make an infeasible project work without additional funding. When market rents are very high, the benefit of the property tax exemption can be smaller than the foregone revenue under affordability requirements. While the following opportunities for improvement may help increase program participation and affordability, an MFTE is never likely to serve households below 50% AMI without additional subsidy.

Per state law, Shoreline uses the area median income for King County established by HUD for its income limits, adjusting for household size. These limits may be high compared to Shoreline's income distribution. As a result, many of this policy's beneficiaries might not be the target population the city envisioned when creating the policy. For example, the Shoreline MFTE rent for a two bedroom apartment at 80% AMI would be \$2,039 per month, or \$1,893 if the tenant pays all utilities. By comparison, the average market asking rent for a Shoreline two bedroom apartment built in 2015 or later was \$2,055 in Q2 2020, according to CoStar data. As a result, 80% income limits based on the King County standard are likely producing units that are close to market rate in Shoreline. In the same survey, the average one bedroom rent was \$1,591, compared to a 70% AMI rent of \$1,586, or \$1,466 without utilities.

To encourage more below-market rent units, Shoreline may complete an analysis to determine if there is a deeper income target that is still feasible in the local market. This analysis should combine the MFTE benefit with other applicable benefits, such as permit waivers and reduced parking requirements. It should also consider alternate scenarios, such as retaining the existing income limits but increasing the share of affordable units.

The City may also consider analyzing barriers to MFTE development in the three target areas which have not yet attracted development. Once the land capacity analysis is updated, the City may assess whether there are appropriate buildable sites in these target areas to accommodate MFTE development. Program requirements may be adjusted for different target areas. If the market is not strong enough to support development with affordable units in certain areas, the City may also consider offering an 8-year MFTE without the affordability requirement.

To date, no projects have used the rehabilitation MFTE program. Shoreline's program is consistent with the minimum restrictions established by state law. Under current state limits, the program is unlikely to be useful beyond isolated cases. Potential issues include:

- **Code compliance.** Rehabilitation projects must fail to comply with at least one standard of the building or housing code. It is a common strategy for certain commercial real estate investors to acquire older properties, complete cosmetic improvements, and then command a significantly higher rent. These properties may not have code compliance issues, but have a dated appearance and naturally lower market rents. This program will not be effective in preserving affordability in these cases.
- **Adding units.** Rehabilitation projects must add units, unless the property has been vacant. If zoning and site characteristics do not support adding density, and the City is unaware of any code issues, there is no incentive for rehab and units may continue to be rented in a substandard condition.
- **Value of exemption and affordability requirements.** Because the MFTE only applies to the value added through rehab, the impact of affordability requirements may outweigh the benefit of the tax exemption.

The City may perform a pro forma analysis to evaluate situations when the rehabilitation program is economically beneficial. If the affordability requirement is not feasible, it may consider an 8-year exemption without an affordability requirement for rehabilitation projects. If the City is experiencing issues with substandard multifamily properties not being

rehabilitated and not being redeveloped, the 8-year exemption may be desirable.

Permit Waivers for Affordable Housing

Affordable housing developers may apply to have permitting fees waived for projects serving renters at or below 60% of AMI. This opportunity applies citywide. The amount of money saved by the waived fees varies based on individual project specifics, and the director has discretion over the exact amount of the reduction. (*SMC 20.40.230 (H)*)

Associated Housing Objectives

- **Increase Supply of Housing Affordable to All Income Levels:**
This policy serves projects for renters earning no more than 60% of AMI.

Outcomes

While the program has been in the code since 2015, to date only one project has applied for an affordable housing fee waiver. It is currently in permitting. This 227-unit project has accumulated \$246,500 in fees with more anticipated during project review. The director has yet to determine the share that will be waived.

Actions for Consideration

The City's other affordable housing strategies use a 70% or 80% AMI limit, and the fee waiver may not provide enough incentive for private developers to pursue the required deeper income level.

There may be a lack of awareness that the City offers this opportunity. The City may consider developing marketing materials for this and other affordable housing incentives, including a dedicated website clearly demonstrating the benefits to a typical project. This could include a publicly available framework showing a range of expected fee reduction outcomes for projects with a given set of attributes.

Sales and Use Tax Credit

In 2019, Washington House Bill 1406 established a revenue sharing program that allows cities like Shoreline to impose a 0.0073% sales and use tax, credited against the state sales tax for housing investments. These funds can be used for acquiring, rehabilitating, or constructing affordable or supportive housing; toward operation and maintenance costs for new affordable or supportive housing; or for direct tenant rental assistance.

Shoreline passed an ordinance to participate in this program in late 2019. (*SMC 3.17*)

Associated Housing Objectives

- **Increase Supply of Housing Affordable to All Income Levels:** Per state law, the funding must serve households with incomes at or below 60% AMI.
- **Minimize Displacement of Low-Income Residents Resulting from Redevelopment:** Funds can be used to provide direct tenant rental assistance.
- **Support Preservation of Existing Housing:** Funds can be used to help rehabilitate or acquire affordable housing units at risk of market-rate conversion.

Outcomes

As of June 2020, Shoreline has collected \$14,600 in revenue from the sales and use tax credit. The City estimates that the sales tax credit can provide up to \$85,929 per year for up to 20 years. These revenues will fluctuate with local economic activity and may be lower in recessionary years. The City estimates 2020 revenues could be reduced by 20% due to COVID-19 impacts.

Opportunities for Improvement

The City should establish priorities for the Fund's use and procedures for how funding will be distributed. The City may enter into an interlocal agreement to pool its funds with other local governments or public housing authorities. It may also use tax credit revenue to issue or repay bonds for authorized projects.

Zoning and Regulatory Strategies

Accessory Dwelling Units (ADUs)

An Accessory Dwelling Unit (ADU) is a smaller, independent dwelling unit located on the same lot as a single-family home. It may be enclosed within the home, as with a "mother-in-law suite", or be a fully detached unit. ADUs are permitted outright in all of Shoreline's residential zones, per SMC 20.40.120, subject to the following limitations:

- One ADU per single-family dwelling
- The ADU may be located in the primary residence or detached
- The property owner or an immediate family member must occupy one of the two units
- ADUs must not be larger than 50% of the primary residence's living area
- One off-street parking space required per ADU
- ADU cannot be subdivided in ownership

- Development applicant must record a document establishing the owner and committing to owner occupancy and informing any prospective buyers of the requirements

ADUs are market-rate units but are likely to be more affordable to rent compared with traditional single family homes. They also represent an opportunity to increase density and housing supply in single family neighborhoods without substantially changing neighborhood character.

Associated Housing Objectives

- **Increase Housing Supply:** ADUs provide an opportunity to add units on lots that would otherwise not be part of the buildable land supply
- **Increase Variety of Housing Types:** ADUs provide an alternative to larger single family homes and apartments which may be particularly attractive to both seniors and young adults. They also work well for multigenerational families occupying both units.
- **Increase Supply of Housing Affordable to All Income Levels:** ADUs are more likely to be affordable compared to larger homes
- **Minimize Displacement of Low Income Residents:** Ongoing rental income may support housing stability for existing lower-income homeowners as property taxes increase
- **Support Preservation of Existing Housing:** The increased value an ADU provides may make the lot less likely to be redeveloped. Rental revenue can also help offset maintenance costs for homeowners.

Outcomes

Shoreline's ADU code was established in 2000. The most significant adjustment to the requirements was in 2010, when the City removed a requirement only permitting ADUs on lots larger than 10,000 square feet. ADU permitting only increased significantly in 2017. From 2012 to 2019, 26 new ADUs were permitted (**Exhibit 6**). Of this total:

- 18 (69%) were detached
- 12 (46%) were conversions of existing structures, such as basements and garages, including one illegal duplex conversion
- 2 (8%) benefited from expedited permitting through the Deep Green Incentive Program

Exhibit 6. Permitted Units by Type, Shoreline, 2012-2019

	2012	2013	2014	2015	2016	2017	2018	2019
Mixed-Use	0	0	0	224	0	0	10	330
Multi-Family	169	134	3	152	293	114	335	131
Townhouse	0	0	0	0	5	15	53	16
Single Family	29	64	54	49	76	91	37	9
ADU	0	0	0	0	1	5	13	7
Total	198	198	57	425	374	220	435	486

Source: City of Shoreline, 2020

Opportunities for Improvement

Shoreline's ADU policy may produce more units if parking requirements were eased, particularly in areas with access to transit. Eliminating parking requirements would represent a significant reduction in barriers to development. Besides elimination, some other policies to reduce parking development burden include allowing ADUs to share parking with adjacent uses, including underutilized neighboring residential parking. In this case, neighbors could combine proposals to achieve the lower parking ratio.

The City may consider removing owner-occupancy requirements for properties with ADUs. The requirement may prevent a homeowner from obtaining a construction loan, as the lender may not consider the additional rental income. If the property is foreclosed, the bank cannot rent out both units. Shoreline's code also requires ADU builders to record a document committing to owner occupancy, including a statement that they will inform future buyers of the requirements and remove the unit if requirements are violated. This is not encouraging, and homeowners may have concerns about future resale value under these requirements. There is also an equity case for removing this requirement, as owner-occupancy is not required for other types of housing units. Individual single family homes are available to renters, so ADUs should be treated similarly.

The City may evaluate permitting more ADUs per single family dwelling. This could include allowing both one attached and one detached ADU on a lot, or allowing more flexibility for larger lots.

Even though they are small, ADUs can still be prohibitively expensive to build. To encourage ADUs further, the City can work with architects to develop "permit ready" ADU plans and make them available to property owners for free. The community can be engaged to provide input on design considerations. This can help both reduce cost and increase the property owner's confidence in their project.

There have been relatively few new attached ADUs compared to detached in Shoreline. The City may also consider developing additional educational materials for homeowners to understand the full range of possibilities for ADUs, including converting basements and existing garages.

Deep Green Incentive Program

Shoreline's Deep Green Incentive Program (DGIP) offers a set of tiered incentives for projects that achieve requirements for one of several established green building programs. Incentives include density bonuses, parking reductions, and fee waivers (*SMC 20.50.630*). All MUR zones are eligible, but Tier 4 DGIP is required in station areas.

The following density bonuses are available:

- Up to 100% bonus when meeting full Living Building Challenge or Living Community Challenge Criteria
- Up to 75% bonus when meeting Emerald Star or Living Building Petal Certification Criteria
- Up to 50% bonus when meeting LEED platinum, 5-Star, PHIUS+ SourceZero/Salmon Safe or ZE/Salmon Safe Certification Criteria
- Up to 25% bonus when meeting PHIUS+ or 4-Star Criteria

There is a minimum lot size of 10,000 square feet for eligibility. Bonuses are not permitted in R-4 and R-6 zones.

Projects can apply for parking reductions from 5-50% based on participation tiers within the Deep Green Incentive Program. These cannot be combined with reductions for other purposes. (*SMC 20.50.400 (B)*)

Outcomes

One detached accessory dwelling unit has been completed, and two apartment projects with a combined 533 units are in development. One of these projects received a parking reduction and 25% fee reduction, while the other received a height increase and 50% fee reduction.

Associated Housing Objectives

- This program advances community health and environmental quality, but does not directly serve any of the five Housing Action Plan objectives

Opportunities for Consideration

If the City wishes to encourage more widespread use of green building programs, it can consider expanding the program to include more zones and reducing the minimum lot size.

Tier 4 DGIP is required in Shoreline's station areas. The goals of the DGIP should be weighed against their impact to development costs and affordability. The City offers a range of incentives to help offset the cost, but it should regularly analyze the value over time to ensure that the program is not limiting the City's ability to accommodate growth.

Density Bonuses

Shoreline offers up to a 50% bonus over base density if the additional units are dedicated as affordable to households earning less than 80% Area Median Income. The program applies to rental and for-purchase housing units. It does not apply to the construction of one single family home on a lot that can only accommodate one unit, or if providing accessory dwelling units. The program is only relevant to residential zones, as mixed-use and commercial zones do not have density limits. (*SMC 20.40.230*)

Associated Housing Objectives

- **Increase Housing Supply:** Density bonuses increase the number of units a site can otherwise produce
- **Increase Supply of Housing Affordable to All Income Levels:** ADUs are more likely to be affordable compared to larger homes

Outcomes

This policy has not been used yet.

Opportunities for Consideration

It is not clear if developers are eligible for other departures from the code such as height limits or lot coverage along with the affordable housing density bonus. Without these departures, there may be barriers to physically accommodating the density bonus.

Because all additional units must be affordable, the developer may not be gaining enough from the density increase to justify the cost. This is likely especially true for home ownership units. The City may conduct pro forma analysis to test this question. The City may also model the impact of allowing market rate units as part of the bonus, provided the developer meets a deeper affordability level on a fewer number of units. One scenario where the bonus could be attractive would be if the bonus could be combined with an MFTE, and the bonus affordable units could count toward MFTE requirements. The City may be able to leverage this combination to require a deeper affordability level.

Conducting a "developer's forum" to discuss this and other housing tools can be helpful to identify additional practical barriers to development.

Similar to the permit waiver program, the density bonus program would benefit from clear, dedicated marketing demonstrating its potential value, particularly in combination with other incentives.

Inclusionary Zoning

Inclusionary zoning is a method to incorporate affordable housing units into private, for-profit development. Shoreline has developed an inclusionary zoning program for its light rail station areas. The program is voluntary in the MUR-35 zone and mandatory in MUR-45 and MUR-70 zones. Developers can provide affordable units following the requirements listed in **Exhibit 7**, or they can provide an in-lieu fee or comparable offsite in-lieu units. The in-lieu fee has been established as a flat amount per unit by zone. Currently, the program only includes rental units.

Exhibit 7. Shoreline Inclusionary Zoning Requirements and Incentives

	MUR-35	MUR-45	MUR-70	MUR-70+
Participation	Voluntary	Mandatory	Mandatory	Mandatory
Affordability Requirements	<p>Studio and 1 Bedroom Rental Units: 20% of units affordable to households making 70% AMI or less; or 10% of units affordable to households making 60% AMI or less</p> <p>2+ Bedroom Rental Units: 20% of units affordable to households making 80% AMI or less; or 10% of units affordable to households making 70% AMI or less</p>			<p>Studio and 1 Bedroom Rental Units: 20% of units affordable to households making 60% AMI or less; or 10% of units affordable to households making 50% AMI or less</p> <p>2+ Bedroom Rental Units: 20% of units affordable to households making 70% AMI or less; or 10% of units affordable to households making 60% AMI or less</p>
Incentives	No density limits	Same as MUR-35, plus 45 foot height entitlement	Same as MUR-35, plus 70-foot height entitlement	Same as MUR-35, and height may be increased about 70 feet with

MUR-35	MUR-45	MUR-70	MUR-70+
Eligible for 12-year MFTE			development agreement
Permit fees reduced			
Impact fees reduced			

Source: Shoreline Municipal Code, 2020 (SMC 20.40.235 (B)(1))

Associated Housing Objectives

- Increase Supply of Housing Affordable to All Income Levels:**
 This program provides dedicated affordable units to households earning between 50 and 70% AMI

Outcomes

There are currently five multifamily projects in the pipeline subject to mandatory affordability in the MUR-45 and MUR-70 zones. A sixth large project was proposed for the 145th station area but may have been withdrawn. **Exhibit 8** compares permit activity in the station areas from 2015-2019 with the 2020 multifamily pipeline in these areas, including the uncertain multifamily project and townhouses not subject to inclusionary zoning. (The pipeline does not include single family or ADU permits.) As shown, multifamily development interest has increased significantly, but townhouse development remains very strong. Currently, inclusionary zoning does not apply to townhouses intended for ownership.

Exhibit 8. Station Area Permit Activity and Multifamily Pipeline, Shoreline, 2015-2020

	2015	2016	2017	2018	2019	Multifamily Pipeline	Total
Single Family	3	1	3	-	-		7
Multifamily	-	-	-	8	-	496	504
Townhouse	-	5	4	37	12	241	299
ADU	-	-	-	3	-		3
	3	6	7	48	12	737	813

Source: City of Shoreline, 2020; CAI, 2020

Actions for Consideration

The inclusionary zoning policy targets low- to moderate-income households and has the potential to significantly lower cost of living by combining affordable rents and high-quality transit access. Based on recent permit activity, local demand appears sufficient to support the mandatory program. The City should track participation over time to determine if adjustments are required as market conditions change.

The City should complete a market analysis to extend its mandatory affordable housing requirements to include housing for ownership as well as rental housing. It may be helpful to test an in-lieu fee charged per square foot, similar to Seattle's MHA program, instead of per unit to ensure the fee is not skewing the size or type of units provided.

Parking Reductions

Shoreline provides the opportunity to apply for parking reductions in several cases. Affordable housing projects serving households earning 60% of AMI or less may apply for parking reductions of up to 50 percent. (*SMC 20.50.400 (E)*)

Multifamily developments within one-quarter mile of a light rail station are eligible to apply for a 25% reduction to minimum parking. This cannot be combined with other parking reductions. (*SMC 20.50.400 (F)*)

Projects may also apply for a reduced minimum parking requirement up to 25% if fulfilling a combination of certain criteria. These include credits for on-street parking, shared parking agreements, a developer-paid residential parking zone, public access easements, traffic calming facilities, tree retention or replacement of trees removed from an MUR-70 site. (*SMC 20.50.400 (A)*)

Associated Housing Objectives

- **Increasing Housing Supply:** Physically accommodating required parking can put an upward limit on the number of units on a site, regardless of zoning
- **Increasing Supply of Housing Affordable to All Income Levels:** Parking, particularly structured parking, is a significant development cost driver

Outcomes

Since 2015, Shoreline has granted parking reductions to eight residential developments. Reductions ranged from 2% to 23%, with an average reduction of 12%. The greatest reduction was for a project in a light rail station area.

Actions for Consideration

Shoreline currently applies the same minimum parking requirements for residential uses Citywide, with the potential for reductions in specific cases.

Approved parking reductions are mostly far lower than the maximum potential deduction under code. It is unclear if this is because developers still wish to provide this much parking, or if requests for higher deductions have been rejected. Establishing clearer criteria to achieve the maximum parking deduction may be helpful.

Parking demand may decrease in light rail station areas when service arrives. The City may wish to complete a parking demand study to evaluate whether its requirements should be reduced outright or eliminated, particularly in the immediate station areas and for affordable housing projects.

Planned Action EIS

Planned actions complete an Environmental Impact Statement (EIS) for a subarea in advance of development. Once complete, future projects in planned action areas do not require SEPA determinations provided they are consistent with the development types, traffic assumptions and mitigation measures identified in the planned action. This reduces uncertainty for developers and helps streamline the review process.

Planned actions are intensive processes. Shoreline has completed planned actions for the following areas:

- Town Center
- Aurora Square (Shoreline Place)
- 185th Street Station Subarea
- 145th Street Station Subarea

Associated Housing Objectives

- **Increase Housing Supply:** Shoreline's planned actions help encourage development in its most urban subareas
- **Increasing variety of housing types:** Encourages multifamily development in areas with access to transit and services
- **Increasing supply of housing affordable to all income levels:** Does not directly produce more affordable housing, but may reduce development costs and reduce review timelines which impact feasibility

Outcomes

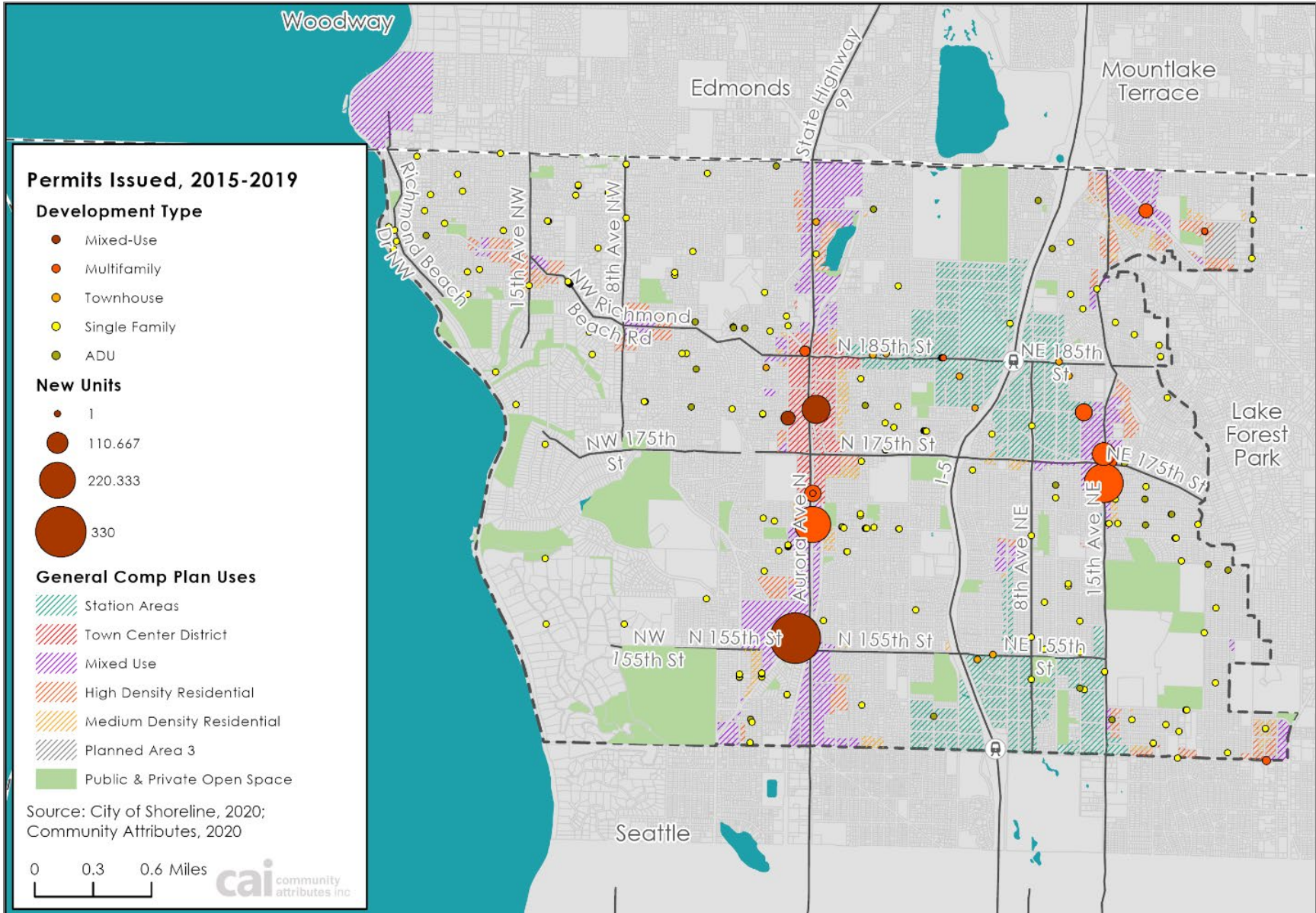
It is difficult to assess the impact of Shoreline’s planned actions from permit data alone, as other incentives, requirements, and market conditions impact these areas. The largest project permitted from 2015-2019 is located in Aurora Square, and there have been several larger projects in Town Center. **(Exhibit 9)** While there was a lack of larger multifamily permits in the station areas during this time, there are several apartment buildings in the pipeline for the station areas, identified in “Inclusionary Zoning”. Pro forma analysis and developers forums, as discussed with previous tools, can be useful to isolate and weigh the impact of specific incentives and requirements.

Actions for Consideration

Shoreline has completed planned actions for its subareas envisioned to receive the most future growth. Over time, the City should revisit these documents and evaluate whether revisions are required.

In the future, the City may consider if there are additional subareas which could benefit from a planned action. This may boost opportunities for any publicly-owned surplus sites outside existing planned action subareas.

Exhibit 9. Permits Issued by Type and Size, Shoreline, 2015-2019



ASSESSMENT

The purpose of this report is to identify high-priority opportunities for improvement, and gap areas to be addressed with new tools and strategies. **Exhibit 10** summarizes how impactful each tool can be to advance each goal, in ideal conditions. It also considers their current application in Shoreline, and whether adjustments may be required for these tools to achieve their potential benefit. The following pages summarize key considerations for each housing objective. While the housing toolkit should include strategies for each objective, some objectives may be a higher priority for Shoreline’s needs.

Exhibit 10. Shoreline Housing Tools Assessment Matrix

	Increase Housing Supply	Increase Housing Variety	Increase Affordable Housing Supply	Minimize Displacement	Preserve Existing Housing
Funding and Related Resources					
Multifamily Tax Exemption	● ↑	● ↑	● ↔		○ ↔
Permit Waivers for Affordable Housing			○ ↔		
Sales and Use Tax Credit			○ ↔	● ↔	● ↔
Zoning Strategies					
Accessory Dwelling Units	○ ↔	● ↔	○ ↔	○ ↔	○ ↔
Deep Green Incentive Program					
Density Bonuses	● ↔		○ ↔		
Inclusionary Zoning			● ↑		
Parking Reductions	○ ↔		○ ↔		
Planned Action EIS	● ↑	○ ↑			

Tool Potential Score

- Can be highly effective to serve this objective
- Can benefit this objective, but is not likely to have a major impact

Shoreline Application Score

- ↑ Program is appropriately designed to achieve its potential, opportunities for improvement may boost impact
- ↔ Improvements are required to achieve potential

Increasing Housing Supply

Shoreline recently completed a significant upzone for its light rail station areas, and development activity has increased in response. The City also offers several incentives that can increase the number of units in a given development. The MFTE program is effective in encouraging development, though program adjustments may be required if the City wishes to encourage more multifamily development in certain target areas.

Density bonuses and parking reductions are good tools to support this objective, but have not been well-utilized in Shoreline. Adjustments to these programs could support development, particularly in station areas. Accessory Dwelling Units (ADUs) are not likely to have a significant impact on the overall housing stock, but they are beneficial. There are several clear opportunities to boost ADU development, detailed in “Increasing Variety of Housing Types”.

These tools may suffer from a lack of awareness among developers, so comprehensive marketing efforts may benefit multiple housing objectives.

Increasing Variety of Housing Types

The MFTE program is highly effective in encouraging denser multifamily development, particularly in areas with strong markets. Participation is uneven across target areas, and an 8-year exemption without an affordability requirement may be helpful to encourage development in areas where it has not occurred.

ADUs are an excellent alternative housing type. Reevaluating owner-occupancy requirements and parking requirements for ADUs have strong potential to increase ADU development.

There are more opportunities to encourage “missing middle” housing types, including permitting cottage housing. The City should consider opportunities for both rental and home ownership, particularly smaller home ownership units that support young adults and seniors. The City may also benefit from considering zoning adjustments to residential zones that regulate based on form and bulk, allowing greater flexibility for unit density.

Increasing Supply of Housing Affordable to All Income Levels

Shoreline has employed several effective tools to encourage more housing affordable to households earning 70-80% AMI. There is an opportunity to expand the inclusionary zoning program to include home ownership. There may also be an opportunity to enhance these tools to achieve a slightly deeper subsidy, though these tools are never sufficient on their own to serve

households below 50% AMI. Households earning less than 50% AMI are also the most likely to face affordability challenges and the most vulnerable to housing insecurity. The housing toolkit will explore opportunities for the City to partner with and support housing providers serving households with the lowest incomes.

Minimize Displacement of Low-Income Residents Resulting from Redevelopment

Shoreline currently lacks strategies to directly minimize displacement. The housing toolkit will outline appropriate new options based on Shoreline's specific displacement risks.

Support Preservation of Existing Housing

This objective is optional, but recommended, for the Housing Action Plan. Preservation goals should be balanced with goals to increase the housing supply to avoid market imbalances. Specific preservation goals which may be appropriate for the housing toolkit include identifying strategies to maintain the affordability of dedicated affordable housing as it reaches the end of its compliance period.



TO: Honorable Members of the Shoreline City Council

FROM: Laura Mork, Chair
Shoreline Planning Commission

DATE: March 9, 2021

RE: Housing Action Plan

The Shoreline Planning Commission has completed its review of the proposed Housing Action Plan.

With the assistance of grant funding from the Washington State Department of Commerce, the proposed Housing Action Plan was developed by the Planning and Community Development Department consistent with City Council Goal 1. The Planning Commission was first advised of the Housing Action Plan project in July 2020 and held study sessions on November 5, 2020 and January 21, 2021, with the later prioritizing the Toolkit actions that are contained within the Housing Action Plan so as to define which ones had a high priority. The Planning Commission held a public hearing on March 4, 2021.

While many of the actions listed in the Housing Action Plan were of interest to the Planning Commission, the Commission felt that the following were high implementation priorities:

- Update the Deep Green Incentive Program
- Develop Cottage Housing Regulations
- Develop Standards for Small Lot Single Family Development
- Partner with Affordable Housing Providers
- Support Community Land Trusts through Incentives or Partnerships
- Identify Surplus City Property for Development of Affordable Housing

Many Commissioners were interested in more inclusionary zoning that integrates a variety of social-economic groups throughout the City with an emphasis on addressing the “missing middle” of housing as well as tools to promote and market City-offered housing incentives to developers and the availability of down payment, homeowner stability and financial assistance programs offered by other governmental agencies.

In consideration of the Planning Staff’s recommendations, written and oral public testimony, the Planning Commission respectfully recommends that the City Council adopt the proposed Housing Action Plan with the above high implementation priorities as attached to this recommendation.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute a Contract with Nature Vision, Inc. in the Amount of \$200,000 for 2021-2025
DEPARTMENT:	Recreation, Cultural and Community Services
PRESENTED BY:	Mary Reidy, Recreation and Cultural Services Superintendent
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:

Strategic Action Initiative (SAI) #2 of the Parks, Recreation and Open Space (PROS) Plan calls for expanding opportunities to connect with nature. To most effectively and efficiently meet the expanding demand for youth camps and nature/environmental-based programming, the City contracts with a variety of service providers, which allows residents access to camps and activities beyond the capacity of only City-staffed programs. The City has been contracting with Nature Vision, Inc. since 2018 as one of these service providers.

Since this time, the City has offered 17 Nature Vision-contracted programs with 310 registrants and 63 people on waitlists. Nature Vision brings their own staff, equipment, and activities to City sites to provide nature and environmental education-based programs and camps for youth. Not only does local environmental education-focused classes for youth support the PROS plan SAI #2, but it also increases engagement of Shoreline’s youngest residents in the City’s Sustainable Shoreline efforts.

Nature Vision’s prior contract with the City expired in 2020, and staff is now requesting that the City enter into a new contract with this provider. The proposed contract with Nature Vision would allow the City to expand its partnership with this provider by providing more program offerings to meet the increasing demand for their services and minimize waitlists.

The term of the contract will begin in June 2021 and run through December 31, 2021 and provide for an annual renewal for up to four additional one-year terms. This would therefore provide ability to provide these services with Nature Vision through 2025.

RESOURCE/FINANCIAL IMPACT:

The contract amount is for a total of \$200,000, with an annual not to exceed amount of \$40,000. The contract is revenue backed with a 70/30 split with the contractor. The City’s net revenue from this contract in 2020 was \$10,054.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute Contract #9964 with Nature Vision, Inc.

ATTACHMENTS

Attachment A: Recreation Services Contract #9964 Scope of Work - Nature Vision, Inc.

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

Parks, Recreation and Cultural Services Department
Scope of Work and Compensation
Contract #9964 – Nature Vision, Inc.

SERVICES TO BE PROVIDED:

Provide instruction in outdoor education for youth in the form of day camp as well as class with a defined program objective of educating youth about our natural environment and how to integrate themselves in the environment in a safe and respectful manner.

Services will be provided at the following location(s) throughout the year: City of Shoreline parks, primarily Hamlin, but can use Cromwell, Paramount, Richmond Beach Saltwater Park, Twin Ponds, and Shoreview. If the City determines a location is not available, then the City and the Consultant shall agree upon another interim location:

PROGRAM AND INSTRUCTOR REQUIREMENTS:

- 1) Hours of Instruction per Program Session/Class
Range from 30 minutes to 8 hours depending on program specifics and will be confirmed quarterly with City staff.
- 2) Program Class Size
 - a) Minimum Enrollment is location dependent and will be confirmed quarterly with City staff.
 - b) Maximum Enrollment is location dependent and will be confirmed quarterly with City staff.
- 3) Materials and Supplies
All materials and supplies are provided by instructor for all participants at instructor cost. Instructor may charge a supply fee to each student and the instructor is responsible for collecting this fee from each student. The City shall clearly list the supply fees in the program description on the City's website and the Recreational Guide. All surplus supplies are the property of the instructor.
- 5) Instructor Handbook
Instructor shall adhere to all parameters and expectations as outlined in the City of Shoreline Parks, Recreation and Cultural Service Instructor Handbook (October 2018). The Handbook is incorporated into this contract by reference and made a part hereof.
- 4) Program Space
The Instructor is responsible for leaving the program space clean and in proper order as per the Instructor Handbook.
- 6) Attendance Records

- a) Instructor will assure that all participants are properly registered through the City's on-line registration system prior to participation in a program class.
- b) Instructor will maintain and make available upon request attendance records for each program class session.

CITY RESPONSIBILITIES:

- 1) Provide Instructor with an appropriate facility/location to provide instruction in outdoor education for youth in the form of day camp as well as classes.
- 2) List class/program in the seasonal Recreation Guide and on the City's website.
- 3) Complete registration for participants.
- 4) Provide Instructor with a class roster prior to the first class/program session.
- 5) As per the Instructor Handbook
 - a) Communicate with Instructor regarding all cancellations as per the Instructor Handbook.
 - b) Communicate with registered participants as requested by Instructor.
 - c) Evaluate Instructor's performance annually to ensure compliance with the terms and conditions of this Agreement and as provided in the annual instructor evaluation tool.
 - d) Evaluate the program annually as provided in the annual program evaluation tool.

PAYMENT FOR SERVICES:

City shall pay Instructor as follows, but at no time shall the total amount paid exceed \$40,000.00 per calendar year:

- 1) The sum of 70% of the fees collected based on the resident rate as established in the Shoreline Recreation Guide for the applicable class session time period. The City will retain 30% of the fees plus the difference between the established resident and non-resident fees. A copy of registration and attendance records will be submitted with the invoice to substantiate payment.



Parks, Recreation and Cultural Services Instructor Handbook



<p>Effective Date: October 15, 2018</p> <p>Sponsor: Mary Reidy, Recreation Superintendent</p> <p>Next Review Date: October 15, 2024</p>	<p>Approved by:</p> <p>Mary Reidy, Recreation Superintendent</p>
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Welcome!

Welcome to the City of Shoreline Parks, Recreation and Cultural Services Team. Our mission is to provide life-enhancing experiences and promote a healthy community and environment, to celebrate arts and culture, enhance our natural environment and pass this legacy to the next generation.

As part of the Recreation Division you will work alongside other passionate professionals with the goal of creating a healthy, happy, connected Shoreline community. We support developing community through recreational activities that work to ensure everyone has the opportunity to engage both creatively and physically, regardless of economics, ability, age or location.

This handbook is a general overview of your role as an instructor, highlighting some details pertinent and unique to that position. Your immediate supervisor will give you more specifics with your orientation.

Instructor Types

Contracted

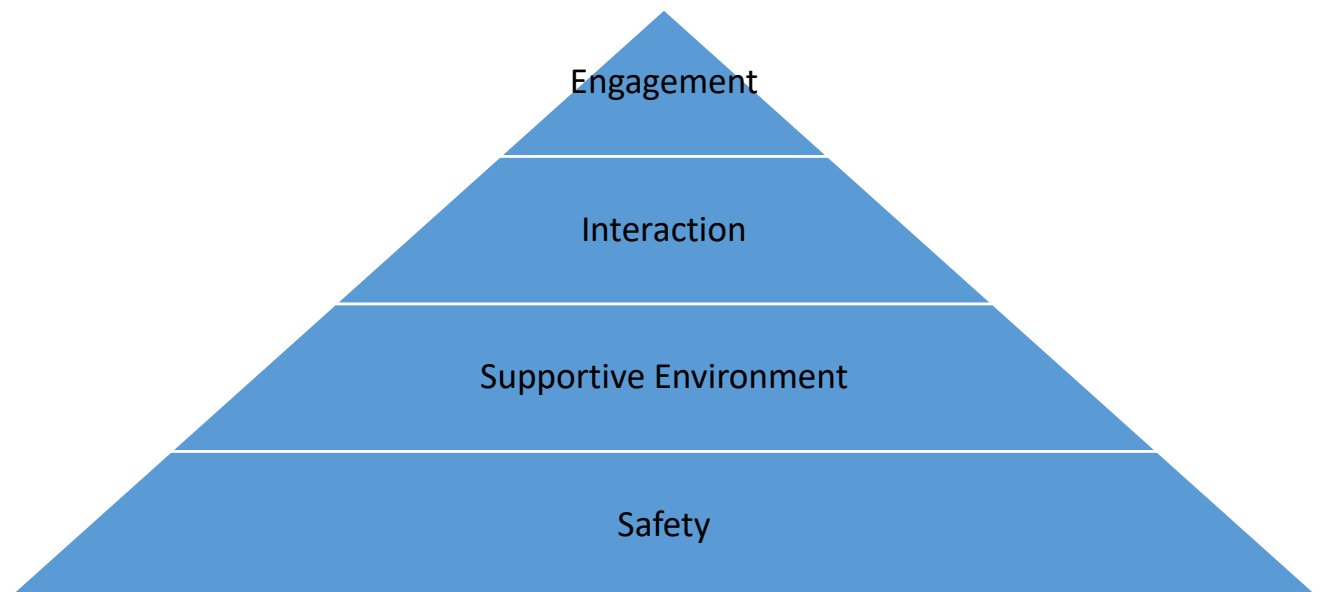
Based on the type of class being offered, and the qualifications of the instructor, it may have been determined that contracting for services was the best option. If this is the case, and you are a contracted instructor, you will coordinate the invoicing with Supervisor at the conclusion of the session and payment will be based upon the signed contract scope of work.

Payroll

Instructors may also be hired as a City employee and thus be considered 'on payroll'. All payroll employees must adhere to the City payroll policies and guidelines regarding tracking time and submitting time cards. Supervisors will review this process with each instructor.

Program Standards and Expectations

To provide the highest quality programs to the community we strive for each program we offer to include the following components. The more our recreation team engages in these activities the better the experience for our participants. Although recreation classes span many different locales and program areas we can all work towards common goals, which in turn provides our residents with the highest possible quality programs. Instructors are valued members of this recreation team and integral components to creating a healthy, happy, connected Shoreline community. As such each Instructor is trained and evaluated on the recreation program expectations.



This criterion was developed based upon the Weikart Center's program quality assessment model, a nationally recognized, empirically based tool linked directly to program quality.

Table 1: Program Standards and Expectations

Standard		Expectation	
Safe Environment	Safety	Provide a clean, safe area for the participants to engage in the activity.	Create an encouraging, comfortable environment for participants.
Supportive Environment	Supplies	Have all the supplies needed for each participant ready to go before they enter the room.	
	Greeting	Greet all participants as they enter, or at start of the class by name. Use name tags if necessary.	
	Questions	Open ended questions used when working with participants. This gives an opportunity to fully engage them in their experience.	
Interaction	Structure	Class structure so that all participants engage in 2 of the 3 following learning styles: Individual, small group, large group.	
	Lead	Allow for both formal and informal opportunities for participants to lead. This could be for a small group or the entire class.	
Engagement	Reflection	Provide an opportunity for participants to reflect upon their experience, even if it is a raise of hands of who felt good in yoga today. This can be a formal reflection period or more off-the-cuff. It is important to provide this space, no matter how casual it may be.	
	Choice	Ask for participants input into the daily activities, whether that be the schedule or activity specifics. Give them some voice and choice.	
	Sharing with Others	Provide opportunity for participants to regularly share what they have learned/created with the group or as a culminating activity at end of session.	

Annual Instructor Evaluation

It is the practice and standard to evaluate each instructor, regardless of instructor type, on an annual basis. This evaluation is to be used as a communication tool between supervisor and instructor regarding the instructor’s ability to meet the stated expectations. The supervisor will review the evaluation with the instructor to assess goals and refinements. This is a performance enhancement tool and not directly linked to compensation.



ANNUAL RECREATION INSTRUCTOR EVALUATION TOOL

Instructor Name: _____

Program Name: _____

Date/Time/Location of program evaluated: _____

Staff doing Evaluation: _____

Evaluation Criteria	YES	NO
Did the class/program start at scheduled time?		
Was there adequate time allotted for each activity?		
Where there enough supplies available at start of class?		
Did the instructor greet the participants?		
Did the instructor use open-ended questions with participants?		
Did the instructor ask for input from participants, either informally or formally?		
Was an opportunity for participants to lead (formally or informally) provided during class time?		
Was there an opportunity for participants to reflect on their experience, either formally or informally, during class time?		
Are there clear objectives and curriculum established for the class?		
Did the class structure all participants to engage in 2 out of 3 of these learning environments: large group, small group, individual?		
Analysis:		
Review Date with instructor:		
Items discussed with instructor:		

Please put additional notes on back

Annual Program Evaluation Each program will be evaluated by staff annually based on a variety of criteria. This information will be evaluated by the Recreation Supervisory team annually and used to determine future course offerings and budget.

General Recreation Program Evaluation Tool		
Program Name:		
Date/Time/Location of program:		
Staff doing Evaluation:		
	YES	NO
Is the area clean?		
Adequate supplies available at start of class?		
Is the area safe for participants?		
Instructor: Annual Evaluation met 7/10 criteria		
Instructor: Annual Evaluation met 7/10 criteria		
Analysis:		
OTHER OBSERVATIONS:		
	> 75% agree/strongly agree	< 75% agree/strongly agree
Participant Survey Results Review (Goal >75%)		
Instructors were friendly/knowledgeable.		
I learned what I wanted from this class.		
Analysis:		
Annual Enrollment Evaluation		
	YES	NO
Class met minimum enrollment (if No please explain)		
Class had waiting list		
Analysis:		
Cost Recovery Analysis		
Class meets Cost Recovery Target	YES	NO
Analysis:		
ANNUAL ASSESSMENT:		
	YES	NO
Continue offering		
Continue offering with modifications:		
Time limited probation:		
Discontinue offering <i>(mandatory for those classes that have not met minimum for 3 consecutive quarters)</i>		

Communications

It is City policy that instructors do not contact current participants unless doing so on official City business regarding the class and from a City phone or email. Instructors are never to contact a current participant regarding the actively enrolled class via their personal computer, email or phone. All course related emails are sent through the registration software system for archiving reasons.

Instructors are expected to respond in a timely manner to communications from their Supervisor regarding any program related business or work schedule.

Communication with your Supervisor

Information for recreation guide

The City produces a recreation guide 3 times per year; winter, spring/summer and fall. It is the instructor's responsibility to work with their supervisor to confirm information for the class description and dates/times/locations of class. Class descriptions should be no more than 60 words and must include information regarding the health (physical/emotional/social) benefits of the activity.

Class rosters

Supervisors will provide instructors with the most up to date printed class rosters when they arrive on the first day. If the class is at a staffed City Parks facility during operational hours the roster will not include emergency contact information. If the offering occurs at an off-site location the instructor will receive a roster with emergency contact information for participants.

Instructors will not be given access to the class roster emails or database information other than what is on the roster for attendance and emergency purposes.

Communication with Registered Participants

Before session

Class letter/Introduction - Instructors should work with their Supervisor to develop a class welcome letter containing any pertinent information for registrants that will be emailed out at the time of registration. This letter should include such items as what to bring the first day of class, where to purchase any required materials, etc. This is the instructor's chance to communicate expectations and curriculum to participants.

It is the responsibility of the instructor to work with their supervisor to ensure that the letter is completed and uploaded into the registration software system prior to the first day of registration.

During session

Prescheduled emails - Instructors should pre-schedule email communications whenever possible, submitting these to the supervisor with the class welcome letter prior to registration. Such communications might include prewritten weekly check-in emails to participants containing relevant information or prescheduled reminder emails regarding materials to bring for a certain session. Instructors must let supervisor know date for each email to be sent throughout session. (Appendix IV)

Instructors are encouraged to talk in person before or after the class with participants if more specific conversation is required. Email conversations between an instructor and a participant requires approval from the Supervisor and will be held to all the communication standards cited in this document. Instructors are not to send emails via their personal devices to any registrants (unless it is a former student who has signed the release cited in #3 below).

After session

An Instructor is allowed to have ongoing communication with participants after the conclusion of the registered session for marketing purposes. This can be achieved by putting out a City issued sign-up sheet on the last day of class to collect email addresses from class participants who wish to receive communications regarding future classes.

- The City will supply you with this sign-up sheet (which will have a liability release).
- This can only be administered on the last day of the session.
- The sheet must be left out for free-will signature by participants.
- Instructors will need to make a copy of the email sign-up sheet, giving their supervisor a copy for archive purposes.
- Instructors may use their personal email accounts to email people on the sign-up list at any time after the last class. However, this information can only be for class focused marketing purposes.

staff can inform the participants. Consistent late arrivals may impact future instructional opportunities with the City of Shoreline.

For contracted instructors any agreed upon break time is to be included in the contract scope of work. For payroll instructors the supervisor will review break schedules when applicable, however most of the classes offered are less than 4 hours in length and thus do not require a break.

Facility Use/Keys

Most instructors will be using City facilities during operational hours and thus will not require the issuance of keys. Supervisors will give instructors a facility tour and overview prior to the first day of instruction, reviewing pertinent safety issues and building standard operating procedures.

Instructors may be issued keys for City facilities with approval from Supervisor. All City key management policies must be followed when issuing and all keys must be returned upon termination or at the request of Supervisor. If an instructor is issued a key the Supervisor will give a facility orientation to review building opening/closing/evacuation procedures and any pertinent safety issues and all facility use policies. Any lost keys must be reported immediately to Supervisor.

Substitute Instructor

Contracted Instructors

If the Instructor is not available to provide services on a specific day or for a period of time, a substitute may be utilized subject to the City's approval. The Instructor shall submit the name(s) of qualified substitutes it intends to utilize to the City within fifteen (15) days after execution of their contract or amended as needed with Supervisor approval. The City may require the substitute to provide licensing and consent to a criminal background check as provided in Section 11 of the contract. Instructors shall notify the City that a substitute will be used as soon as possible after the Instructor is aware of the need for a substitute. The Instructor shall be responsible for any payment to the substitute and for all costs incurred by the City in relation to the substitute.

Payroll Instructors

Instructors who are City employees must work with their Supervisor to coordinate substitute instruction. Instructors are requested to give their Supervisor ample notice to prevent cancellation of the class.

Make-up Classes

All attempts will be made to make-up any cancelled classes. Instructors are encouraged to work with their Supervisor to build in potential make-up classes so as to ensure availability of both

instructor and space. All make-up classes will be coordinated with, and approved by, the Supervisor and participants will be contacted by the City via email and/or phone.

City Closures

Weather and other unforeseen emergencies may merit City facilities being closed without prior notice. Should this occur, instructors will be notified of class cancellation. City staff will contact participants regarding cancellation. Make-up classes are to be coordinated per section VIII. The Supervisor will coordinate all communication with the participants regarding the decision to alter the program schedule and refund policy.

Air quality

Should City facilities remain open, yet poor air quality remains, your Supervisor will contact you regarding the course of action as determined per Air Quality protocol based on the United States Environmental Protection Agency Air Quality Index (AQI) Chart for Ozone.

Yellow (50-100): Modify outdoor activities

Orange (101 -150): Move programming inside when/if possible

Red (151-200): Cancel outdoor programming that cannot be moved inside for the day and issue refunds.

Purple and higher (>200) : Cancel outdoor programming that cannot be moved inside for the day and issue refunds.



Air Quality Index for Ozone

(Based on 8-hr average concentrations)

Index Values (Conc. Range)	Air Quality Descriptors	Who needs to be concerned	What should I do?
0 – 50 (0-54 ppb)	Good	It's a great day to be active outside.	
51 – 100 (55-70 ppb)	Moderate	Some people who may be unusually sensitive to ozone.	<p>Unusually sensitive people: <i>Consider reducing</i> prolonged or heavy outdoor exertion. Watch for symptoms such as coughing or shortness of breath. These are signs to take it easier.</p> <p>Everyone else: It's a good day to be active outside.</p>
101 – 150 (71-85 ppb)	Unhealthy for Sensitive Groups	Sensitive groups include people with lung disease such as asthma, older adults, children and teenagers, and people who are active outdoors.	<p>Sensitive groups: <i>Reduce</i> prolonged or heavy outdoor exertion. Take more breaks, do less intense activities. Watch for symptoms such as coughing or shortness of breath. Schedule outdoor activities in the morning when ozone is lower.</p> <p>People with asthma should follow their asthma action plans and keep quick relief medicine handy.</p>
151 – 200 (86-105 ppb)	Unhealthy	Everyone	<p>Sensitive groups: <i>Avoid</i> prolonged or heavy outdoor exertion. Schedule outdoor activities in the morning when ozone is lower. Consider moving activities indoors. People with asthma, keep quick-relief medicine handy.</p> <p>Everyone else: <i>Reduce</i> prolonged or heavy outdoor exertion. Take more breaks, do less intense activities. Schedule outdoor activities in the morning when ozone is lower.</p>
201 – 300 (106- 200 ppb)	Very Unhealthy	Everyone	<p>Sensitive groups: <i>Avoid all</i> physical activity outdoors. Move activities indoors or reschedule to a time when air quality is better. People with asthma, keep quick-relief medicine handy.</p> <p>Everyone else: <i>Avoid</i> prolonged or heavy outdoor exertion. Schedule outdoor activities in the morning when ozone is lower. Consider moving activities indoors.</p>
301 – 500 (≥ 201 ppb)	Hazardous	Everyone	Everyone: <i>Avoid all</i> physical activity outdoors.

Updated on May 10, 2016

Emergencies

In case of emergency instructors located in a staffed City building will remain calm and assist City staff in standard emergency procedures. Supervisors will issue each instructor the PRCS Safety Plan as well as that of the facility in which they operate, reviewing their role in the plan.

Appendix III

Confidentiality

Instructors are to hold all information concerning program participants as confidential. Any information which may be deemed 'sensitive' in nature regarding participants should not be discussed with any person other than the Supervisor or the Supervisor's designee.

Vehicle use

Any instructor required to use a City vehicle must meet all City Vehicle Use policy guidelines, which will be provided by the Supervisor.

Supplies

Supplies are to be provided by the instructor at no extra cost to the City unless pre-approved by Supervisor or included in contract scope of work.

Uniforms/Attire

All instructors are to present themselves in a professional manner appropriate for the course curriculum. At times instructors may be issued a uniform from their Supervisor, which must meet all City Uniform Policy guidelines. (Appendix I)

Disruptive behavior policy

The City of Shoreline PRCS has an established Disruptive Behavior Policy for all recreation program participants. Supervisors will review instructor expectations regarding implementation of the policy and all associated documentation required. (Appendix II)

Customer Service and Accommodation Requests

Participants inquiring about registration, payment, reasonable accommodations or refund information should be directed to Spartan Recreation Center front desk staff (206)801-2600.

Instructor Email Request

Name of Instructor _____

Class (day/time) for message _____

Email #1 -

Delivery Date/Time: _____

Subject Line: _____

Body of Email: _____

Recipient Criteria: _____

Attachments: _____

Email #2 -

Delivery Date/Time: _____

Subject Line: _____

Body of Email: _____

Recipient Criteria: _____

Attachments: _____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute Contract Documents with the Washington State Department of Commerce to Obligate \$490,000 of Grant Funding for the Richmond Highlands Recreation Center Repairs Project
DEPARTMENT:	Administrative Services
PRESENTED BY:	Sara Lane, Administrative Services Director Dan Johnson, Parks, Fleet & Facilities Manager
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:

Staff is requesting City Council approval to authorize the City Manager to sign the attached Contract Readiness Survey Form and execute a subsequent contract and other documents with the Washington State Department of Commerce (WSDOC) to obligate \$490,000 for repairs at the Richmond Highlands Recreation Center. The contract will be sent to the City for execution once all contract documents are approved by the WSDOC. The scope of work includes replacement of the roof and installation of a fire suppression system at the Richmond Highlands Recreation Center.

On June 17, 2019, the City of Shoreline was notified by the WSDOC that the 2019-2021 State Capital Budget included an appropriation of \$500,000 for the Richmond Highlands Recreation Center Repairs Project. The WSDOC will administer the project and will retain two percent to cover their direct administrative costs. The net grant award to the City totals \$490,000. Tonight, staff is seeking this Council authorization for the City Manager to execute this grant award.

RESOURCE/FINANCIAL IMPACT:

The Richmond Highlands Recreation Center roof replacement and fire suppression system installation project costs are estimated at \$513,284. The project funding includes \$490,000 from the WSDOC and \$23,284 from the City's General Fund. In accordance with the City's Purchasing policies, City Council approval is required for grant awards that exceed the City Manager's signing authority of \$100,000.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to sign and execute the Contract Readiness Survey Form, Contract, and other Documents to obligate the grant award totaling \$490,000 from the Washington State Department of Commerce.

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

BACKGROUND

Both the Shoreline Youth and Teen Development Program and the Specialized Recreation Adult Community Choices (Choices) Program rely on the Richmond Highlands Recreation Center (RHRC) for their success. The RHRC houses after-school programs five days per week as well as late-night drop-in programs for the Youth and Teen development Program. Specific activities include art, music, sports, homework help and socialization time. One Saturday night a month, the RHRC hosts Tween Night, which draws an average of 110 local 5th and 6th grade students. Prior to the pandemic, the RHRC hosted over 29,000 visits to teen programs and over 5,000 visits to teen late-night programs per year.

The Choices Program is an adult day program which offers participants the opportunity to take trips, make friends, cook, garden, and engage in therapeutic recreation, art and music. Choices is a year-round program housed at the RHRC with many participants regularly enrolling for many years.

Given the criticality of the RHRC as a facility for City service delivery, City Facilities staff structurally evaluated the RHRC and determined that the roof requires replacement and that updates are required for the fire suppression system. To support this need, for the 2019 legislative session, staff submitted a Capital Budget request to the 32nd District state legislative delegation, which represents the City of Shoreline in the State Legislature. At the conclusion of the 2019 session, \$500,000 was placed in the Capital Budget for this project, to be administered by the Washington State Department of Commence (WSDOC) Community Capital Facilities Program.

The proposed project will replace the roof and install a fire suppression system at the RHRC. The RHRC was built in 1911 and last received a major renovation in 2001. The RHRC provides 6,650 square feet of program space and includes a gym, game room, kitchen, and meeting space for scheduled recreation programs and for community access. This project would extend the life of the building and make it a safer program space. The project is estimated to start on June 1, 2021 and end on September 7, 2021.

DISCUSSION

On June 17, 2019, the City of Shoreline received formal notification from the WSDOC that the 2019-2021 State Capital Budget included an appropriation of \$500,000 for the RHRC Repair Project. The WSDOC will administer the award and will retain two percent to cover their direct administrative costs. The net grant award to the City totals \$490,000. Some requirements of the grant include:

- Completion of a Contract Readiness Survey Form.
- Execution of a contract and complete other documents required by WSDOC.
- Notification of tribal communities to request comment for the proposed project.

Tonight, staff is requesting City Council approval to authorize the City Manager to complete the Contract Readiness Survey Form and execute a subsequent contract and other documents with WSDOC.

RESOURCE/FINANCIAL IMPACT

The Richmond Highlands Recreation Center roof replacement and fire suppression system installation project costs are estimated at \$513,284. The project funding includes \$490,000 from the WSDOC and \$23,284 from the City's General Fund. In accordance with the City's Purchasing policies, City Council approval is required for grant awards that exceed the City Manager's signing authority of \$100,000.

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to sign and execute the Contract Readiness Survey Form, Contract, and other Documents to obligate the grant award totaling \$490,000 from the Washington State Department of Commerce.

ATTACHMENT

Attachment A: Contract Readiness Survey Form



Washington State
Department of
Commerce

**2019-2021 Capital Budget
2020 Local and Community Projects
Contract Readiness Survey**

Grantee: City of Shoreline
Project Title: Richmond Highland Recreation Center Repairs
(Shoreline)
Net Grant Amount: \$490,000.00

Instructions:

Before you can receive funds, a contract will need to be executed between your organization and the state. Contract development generally takes four to six weeks once you have met all pre-contracting requirements. Please follow these steps to get the process started:

1. Completely fill out the survey questions by typing your responses in the electronic version of this form;
2. Have the Grantee Certification (last page) signed by the person authorized to sign contracts for your organization;
3. Attach documentation for committed funds (copies of award letters, council appropriations, etc.), if applicable;
4. Compile and email these documents to your Grant Manager, Chuck Hunter at chuck.hunter@commerce.wa.gov

If you have any questions or need additional information, please contact me at:

Chuck Hunter at (360) 725-2924 or chuck.hunter@commerce.wa.gov.

All grantees are required to set up an SWV number so funds may be sent electronically. Please find detailed instructions here: [Office of Financial Management](#). It may take up to three weeks after you submit this information for an electronic transfer account to be set up. You may immediately submit your working papers survey to us; we will automatically receive your SWV number from the office that sets them up.

Thank you for your assistance in making this contract-writing process as quick and easy as possible!

SECTION 1. GENERAL INFORMATION

1.1	Grantee (Complete Legal Name)	City of Shoreline	
1.2	Type of Organization	<input checked="" type="checkbox"/> Publicly-Owned	<input type="checkbox"/> Private Non-Profit <input type="checkbox"/> Tribal
1.3	Statewide Vendor Number (if available)	0009391-00	
1.4	UBI# (if available)	601638167	
1.5	Project Street Address	16554 Fremont Ave. N., Shoreline, WA	
1.6	Project Mailing Address	Shoreline City Hall (17500 Midvale Ave N. Shoreline, WA 98133)	
1.7	County	King	
1.8	Project GPS Coordinates (approximate center of where you will be working)	Latitude (e.g., 45.3530)	Longitude (e.g., 120.4510)
		47.749787	-122.350775
1.9	Project Jurisdiction (county, city, town)	City of Shoreline	
1.10	Legislative District	32	
1.11	Congressional District	7	
1.12	Which legislator(s) took the lead in introducing your appropriation?	Rep. Cindy Ryu; Sen. Jesse Salomon	
1.13	Authorized Person to Sign Contract	Debbie Tarry- City Manager	
	Mailing Address (if different from project mailing address above)	Same	
	Telephone	(206) 801-2321	
	Email	djohnson@shorelinewa.gov	
1.14	Person Administering the Grant (once contract is signed)	Dan Johnson	
	Mailing Address (if different from project mailing address above)	Same	
	Telephone	(206) 801-2321	
	Email	djohnson@shorelinewa.gov	

SECTION 2. PROJECT INFORMATION

PROJECT DESCRIPTION

2.1	Please describe the project's anticipated use and public benefit.	
	<p>The Richmond Highlands Recreation Center is the nexus for Shoreline's Youth and Teen development Programs housing after school programs five days per week and late-night drop-in programs. It is located two blocks from Shorewood High School and on an active bus line. Activities include art, music, sports, homework help and socialization time. One Saturday night a month the facility hosts Tween Night, which draws an average of 110 local 5th and 6th graders.</p> <p>The cornerstone of the adult Specialized Recreation program is Adult Community Choices (Choices), an adult day program which offers participants the opportunity to take trips, make friends, cook, garden, and engage in therapeutic recreation, art and music. Choices is a year-round program housed at the Richmond Highlands Recreation Center with many participants regularly enrolling for many years.</p> <p>Both of these programs rely on the RHRC for their success. Prior to the pandemic, the RHRC hosted over 29,000 visits to the teen programs and over 5,000 visits to the teen late-night programs per year. This roof replacement project will help ensure the facility remains functional. The Fire Sprinkler installation will provide a higher level of life safety to the facility.</p>	

2.2	Is this project part of a larger, phased project? If YES, explain how this phase fits in the overall project.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

SITE CONTROL

2.3	Do you have control of the project site either through ownership or through a long-term lease (at least 15 years)? If NO, please explain and include the date you expect to meet this condition. IMPORTANT: Site control is required before we can begin writing the contract.	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO

GOVERNOR EXECUTIVE ORDER 05-05 (EO 05-05) CULTURAL & HISTORICAL RESOURCES REVIEW (OR SECTION 106)

2.4	Does your project involve land acquisition, ground disturbance, or construction or rehabilitation of a building over 50 years old? If YES and your project includes only state and local funds, you will need to go through the EO 05-05 review process. If NO, please explain.	<input type="checkbox"/> Land Acquisition
2.4a	Does your project include federal funds? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If YES, you will need to go through the Section 106 review process. IMPORTANT: If EO 05-05 (or Section 106) applies to your project, you will need to complete this review before we can execute the contract.¹	<input type="checkbox"/> Ground Disturbance
		<input type="checkbox"/> Building Over 50 Years Old

¹ The EO 05-05 requires recipients of state funds to consult with interested parties, i.e., Department of Archaeology and Historic Preservation, and Indian Tribes, prior to starting project construction. If your project funding includes federal funds, Section 106 (National Historic Preservation Act) will be required, which supersedes the EO 05-05 review. These consultations should take place as early as possible in order to avoid delays in starting your project. If you have questions regarding the cultural and historic resources process, please contact your project manager.

LEED (LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN) CERTIFICATION

2.5	Does your project include new construction or renovation of a building or facility?	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<p>If YES, indicate if you entered the LEED certification process with the goal of your facility obtaining the silver standard. IMPORTANT: As part of your contracting process, you are required to complete a LEED Certification Declaration form.²</p>		
<p>The goal is not to meet LEED Silver but to follow current code for the two scoped items of the project. The roof will be insulated to R-38. The Fire Suppression System will be constructed to NFPA 13.</p>		

PREVAILING WAGE

2.6	If your project includes new construction or renovation, do you understand and acknowledge that you are required to pay state prevailing wages for all construction-related work as of April 2, 2020	<input checked="" type="checkbox"/> YES

SCOPE OF WORK

2.7	<p>Describe all the activities and deliverables needed to accomplish this project. IMPORTANT: Provide a description of the project along with the estimated start and end date. Your Scope of Work must correspond with your application or member request and will become part of your contract.</p>	
<p>This project will replace the roof and install a fire suppression system at the Richmond Highland Recreation Center. Funds are requested for design and construction. The RHRC was built in 1911, last received a major renovation in 2001, and provides 6,650 square feet of program space. It includes a gym, game room, kitchen and meeting space for scheduled recreation programs and for community access. The building needs a new roof and does not have a fire sprinkler system. This project would replace the roof and install a sprinkler system extending the life of the building and making it a safer program space. The project is estimated to start on June 1, 2021 and end on September 7, 2021.</p>		

² LEED is a certification program run by the U.S. Green Building Council. In 2005 the Washington State Legislature passed a law requiring all capital projects grant recipients to comply with the LEED standards (RCW 39.35D). The goal is for major construction or renovation projects receiving state funds to be built to the LEED silver standard where “practicable.” Projects that fall under certain facility types and projects demonstrating that it would not “be practicable” to meet the LEED silver standard may qualify for a LEED exemption. Please refer to the attached *LEED Certification Declaration* form for more details. If you have questions regarding the LEED process, please contact your project manager.

PROJECT COSTS

2.8 Only complete the Project Costs table below *if your budget is finalized*. A list of eligible and ineligible costs is attached at the end of this survey.

IMPORTANT: Your Total Project Costs must equal your Total Funding in Question 2.9. The cost categories must correspond with the activities listed on your Scope of Work. The Project Cost table will become part of your contract. Please note that this is a reimbursement grant; only costs incurred after July 1, 2016, will be reimbursed.

IMPORTANT: A finalized budget is required before we can begin writing the contract.

IMPORTANT: Internal project management is NOT an eligible cost for reimbursement.

Cost Category	Amount	
Site Acquisition		
Architecture and Engineering		
Construction	\$513,284	
Construction Management		
Capitalized Equipment		
Other:		
TOTAL PROJECT COSTS (must match 2.8 Total Project Funding)	<u>\$513,284</u>	

PROJECT FUNDING

2.9 Complete the table below listing the amounts and funding sources for this project. State the status of your funding sources as follows:

- **Committed:** funds are considered committed if a formal notice of approval for the funds is in place from the funding source. Local Revenue must be in an approved budget or be appropriated by your council or commission to be considered committed. Attach documentation such as copies of award letters, council appropriations, etc.
- **In-Hand:** funds are considered in-hand if you have already received the funds.

IMPORTANT: Your Total Project Funding must equal your Total Project Costs in Question 2.8. The Project Funding table will become part of your contract. You are required to have full funding for your project by either having the funds in-hand or by showing that the funds are committed.

IMPORTANT: All project funding is required before we can begin writing the contract.

Type of Funding	Identify Source	Amount	Status (Committed or In-Hand)
State Grant	Department of Commerce	\$490,000.00	Committed
Other Funds (e.g. State, Federal, Local, Grants, Private, Loans)			
General Fund		\$23,284	Committed
Total Other:			
TOTAL PROJECT FUNDING (must match 2.8 Total Project Costs)		\$513,284	

CONTINGENCIES

2.10 Are there contingencies that could change your answers to any of the questions above? If so, please briefly explain. For example: Project description, site control, scope of work, financing, etc.

None known

PROJECTIONS

3.0 Please estimate how much of your award you plan to request during the upcoming quarters. This information is used for program budgeting purposes only and **is not binding**.

Fiscal Year 2021	
July 1 - September 30, 2020	
October 1 - December 31, 2020	
January 1 - March 31, 2021	
April 1 – June 30, 2021	
Total	
Fiscal Year 2022	
July 1 - September 30, 2021	\$490,000
October 1 - December 31, 2021	
January 1 - March 31, 2022	
April 1 - June 30, 2022	
Total	\$490,000
Fiscal Year 2023	
July 1 - September 30, 2022	
October 1 - December 31, 2022	
January 1 - March 31, 2023	
April 1 – June 30, 2023	
Total	

GRANTEE CERTIFICATION

The Grantee certifies that:

- The information and financial data provided in this document are true and correct to the best of their belief and knowledge and it is understood that Commerce staff may independently verify information, and that the discovery of incomplete, false, and/or misleading information is grounds for withholding awarded funds or termination of grant contract;
- Records supporting the information provided in this document are on file and will be made available by the Grantee upon request;
- There are no outstanding liens against this project;
- There is currently no litigation in existence seeking to enjoin the commencement or completion of the above-described project; and
- The Grantee intends to enter into a grant contract with the Department of Commerce, provided that the terms and conditions for a Department of Commerce grant are satisfactory to both parties.

Signed: _____
Name: _____
Title: _____
Phone Number: _____
Date: _____

Eligible Costs

Capital Budget funds may generally be used to pay for the following project expenses incurred as far back as July 1, 2016:

- design, architectural, and engineering work;
- building permits/fees;
- archeological/historical review;
- construction labor and materials;
- demolition/site preparation;
- capitalized equipment;
- information technology infrastructure (cables and wiring);
- construction management and observation (from external sources only)*;
- initial furnishings**;
- landscaping;
- real property when purchased specifically for the project, and associated costs.***

* **Construction management and observation** is on-site management and/or supervision of the work site and workers thereon. This is an eligible project cost. Construction management does not include work typically performed by off-site consultants or consultant organizations, grant writers, project managers, or employees of the grantee, unless the employee is hired solely and specifically to perform on-site construction management as defined above and in accordance with the Office of Financial Management's 2017-2027 Capital Budget Instructions, Chapters 1.5 and 4.2.

** **Furnishings and equipment** are considered eligible project costs as long as the average useful life of the item purchased is 13 years or more.

*** **Costs directly associated with property** acquisition include appraisal fees, title opinions, surveying fees, real estate fees, title transfer taxes, easements of record, and legal expenses.

**** **In no way shall funds be used to supplant or subsidize operating costs such as ordinary maintenance or administrative staff expenses**

Note: Please do not include operating costs in your project scope and budget.

Ineligible Costs

The following costs are not eligible for reimbursement under this program:

- internal administrative activities and staffing costs;
- mortgage or loan payments;
- **project management (from any source)****;**
- fundraising activities;
- feasibility studies;
- computers or office equipment;
- rolling stock (such as vehicles);
- lease payments for rental of equipment or facilities;
- any maintenance or operating costs;
- property leases (including long-term leases)
- the moving of equipment, furniture, etc., between facilities.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Public Hearing and Discussion on the Reprogramming of 2021 Community Development Block Grant Funding
DEPARTMENT:	Community Services Division
PRESENTED BY:	Bethany Wolbrecht-Dunn, Community Services Manager
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input type="checkbox"/> Motion <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

In 2019, the Council approved two Community Development Block Grant (CDBG) Capital projects through a supplemental request for proposals to allocate unused CDBG funds. A component of one of those projects, a leak repair at Compass Housing Alliance’s Ronald Commons affordable housing development, now requires additional funding to resolve the complex water leak safely and properly.

Each year, the Council reviews and approves the slate of CDBG projects. After a required Public Hearing on September 14, 2020, the Council approved Sound Generations’ Minor Home Repair Project and held \$71,885 in contingency. It is proposed that Council approve the allocation of that contingency to the leak repair project to fully fund the repairs; any remaining unused funds will be available for future CDBG projects.

Tonight, Council is scheduled to hold a required Public Hearing on the use of these reprogrammed CDBG funds and discuss this proposal. Potential action on the allocation of these funds is currently scheduled for June 7, 2021.

FINANCIAL IMPACT:

There is no financial impact to the City in the reallocation of these funds. As part of our interlocal agreement with King County, they manage the contracting and implementation of non-City specific CDBG capital projects.

RECOMMENDATION

Staff recommends that the City Council hold the required public regarding the use of these reprogrammed 2021 CDBG Funds. Staff further recommends that Council approve the staff-recommended reprogrammed use of funding, totaling \$71,855, as scheduled on June 7, 2021.

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

BACKGROUND

The Federal Community Development Block Grant (CDBG) Program is one of the most enduring programs providing federal support to local jurisdictions. It was created under Title I of the Housing and Community Development Act of 1974. The primary objective of the CDBG program is the development of viable urban communities, by providing decent housing, a suitable living environment and expanding economic opportunities, principally for persons of low and moderate income. CDBG funds can serve households with incomes up to 80% of the King County median income (\$76,200 for a two-person household).

As a CDBG entitlement community, Shoreline receives an annual allocation of CDBG funds. The City has an Interlocal Agreement with King County for the administration and management of the City’s CDBG grant. Generally, the City receives approximately \$322,000 annually, of which the Interlocal Agreement allows the City to allocate 48% of the available funds to local projects. The balance is allocated to the delivery of regional programs that serve Shoreline residents and program planning and grant administration.

Biannually, the City adopts a Human Services Funding Plan. The 2021 – 2022 Human Services Funding Plan allocated both General Fund and CDBG funds to agencies to support programs benefitting Shoreline residents, as well as provide for capital projects that support projects for low- and moderate-income persons.

As required by CDBG regulations, a Public Hearing and Council discussion was held on September 14, 2020 for these funds as part of the 2021-2022 Human Services Funding Plan. The staff report for this Council discussion can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2020/staffreport091420-8a.pdf>.

The Funding Plan was approved at the September 28, 2020 Council meeting. The staff report for this Council action can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2020/staffreport092820-7b.pdf>.

The 2021 CDBG approved funding was based on an estimate that is impacted by final Federal appropriations, recaptured funding and repaid Major Home Repair loans. The final CDBG project amounts are based on the approved contingency plan.

Program	As Approved	Final CDBG Amounts
Sound Generations – Minor Home Repair	\$92,100	\$104,398
Housing Development - Contingency	\$63,207	\$71,885

Shoreline has generally used the “Contingency” to hold funds until there is a project available that would qualify for CDBG assistance. As projects are developed, staff will bring them forward to Council for a Public Hearing and approval. As there is a timeliness requirement for CDBG funds, staff will hold supplemental capital funding processes as needed.

DISCUSSION

In early 2019, the City held a supplemental CDBG capital process to allocate approximately \$200,000 in prior years' funding. On May 20, 2019, the Council held a Public Hearing and discussion on the proposed use of prior years' CDBG funds: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport052019-8a.pdf>.

The proposed use of funds was subsequently approved on June 3, 2019: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2019/staffreport060319-7b.pdf>.

The projects approved by Council as part of this supplemental process were:

- *Center for Human Services* - \$108,000 for safety improvements to their fire escape and to renovate their children's play area.
- *Compass Housing/Hopelink* - \$92,878 to correct internal building leaks (causing damage to other parts of the building, including the food bank) and to provide a partition and carpet in the Hopelink services space.

Both the Center for Human Services project and the Hopelink partition/carpet projects have been completed. Unfortunately, the bids for the leak protection project came in significantly higher than the \$48,189 allocated to address the water leak project.

As originally presented, the building that contains Ronald Commons and Hopelink Services on Aurora Avenue N has a serious leak issue that has and will likely continue to damage the foodbank and other spaces unless remedied. This project will design and implement a solution to the issue, procure the necessary fire-rated sealant and open walls, apply the sealant and restore the space to the original appearance and function. While the basics of the project remain, a few components have been added to ensure the water issues are solved and the building and contents protected.

As shown above, the City has \$71,885 in unallocated 2021 CDBG contingency funds that staff is recommending be allocated to fully fund this project. Any remaining funds will be recaptured and available for reallocation.

ALTERNATIVES ANALYSIS

The Council has several options in regard to the use of the CDBG funding. The preferred option is to reallocate the funds and complete the project. Another option would be to choose to not reallocate the funds and, then in effect, cancel the leak repair project. Council could then direct staff to develop a different recommendation for the use of these funds.

If Council were not to allocate the CDBG contingency funds for this project, Compass Housing would be unable to move forward and prior funding allocated would then be recaptured and could be made available to other future programs. However, staff feels that solving the water leak issue helps maintain an important affordable housing program, as well as reduces ongoing potential damage to Hopelink's food bank and program space.

FINANCIAL IMPACT

There is no financial impact to the City in the reallocation of these funds. As part of our interlocal agreement with King County, they manage the contracting and implementation of non-City specific CDBG capital projects.

RECOMMENDATION

Staff recommends that the City Council hold the required public regarding the use of these reprogrammed 2021 CDBG Funds. Staff further recommends that Council approve the staff-recommended reprogrammed use of funding, totaling \$71,855, as scheduled on June 7, 2021.

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Action on Ordinance No. 931 - Authorizing the Use of Eminent Domain for Acquisition of Certain Real Properties to Construct the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project
DEPARTMENT:	Public Works
PRESENTED BY:	Tricia Juhnke
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 State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (I-5 to Corliss Avenue) project, hereinafter referred to as the 145th Street Corridor Phase 1 project, has an ambitious schedule to be completed prior to the Shoreline South/148th Station opening with light rail service in 2024. The 145th Street Corridor Phase 1 project is in the right-of-way (ROW) acquisition phase of the project. Property appraisals are underway, and settlement offers and negotiations with property owners will begin soon.

Eminent domain is a power granted to political subdivisions, such as the City of Shoreline, through RCW 8.12 to acquire private property for a public use. City staff would like Council to consider moving forward with a condemnation ordinance as a precautionary step to keep the project on schedule. City staff have included all the 145th Street Corridor Phase 1 project acquisition properties in the City of Shoreline (both partial and full acquisitions) as part of proposed Ordinance No. 931 (Attachment A). In the event a settlement agreement cannot be reached with a property owner, eminent domain is the next step. Passage of this ordinance authorizes the City Manager or designee to proceed with eminent domain in the event the negotiations with any specific property owner reaches an impasse. The City Council discussed proposed Ordinance No. 931 on May 10, 2021 and directed staff to return with this proposed ordinance for potential action at tonight's Council meeting.

RESOURCE/FINANCIAL IMPACT:

Passage of this ordinance does not in itself affect the settlement amount. If use of eminent domain is authorized under this ordinance, negotiations will continue as normal. Council passing this ordinance is the first step for moving forward with the use of eminent domain if negotiations come to an impasse.

A Statutory Evaluation Allowance (SEA) is available to the property owner if an offer is made under the threat of eminent domain to help defray the owner's expenses. Under RCW 8.25.020, when the City is acquiring property by eminent domain or under the

threat of it, property owners are entitled to reimbursement of up to \$750 for costs they incurred evaluating the City's offer.

RECOMMENDATION

Staff recommends that the City Council adopt proposed Ordinance No. 931 authorizing the use of eminent domain for acquisition of certain real properties to construct the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (I-5 to Corliss Avenue) Project.

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

BACKGROUND

City Council has discussed the need for improvements along the 145th Street Corridor since first learning that Shoreline would receive two light rail stations, one which is the Shoreline South/148th Station just north of 145th Street adjacent to the east side of I-5. The benefits of an improvement project were further acknowledged when the City received federal funding to design the 145th Corridor from I-5 to Aurora Avenue (Interurban Trail) and Council authorized the City Manager to [obligate federal funds for design](#).

More recently, the project team worked with the Washington State Department of Transportation (WSDOT) to deliver this project for ROW acquisition and construction in three phases. On September 28, 2020, [Council authorized obligation of \\$11,836,379](#) of the \$12.5 million State Connecting Washington funding available this biennium for ROW acquisition for the 145th Street Corridor (Phase 1) project. An additional approximately \$1.74 million of Connecting Washington funding will be used when it becomes available in the next biennium to complete ROW acquisition for Phase 1.

The 145th Street Corridor Phase 1 project, has an ambitious schedule to be completed prior to the Shoreline South/148th Station opening with light rail service in 2024. The 145th Street Corridor Phase 1 project is in the right-of-way (ROW) acquisition phase of the project.

Eminent domain is a power granted to political subdivisions, such as the City of Shoreline, through RCW 8.12 to acquire private property for a public use. City staff would like Council to consider moving forward with a condemnation ordinance as a precautionary step to keep the project on schedule. City staff have included all the 145th Street Corridor Phase 1 project acquisition properties in the City of Shoreline (both partial and full acquisitions) as part of proposed Ordinance No. 931 (Attachment A). In the event a settlement agreement cannot be reached with a property owner, eminent domain is the next step. Passage of this Ordinance authorizes the City Manager or designee to proceed with eminent domain in the event the negotiations with any specific property owner reaches an impasse.

DISCUSSION

The City Council discussed proposed Ordinance No. 931 at their May 10, 2021 Council meeting. The staff report for this Council discussion can be found at the following link: <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2021/staffreport051021-9b.pdf>.

Following discussion of this proposed Ordinance, the Council provided direction to staff to bring proposed Ordinance No. 931 back for action at tonight's Council meeting.

A notice of the final action regarding adoption of Ordinance No. 931 has been published in the Seattle Times once a week for two successive weeks, and the notice was sent by certified mail to every property owner impacted by the final action at least 15 days prior to final action, all at the City's expense. Publication in the Seattle Times was on May 6, 2021, and May 13, 2021, and notice was sent by certified mail on April 30, 2021.

Property appraisals are currently being conducted and offers will be prepared over the next few months.

COUNCIL GOAL(S) ADDRESSED

Completion of improvements for the 145th Corridor (Phase 1) project helps to implement City Council Goal 2: Continue to deliver highly valued public services through management of the City's infrastructure and stewardship of the natural environment; and Goal 3: Continue preparation for regional mass transit in Shoreline.

RESOURCE/FINANCIAL IMPACT

Passage of this ordinance does not in itself affect the settlement amount. If use of eminent domain is authorized under this ordinance, negotiations will continue as normal. Council passing this ordinance is the first step for moving forward with the use of eminent domain if negotiations come to an impasse.

A Statutory Evaluation Allowance (SEA) is available to the property owner if an offer is made under the threat of eminent domain to help defray the owner's expenses. Under RCW 8.25.020, when the City is acquiring property by eminent domain or under the threat of it, property owners are entitled to reimbursement of up to \$750 for costs they incurred evaluating the City's offer.

RECOMMENDATION

Staff recommends that Council adopt proposed Ordinance No. 931 authorizing the use of eminent domain for acquisition of certain real properties to construct the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (I-5 to Corliss Avenue) Project.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 931

Attachment A, Exhibit A: Depiction and Legal Description of 145th Corridor Properties

ORDINANCE NO. 931

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTIES LOCATED ALONG THE N 145th STREET CORRIDOR, BY NEGOTIATED VOLUNTARY PURCHASE, UNDER THREAT OF CONDEMNATION, BY CONDEMNATION, OR BY SETTLING CONDEMNATION LITIGATION, FOR THE PURPOSE OF SECURING ADDITIONAL LAND FOR CONSTRUCTION OF THE STATE ROUTE 523 (N/NE 145th STREET) AURORA AVENUE N TO INTERSTATE 5, PHASE 1 (INTERSTATE 5 TO CORLISS AVENUE) PROJECT; FINDING PUBLIC USE AND NECESSITY; AUTHORIZING JUST COMPENSATION FROM THE GENERAL FUND; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 35.67 RCW and Chapter 35.92 RCW, the City has the authority to provide for a multimodal transportation system that serves its citizens in a safe and efficient manner; and

WHEREAS, the City has been planning for alteration to State Route 523 (N/NE 145th Street) to address a variety of known problems along the corridor including safety concerns, increasing traffic congestion, narrow sidewalks with numerous obstructions, lack of bicycle facilities, and limited transit service, and has been working with the State of Washington, King County, and City of Seattle, all having an interest in the State Route 523 (N/NE 145th Street) corridor; and

WHEREAS, the City Council finds that acquisition of the properties located within the City generally depicted and described in Exhibit A, attached hereto (the “Acquired Properties”), is necessary for the construction of the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project; and

WHEREAS, just compensation for the Acquired Properties can be funded through the City’s grant funding of Connecting Washington state funds; and

WHEREAS, there will be sustained efforts to negotiate with the owners of the Acquired Properties, and eminent domain action will be taken judiciously after reasonable efforts to reach a negotiated settlement with the owners; and

WHEREAS, in the event that negotiated acquisition of the Acquired Properties is not fully successful, it is essential that the City be prepared to initiate condemnation proceedings; and

WHEREAS, the owners of the Acquired Properties were given notice according to state statute that this condemnation Ordinance was included for discussion by the City Council at its May 10, 2021 meeting and for final action at its May 24, 2021 meeting, and were afforded an opportunity to submit comment at or for those meetings; and

WHEREAS, the City has provided notice of the adoption of this Ordinance in the manner set forth in RCW 8.12.005 and 8.25.290; and

WHEREAS, the City of Shoreline has the power to acquire lands through eminent domain for the purpose of providing for the widening, extending, altering of any street, avenues, and highway; and

WHEREAS, acquisition of the Acquired Properties is categorically exempt from SEPA review under WAC 197-11-800(5)(a);

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

Section 1. Condemnation Authorized. The City Manager is hereby authorized to take necessary steps to acquire all necessary property interests in the land located within the City of Shoreline, County of King, State of Washington, depicted and legally described in Exhibit A attached hereto and by this reference incorporated herein (the “Acquired Properties”) which is necessary for the public use of the widening, extending, and altering of State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project, and is hereby condemned, appropriated and taken for such public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

The City Manager or designee is hereby authorized and directed to execute all documents for the acquisition of all interests in the Acquired Properties and bring proceedings in the manner provided for by law to condemn, take, damage, and appropriate the Acquired Properties described in this Ordinance pursuant to the powers granted to the City of Shoreline including RCW 35A.64.200 and Chapters 8.12 and 8.25 RCW. This authorization includes the right to condemn all reversionary interests, easements, and options in said Acquired Properties.

The City Attorney is authorized to begin and prosecute legal proceedings in the manner provided by the law to purchase, condemn, take, appropriate, and otherwise acquire the land and all other interests and property rights and privileges necessary to carry out the purposes of this Ordinance. The City Attorney is also authorized to make minor amendments to any property descriptions or maps of the properties, generally depicted on the attached Exhibit A, as may become necessary to correct scrivener’s errors or to conform the legal description to the precise boundaries of the Acquired Properties.

Section 2. Finding of Public Use and Necessity. The Shoreline City Council finds that the acquisition of the Acquired Properties is for a public use and purpose, to-wit: to provide for the widening, extending, and altering of State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project. The City Council further finds the properties generally depicted in Exhibit A are necessary for the proposed public use and for the benefit of the public. The Whereas clauses set forth above are hereby incorporated into and made part of the Council’s findings.

Section 3. Compensation. Compensation to be paid to the owners of the Acquired Properties identified in Section 1, above, and costs and expenses of litigation authorized by this Ordinance, shall be paid from the City’s General Capital Fund.

Section 4. Effective Date and Publication. A summary of this Ordinance consisting of the title shall be published in the official newspaper and the Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON MAY 24, 2021.

Mayor Will Hall

ATTEST:

APPROVED AS TO FORM:

Jessica Simulcik Smith
City Clerk

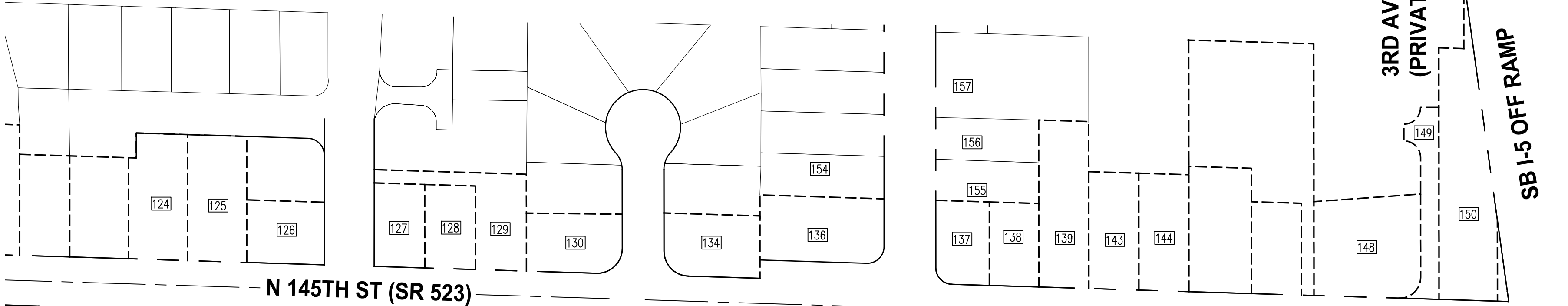
Julie Ainsworth-Taylor,
Assistant City Attorney
on behalf of Margaret J. King
City Attorney

Publication Date: _____, 2021
Effective Date: _____, 2021

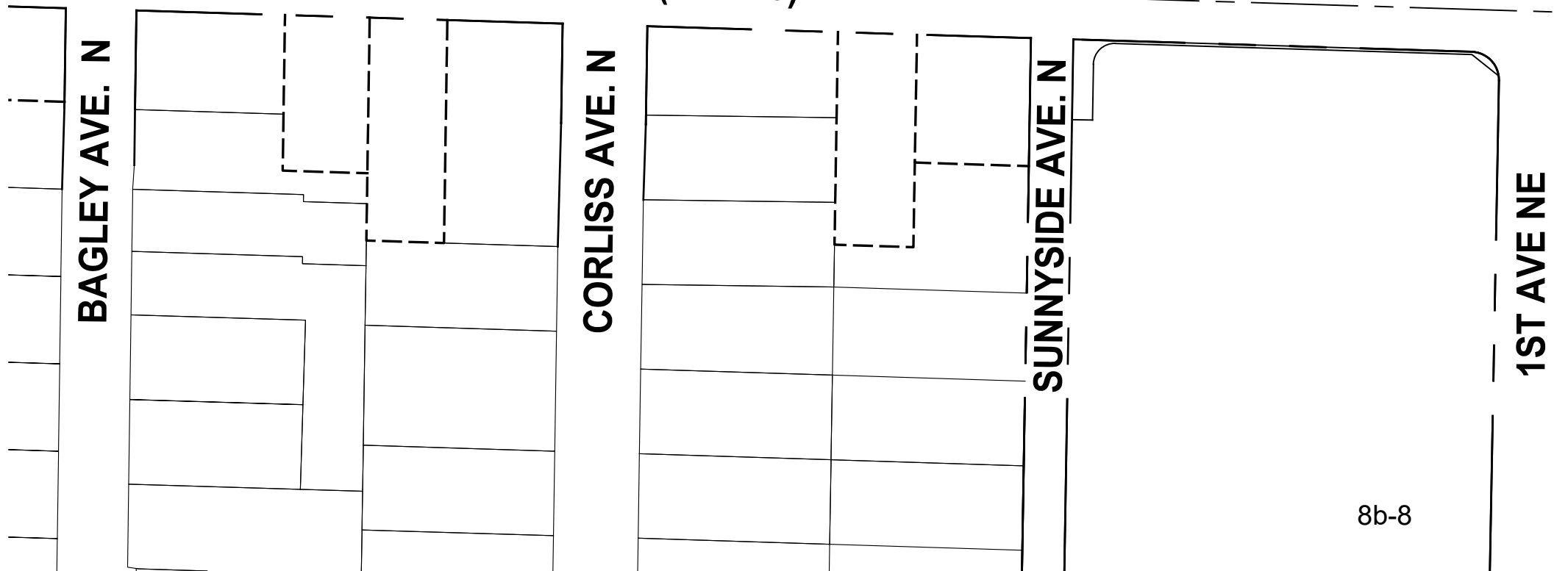
145TH STREET CORRIDOR PHASE 1 RIGHT OF WAY PLANS

SHORELINE PARCEL DETAIL

SHORELINE COUNTY, WASHINGTON



N 145TH ST (SR 523)



BAGLEY AVE. N

CORLISS AVE. N

SUNNYSIDE AVE. N

1ST AVE NE

8b-8

List of Parcels:

124: 7381500035 2139 N 146TH ST 98133	134: 5411100045 14504 SUNNYSIDE AVE N 98133	148: 2881700373 14509 3RD AVE NE 98155
125: 7381500040 2145 N 146TH ST 98133	136: 2881700554	149: 288170TRCT 3RD AVE NE (PRIVATE DRIVE)
126: 7381500050 14503 CORLISS AVE N 98133	137: 2881700362 104 NE 145TH ST 98155	150: 2881700371 164 NE 145TH ST 98155
127: 2756000070 2302 N 145TH ST 98133	138: 2881700361 108 NE 145TH ST 98155	154: 2881700551
128: 2756000060 2308 N 145TH ST 98133	139: 2881700364 114 NE 145TH ST 98155	155: 2881700376 14512 1ST AVE NE 98155
129: 2756000050 2314 N 145TH ST 98133	143: 2881700359 122 NE 145TH ST 98155	156: 2881700368 14516 1ST AVE NE 98155
130: 5411100005 14505 SUNNYSIDE AVE N 98133	144: 2881700372 126 NE 145TH ST 98155	157: 2881700369 14526 1ST AVE NE 98155

PROJECT PARCEL NO. 124

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 738150-0035

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON JANUARY 12, 2001 UNDER RECORDING NO. 20010112001667, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 7, ROBINWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST ALONG THE SAID NORTHERLY LINE, A DISTANCE OF 71.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE NORTH 00°00'54" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 19.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;
THENCE SOUTH 00°00'54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**.

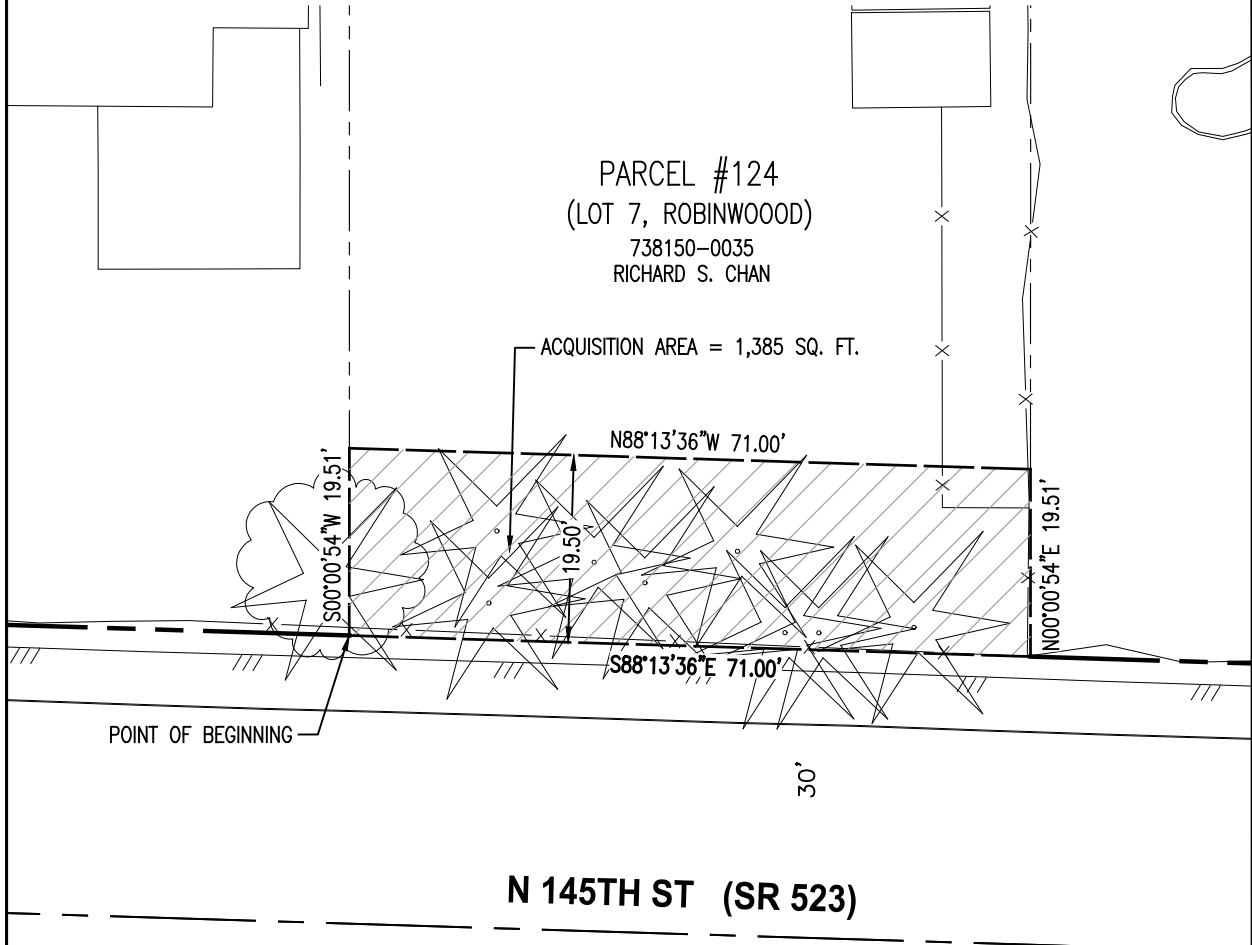
SAID PORTION CONTAINING 1,385 SQUARE FEET, MORE OR LESS.





EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 124
CITY OF SHORELINE, KING COUNTY

PARCEL #124
 (LOT 7, ROBINWOOD)
 738150-0035
 RICHARD S. CHAN

ACQUISITION AREA = 1,385 SQ. FT.



LEGEND

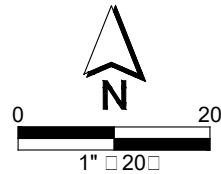
-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

ROBINWOOD, VOLUME 52 OF PLATS, PAGE 61,
 RECORDS OF KING COUNTY, WASHINGTON



DATE: FEBRUARY 24, 2021
 FILE: ACQ700150005124

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 124

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 738150-0035

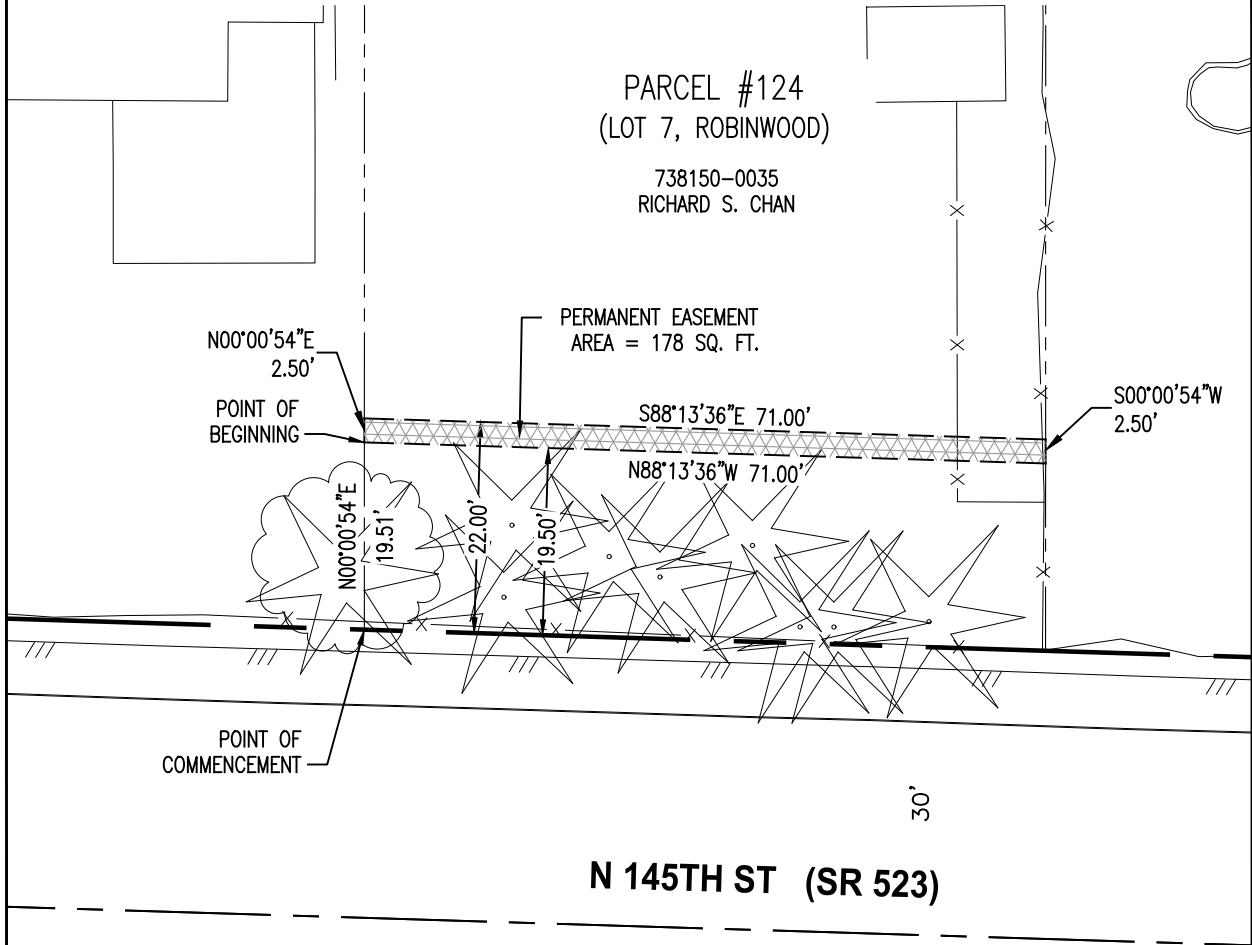
THAT PORTION OF LOT 7, ACCORDING TO THE PLAT OF ROBINWOOD, AS RECORDED IN VOLUME 52 OF PLATS, PAGE 61, UNDER AUDITOR'S FILE NUMBER 195402094417584, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;
THENCE NORTH 00°00'54" EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°00'54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 22.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7;
THENCE SOUTH 00°00'54" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 178 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
PERMANENT EASEMENT - PARCEL 124
CITY OF SHORELINE, KING COUNTY



LEGEND

 PERMANENT EASEMENT

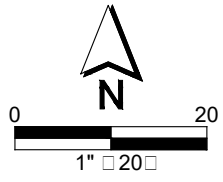


HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

ROBINWOOD, VOLUME 52 OF PLATS, PAGE 61,
RECORDS OF KING COUNTY, WASHINGTON



DATE: AUGUST 22, 2021
FILE: PE700150005124

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 124

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 738150-0035

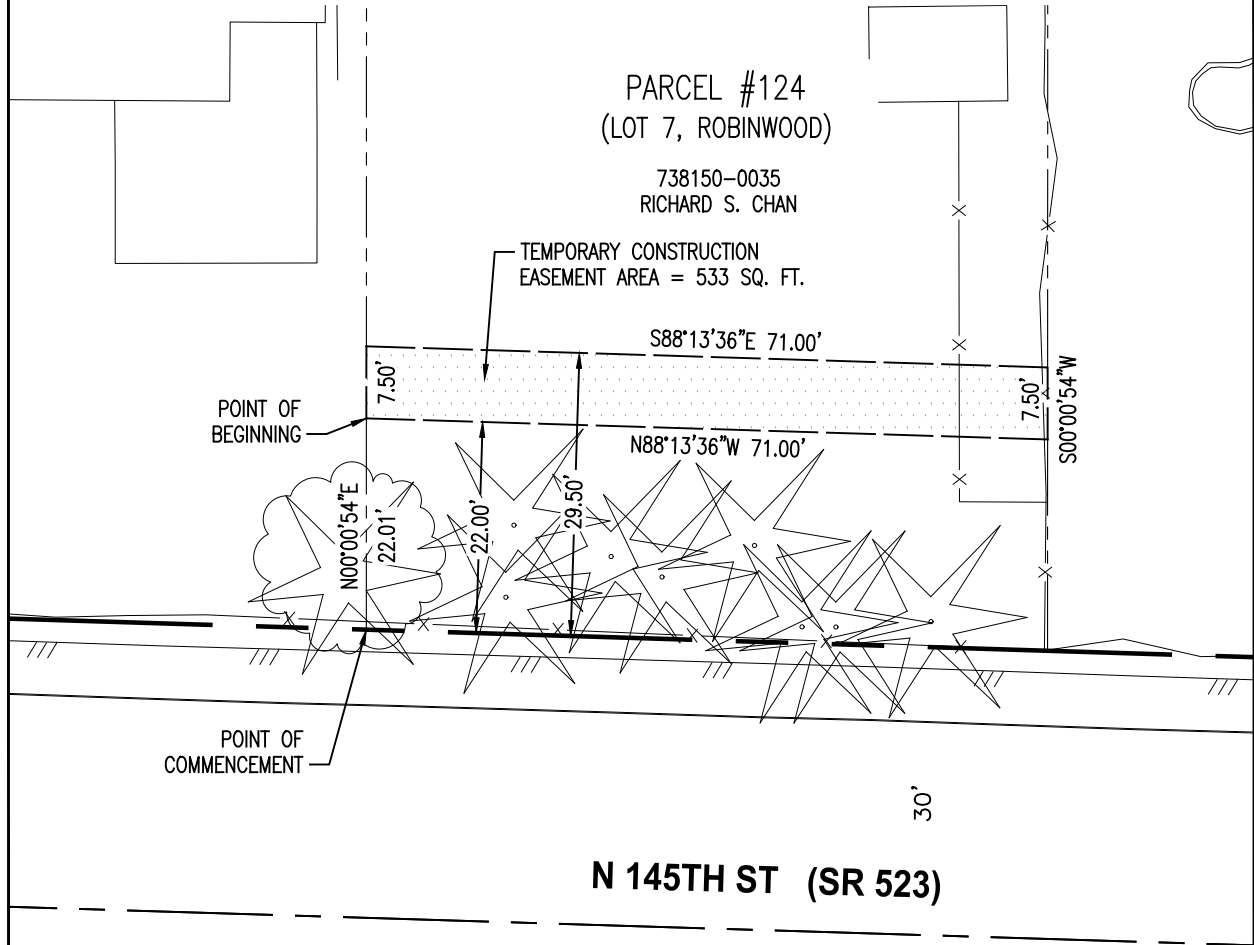
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COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;
THENCE NORTH 00°00'54" EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 22.01 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°00'54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 29.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7;
THENCE SOUTH 00°00'54" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 22.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AND THE **POINT OF BEGINNING**.

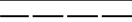

SAID PORTION CONTAINING 533 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 124
CITY OF SHORELINE, KING COUNTY



LEGEND

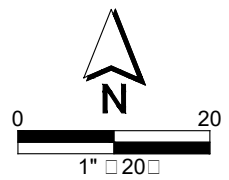
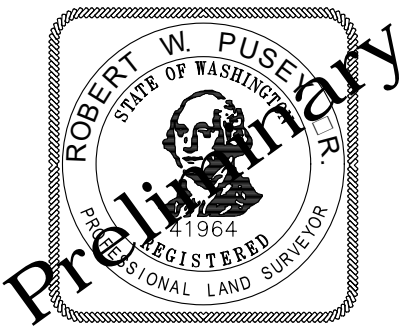
-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

ROBINWOOD, VOLUME 52 OF PLATS, PAGE 61,
 RECORDS OF KING COUNTY, WASHINGTON



DATE: AUG 22, 2021
 FILE: TCE 15000 5124

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 125

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 738150-0040

THAT PORTION OF LOT 8, ACCORDING TO THE PLAT OF ROBINWOOD AS RECORDED IN VOLUME 52 OF PLATS, AT PAGE 61, UNDER AUDITOR'S FILE NUMBER 195402094417584, RECORDS OF KING COUNTY WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 71.00 TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
THENCE NORTH 00°00'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 19.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;
THENCE SOUTH 00°00'54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,385 SQUARE FEET, MORE OR LESS.

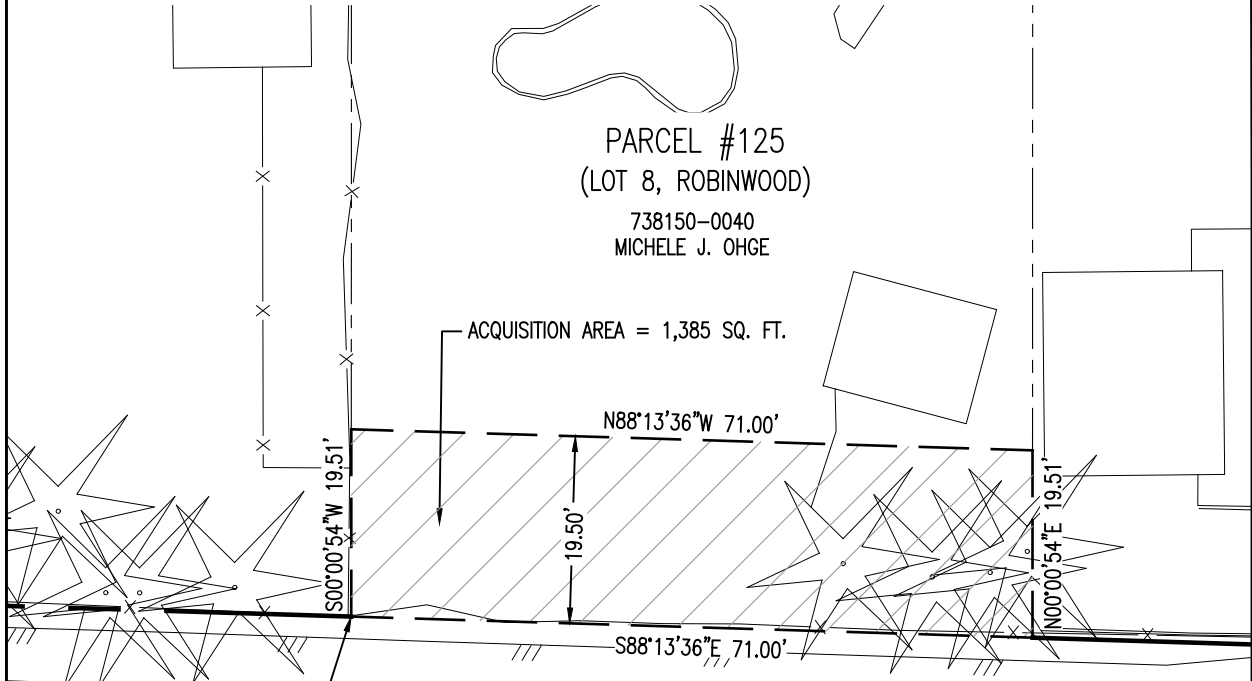


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 125
CITY OF SHORELINE, KING COUNTY

PARCEL #125
 (LOT 8, ROBINWOOD)

738150-0040
 MICHELE J. OHGE

ACQUISITION AREA = 1,385 SQ. FT.





POINT OF BEGINNING

30'

N 145TH ST (SR 523)

30'

LEGEND

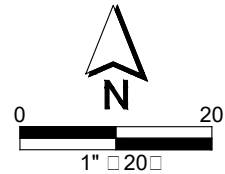
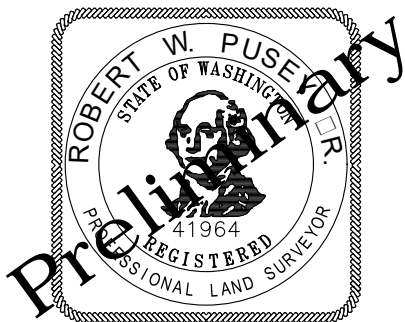
-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

ROBINWOOD, VOLUME 52 OF PLATS, PAGE 61,
 RECORDS OF KING COUNTY, WASHINGTON



DATE: FEBRUARY 24, 2021
 FILE: ACQ71500040125

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 125

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 738150-0040

THAT PORTION OF LOT 8, ACCORDING TO THE PLAT OF ROBINWOOD AS RECORDED IN VOLUME 52 OF PLATS, AT PAGE 61, UNDER AUDITOR'S FILE NUMBER 195402094417584, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8 ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE NORTH 00°00'54" EAST ALONG WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 22.01 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°00'54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 22.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8;
THENCE SOUTH 00°00'54" WEST ALONG SAID LINE, A DISTANCE OF 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8 AND **THE POINT OF BEGINNING**.

SAID PORTION CONTAINING 178 SQUARE FEET, MORE OR LESS.

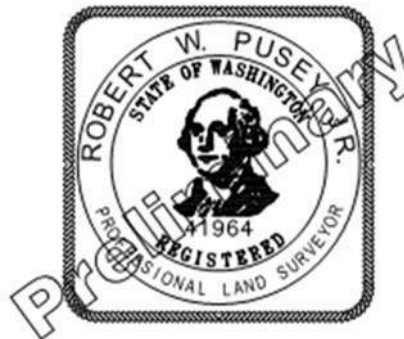
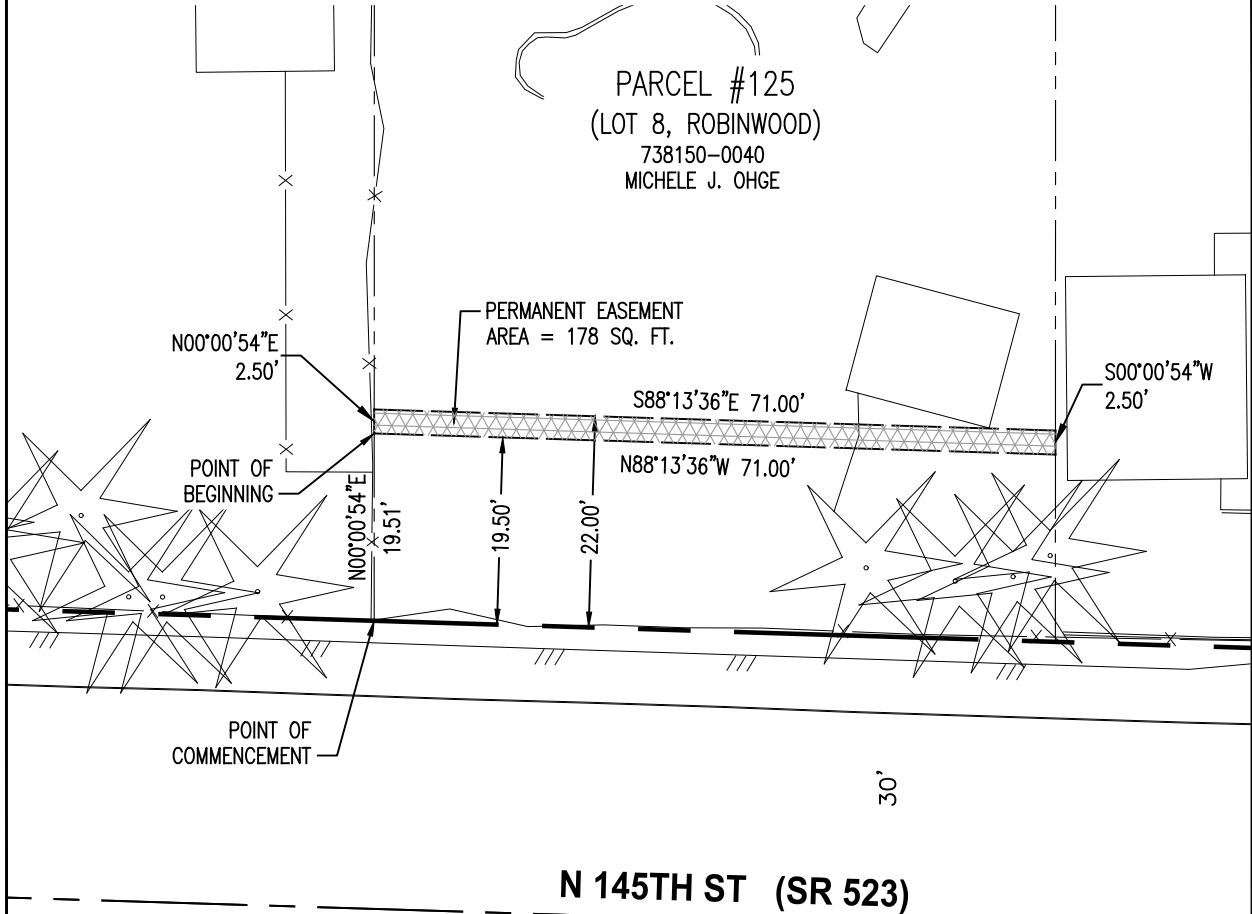
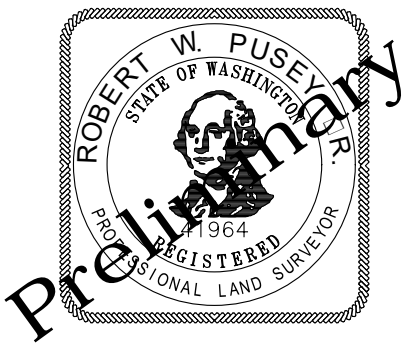


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
PERMANENT EASEMENT - PARCEL 125
CITY OF SHORELINE, KING COUNTY



LEGEND

 PERMANENT EASEMENT



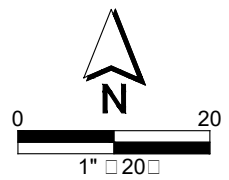
HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

ROBINWOOD, VOLUME 52 OF PLATS, PAGE 61,
 RECORDS OF KING COUNTY, WASHINGTON

DATE: APR 21, 2021
 FILE: PE71500040125



Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 125

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 738150-0040

THAT PORTION OF LOT 8, ACCORDING TO THE PLAT OF ROBINWOOD AS RECORDED IN VOLUME 52 OF PLATS, AT PAGE 61, UNDER AUDITOR'S FILE NUMBER 195402094417584, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8 ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE NORTH 00°00'54" EAST ALONG WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 22.01 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°00'54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 29.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8;
THENCE SOUTH 00°00'54" WEST ALONG SAID LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8 AND **THE POINT OF BEGINNING**.

SAID PORTION CONTAINING 533 SQUARE FEET, MORE OR LESS.

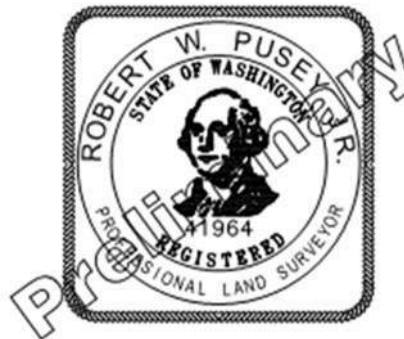
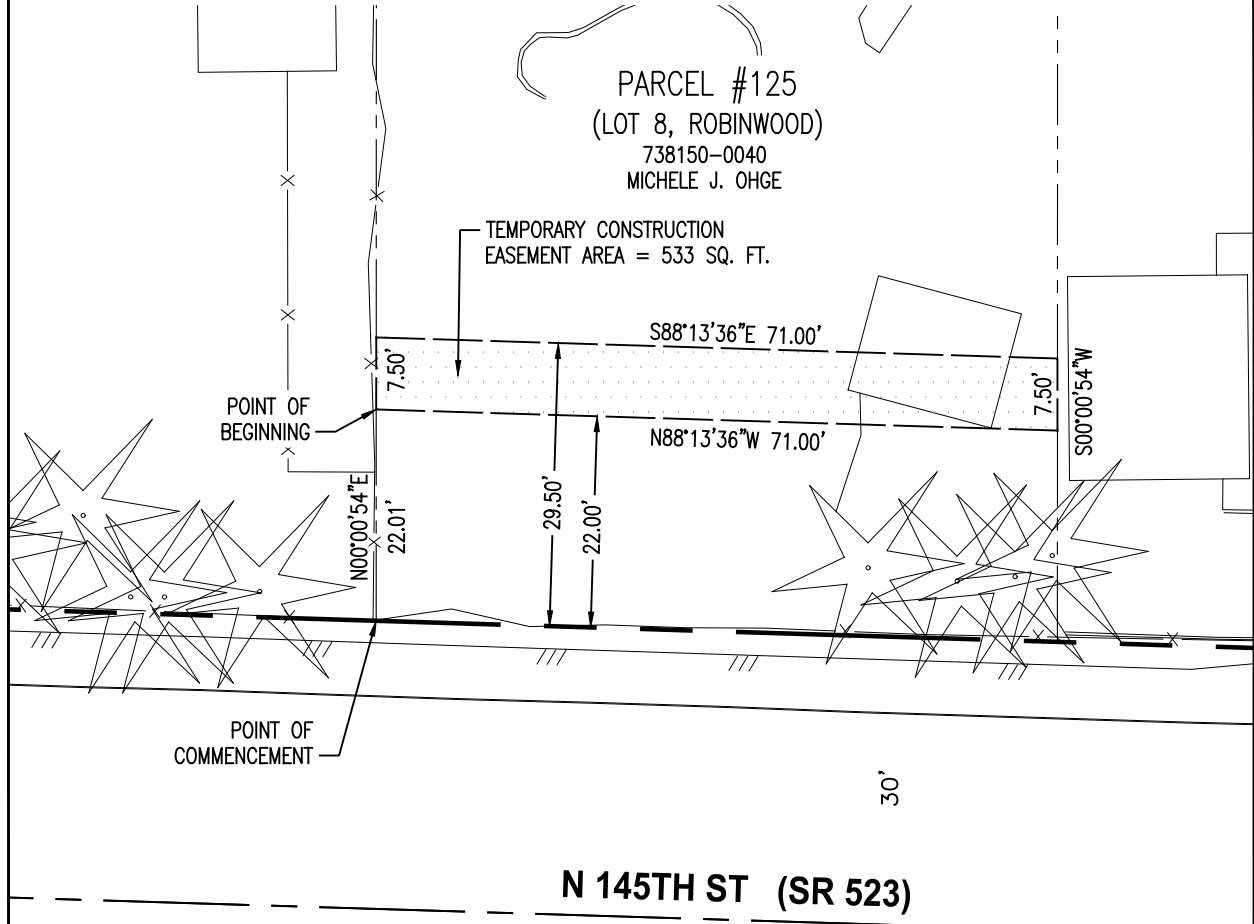
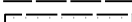



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 125
CITY OF SHORELINE, KING COUNTY



LEGEND

-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

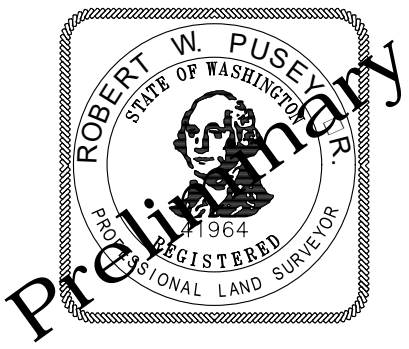
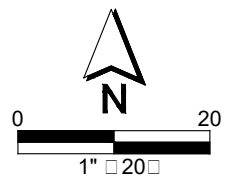
HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

ROBINWOOD, VOLUME 52 OF PLATS, PAGE 61,
 RECORDS OF KING COUNTY, WASHINGTON

DATE: AUG 21, 2021
 FILE: TCE\7001500040\125



Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

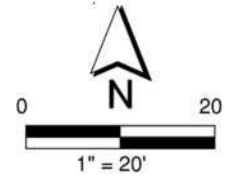
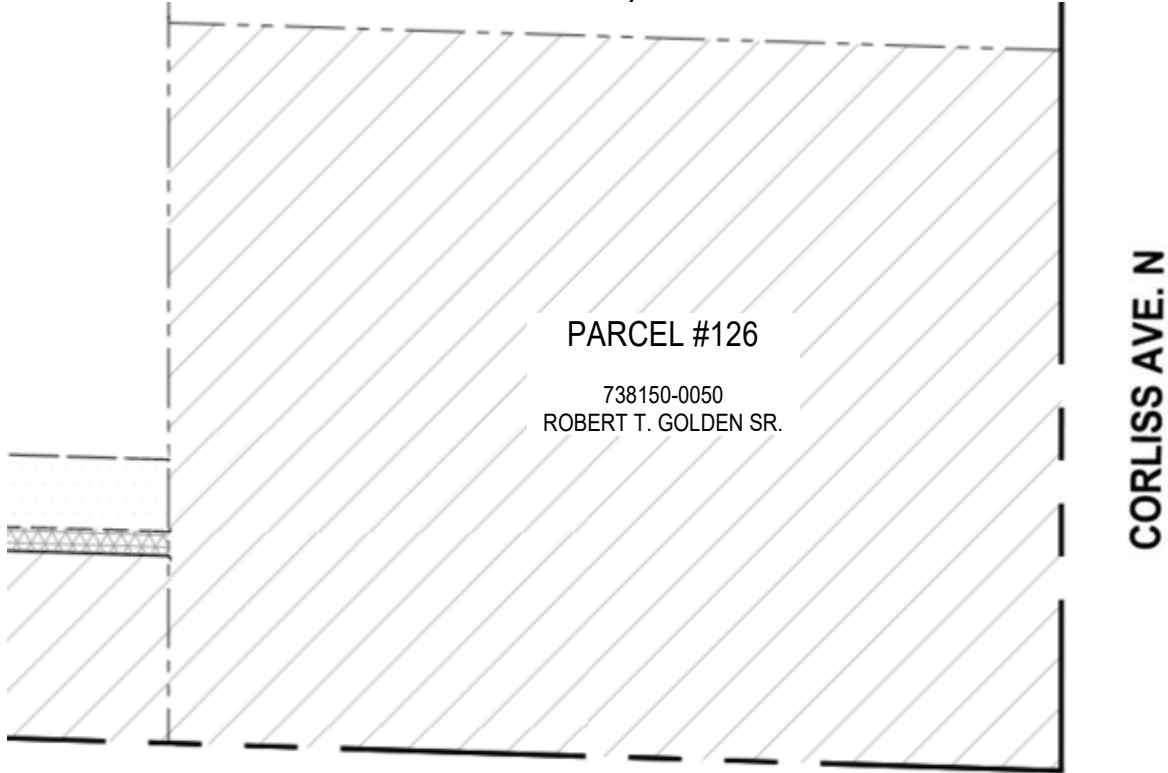
PROJECT PARCEL NO. 126

EXHIBIT "A"

Legal Description

Lot 10, Robinwood, according to the plat thereof recorded in Volume 52 of Plats, Page 61, in King County, Washington.

EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 126
CITY OF SHORLINE, KING COUNTY



LEGEND

- — — — — PROPOSED RIGHT OF WAY
- /// ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

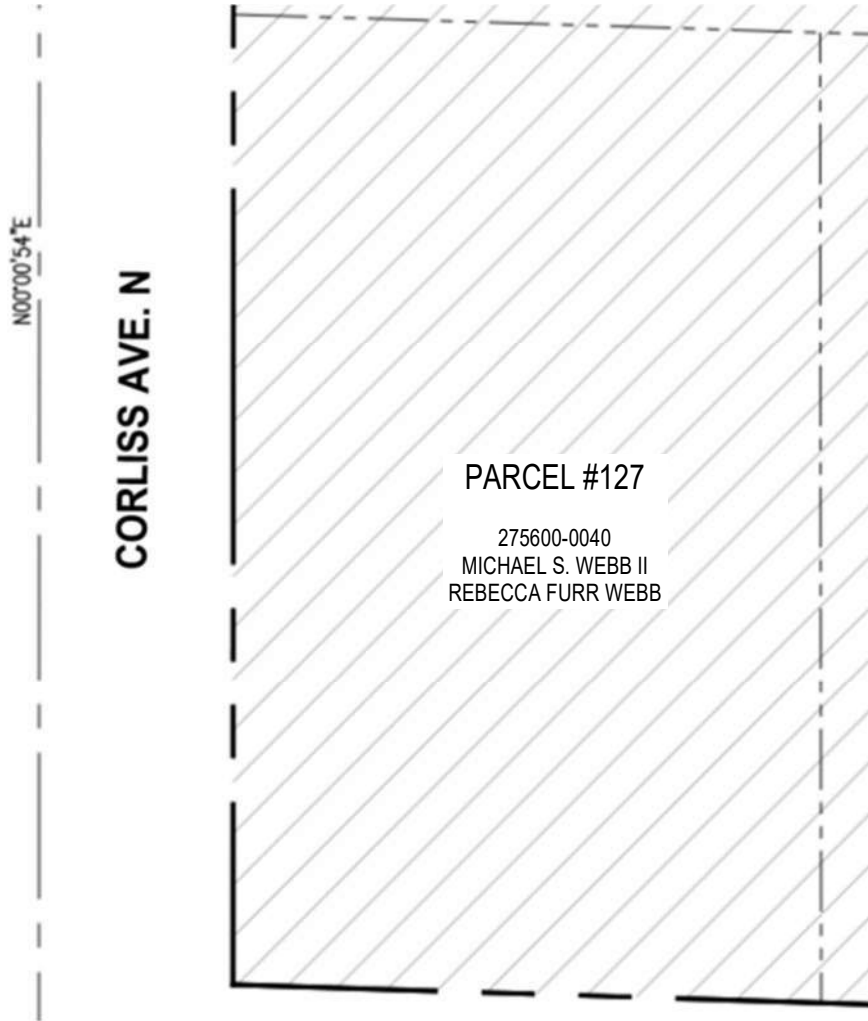
FILE: ACQ-7381500050-126

PROJECT PARCEL NO. 127
EXHIBIT "A"



Legal Description

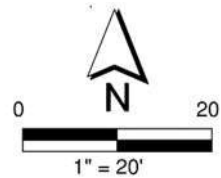
Lot 7, Howard Giffen Addition, according to the plat thereof recorded in Volume 65 of Plats, Page 97, in King County, Washington.

EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 127
CITY OF SHORLINE, KING COUNTY



LEGEND

-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-2756000040-127

PROJECT PARCEL NO. 128

EXHIBIT "A"

Legal Description

PARCEL A:

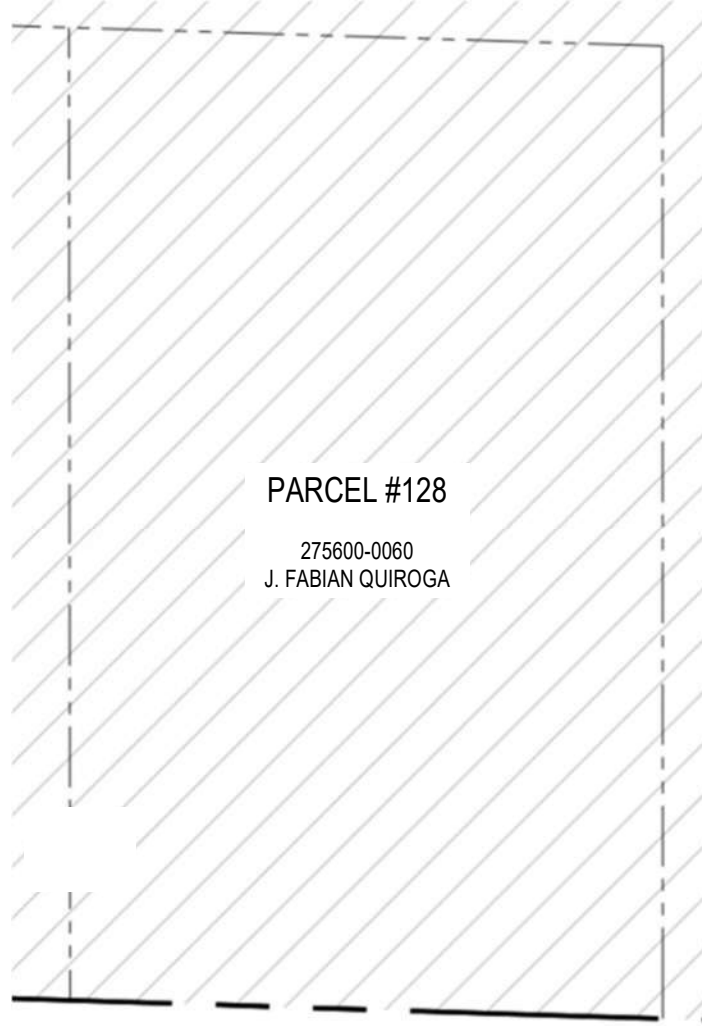
LOT 6, HOWARD GIFFEN ADDITION TO THE CITY OF SEATTLE,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF
PLATS, PAGE 97, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY
SUPERIOR COURT CAUSE NUMBER 634791.

PARCEL B:



A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE
PARTICULARLY SET FORTH IN THAT DOCUMENT ENTITLED
"EASEMENT" AND RECORDED UNDER RECORDING NO. 6046750, IN KING
COUNTY, WASHINGTON.

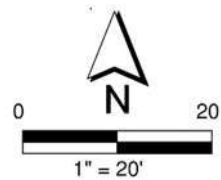
EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 128
CITY OF SHORLINE, KING COUNTY



N 145TH ST (SR 523)

LEGEND

-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-2756000060-128

PROJECT PARCEL NO. 129

EXHIBIT "A"

Legal Description

Parcel A:

Lot 5, Howard Giffen Addition, according to the plat thereof recorded in Volume 65 of Plats, Page 97, in King County, Washington;

TOGETHER WITH the South 16 feet of the East 48.5 feet of Lot 4 of said addition;

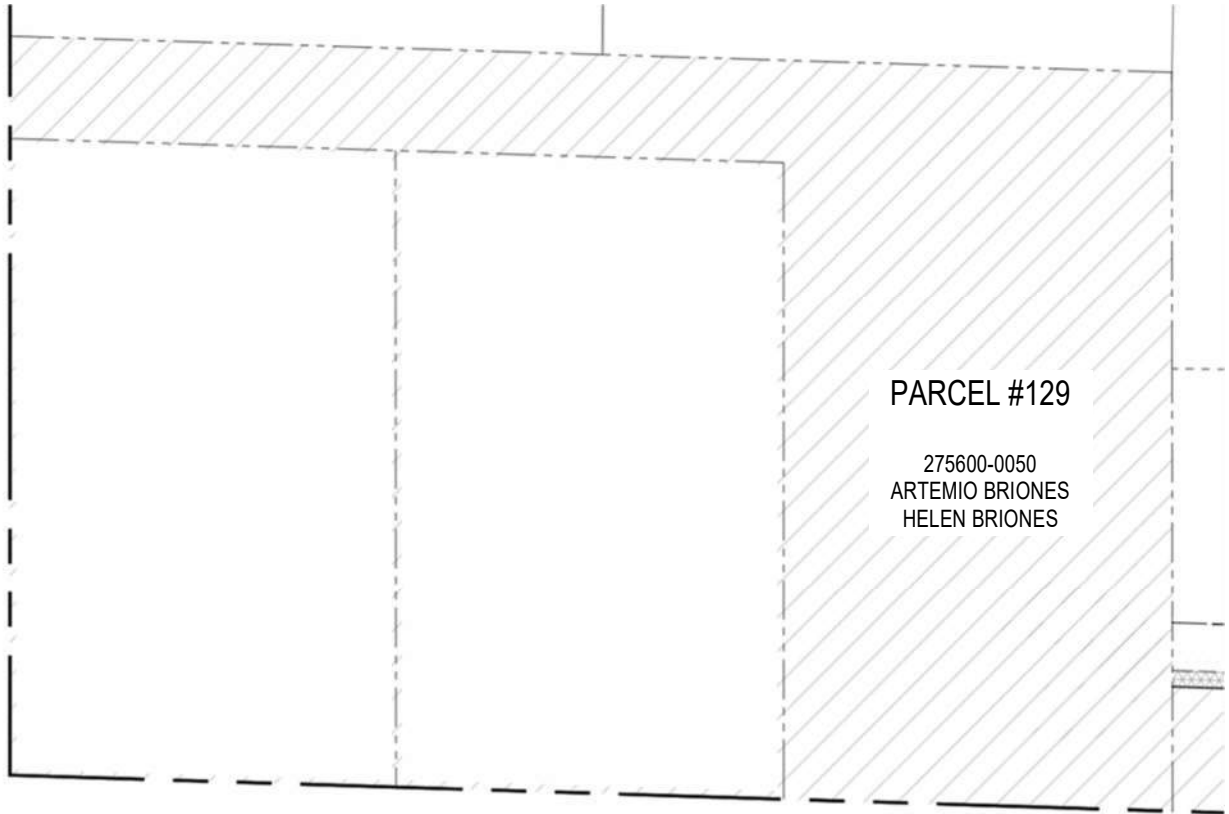
EXCEPT that portion of said Lot 5 condemned in King County Superior Court Cause No. 634791 for North 145th Street.

Parcel B:

The South 16 feet of Lot 8 and the South 16 feet of Lot 4, Howard Giffen Addition, according to the plat thereof recorded in Volume 65 of Plats, Page 97, in King County, Washington;



EXCEPT the East 48.5 feet of said Lot 4.

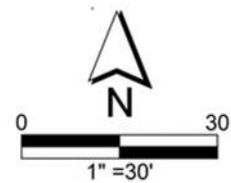
EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 129
CITY OF SHORLINE, KING COUNTY



N 145TH ST (SR 523)

LEGEND

-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-2756000050-129

PROJECT PARCEL NO. 130

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

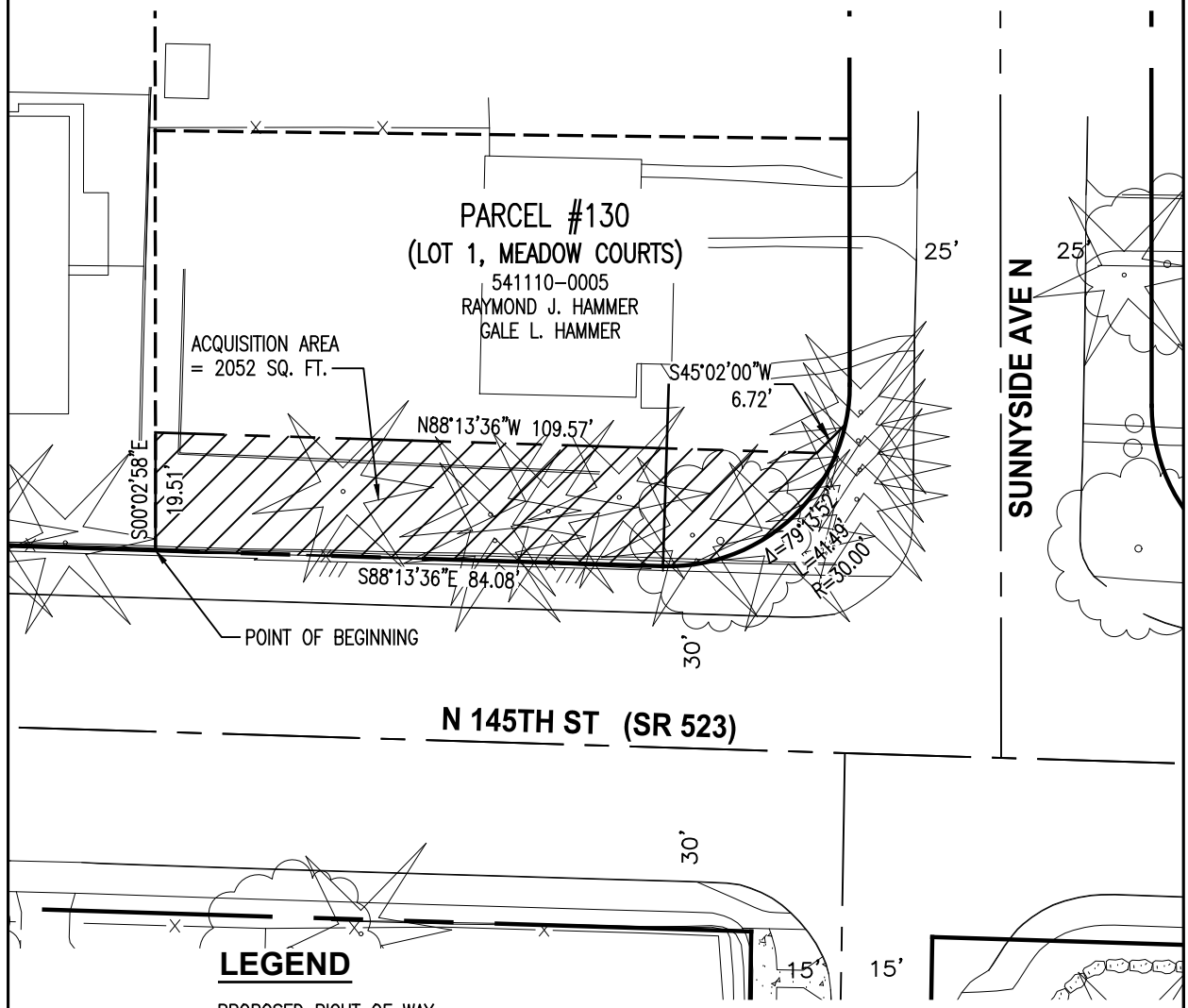
TPN 541110-0005

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON APRIL 30, 1987 UNDER RECORDING NO. 198705280575, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 1, MEADOW COURTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 47 OF PLATS, PG. 2, RECORDS OF KING COUNTY WASHINGTON. DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET AND THE **POINT OF BEGINNING**;
THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 84.08 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 41.49 FEET THROUGH A CENTRAL ANGLE OF 79°13'52" TO A POINT ON THE WESTERLY RIGHT OF WAY OF SUNNYSIDE AVENUE NORTH;
THENCE SOUTH 45°02'00" WEST, A DISTANCE OF 6.72 FEET;
THENCE NORTH 88°13'36" WEST, A DISTANCE OF 109.57 FEET PARALLEL WITH SAID NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;
THENCE SOUTH 00°02'58" EAST, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2052 SQUARE FEET, MORE OR LESS.

EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 130
CITY OF SHORELINE, KING COUNTY



LEGEND

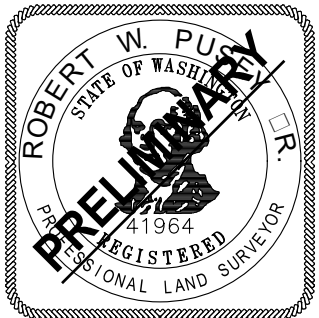
- PROPOSED RIGHT OF WAY
- ACQUISITION AREA

HORIZONTAL DATUM

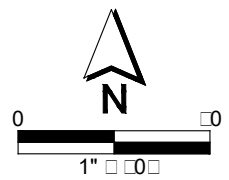
NAD83/11 NORTH ZONE

REFERENCE

MEADOW COURTS, VOL. 47 OF PLATS,
 PAGE 2, RECORDS OF KING COUNTY,
 WASHINGTON



DATE: February 11, 2021
 FILE: ACQ5411100005



Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 130

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 541110-0005

THAT PORTION OF LOT 1 OF MEADOW COURTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

THENCE NORTH 00°02'58" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°02'58" WEST ALONG SAID WEST LINE, A DISTANCE OF 2.50 FEET;

THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 108.57 FEET;

THENCE NORTH 45°02'00" EAST, A DISTANCE OF 9.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THE CENTER OF WHICH BEARS NORTH 85°29'24" WEST, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SUNNYSIDE AVENUE NORTH;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°01'56", FOR AN ARC LENGTH OF 4.21 FEET;

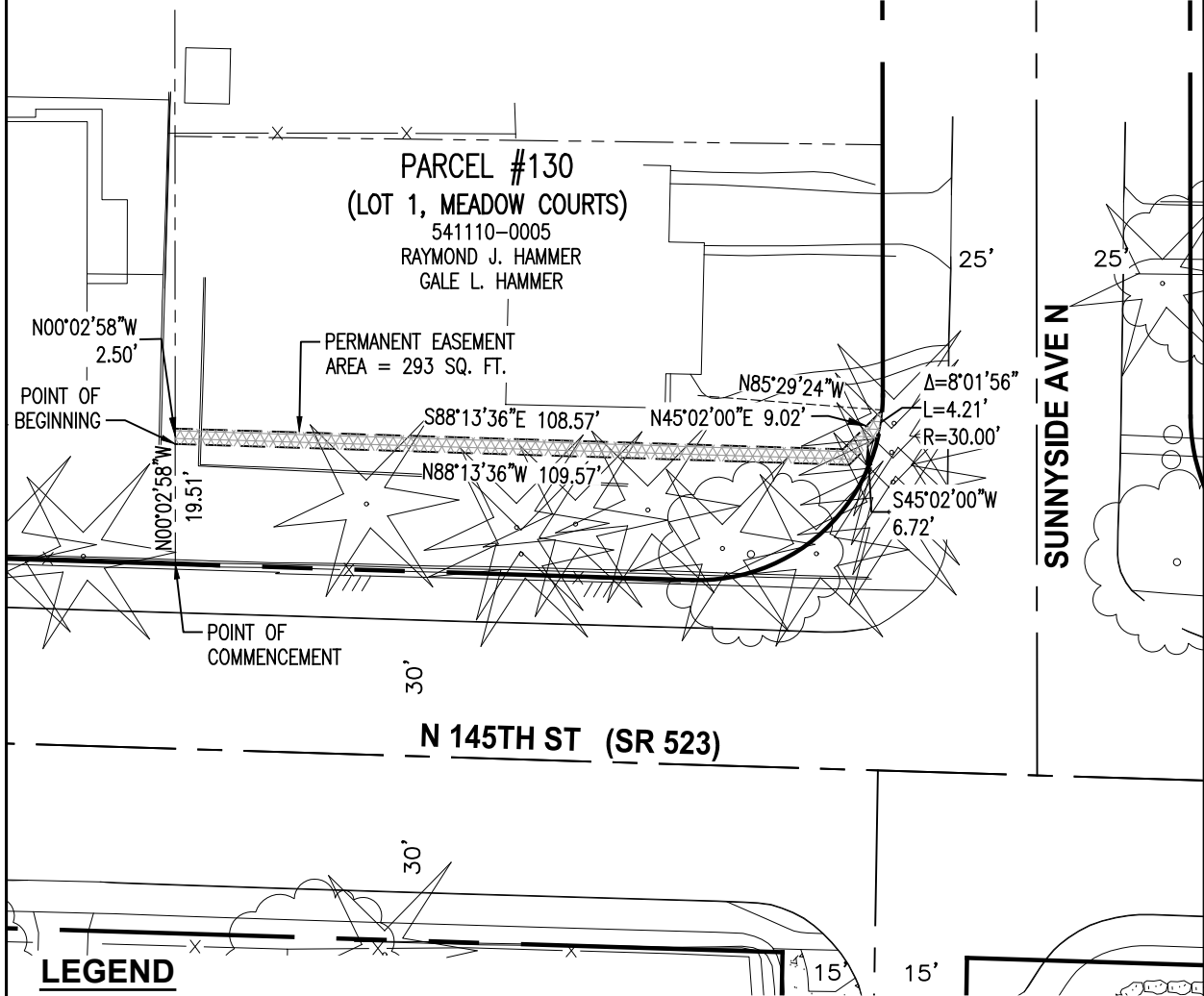
THENCE SOUTH 45° 02'00" WEST, A DISTANCE OF 6.72 FEET;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 109.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

SAID PORTION CONTAINING 293 SQUARE FEET, MORE OR LESS.

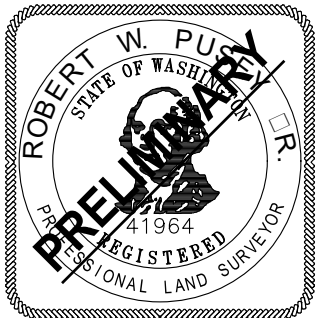


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
PERMANENT EASEMENT - PARCEL 130
CITY OF SHORELINE, KING COUNTY



LEGEND

 PERMANENT EASEMENT

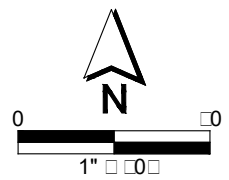


HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

MEADOW COURTS, VOLUME 47 OF PLATS,
 PAGE 2, RECORDS OF KING COUNTY,
 WASHINGTON



DATE: AUG 22, 2021
 FILE: PE 5411100005

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 130

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 541110-0005

THAT PORTION OF LOT 1 OF MEADOW COURTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE NORTH 00°02'58" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 22.01 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°02'58" WEST ALONG SAID WEST LINE, A DISTANCE OF 7.50 FEET TO A POINT A PARALLEL LINE 29.50 FEET NORTH OF THE SAID NORTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 53.77 FEET;
THENCE SOUTH 01°17'21" WEST, A DISTANCE OF 1.92 FEET;
THENCE SOUTH 88°42'39" EAST, A DISTANCE OF 25.91 FEET;
THENCE NORTH 01°17'21" EAST, A DISTANCE OF 1.70 FEET;
THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 30.37 FEET;
THENCE NORTH 00°03'42" WEST, A DISTANCE OF 22.08 FEET;
THENCE NORTH 89°19'23" WEST, A DISTANCE OF 20.00 FEET;
THENCE NORTH 00°03'42" WEST, A DISTANCE OF 20.00 FEET;
THENCE SOUTH 89°19'23" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUNNYSIDE AVENUE NORTH;
THENCE SOUTH 00°03'42" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 40.72 FEET TO A POINT ON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°34'18", FOR AN ARC LENGTH OF 2.39 FEET;
THENCE SOUTH 45°02'00 WEST, A DISTANCE OF 9.02 FEET;
THENCE NORTH 88°13'36" WEST, A DISTANCE OF 108.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,405 SQUARE FEET, MORE OR LESS.

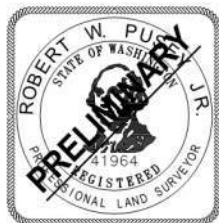
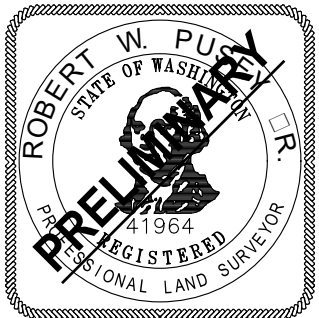
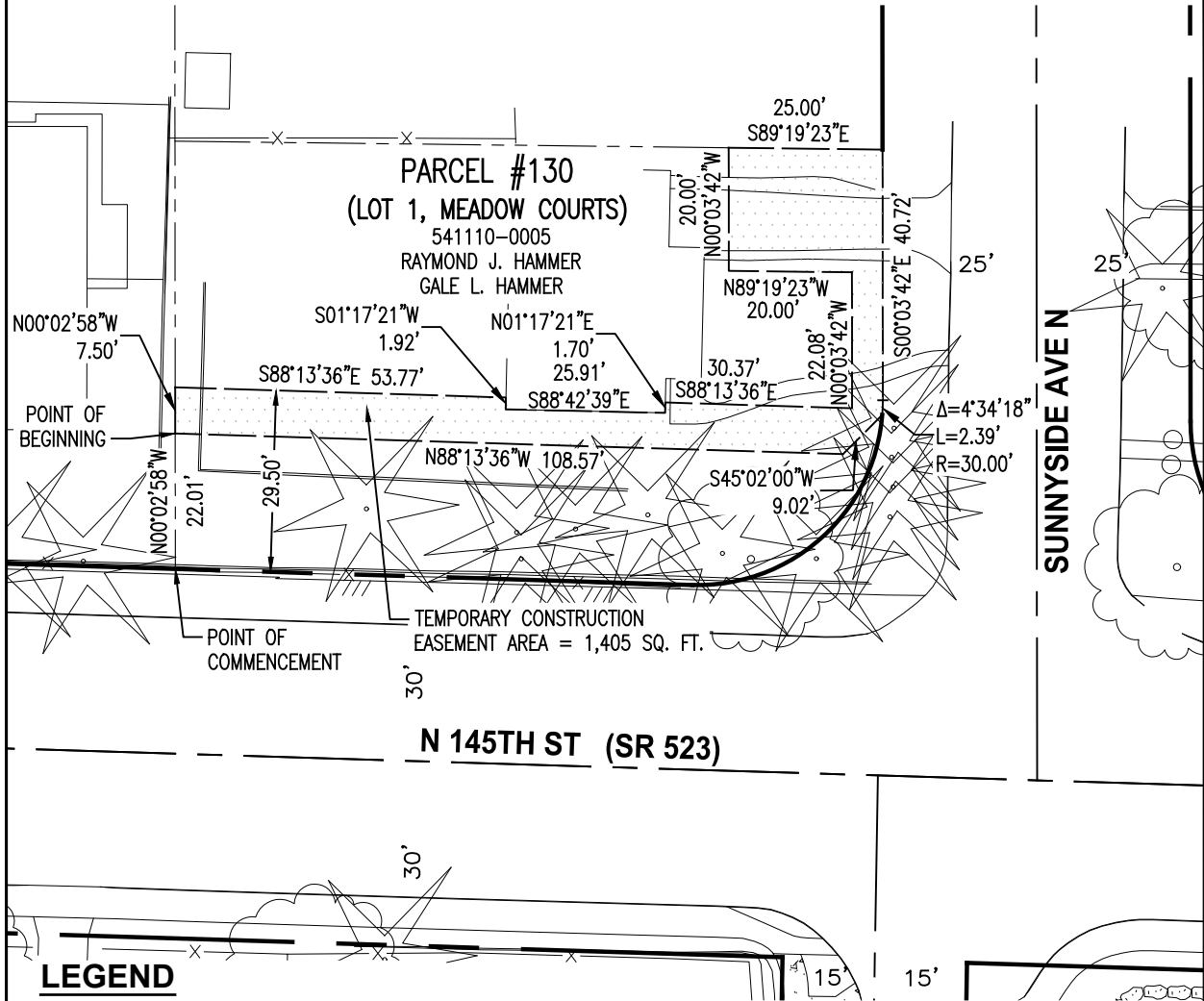


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 130
CITY OF SHORELINE, KING COUNTY



PROJECT PARCEL NO. 134

EXHIBIT "A"



Legal Description

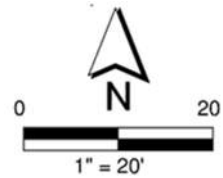
Lot 9, Meadow Courts, according to the plat thereof recorded in Volume 47 of Plats, Page 2, in King County, Washington.

EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 134
CITY OF SHORLINE, KING COUNTY



LEGEND

-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-5411100045-134

PROJECT PARCEL NO. 136

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0551

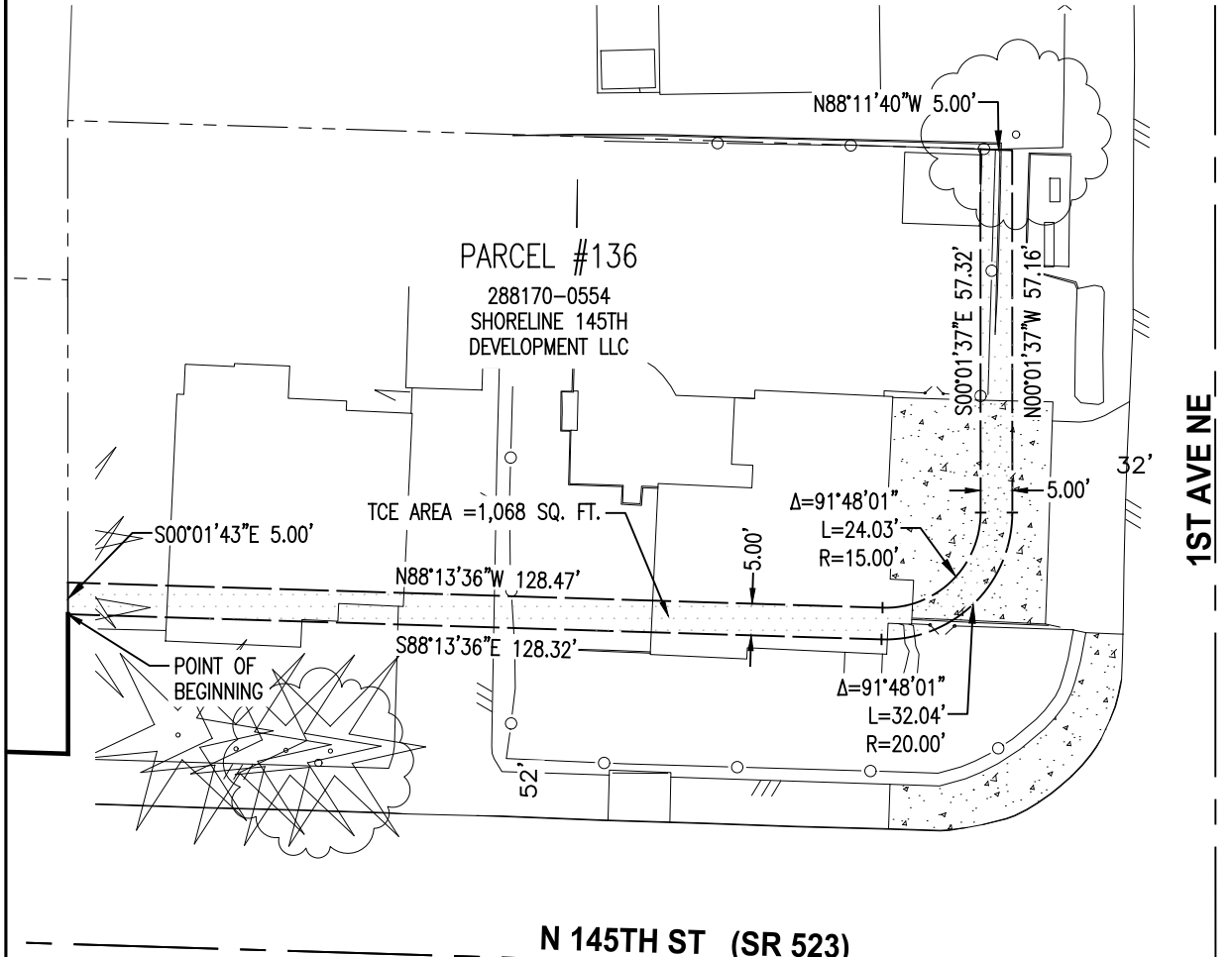
THAT PORTION OF LOT 13 OF THE CITY OF SHORELINE BLA NO. PLN18-0180 RECORDED ON AUGUST 29, 2019 UNDER RECORDING NO. 20190829900015, RECORDED IN SURVEY BOOK VOLUME 410, PAGE 95, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 128.32 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'01", FOR AN ARC LENGTH OF 32.04 FEET TO A POINT THE WESTERLY RIGHT OF WAY LINE OF 1ST AVENUE NE;
THENCE NORTH 00°01'37" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 57.16 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 13;
THENCE NORTH 88°11'40" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 5.00 FEET WEST OF WESTERLY LINE OF SAID LOT 13;
THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 57.32 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'01", FOR AN ARC LENGTH OF 24.03 FEET TO A POINT ON A LINE PARALLEL WITH AND 5.00 NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 128.47 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 13;
THENCE SOUTH 00°01'43" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

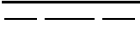
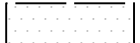
SAID PORTION CONTAINING 1,068 SQUARE FEET, MORE OR LESS.

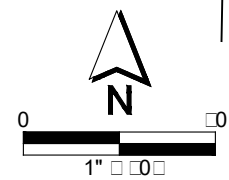


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 136
CITY OF SHORELINE, KING COUNTY



LEGEND

-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

CITY OF SHORELINE BLA NO. PLN18-0180, VOLUME 410 OF SURVEYS, PAGE 95, RECORDS OF KING COUNTY, WASHINGTON

DATE: FEBRUARY 25, 2021
 FILE: TCE2021700554106

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 137

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0362

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON JULY 29, 2005 UNDER RECORDING NO. 20050729003108, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 44.95 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°11'59", FOR AN ARC LENGTH OF 30.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NE;

THENCE NORTH 00°01'37" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 80.67 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 88°13'36" EAST ALONG NORTH LINE OF SAID PARCEL, A DISTANCE OF 7.50 FEET TO A POINT A LINE PARALLEL WITH AND 7.50 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE;

THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 61.40 FEET;

THENCE SOUTH 57°32'19" EAST, A DISTANCE OF 27.70 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

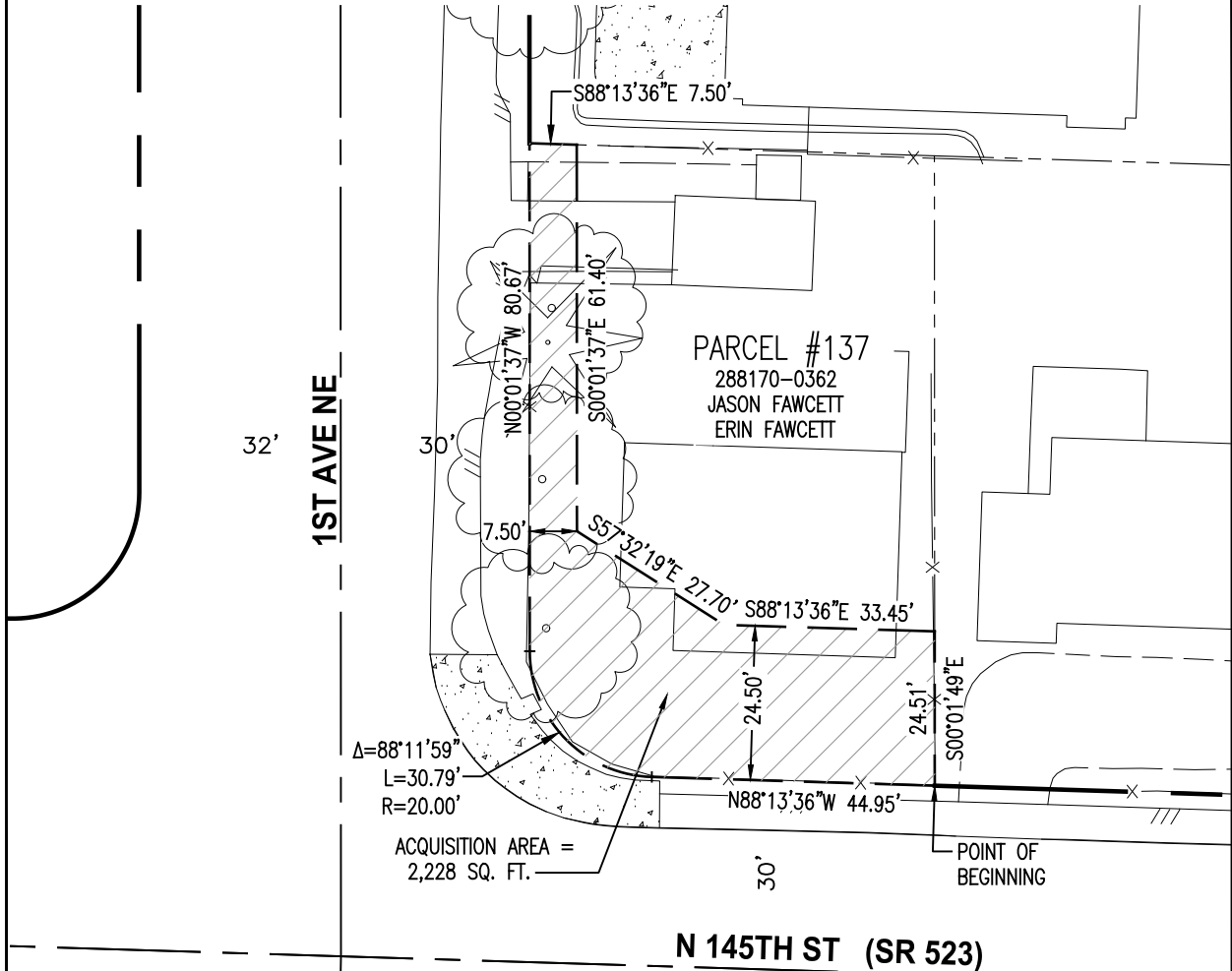
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 33.45 FEET TO A POINT THE EASTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°01'49" EAST ALONG SAID LINE, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**.

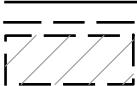
SAID PORTION CONTAINING 2,228 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 137
CITY OF SHORELINE, KING COUNTY



LEGEND



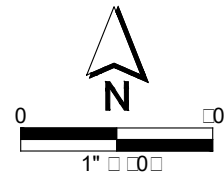
PROPOSED RIGHT OF WAY
 ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: FEBRUARY 25, 2021
 FILE: ACQ2001700062017

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 137

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0362

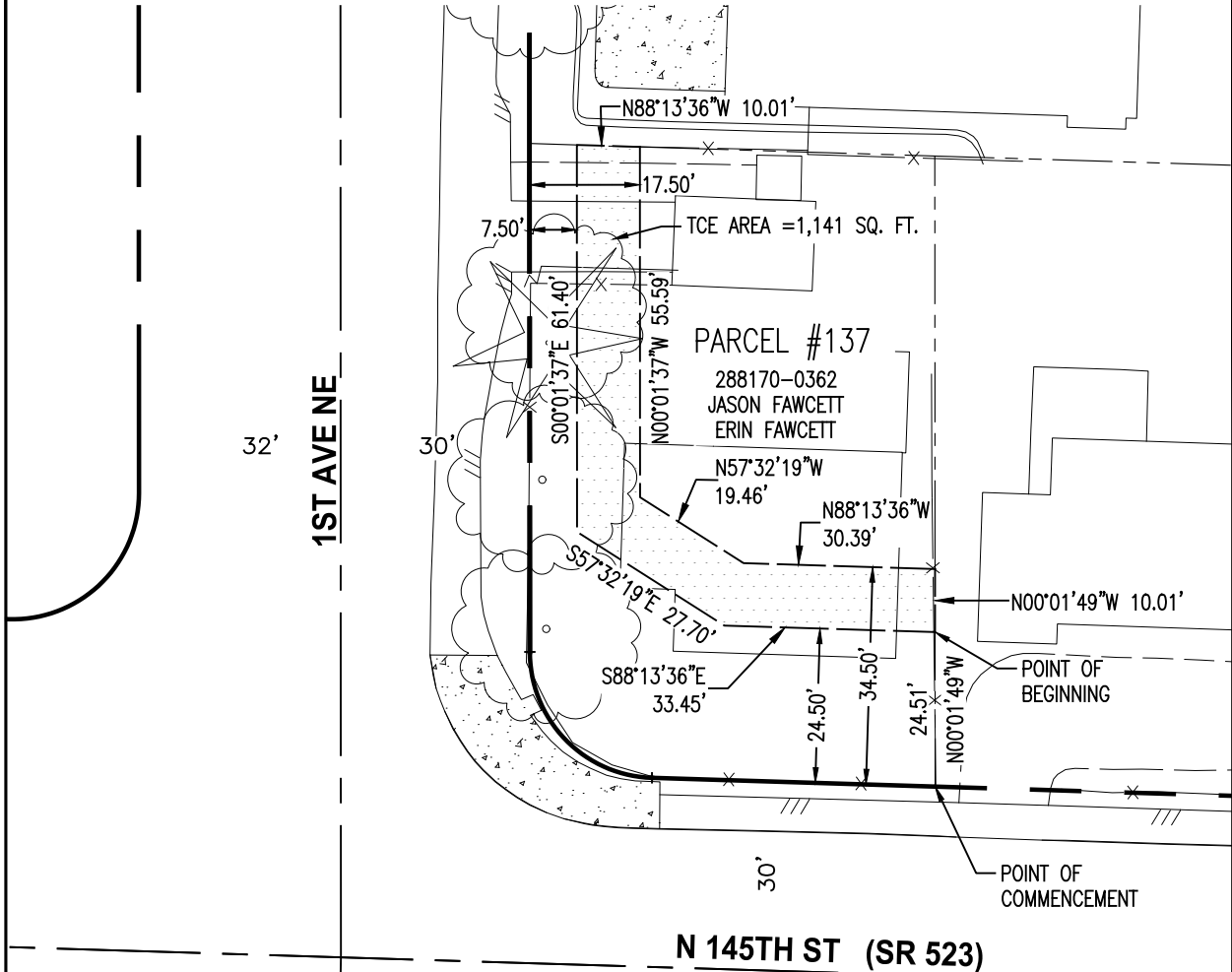
THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON JULY 29, 2005 UNDER RECORDING NO. 20050729003108, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;
THENCE NORTH 00°01'49" WEST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE 24.51 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°01'49" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 30.39 FEET;
THENCE NORTH 57°32'19" WEST, A DISTANCE OF 19.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 17.50 FEET EAST OF EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;
THENCE NORTH 00°01'37" WEST ALONG SAID LINE, A DISTANCE OF 55.59 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE;
THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 61.40 FEET;
THENCE SOUTH 57°32'19" EAST, A DISTANCE OF 27.70 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE A DISTANCE OF 33.45 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL AND **POINT OF BEGINNING**

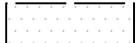
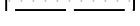
SAID PORTION CONTAINING 1,141 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 137
CITY OF SHORELINE, KING COUNTY



LEGEND

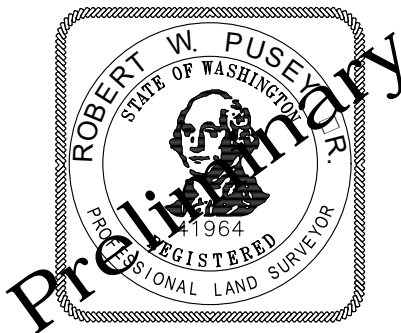
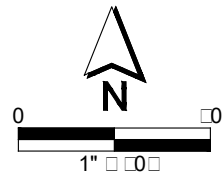
-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: M 11, 2021
 FILE: TCE 2017006217

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 138

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0361

THAT PORTION OF THE LOT 8 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON MARCH 8, 2013 UNDER RECORDING NO. 20130308000332, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8;
THENCE NORTH 00°01'49" WEST ALONG WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°01'49" WEST ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 59.33 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8;
THENCE SOUTH 00°02'43" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 59.33 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 593 SQUARE FEET, MORE OR LESS.

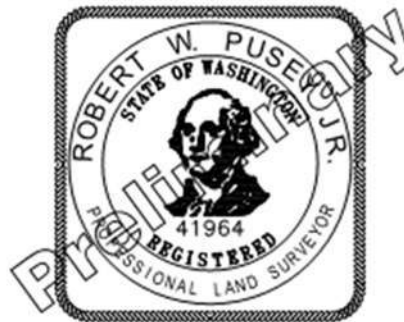
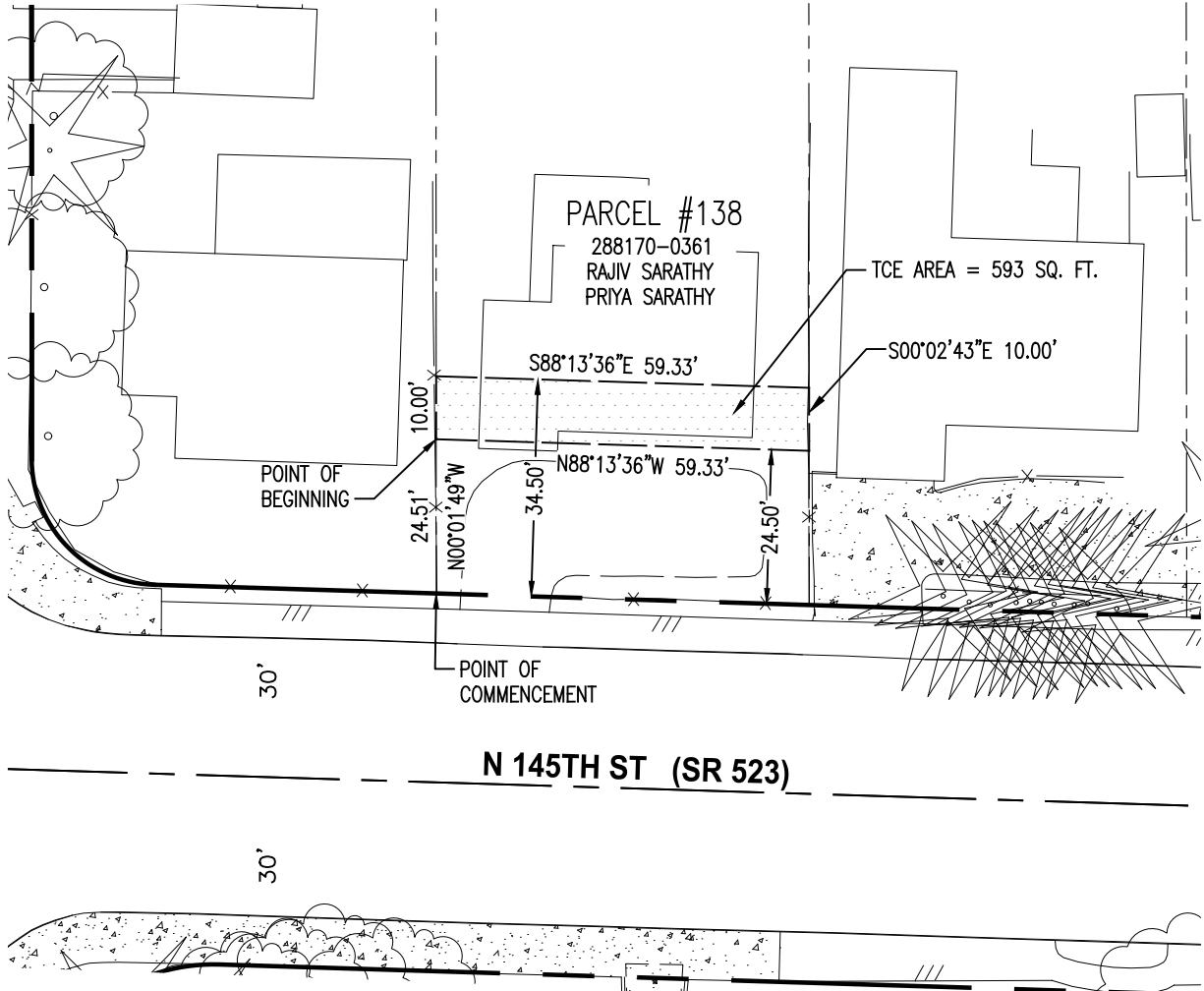
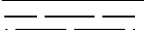



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 138
CITY OF SHORELINE, KING COUNTY



LEGEND

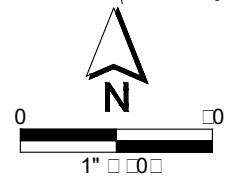
-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: February 26, 2021
 FILE: TCE 20170061

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 139

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0364

THAT PORTION OF LOT 8, BLOCK 3, OF GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 1ST AVE AND THE CENTERLINE OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 152.74 FEET;

THENCE NORTH 01°46'24" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 60.03 FEET;

THENCE NORTH 00°02'43" WEST, A DISTANCE OF 24.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF THE SAID NORTHERLY RIGHT OF WAY LINE;

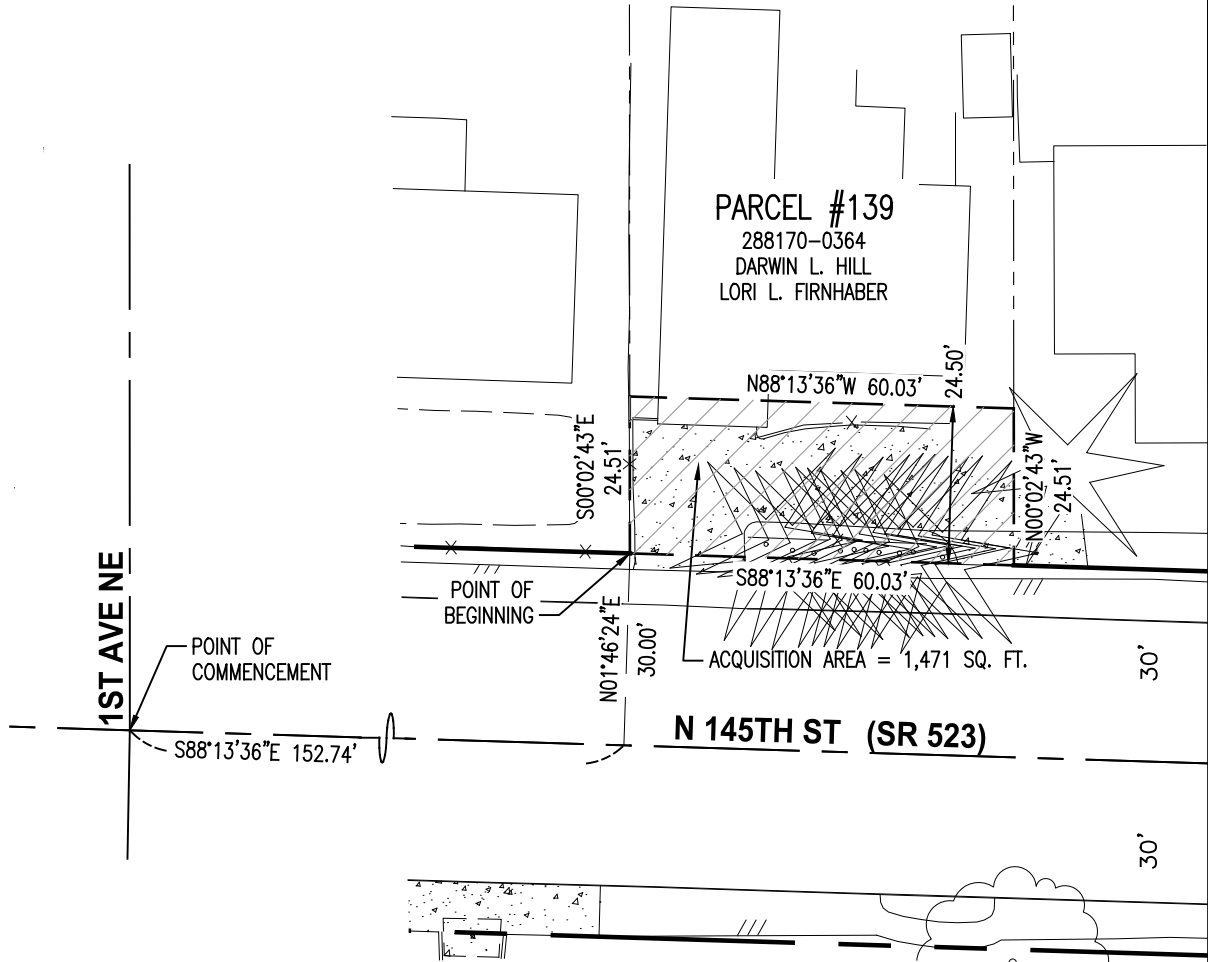
THENCE NORTH 88°13'36" WEST, A DISTANCE OF 60.03 FEET;

THENCE SOUTH 00°02'43" EAST, A DISTANCE OF 24.51 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE AND THE **POINT OF BEGINNING**.



SAID PORTION CONTAINING 1,471 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 139
CITY OF SHORELINE, KING COUNTY



LEGEND

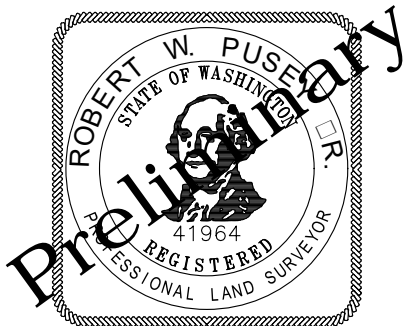
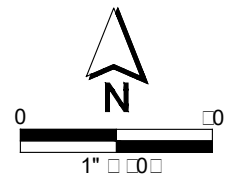
-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: MARCH 10, 2021
 FILE: ACQ200170064000

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 139
EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 288170-0364

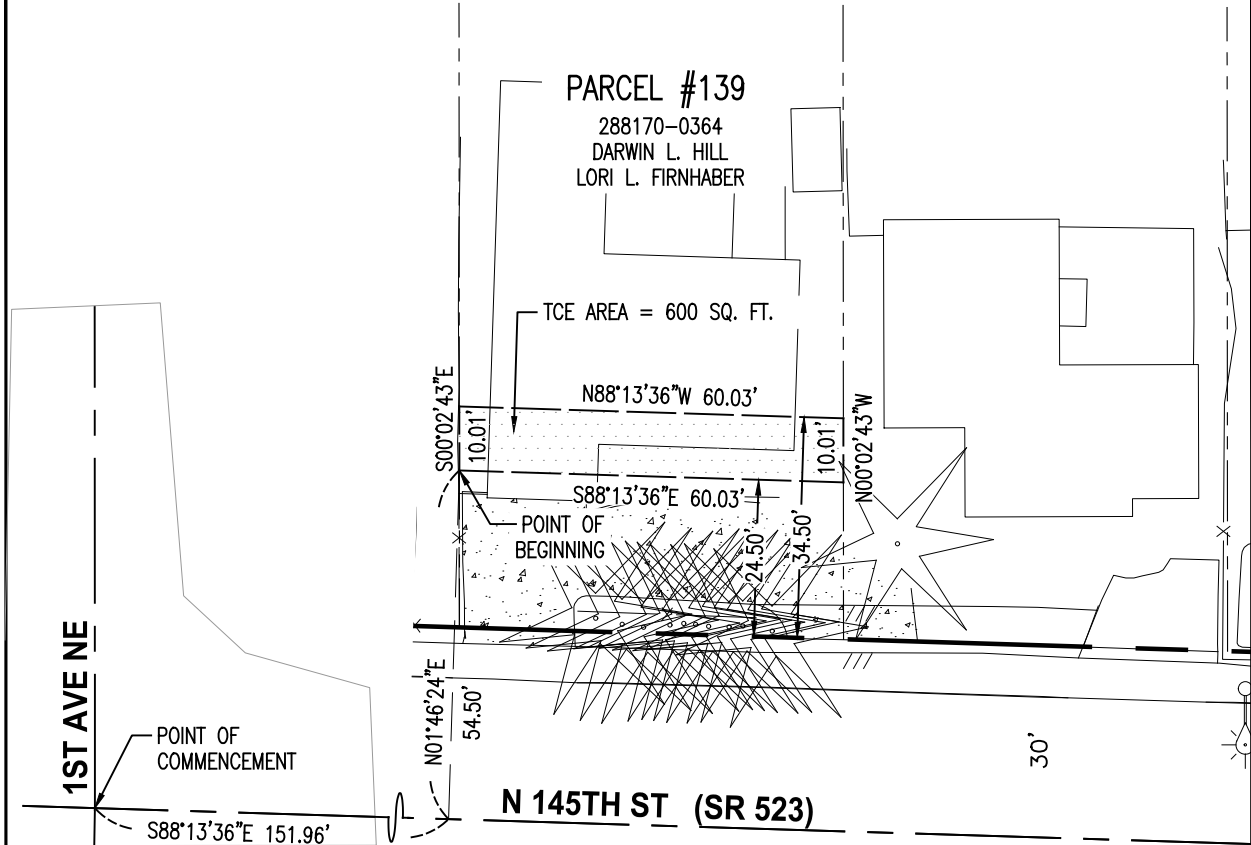
THAT PORTION OF LOT 8, BLOCK 3, OF GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 1ST AVE AND THE CENTERLINE OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 151.96 FEET;
THENCE NORTH 01°46'24" EAST, A DISTANCE OF 54.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET AND THE **POINT OF BEGINNING**;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 60.03 FEET;
THENCE NORTH 00°02'43" WEST, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST, A DISTANCE OF 60.03 FEET;
THENCE SOUTH 00°02'43" EAST A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 NORTH OF SAID NORTHERLY RIGHT OF WAY LINE AND TO THE **POINT OF BEGINNING**.

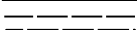

SAID PORTION CONTAINING 600 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 139
CITY OF SHORELINE, KING COUNTY



LEGEND

-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

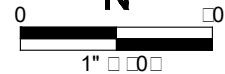
HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON

DATE: M 10, 2021
 FILE: TCE 1700 64



Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 143

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0359

A PORTION OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED ON MARCH 11, 2004 UNDER RECORDING NO. 20040319000689, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

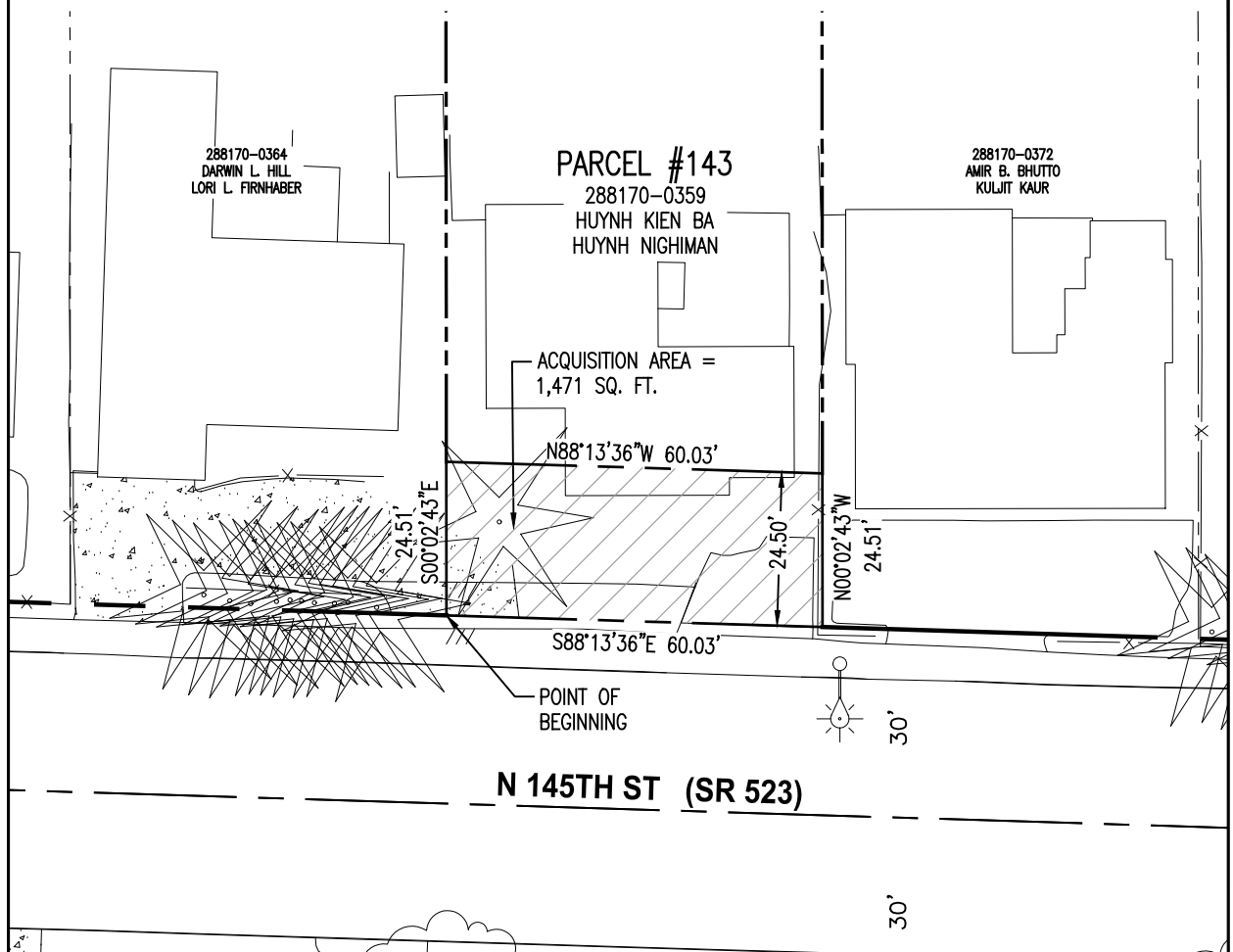
BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 60.03 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
THENCE NORTH 00°02'43" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 24.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 60.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;
THENCE SOUTH 00°02'43" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,471 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 143
CITY OF SHORELINE, KING COUNTY



LEGEND

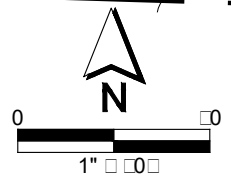
 ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: APR 22, 2021
 FILE: ACQ 201700514

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 143

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0359

A PORTION OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED ON MARCH 11, 2004 UNDER RECORDING NO. 20040319000689, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

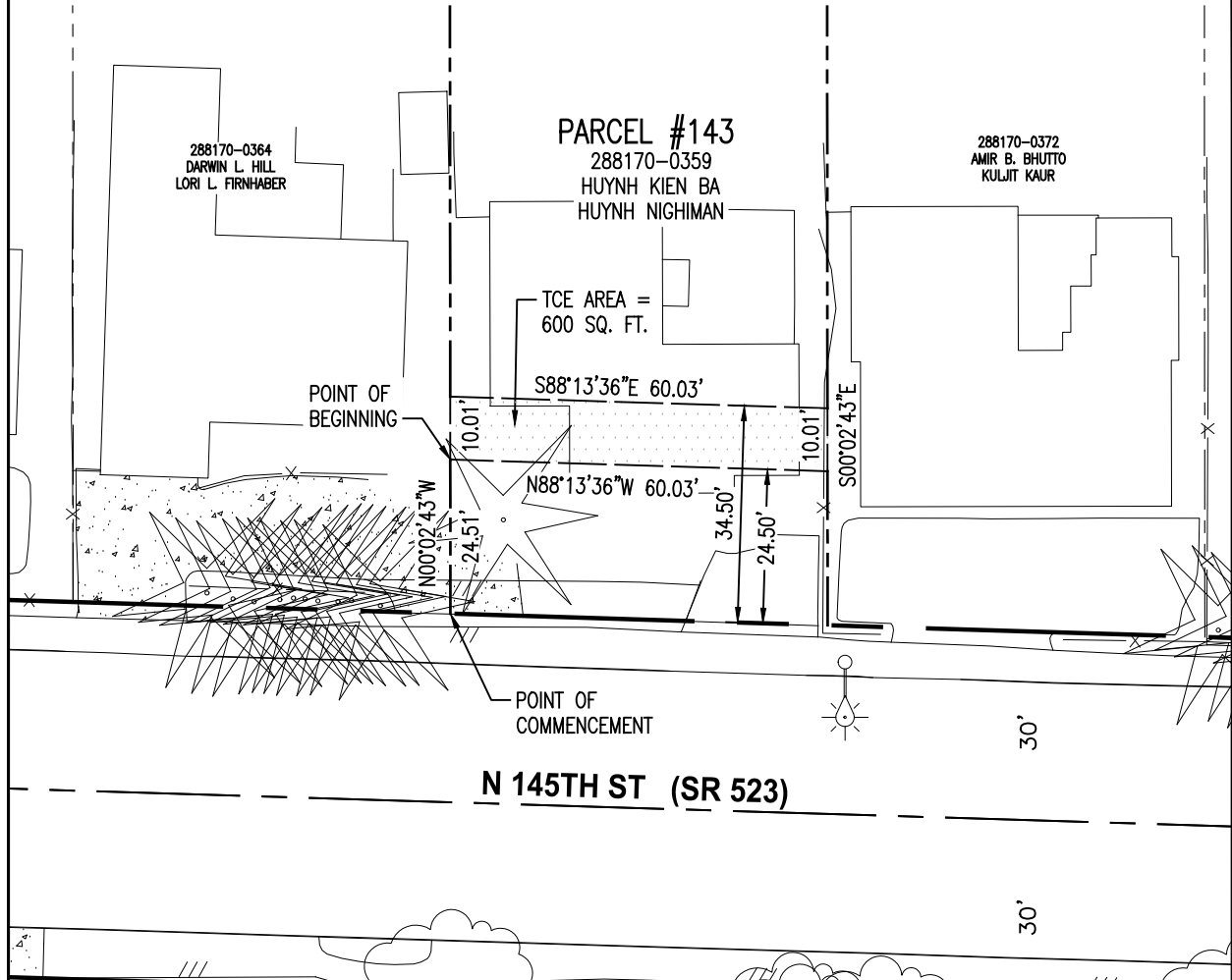
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;
THENCE NORTH 00°02'43" WEST ALONG WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**;
THENCE CONTINUING NORTH 00°02'43" WEST, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 60.03 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;
THENCE SOUTH 00°02'43" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 60.03 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 600 SQUARE FEET, MORE OR LESS.

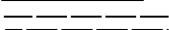

SITUATE IN COUNTY OF KING, STATE OF WASHINGTON



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 143
CITY OF SHORELINE, KING COUNTY



LEGEND

-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)



DATE: APR 22, 2021
 FILE: TCE 20017005014

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON

Parametrix

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 144
EXHIBIT "A"

Legal Description



The South 150 feet of the West 60 feet of the East 390 feet of Lot 8, Block 3, Green Lake Five Acre Tracts to the City of Seattle, according to the plat thereof recorded in Volume 11 of Plats, Page 72, in King County, Washington;

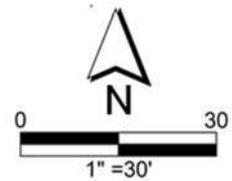
EXCEPT that portion thereof lying within Northeast 145th Street.

EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 144
CITY OF SHORLINE, KING COUNTY



LEGEND

-  PROPOSED RIGHT OF WAY
-  ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-2881700372-144

PROJECT PARCEL NO. 148

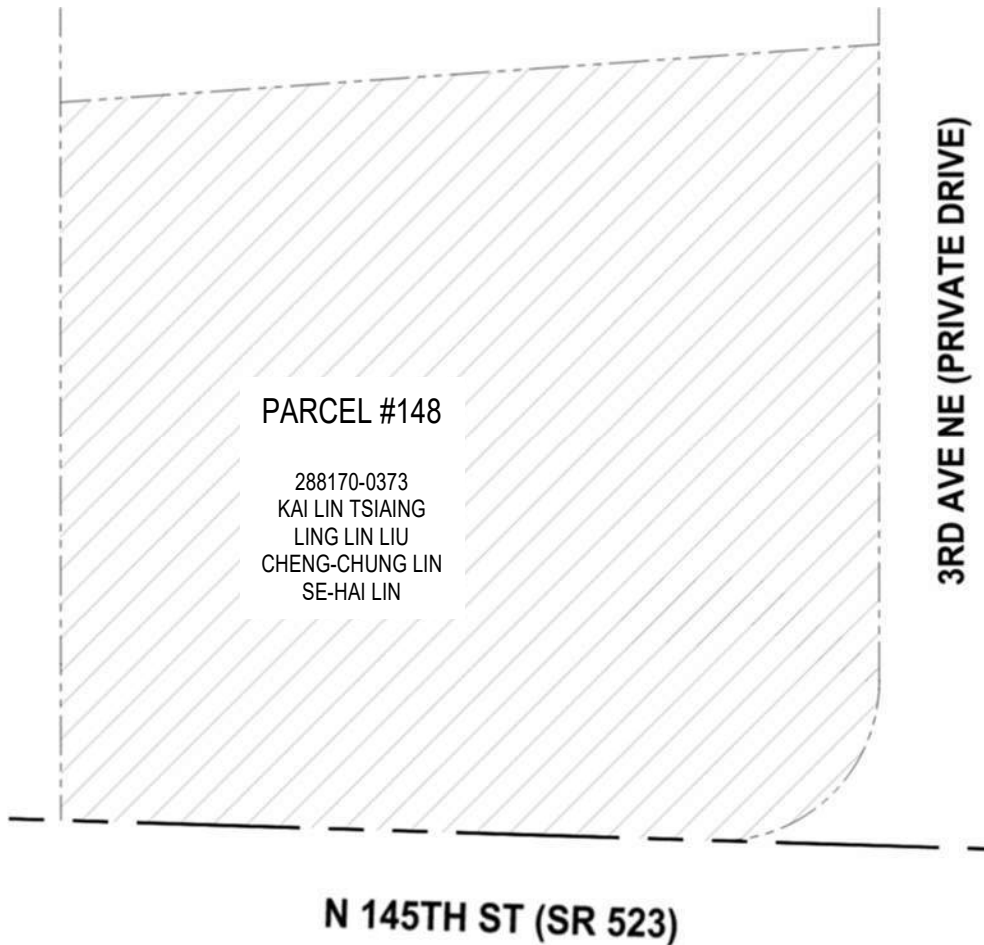
EXHIBIT "A"

Legal Description

Lot 1, King County Short Plat No. 778047, recorded under Recording No. 7812121103, records of King County, Washington;

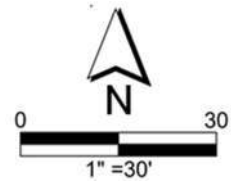
Together with an undivided 1/4th interest in Private Road within said Short Plat.

EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 148
CITY OF SHORLINE, KING COUNTY



LEGEND

- PROPOSED RIGHT OF WAY
- /// ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-2881700373-148

PROJECT PARCEL NO. 149

EXHIBIT A

PERMANENT EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-TRCT

A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON LYING IN THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 30.00 FEET OF SAID LOT 8 AND THE NORTH RIGHT OF WAY LINE OF 145TH STREET, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF KING COUNTY SHORT PLAT NUMBER 778047 AS RECORDED UNDER AUDITOR'S FILE NO.

7812121103, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 00°02'28" WEST ALONG THE WEST LINE OF THE EAST 30.00 FEET OF SAID LOT 8, ALSO BEING THE EAST LINE OF SAID TRACT OF KING COUNTY SHORT PLAT, A DISTANCE OF 21.32 FEET TO THE

POINT OF BEGINNING;

THENCE NORTH 60°41'38" WEST, A DISTANCE OF 25.24 FEET TO THE WEST LINE OF SAID TRACT OF KING COUNTY SHORT PLAT;

THENCE NORTH 00°02'43" WEST ALONG SAID WEST LINE, A DISTANCE OF 6.88 FEET;

THENCE SOUTH 60°41'38" EAST, A DISTANCE OF 25.24 FEET TO A POINT ON THE EAST LINE OF SAID TRACT;

THENCE SOUTH 00°02'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 6.88 FEET TO THE **POINT OF BEGINNING**

SAID PORTION CONTAINING 152 SQUARE FEET, MORE OR LESS

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

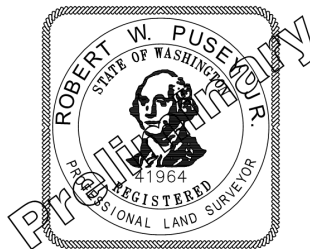
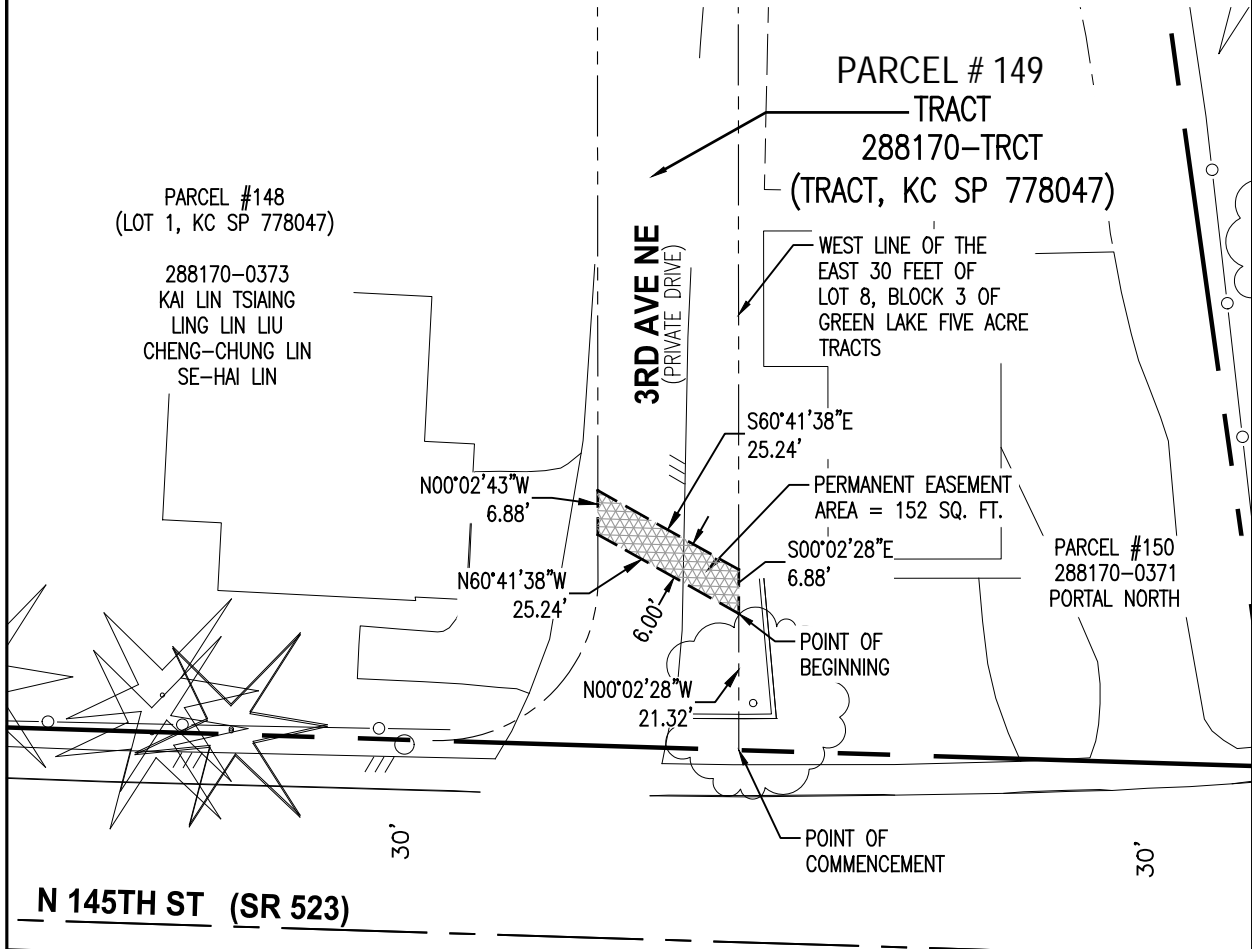


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
PERMANENT EASEMENT - 288170-TRCT
CITY OF SHORELINE, KING COUNTY



LEGEND

 PERMANENT EASEMENT



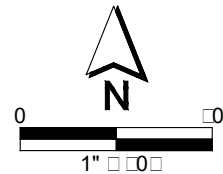
HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOL. 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY, WASHINGTON

KING COUNTY SHORT PLAT NO. 778047, RECORDED UNDER AFN 7812121103, RECORDS OF KING COUNTY, WASHINGTON



DATE: AUG 22, 2021
 FILE: PE 202170 TRCT

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 150

EXHIBIT "A"

Legal Description

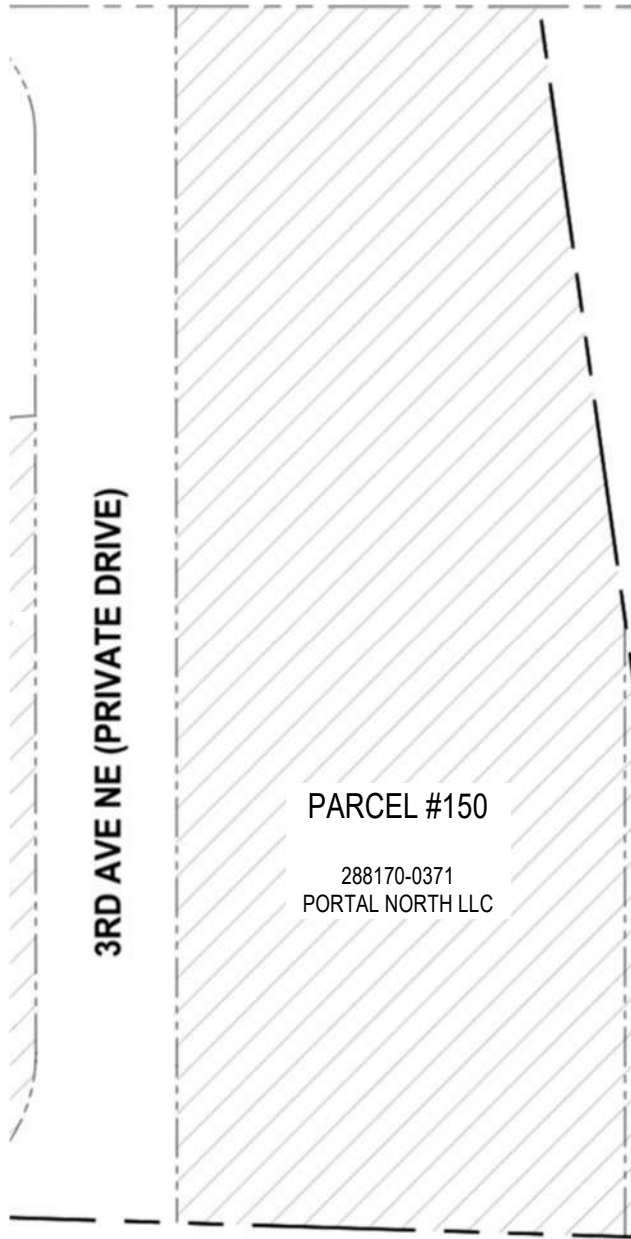
The East 30 feet of Lot 8 and the West 40 feet of Lot 9, all in Block 3, Green Lake Five Acre Tracts to the City of Seattle, according to the plat thereof recorded in Volume 11 of Plats, Page 72, in King County, Washington;

EXCEPT the South 10 feet of the East 30 feet of Lot 8; also

EXCEPT the South 10 feet of the West 40 feet of Lot 9, conveyed to King County for road purposes by deed recorded under recording no. 1680423; also

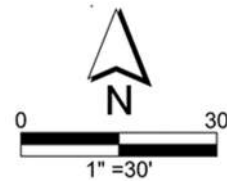
EXCEPT that portion of said Lot 9 condemned in King County Superior Court Cause No. 594775 for Primary State Highway No. 1.

EXHIBIT B
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M.
FULL ACQUISITION – PARCEL 150
CITY OF SHORLINE, KING COUNTY



LEGEND

- — — — — PROPOSED RIGHT OF WAY
- /// ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021

FILE: ACQ-2881700371-150

PROJECT PARCEL NO. 154

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 288170-0551

THAT PORTION OF LOT 12 OF THE CITY OF SHORELINE BLA NO. PLN18-0180 RECORDED ON AUGUST 29, 2019 UNDER RECORDING NO. 20190829900015, RECORDED IN SURVEY BOOK VOLUME 410, PAGE 95 THROUGH 98, RECORDS OF KING COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12 ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;
THENCE NORTH 00°01'37" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 44.07 FEET;
THENCE SOUTH 89°58'23" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A PARALLEL WITH AND 5.00 FEET WEST OF SAID WESTERLY LINE;
THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 43.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12;
THENCE SOUTH 88°11'40" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 220 SQUARE FEET, MORE OR LESS.

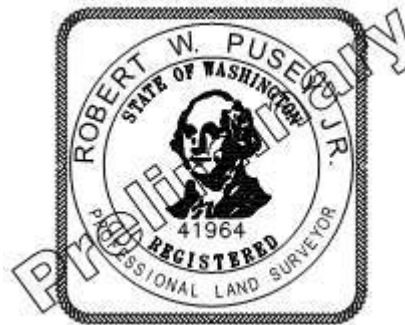
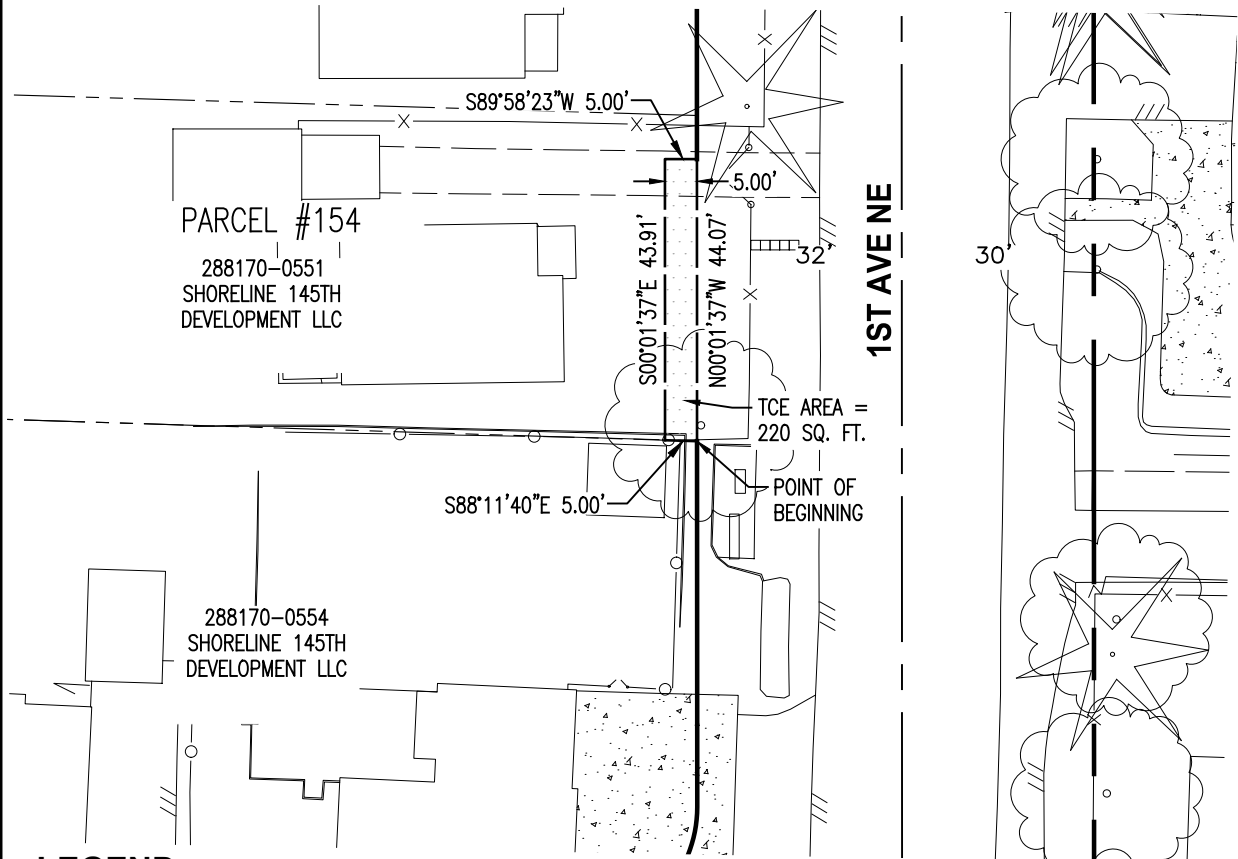
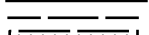



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 154
CITY OF SHORELINE, KING COUNTY



LEGEND

-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

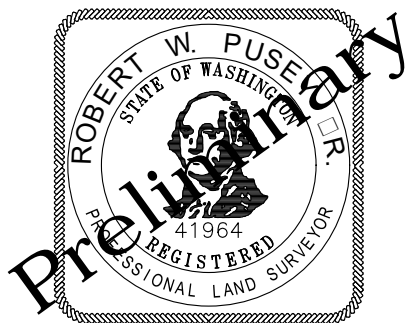
NAD83/11 NORTH ZONE

REFERENCE

CITY OF SHORELINE BLA NO. PLN18-0180, VOLUME 410 OF SURVEYS, PAGES 95-98, RECORDS OF KING COUNTY, WASHINGTON

DATE: February 26, 2021
 FILE: TCE-201700551-154

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES



PROJECT PARCEL NO. 155

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 288170-0376

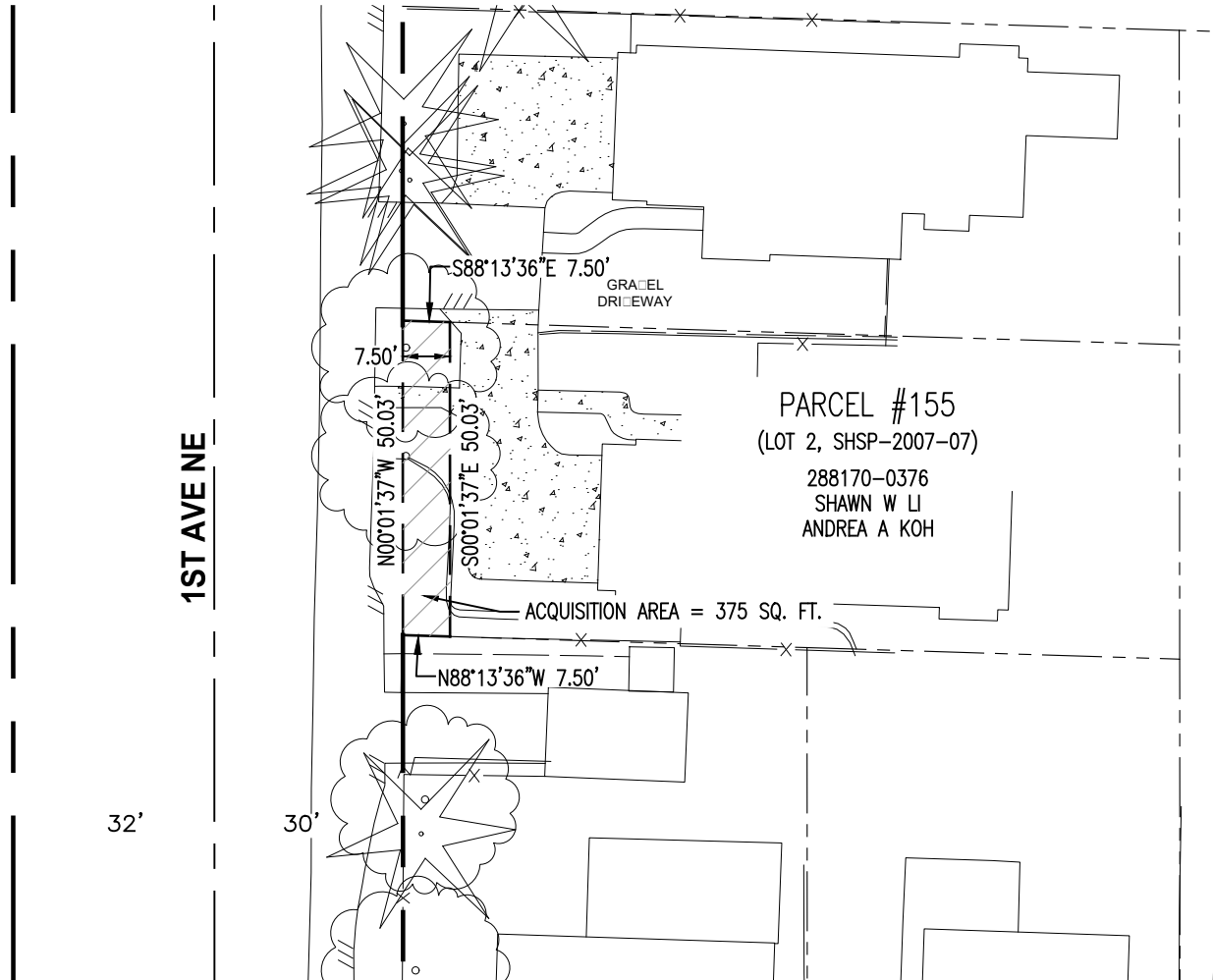
THAT PORTION OF LOT 2 DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON APRIL 15, 2016 UNDER RECORDING NO. 20160415001599, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 2, CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS PAGES 210 THROUGH 211, RECORDS OF KING COUNTY WASHINGTON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 7.50 FEET OF SAID LOT 2

SAID PORTION CONTAINING 375 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 155
CITY OF SHORELINE, KING COUNTY



LEGEND



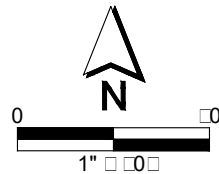
PROPOSED RIGHT OF WAY
 ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, VOLUME 266 OF SURVEYS, PAGES 210-211, RECORDS OF KING COUNTY, WASHINGTON



DATE: February 26, 2021
 FILE: ACQ200170076155

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 155

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0376

THAT PORTION OF LOT 2 DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON APRIL 15, 2016 UNDER RECORDING NO. 20160415001599, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 2, CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS PAGES 210 THROUGH 211, RECORDS OF KING COUNTY WASHINGTON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;

THENCE SOUTH 88°13'36" EAST ALONG SOUTHERLY LINE OF SAID LOT 2, A DISTANCE 7.50 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 88°13'36" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 17.50 EAST OF SAID EASTERLY RIGHT OF WAY LINE;

THENCE NORTH 00°01'37" WEST ALONG SAID LINE, A DISTANCE OF 35.88 FEET;

THENCE NORTH 89°58'23" EAST, A DISTANCE OF 9.95 FEET;

THENCE NORTH 00°04'07" EAST, A DISTANCE OF 13.83 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2;

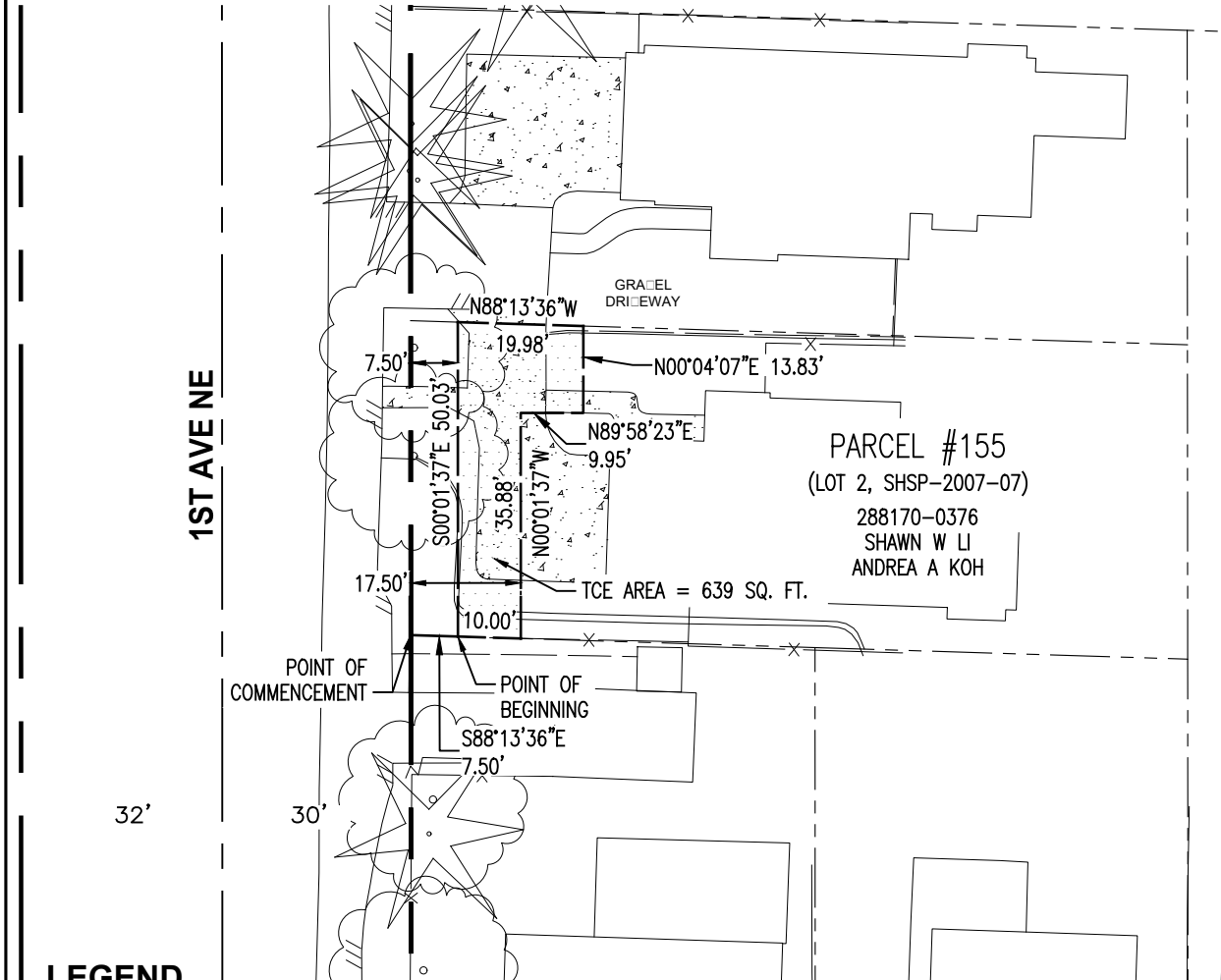
THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 19.98 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET EAST OF THE SAID WESTERLY RIGHT OF WAY LINE;

THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 50.03 FEET TO THE **POINT OF BEGINNING**.


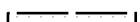
SAID PORTION CONTAINING 639 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 155
CITY OF SHORELINE, KING COUNTY



LEGEND

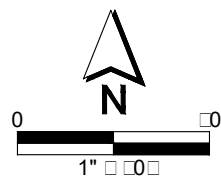
-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07,
 VOLUME 266 OF SURVEYS, PAGES 210-211, RECORDS OF
 KING COUNTY, WASHINGTON



DATE: FEBRUARY 26, 2021
 FILE: TCE 20070076155

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 156

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0368

THAT PORTION OF LOT 1 OF CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS, PAGES 210-211, RECORDS OF KING COUNTY WASHINGTON LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;
THENCE NORTH 00°01'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 5.98 FEET;
THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 27.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET EAST OF THE SAID EASTERLY RIGHT OF WAY LINE;
THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 22.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1;
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 7.50 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 355 SQUARE FEET, MORE OR LESS.

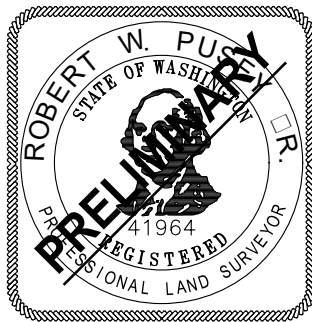
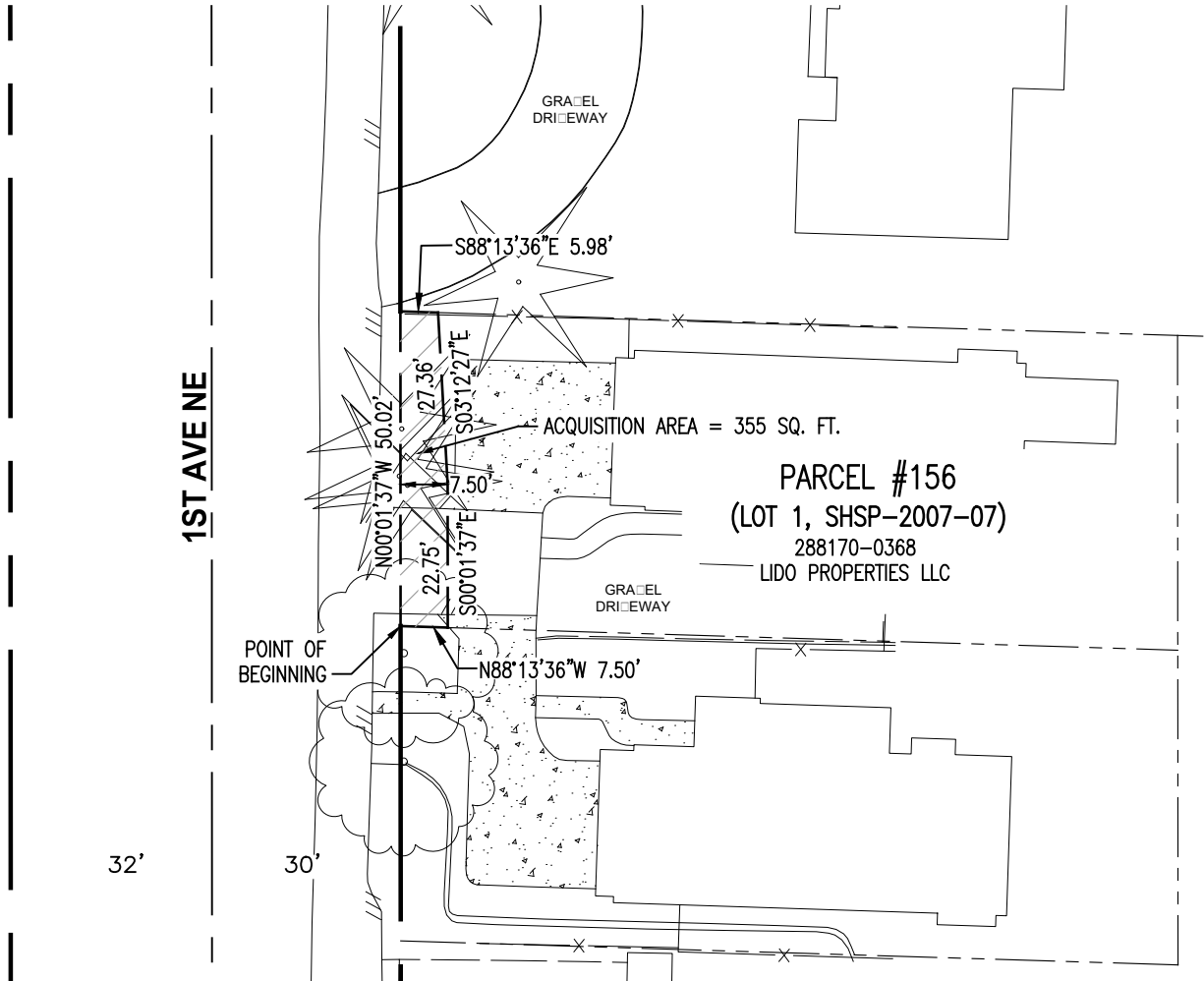
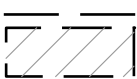


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 156
CITY OF SHORELINE, KING COUNTY



LEGEND



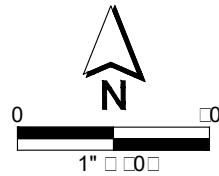
PROPOSED RIGHT OF WAY
 ACQUISITION AREA

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, VOLUME 266 OF SURVEYS, PAGE 211, RECORDS OF KING COUNTY, WASHINGTON



DATE: MARCH 10, 2021
 FILE: ACQ20017006156

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 156

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON
TPN 288170-0368

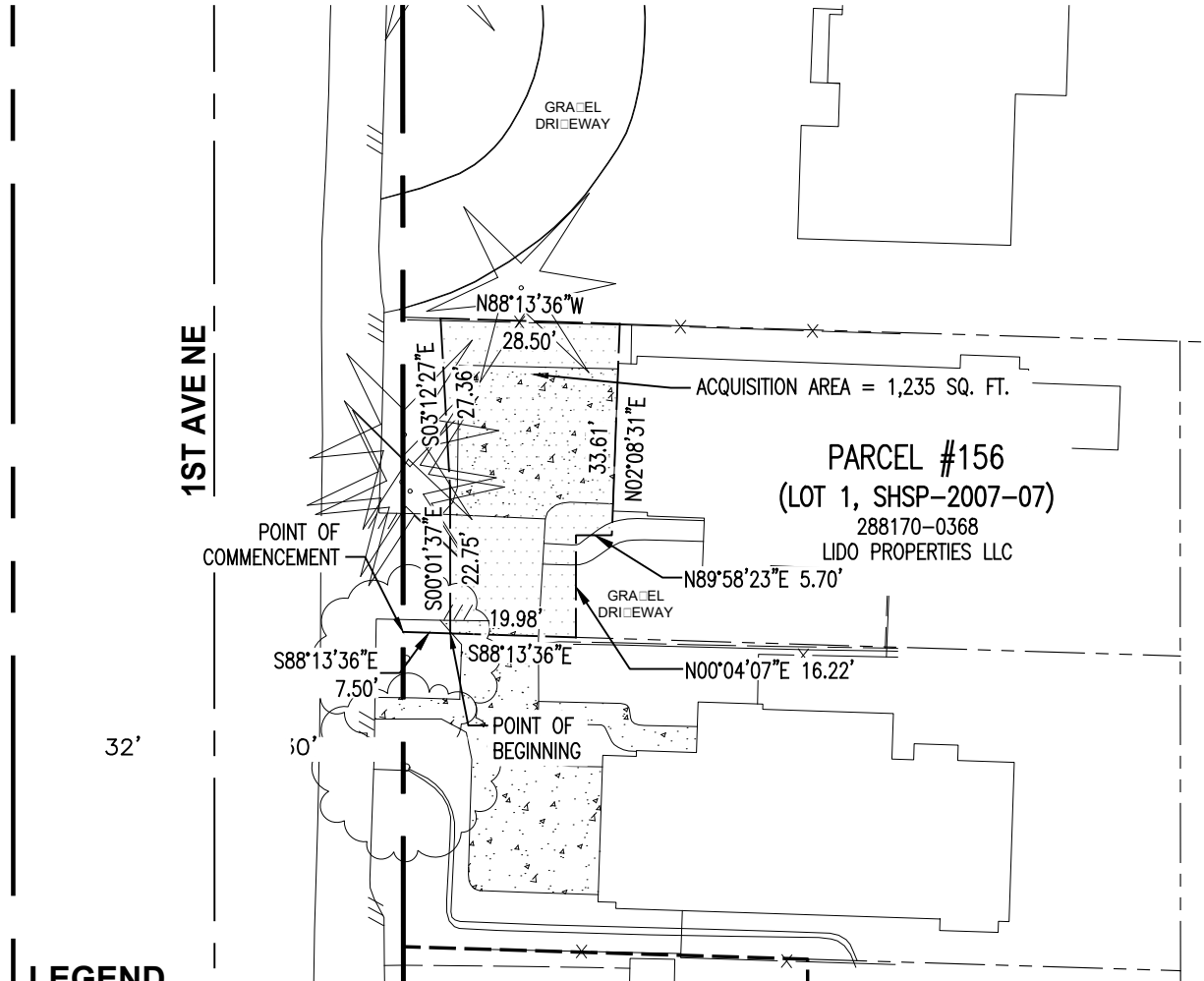
THAT PORTION OF LOT 1 OF CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS, PAGES 210-211, RECORDS OF KING COUNTY WASHINGTON LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;
THENCE SOUTH 88°13'36" EAST ALONG SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 7.50 FEET TO **THE POINT OF BEGINNING**;
THENCE CONTINUING SOUTH 88°13'36" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 19.98 FEET;
THENCE NORTH 00°04'07" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 89°58'23" EAST, A DISTANCE OF 5.70 FEET;
THENCE NORTH 02°08'31" EAST, A DISTANCE OF 33.61 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;
THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.50 FEET;
THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 27.36 FEET;
THENCE SOUTH 00°01'37" EAST, A DISTANCE OF 22.75 FEET TO A POINT ON THE SAID SOUTHERLY LINE AND TO **THE POINT OF BEGINNING**.

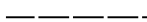

SAID PORTION CONTAINING 1,235 SQUARE FEET, MORE OR LESS.



EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 156
CITY OF SHORELINE, KING COUNTY



LEGEND

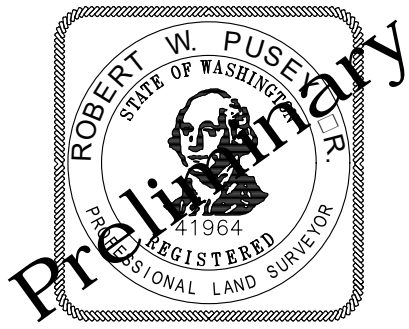
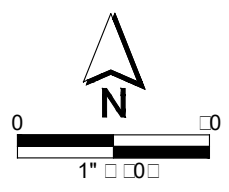
-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, VOLUME 266 OF SURVEYS, PAGE 211, RECORDS OF KING COUNTY, WASHINGTON



DATE: M 11 2021
 FILE: TCE 1700 6 156

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 157

EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0369

A PORTION OF LOT 8, BLOCK 3 OF THE MAP OF GREEN LAKE FIVE ACRE TRACTS, BEING LESS THE EAST 450 FEET, LESS THE SOUTH 210 FEET, LESS 1ST AVENUE ROAD, RECORDED UNDER VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 210 FEET OF SAID LOT 8 AND THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE;

THENCE NORTH 00°01'37" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 65.64;

THENCE SOUTH 38°15'15" EAST, A DISTANCE OF 4.04 FEET;

THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 62.75 FEET;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 5.98 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 269 SQUARE FEET, MORE OR LESS

SITUATE OF COUNTY OF KING, STATE OF WASHINGTON

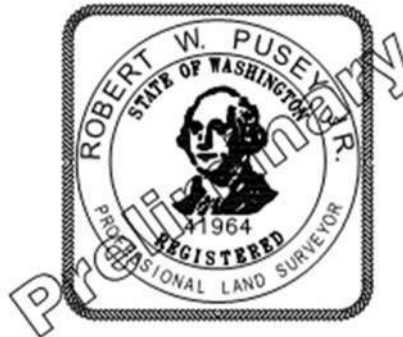
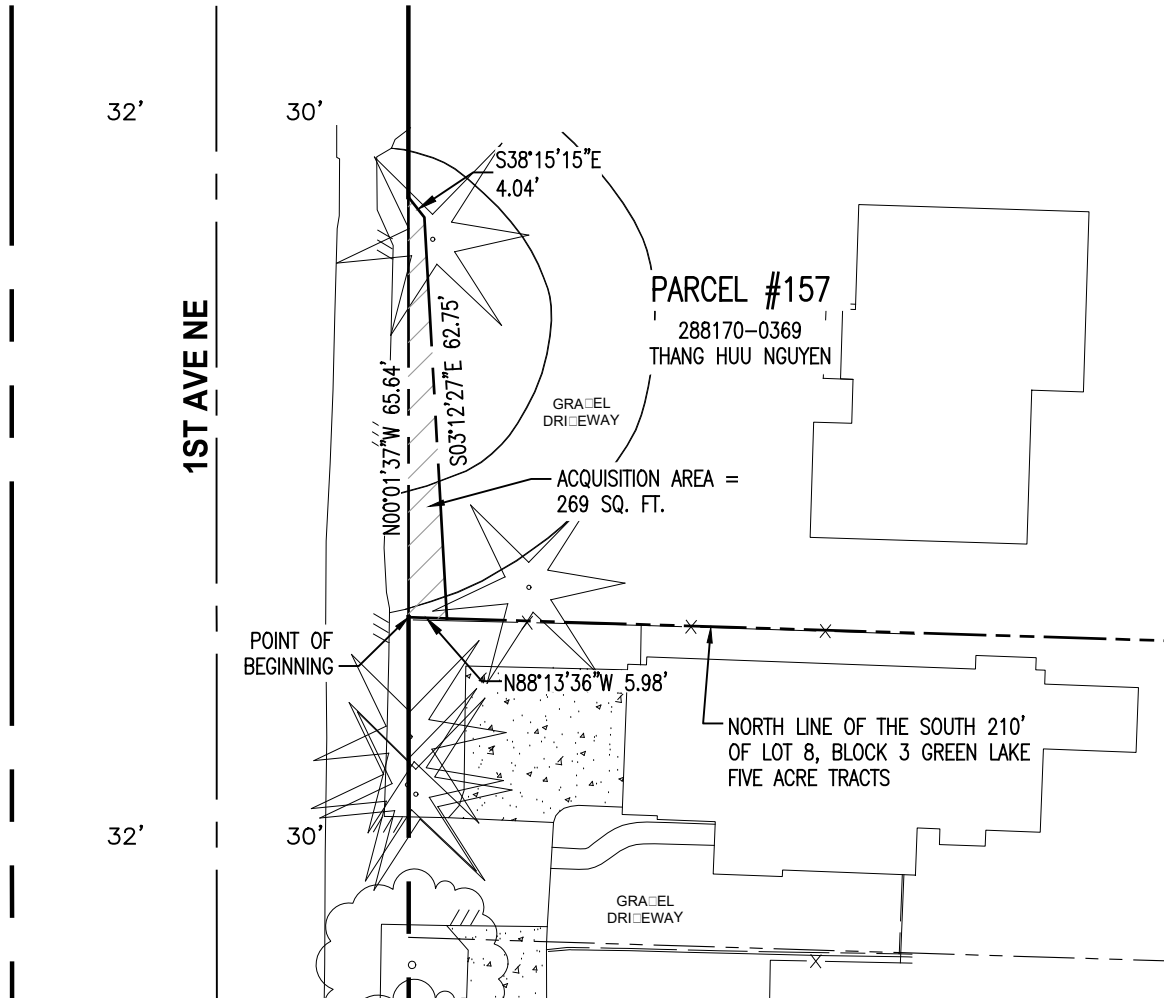
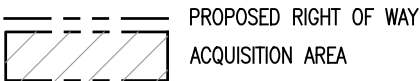


EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
RIGHT OF WAY ACQUISITION - PARCEL 157
CITY OF SHORELINE, KING COUNTY



LEGEND

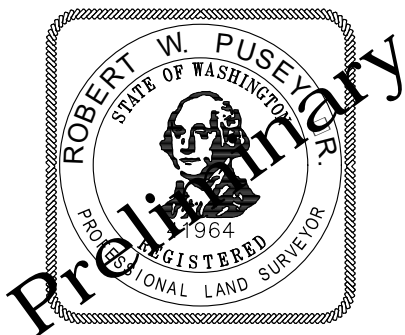
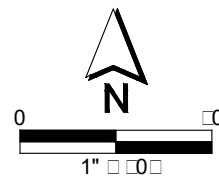


HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: AUG 20, 2021
 FILE: ACQ200170060157

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

PROJECT PARCEL NO. 157

EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION

SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M.

KING COUNTY, WASHINGTON

TPN 288170-0369

A PORTION OF LOT 8, BLOCK 3 OF THE MAP OF GREEN LAKE FIVE ACRE TRACTS, BEING LESS THE EAST 450 FEET, LESS THE SOUTH 210 FEET, LESS 1ST AVENUE ROAD, RECORDED UNDER VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 210 FEET OF SAID LOT 8 AND THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE;

THENCE SOUTH 88°13'36" EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 5.98 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 88°13'36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.06;

THENCE NORTH 03°12'27" WEST, A DISTANCE OF 34.80 FEET;

THENCE SOUTH 86°47'33" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 03°12'27" WEST, A DISTANCE OF 32.37 FEET;

THENCE NORTH 37°49'06" WEST, A DISTANCE OF 3.77 FEET;

THENCE NORTH 00°01'37" WEST, A DISTANCE OF 7.83 FEET PARALLEL TO SAID EASTERLY RIGHT OF WAY;

THENCE SOUTH 89°58'23" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE;

THENCE SOUTH 00°01'37" EAST ALONG SAID EASTERLY, A DISTANCE OF 11.30 FEET;

THENCE SOUTH 38°15'15" EAST, A DISTANCE OF 4.04 FEET;

THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 62.75 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 955 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON

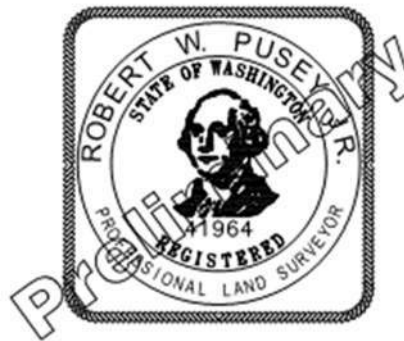
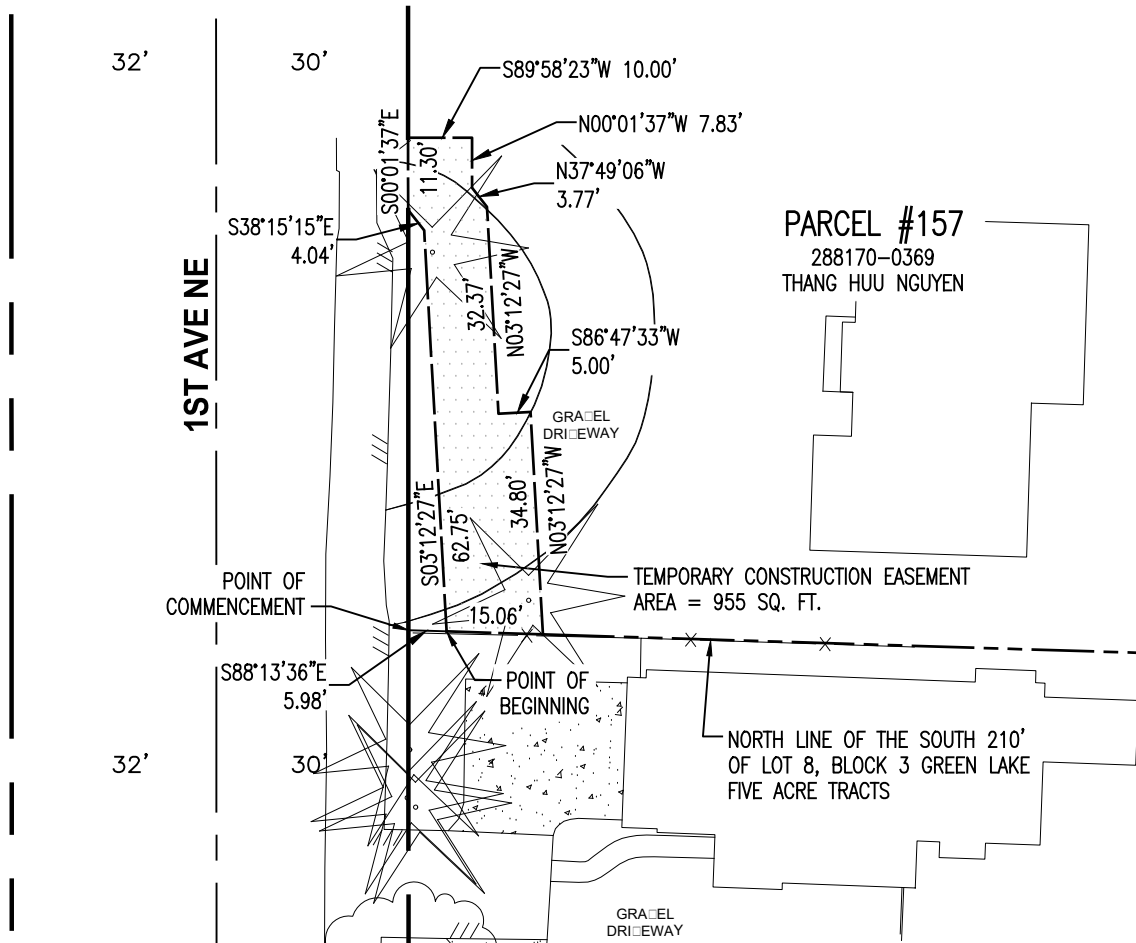




EXHIBIT B
SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M.
TEMPORARY CONSTRUCTION EASEMENT - PARCEL 157
CITY OF SHORELINE, KING COUNTY



PARCEL #157
 288170-0369
 THANG HUU NGUYEN

LEGEND

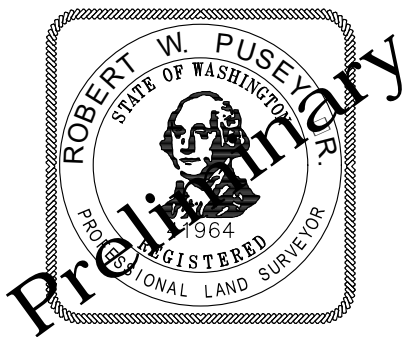
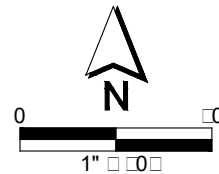
-  TEMPORARY CONSTRUCTION LIMIT
-  TEMPORARY CONSTRUCTION EASEMENT (TCE)

HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

GREEN LAKE FIVE ACRE TRACTS, VOLUME 11 OF PLATS,
 PAGE 72, RECORDS OF KING COUNTY, WASHINGTON



DATE: AUG 2, 2021
 FILE: TCE2017006157

Parametrix
 ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Discussion of the Transportation Master Plan Update		
DEPARTMENT:	Public Works		
PRESENTED BY:	Nora Daley-Peng, Senior Transportation 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:

The City of Shoreline (City) Transportation Master Plan (TMP) is the long-range blueprint for multimodal travel and mobility within Shoreline. The last update to the TMP was in 2011. The TMP, which serves as the supporting analysis for the City's Comprehensive Plan Transportation Element, must be updated by 2023 to align with the City's Comprehensive Plan 2025 periodic update and meet the Growth Management Act requirements; maintain the City's eligibility for pursuing future grant funding; and set policies and programs for guiding multimodal transportation investments in Shoreline.

The purpose of this agenda item is to provide the City Council with a briefing on the progress of the TMP update and receive Council's feedback on the draft TMP vision and goals. To date, the project team has assessed existing conditions and needs, conducted the first round of public outreach in February 2021, and developed the draft TMP vision and goals based on public feedback and City staff input. Tonight, staff will provide Council with an overview of the TMP update process, a summary of Outreach Series 1, a review of the draft vision and goals, and an outline of next steps.

RESOURCE/FINANCIAL IMPACT:

There is no additional financial impact associated with the continued work on this project.

RECOMMENDATION

There is no action required tonight; this meeting will provide a briefing on the progress of the TMP update and a review of the draft vision and goals for Council's feedback.

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

INTRODUCTION

The TMP update will provide a framework to guide investments in existing and new transportation infrastructure and programs over the next 20 years in accordance with the community's transportation priorities. The TMP update will be developed through close collaboration between City staff, stakeholders, and the public, as well as the Planning Commission and Council, to help improve mobility and quality of life.

Council previously discussed and approved authorization to execute a consultant contract to support the TMP update at the October 26, 2020 Council meeting. The staff report for that discussion can be found at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2020/staffreport102620-7c.pdf>.

This report provides an overview of the TMP update process, a summary of Outreach Series 1, a review of the draft vision and goals, and an outline of next steps.

BACKGROUND

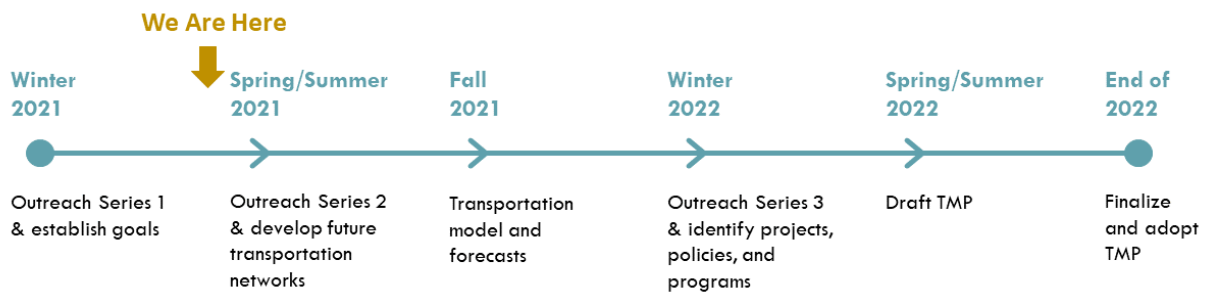
The City is currently updating its TMP to better serve the community's current and future transportation needs. The TMP supports all forms of travel – by foot, bicycle, skateboard, scooter, stroller, wheelchair, transit, motorcycle, automobile, etc. With the coming arrival of light rail transit, new and higher frequency bus service, new pedestrian/bicycle connections, and land use changes and growth, the TMP update provides an opportunity to better align transportation goals, objectives, and policies with the City's Comprehensive Plan.

The TMP update will guide local and regional transportation investments and define the City's future transportation policies, programs, and projects for the next 20 years. Using the TMP as a guide, the City can assess the relative importance of transportation projects and programs and schedule their planning, engineering, and construction as Shoreline growth takes place and the need for improved and new facilities is warranted. The TMP update will also establish a methodology/criterion for prioritization of projects to be included in future Transportation Improvement Plans (TIPs) and Capital Improvement Plans (CIPs).

The last update to the TMP was in 2011. The TMP, which serves as the supporting analysis for the City's Comprehensive Plan Transportation Element, must be updated by 2023 to align with the City's Comprehensive Plan 2025 periodic update; meet the Growth Management Act requirements; maintain the City's eligibility for pursuing future grant funding; and set transportation policies for guiding the development of Shoreline.

TMP Update Schedule

The City recently launched a two-year process to update the TMP with the goal of Council adoption by the end of 2022. City staff will brief the Planning Commission and City Council throughout the process and seek their feedback on the development of the TMP update. An overview schedule for the TMP update process is presented below. See Attachment A for a detailed project schedule.



DISCUSSION

Since the start of work on the TMP update, staff with the community have progressed in several areas. Tonight, we will update the Council on the status and direction of the project and seek input on the draft TMP vision and goals which will be a foundation of the policies in the plan.

Project Objectives

The TMP update will assess citywide multimodal transportation needs and guide prioritization of investments that serve Shoreline residents, businesses, and visitors over a 20-year planning horizon. In doing so, the TMP update will define transportation goals, policies, programs, and projects to align with the City’s Comprehensive Plan vision.

The TMP update project objectives are to provide:

- A clear, consistent vision.
- Priorities that reflect community and Council goals.
- Guidance for policies, programs, and projects that reflect existing work and future needs.
- The need for a financially sustainable roadmap for the next 20 years of transportation investments.

Key Considerations

To prepare for the future, the TMP update will respond to transformations that are occurring through zoning changes and transportation infrastructure investments as well as address emerging policy and technology trends. In addition, the TMP update will incorporate broader concepts such as safety, equity, health, maintenance, shared use mobility, accessibility, sustainability, and livability, among others.

Key considerations for the TMP update include:

- **Substantial growth** – The City of Shoreline is part of one of the fastest growing regions in the nation. The TMP update will look at ways to synergize growth with multimodal transportation options.
- **Regional transit investments** – The TMP update will seek to maximize the benefits of the two light rail stations, opening in Shoreline by 2024, and future frequent bus service by planning transit-supportive infrastructure such as BAT (Business Access and Transit or sometime referred to as Bus and Turn) lanes, pedestrian and bike access improvements to transit stops, and mobility hubs that

provide options for completing trips without a personal vehicle e.g. bike share, scooter share, car share, etc.

- **Ongoing transportation issues** – The TMP update will use data to analyze and address ongoing transportation issues such as traffic congestion and safety.
- **Shoreline’s quality of life** – The TMP update will seek to enhance the community’s quality of life by strengthening neighborhood character through improving access to parks and trails, supporting businesses, and providing safe, convenient, and reliable transportation options.
- **Cost constraints** – The TMP update will develop a realistic, fiscally-constrained improvement plan to be implemented over the next 20 years.
- **Emerging Technology** – The TMP update will prepare for the future by planning for emerging technology such as electric vehicle charging stations, car sharing, ride-hailing, autonomous vehicles, and micromobility devices such as e-scooters and e-bikes.

Draft TMP Vision and Goals

The project team developed the following draft TMP vision and goals based on what was heard from the public and stakeholders about their transportation priorities and needs during Outreach Series 1 as well as from City staff input expressed during a recent TMP Goals Setting Workshop.

VISION: Shoreline has a well-developed multimodal transportation system that offers safe and easy travel options that are accessible for everyone, builds climate resiliency, and promotes livability. This system has been developed over time, informed by a robust, inclusive dialogue with the community.

To achieve this proposed Vision, this TMP establishes the following proposed draft goals for Shoreline’s transportation system:

1. **Prioritize Safety:** Make Shoreline’s transportation system safe and comfortable for all users, regardless of mode or ability.
2. **Seek Equity:** Ensure all people, especially those whose needs have been systemically neglected, are well served by making transportation investments through an anti-racist and inclusive process which results in equitable outcomes.
3. **Provide Multimodal Options:** Expand and strengthen the multimodal network, specifically walking, biking, and transit, to increase the number of safe, convenient, reliable, and accessible options.
4. **Build a Connected Community:** Complete a network of multimodal transportation connections to and from key destinations such as parks, schools, community services, commercial centers, places of employment, and transit.
5. **Protect the Environment:** Make transportation decisions that increase climate resiliency by promoting sustainability, reducing pollution, promoting healthy habitats, and supporting clean air and water.
6. **Support a Vibrant Community:** Make transportation decisions that support livability by evoking a sense of identity through arts/culture, attracting and sustaining desired economic activity, and accommodating the movement of people and goods.

PUBLIC AND STAKEHOLDER ENGAGEMENT

Public and stakeholder engagement is an essential component of the TMP update process. City staff is using a variety of outreach events and activities to engage and inform the community throughout the TMP update process. There will be multiple opportunities throughout the process for the public and stakeholders to learn about future transportation needs, envision improvements, and give feedback.

The project team conducted Outreach Series 1 over the entire month of February. Outreach activities included two identical online open houses on February 17 and February 23, 2021, numerous neighborhood associations and stakeholder group online presentations, and an online survey that ran throughout the month of February. See Attachment B for a detailed summary of Outreach Series 1.

Overall, 130 people participated in Outreach Series 1 online meetings. At each meeting, City staff presented an overview of the City's major corridor projects and the pedestrian/bicycle related plans as a foundation for the TMP update to build on. Participants asked many questions about the 145th Street Corridor, 145th Street/I-5 interchange roundabouts, the 145th Street Off-Corridor Bike Network, 148th Street Non-Motorized Bridge, Trail Along the Rail, and Sidewalk Prioritization Plan. More information about capital improvement projects is located on the City of Shoreline website at: <https://www.shorelinewa.gov/government/projects-initiatives>.

The following provides a summary of key discussion topics from Outreach Series 1 meetings:

- **Safety** – Concerns about the safety of pedestrians due to drivers speeding, lack of street lighting, lack of crosswalks, lack of sidewalks, and sight lines obscured by overgrown vegetation and cars parked too close to intersections.
- **Transit** – Desire for information about how people will get to and from the future light rail stations and around the city via transit.
- **Micromobility** – Interest in car-free options to make short trips (sometimes referred to as first/last mile trips) to parks, commercial centers, light rail stations, etc. Micromobility options such as community van/shuttle, bikeshare, and ride hailing were discussed as potential ways to complete trips without personal vehicles.
- **Sidewalks** – Request for status update about the implementation of new sidewalks from the voter-approved sales and use tax.
- **Neighborhood Paths** – Interest in formalizing, beautifying, and extending a network of neighborhood paths to key destinations such as schools, parks, and commercial centers.
- **Bicycle Facilities** – Interest in knowing what type of bicycle facilities are proposed for City corridor projects on 145th St, 175th St, 185th St, and 5th Ave NE as well as the 145th St Off-Corridor Bike Network and the Trail Along the Rail.
- **On-Street Parking** – Concern about the anticipated loss of on-street parking when the City redevelops roadways and an expressed need for on-street parking to support businesses.

In addition, the City received feedback from 500 people who participated in the online survey which ran during the month of February. Respondents were representative of all Shoreline neighborhoods, as well as several surrounding communities. The survey asked about people’s transportation priorities and travel patterns before the pandemic, currently during the pandemic, and how they expect to travel after the pandemic. It also asked people to identify types of destinations they would like to travel to without relying on a personal vehicle and barriers that currently prevent them from using other modes. The survey also included several questions to gauge people’s interest in using mobility hubs that provide choices for completing trips without a personal vehicle through options such as bike share, scooter share, car share, etc.

NEXT STEPS

During spring 2021, the project team will prepare a citywide transportation needs assessment report that will include a review of relevant plans and projects, an evaluation of existing conditions, a summary of opportunities and challenges, as well as anticipated future conditions.

Building on the knowledge gained from Outreach Series 1 and the needs assessment report, the project team will develop a draft layered transportation network of modal plans for pedestrians, bicycles, transit, shared use mobility, and auto/freight modes. In addition, the project team will draft multimodal level of service (MMLoS) policies.

The project team will conduct Outreach Series 2 in the summer to share Outreach Series 1 results, get feedback on the draft vision and goals, and explain what a “layered network” and “multimodal level of service” means and how those apply to draft modal plans.

There is no additional financial impact associated with the continued work on this project.

COUNCIL POLICY QUESTION

In addition to receiving the Council’s early input on all aspects of the TMP update, staff are interested in hearing Council’s feedback on the following policy issue:

- Is the draft TMP vision and goals aligned with Council goals?

COUNCIL GOAL(S) ADDRESSED

The TMP update supports all five of the 2021-2023 City Council Goals and directly supports the following City Council Goals:

- *Goal 2: Continue to deliver highly-valued public services through the management of the City’s infrastructure and stewardship of the natural environment.*
- *Goal 3: Continue preparation for regional mass transit in Shoreline.*

RESOURCE/FINANCIAL IMPACT

There is no additional financial impact associated with the continued work on this project.

RECOMMENDATION

There is no action required tonight; this meeting will provide a briefing on the progress of the TMP update and a review of the draft vision and goals for Council's feedback.

ATTACHMENTS

Attachment A – Detailed TMP Update Schedule

Attachment B – TMP Update Outreach Series 1 Summary Report

Shoreline TMP Schedule*Revision Date: March 24, 2021*

Task	Key Components	Approximate Schedule
Phase 1 – Nov 2020 to Oct 2021		
1. Project Management	<ul style="list-style-type: none"> • Kickoff meeting • Bi-weekly check-in calls • Monthly invoices and progress reports 	Nov 2020 – Dec 2021
2. Laying the Groundwork	<ul style="list-style-type: none"> • Priorities workshop 	Nov 2020
3. Public Meetings, Planning Comm (PC) and City Council (CC) Meetings	<ul style="list-style-type: none"> • Public Involvement Plan • Public Outreach <ul style="list-style-type: none"> ○ Outreach Series 1: What is a TMP, vet priorities, existing challenges/opportunities ○ Outreach Series 2: Modal plans & MMLOS • City Council and Planning Commission meetings <ul style="list-style-type: none"> ○ PC1 and CC1 Meetings: TMP Overview, Outreach Series 1 results ○ PC2 and CC2 Meetings: Modal plans, MMLOS policies, prioritization criteria, Outreach Series 2 results 	Nov/Dec 2020 Jan – Mar 2021 Jun – Aug 2021 Apr/May 2021 Oct/Nov 2021
4. Technical Foundation	<ul style="list-style-type: none"> • Data Collection • Travel Demand Model Forecast Updates & LOS Analysis • Planning Context and Existing Conditions 	Nov 2020 – Mar 2021 Nov 2020 – Apr 2021 Dec 2020 – Apr 2021
5. Modal Network Development and MMLOS Policies	<ul style="list-style-type: none"> • Creation of Layered Network • Develop MMLOS Policies 	Apr – Jul 2021 Apr – Jul 2021
Phase 2 – Nov 2021 to Dec 2022		
6. Project Management	<ul style="list-style-type: none"> • Bi-weekly check-in calls • Monthly invoices and progress reports 	Nov 2021 – Dec 2022
7. Project Prioritization, Selection, Costing, Funding Identification, and Policies Update	<ul style="list-style-type: none"> • Street Typologies • Prioritization Criteria/Performance Measures • Future Year Modeling • Project List Development • Project Costing • Funding Assessment • Transportation Element (TE) Policies Update 	Mar – Sep 2021 Aug – Nov 2021 Aug 2021 – Jan 2022 Jan – Mar 2022* Jan – Mar 2022* Jan – Mar 2022* Jan – Mar 2022*

* We should have the first substantial cut at these by Mar 2022, but we expect to revise up to Aug 2022 based on Outreach Series 3 and Draft Plan feedback.

Task	Key Components	Approximate Schedule
8. Document Production	<ul style="list-style-type: none"> • Administrative Draft Plan • Draft Plan • Final Plan • SEPA Support 	Mar – Apr 2022 May – Jun 2022 Aug – Dec 2022 May – Jun 2022
9. Public Meetings, Planning Comm (PC) and City Council (CC) Meetings	<ul style="list-style-type: none"> • Public and Stakeholder Outreach <ul style="list-style-type: none"> ○ Outreach Series 3: Draft projects, programs, and policies • City Council and Planning Commission meetings <ul style="list-style-type: none"> ○ PC3 and CC3 Meetings: Prioritization and draft projects ○ PC4 and CC4 Meetings: Draft Plan (Public Hearing) ○ PC5 and CC5 Meetings: Final Plan ○ CC6 Meeting: Comp Plan Amendments (TE update) ○ CC7 Meeting: TMP Adoption 	Feb/Mar 2022 Apr/May 2022 Jun/Jul 2022 Sep 2022 Nov/Dec 2022 Nov/Dec 2022



CITY OF SHORELINE TRANSPORTATION MASTER PLAN – PHASE 1

Outreach Series 1 Summary

OVERVIEW

The City is currently updating its Transportation Master Plan (TMP). The TMP supports all forms of travel – by foot, bicycle, skateboard, scooter, stroller, wheelchair, transit, motorcycle, automobile, etc. The TMP will guide local and regional transportation investments and define the City’s future transportation policies, programs, and projects for the next 20 years.

The last update to the TMP was in 2011. The City must update the TMP by 2023 to align with the City Comprehensive Plan and meet the Growth Management Act requirements, maintain the City’s eligibility for pursuing future grant funding, and set transportation policies for guiding the development of Shoreline.

This document outlines the methods implemented during Outreach Series 1 and a summary of feedback received.

It is the City’s policy to assure that no person shall, on the grounds of race, color, national origin or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities.

OUTREACH SERIES 1: February 2021

Outreach Series 1 introduced community members and stakeholders to the TMP process, offering opportunities to learn about the TMP and share early input on their priorities.

By providing multiple ways to engage, efforts reached a range of community members—particularly some groups less likely to participate in City projects. The City offered day and evening options for the Open Houses and posted the meeting recording to the project webpage for those unable to attend. The City secured invitations to and presented at several neighborhood meetings. These smaller group conversations created opportunities for community members to engage in targeted, specific conversations about their interest in the TMP at a time and place that was convenient and comfortable for them. An online survey invited people to share their thoughts without participating in a real-time meeting, resulting in 500 community members sharing their priorities for the TMP.



IN-PERSON AND ONLINE ENGAGEMENT

Outreach Series 1 provided the community with diverse opportunities to share their feedback and priorities for the TMP, as well as speak directly with City staff and the project team. Posters/flyers, yard signs, and fact sheets advertising the open house and survey were created in English, Spanish, and Mandarin. The online survey was also available in these three languages.

ONLINE SURVEY

Available February 1–28, 2021

- 500 responses in English; no responses in Spanish or Mandarin
- Provided an extended opportunity for community members to share their feedback on travel habits and transportation priorities
- Respondents were representative of all Shoreline neighborhoods, as well as several surrounding communities.

ONLINE OPEN HOUSES

February 17, 2021 and February 23, 2021

- 16 participants; while participation was low, input was high-quality
- Recorded for convenient viewing on project web page by those unable to attend

TARGETED SMALL GROUP MEETINGS

Throughout February 2021

- Total of 114 participants
- Meetings with:
 - Council of Neighborhoods Board
 - Neighborhood Associations: Hillwood, Echo Lake, Ridgecrest, and Parkwood
 - Chamber of Commerce
 - North King County Mobility Coalition
 - Shoreline Parks, Recreation and Cultural Services / Tree Board

Combined open house and small group meeting attendance resulted in 130 participants. The lower turnout at the open houses could likely in part be attributed to the fact that those who attended the neighborhood meetings knew they were receiving the same presentation that would be made at the open houses.

SHORELINE
CITY OF SHORELINE
SHORELINE CITY HALL

¿Cómo podemos mejorar la red de transporte de Shoreline?

Cuéntenos sobre sus necesidades y prioridades de viajes.

- **Participe en una jornada a puertas abiertas en línea.** Estas dos reuniones idénticas incluirán una breve presentación y una sesión de preguntas y respuestas:
 - MIÉRCOLES 17 DE FEBRERO DE 2021**
DE 7:00 P. M. A 8:00 P. M.
 - MARTES 23 DE FEBRERO DE 2021**
DEL MEDIODÍA A LA 1:00 P. M.
- **Complete la encuesta.** Ingrese a shorelinewa.gov/tmp para acceder a las jornadas a puertas abiertas y la encuesta. Se encuentran disponibles copias impresas de la encuesta a pedido. Habrá múltiples oportunidades de brindar comentarios sobre sus necesidades e ideas relacionadas con el transporte durante los próximos dos años.

¿Qué es el Plan Maestro de Transporte (Transportation Master Plan, TMP)?

El TMP apoya todas las formas de viaje: a pie, en bicicleta, patineta, monopatin, cochecito, silla de ruedas, transporte público, motocicleta, automóvil, etc. Guiará las inversiones locales y regionales relacionadas con el transporte y definirá las políticas, los programas y los proyectos futuros de transporte de la ciudad durante los próximos 20 años.

¿Por qué debe participar? La actualización del TMP realizará lo siguiente:

- Tomar decisiones ahora que afectarán a nuestra comunidad durante los años venideros.
- Establecer metas, políticas y proyectos de transporte para los próximos 20 años.
- Desarrollar redes de transporte para todos los usuarios (gente que camina, anda en bicicleta, utiliza el transporte público, conduce, etc.).

Timeline:

- Invierno 2020:** Serie de difusión n.º 1 y establecimiento de metas
- Primavera/Verano 2021:** Serie de difusión n.º 2 y desarrollo de las futuras redes de transporte
- Ototoño 2021:** Modelo y predicciones del transporte
- Invierno 2022:** Serie de difusión n.º 3 e identificación de proyectos, políticas y programas
- Primavera/Verano 2022:** Redacción del borrador del TMP
- Finales de 2022:** Finalización y adopción del TMP

Obtenga más información en shorelinewa.gov/tmp

Contacto: Nora Daley-Peng
City of Shoreline Project Manager
ndaleypeng@shorelinewa.gov
(206) 801-2483

Spanish Translation of Online Open House flyer



NOTIFICATION STRATEGIES

Notifications were shared broadly with the community to provide notice of TMP engagement opportunities:

Shoreline Currents

- Released February 2021
- Distributed via mail to each household in Shoreline

Flyer/Poster

- Distributed via social media and posted at locations throughout the City
- Fully translated to English, Mandarin, and Spanish; included translation in additional languages for how to communicate with the City about the TMP

Fact Sheet

- Hard copies provided at City Hall and posted on web page
- Fully translated to English, Mandarin, and Spanish; included translation in additional languages for how to communicate with the City about the TMP

Yard Signs

- Posted 100 signs at locations throughout the City
- Fully translated to English, Mandarin, and Spanish

Shoreline Alerts at <https://www.shorelinewa.gov/our-city/stay-informed/alert-shoreline>

- Emailed alert to all who signed up for TMP alerts on February 8, 2021 with a wider notification to all registrants for Alerts on February 18, 2021.

Social media posts

- Posted January 27, February 5, and February 19, 2021
- Event announcements and reminders via City's social media accounts

Web page at <https://www.shorelinewa.gov/tmp>

- Launched prior to Outreach Series 1
- Provides project overview and updates
- Hosts TMP development documents and Outreach Series 1 materials

City Calendar at <https://www.shorelinewa.gov/our-city/events-meetings/calendar>

- Posted public open house information to City's online calendar



Yard Signs installed along the side of the road.



WHAT WE HEARD: KEY THEMES

These were key discussion topics heard during the Outreach Series 1 meetings, organized by theme.

Safety – Participants expressed concerns about the safety of people walking in Shoreline due to drivers speeding, lack of street lighting, lack of crosswalks, lack of sidewalks, and sight lines obscured by overgrown vegetation and cars parked too close to intersections.

Transit – Participants wanted to know how they will get to and from the future light rail stations in Shoreline. Participants asked about future bus rapid transit (BRT) to the light rail stations via Community Transit’s Blue Line Expansion and Sound Transit SR 522/145th BRT. There were also many questions about how King County Metro’s bus routes through Shoreline would change when the Northgate light rail station opens, as well as interest in Metro’s upcoming Lynnwood Link Light Rail restructuring process and Metro Connects long-range plan for bus service through Shoreline.

Micromobility – Some participants shared their interest in car-free options to make short trips (sometimes referred as first/last mile trips) to parks, commercial centers, light rail stations, etc. Micromobility options such as community van/shuttle, bikeshare, and ride hailing were discussed as potential ways to complete trips without personal vehicles.

Sidewalks – Participants asked about the implementation of new sidewalks from the voter-approved sales and use tax. They wanted to know when sidewalk gaps in their neighborhood would be filled. More information about sidewalk improvement projects is located on the City of Shoreline website at <https://www.shorelinewa.gov/sidewalks>.

Neighborhood Paths – Many participants said they enjoy using formal and informal paths in their neighborhoods. They expressed an interest in formalizing, beautifying, and extending a network of neighborhood paths to key destinations such as schools, parks, and commercial centers.

Bicycle Facilities – Many participants were interested in knowing what type of bicycle facilities are proposed for City corridor projects on 145th St, 175th St, 185th St, and 5th Ave NE as well as the 145th St Off-Corridor Bike Network and the Trail Along the Rail. More information about proposed bicycle facilities for these projects is located on the City of Shoreline website at <https://www.shorelinewa.gov/government/projects-initiatives>.

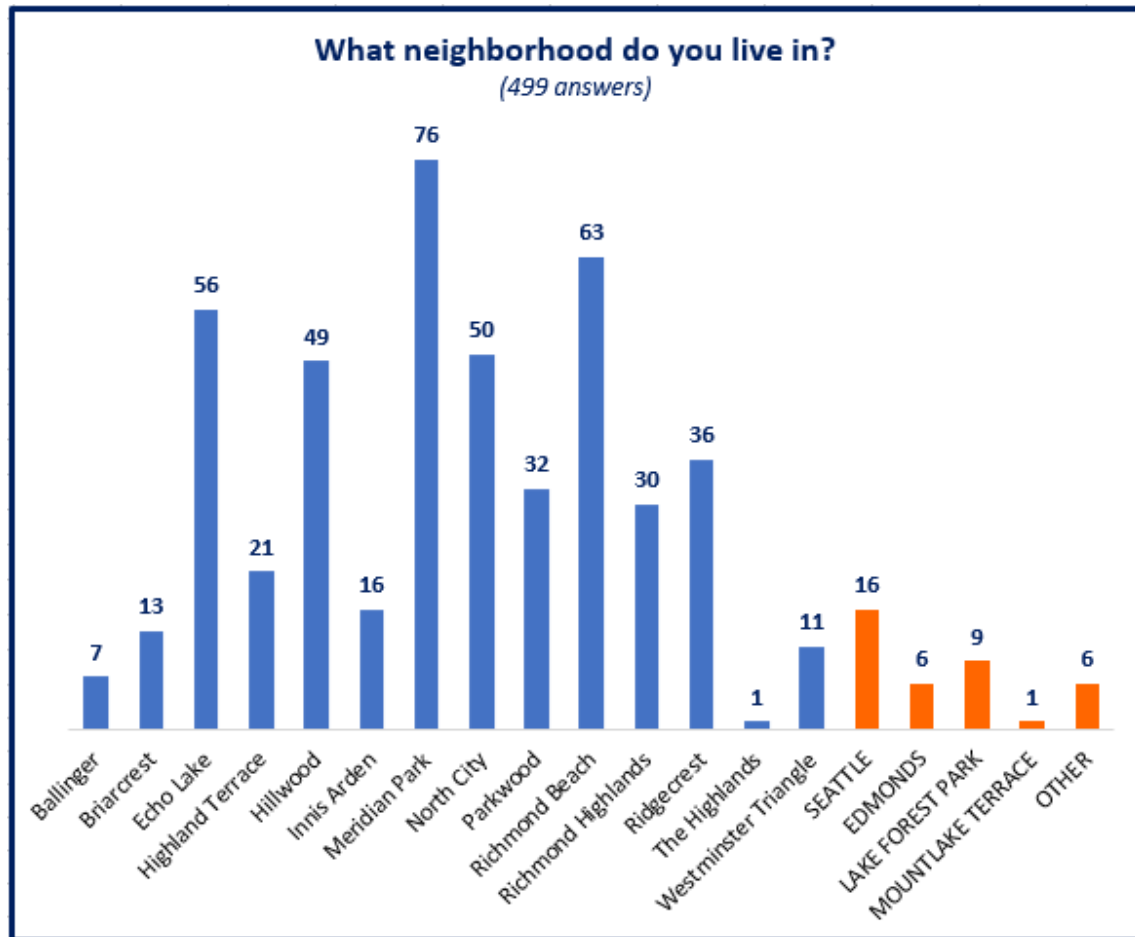
On-Street Parking – Some participants expressed concern about the anticipated loss of on-street parking when the City builds sidewalks and bicycle facilities. Other participants voiced a need for on-street parking to support neighborhood businesses.

City Projects – The presentation at Outreach Series 1 meetings included an overview of the City’s major corridor projects and the pedestrian/bike-related plans as a foundation for the TMP update to build from. Participants asked many questions about the 145th St Corridor, 145th St/I-5 Interchange’s roundabouts, the 145th St Off-Corridor Bike Network, 148th St Non-Motorized Bridge, Trail Along the Rail, and Sidewalk Prioritization Plan. More information about capital improvement projects is located on the City of Shoreline website at <https://www.shorelinewa.gov/government/projects-initiatives>.



RESULTS OF ONLINE SURVEY

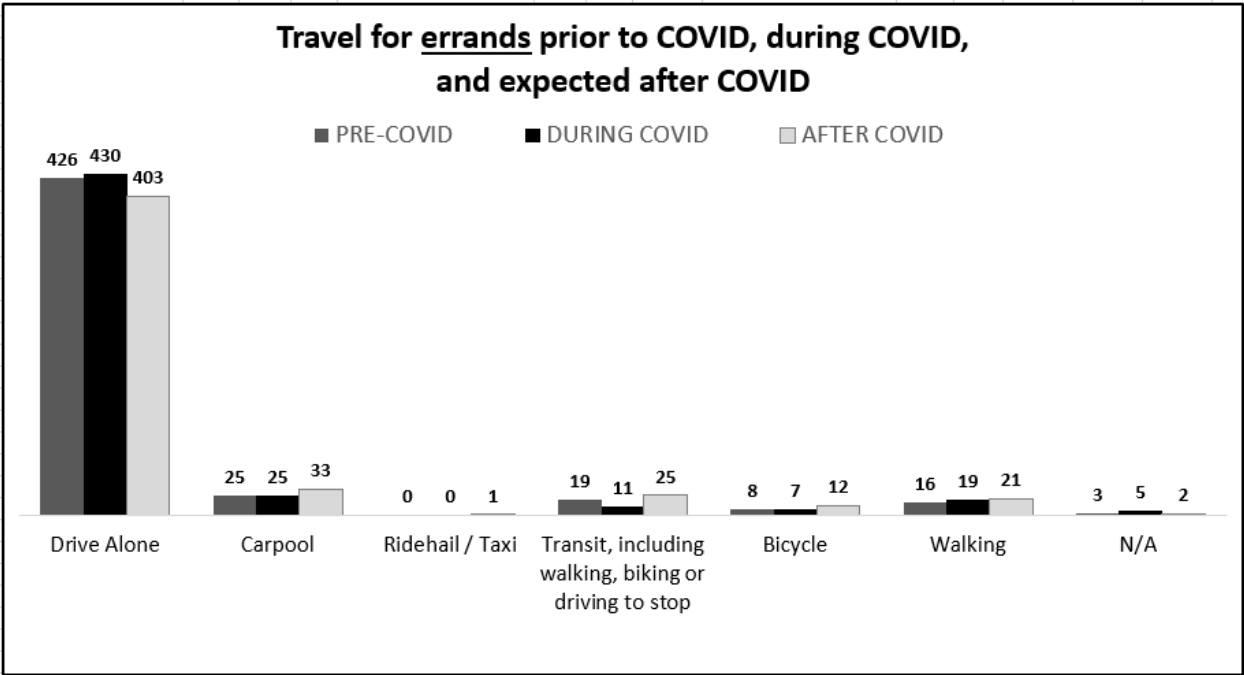
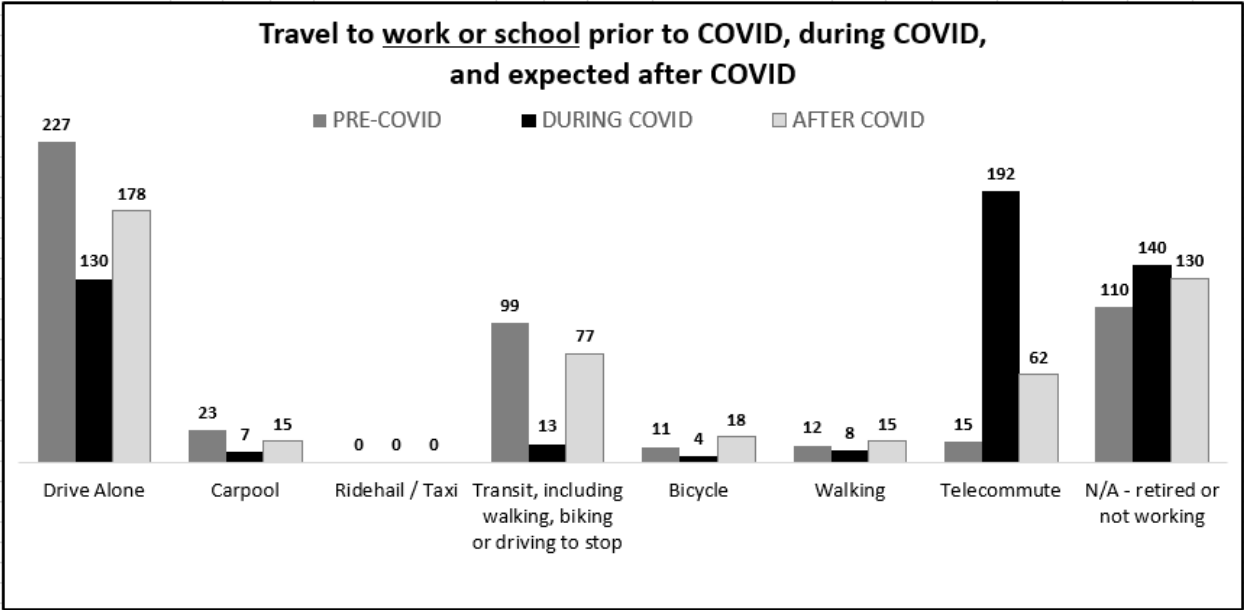
Approximately 500 people participated in the online survey which ran during the month of February (not all respondents answered every question). Respondents were representative of all Shoreline neighborhoods, as well as several surrounding communities.



"Other" included SeaTac, Redmond, Snohomish, Kenmore, someone who just purchased a house in Richmond Highlands, but has not moved in yet.

Travel Habits to Work/School and Running Errands

The project team wanted to collect information on individual travel habits through this survey realizing that today's habits may not be representative of what has or will be the norm given the ongoing COVID-19 pandemic. In a series of initial survey questions, participants were asked to provide information on their habits traveling to work or school and their travel habits for running errands. For each of these, the question was asked of what their travel was prior to COVID, currently during the pandemic, and what they expect to do after COVID.



The two tables show a marked difference between travel habits for work/school commute and those for running errands. The majority of participants use personal vehicles to conduct errands, and this outcome is consistent regardless of COVID with only minor exceptions.

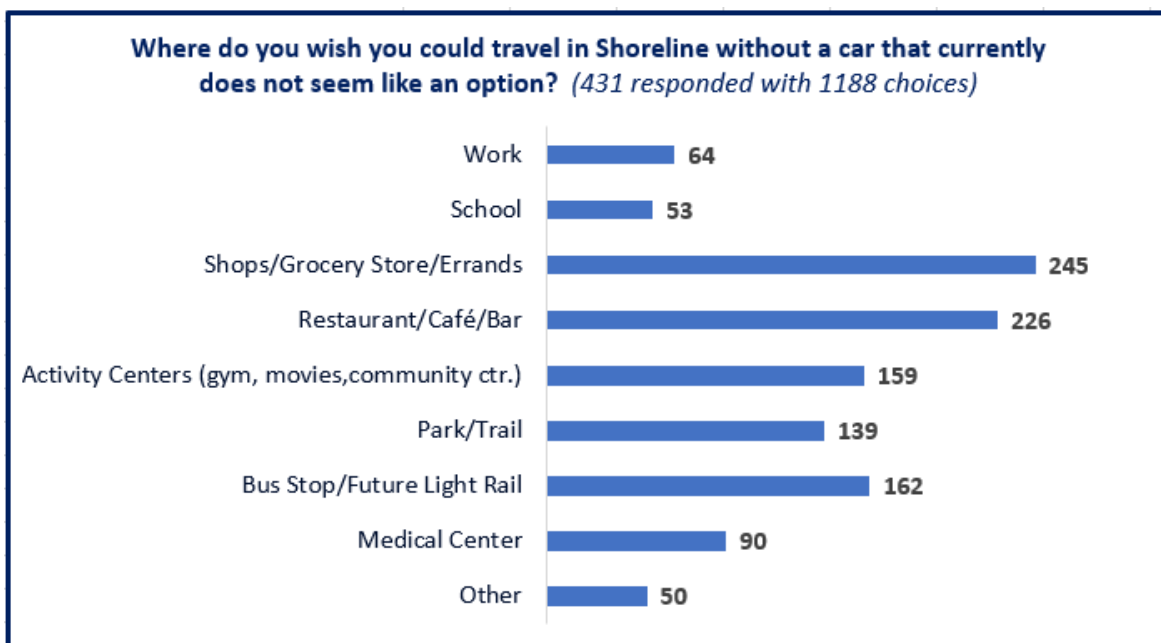


For work/school commute, there is an understandable dip in numbers for most travel options currently during the pandemic with an abrupt increase in telecommuting and a bit of an increase in the non-applicable column which includes not working or retired. Of interest is the drop in drive alone numbers that are anticipated after COVID. The bulk of this decrease appears to be the result of more people continuing to telecommute after the pandemic, although the telecommuting numbers during the pandemic are considerably higher than after, which is also reflective of more people returning to their drive alone habit after the pandemic.

For the work/school commute, there is a small increase of usage after the pandemic in the individual travel modes of bicycling and walking. Interesting is that the communal travel modes of carpooling and transit drop after the pandemic. Further questions would need to be asked to try to determine if this drop was due to a lingering concern of contagious disease, continued telecommuting, or other reasons.

Multimodal options - Leaving the Car Behind – Destinations & Issues

The TMP evaluates all modes of travel. The project team was interested in identifying the types of destinations participants may be interested in without having to rely on a car. Given that there may be this interest, a follow-up question tried to identify what issues are currently preventing this capability. These questions allowed participants to choose from a pre-populated list as well as to write in "other" destinations/issues. A summary of the "other" comments for each of these questions appears under each of the charts that follow.



The following is a summary of "other" destinations that were listed:

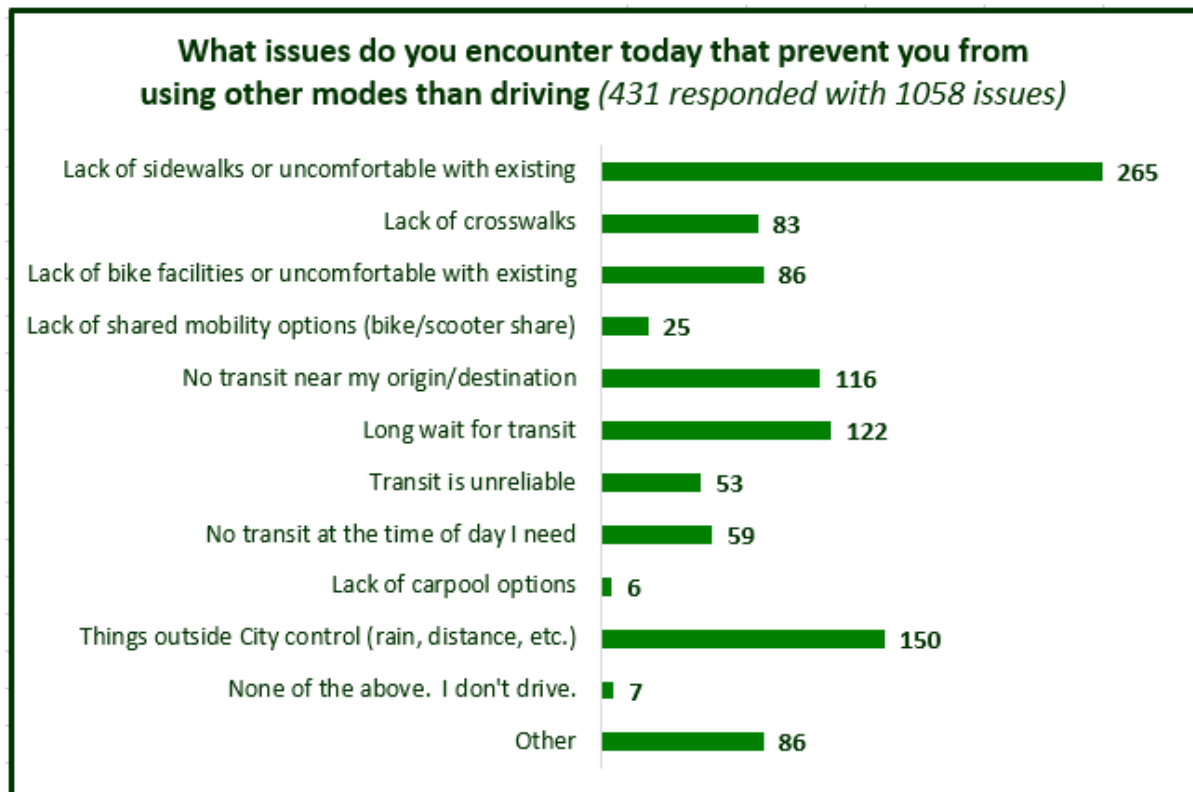
- Beach, parks, Saltwater Park, pool
- Visit out of town family and medical facilities



- Future light rail, transit station, Edmonds Amtrak Station, better off peak/and fewer transfer transit connections
- Throughout neighborhood, church, theater, library, Shoreline Community College classes and events, City Hall, post office, and Bartells/Walgreens

Many “other” responses indicated that the survey participant felt these destinations were not applicable, were satisfied with transit options, or had no wish to travel without a car (prefer car), etc. Other comments indicated they currently walk a lot or find most destinations accessible via walking/transit/etc. Also, a comment to access public right-of-way that has been closed off by private ownership.

Looking at the results, top choices for places people would wish to travel to in Shoreline without a car are shops/grocery store/errands, restaurant/café/bar, and bus stop/future light rail, followed closely by activity centers and parks/trails. This gives only part of the story, so the next question was asked to better understand the issues preventing these trips without use of a car.



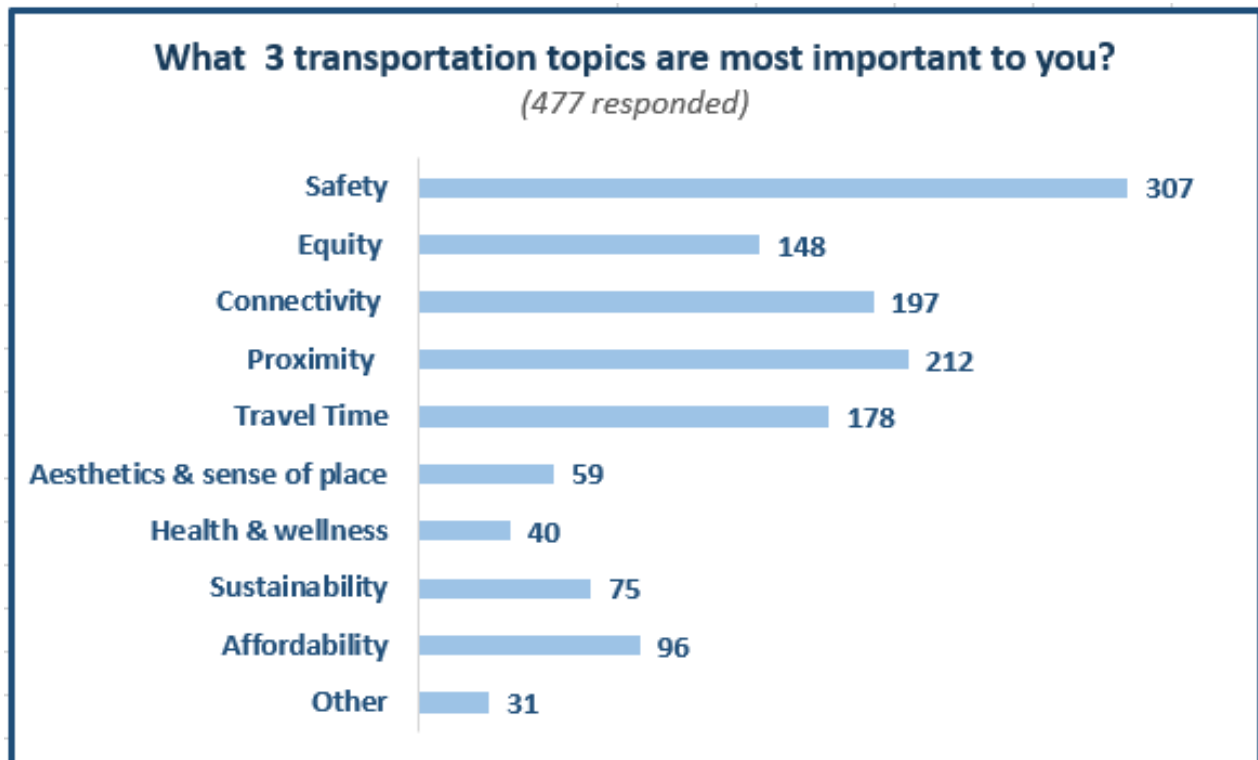
The lack of sidewalks is the number one issue identified by participants with various transit issues and issues outside of the control of the City also ranking higher. The following is a summary of “other” comments that further explain some of these:



- Transit issues:** Safety using transit, too many homeless/drug users – Metro does not enforce fares, security concerns at bus stops; amount of time it takes with transit; not convenient or advantageous; lack of service in evening/at night; non-direct routes – too complicated with transfers, too much time to connect – driving is faster/easier; not riding due to COVID; unsanitary conditions; no issue, just won't use public transit; lack of parking at Park & Rides; reverse commute; if there is an emergency, don't want to rely on transit; takes too long; long walk to nearest bus stop; transit usually doesn't provide straight-shot travel option to where I'm headed - requires many transfers and longer travel time than just hopping in car.
- Lack of amenities close-by:** Lack of walkable, activated streets and dense community; no shops, grocery stores, restaurants, entertainment, activity centers near enough to walk; lack of medical facilities; no place to go – Shoreline has not attracted desirable shops and destinations; poor distribution of businesses; lack of businesses on ground floor of multi-floor complexes; Shoreline needs a nice downtown of shops not next to Aurora.
- Pedestrians and Bicyclists:** Uncomfortable environment due to excessive speed; unsafe driver behavior; no or narrow sidewalk; safety concerns – do not like walking alone; hills in the area; bike lanes on busy streets feels dangerous; existing physical obstacles in facilities; distance to destinations; if bike lanes ran north/south and east/west would be more apt to bicycle; lack of bike parking at destination or comingling of bikes and cars in parking lots; not easy to walk long distances with small children; feel unsafe with homeless and drug-addicted people on trails and in some neighborhoods.
- General:** Size of products hinders any mode other than car (i.e. Costco); type and place of work; pick-ups are generally drive-throughs; dangerous to get out of neighborhood any way but driving; access for the disabled; fading ambulatory mobility.
- A very honest answer:** Laziness, need to explore options

Priorities

The project team will be developing policies and lists of prioritized projects as part of the TMP update. Priorities and a set of criteria to measure these will need to be a part of the process. To help inform this, survey participants were asked to choose three topics that were important to them. Choices were from a pre-populated list of options as well as an opportunity to include "other" topics.

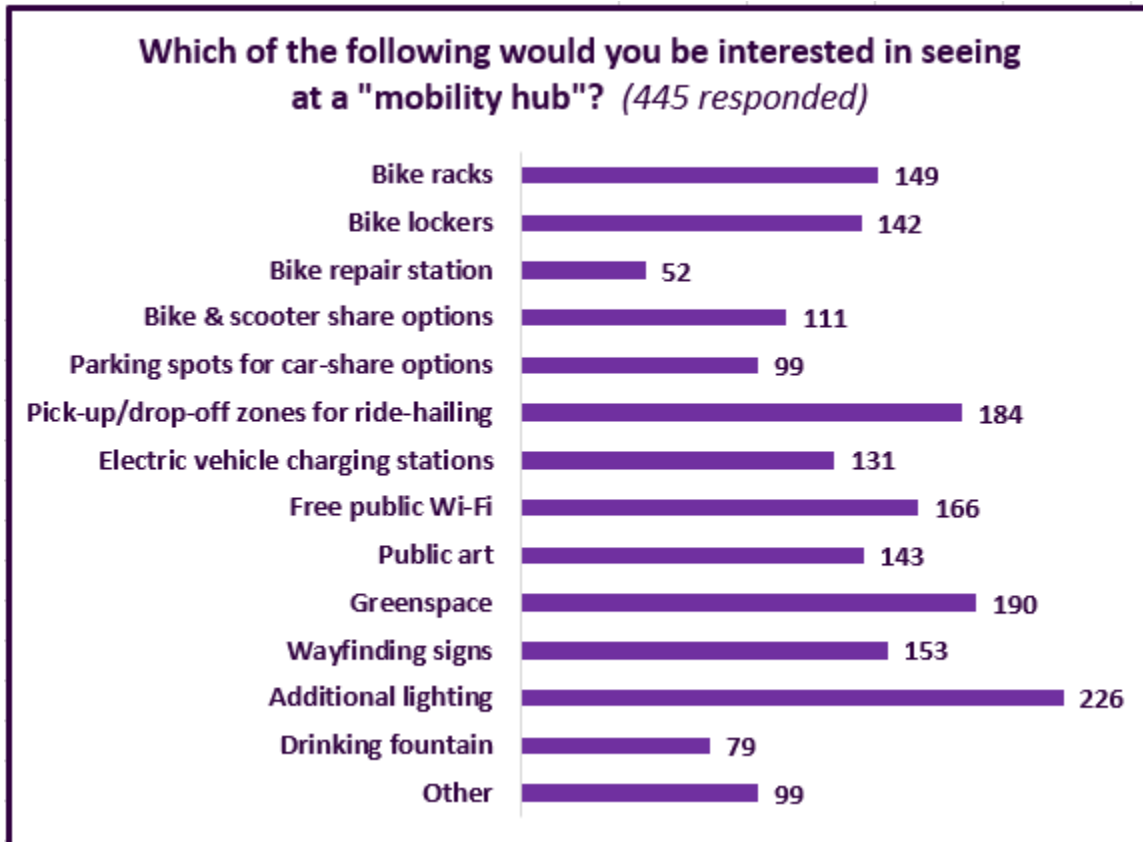


Safety was clearly the top priority choice. Proximity, Connectivity, and Travel Time were the next highest options followed by Equity.

Other topics not listed above included practicality, convenience, maintenance of facilities, separated facilities for different modes, access for disabled, environmental impact/carbon emissions, congestion, easier access to transit and major destinations served, sidewalks, cost benefit (including free Park & Ride use). Safety comments ranged from the criminal or homeless element to speeding vehicles/traffic enforcement. Other concerns included installation of bike lanes that are not used, need for sidewalks, tree protections, and charging stations.

Mobility Hubs

The project team is fortunate to have a group of UW Evans School students conducting a study on mobility hubs. Mobility hubs will connect various modes of travel for some of those critical first/last mile connections.



The table shows the top three elements were additional lighting, greenspace, and pick-up/drop-off zones for ride-hailing which all receive over 180 selections. Free public Wi-Fi and wayfinding signs received over 150 selections. The amenity with the least selections but still at 52 was a bike repair station.

There were 99 "other" comments summarized as follows:

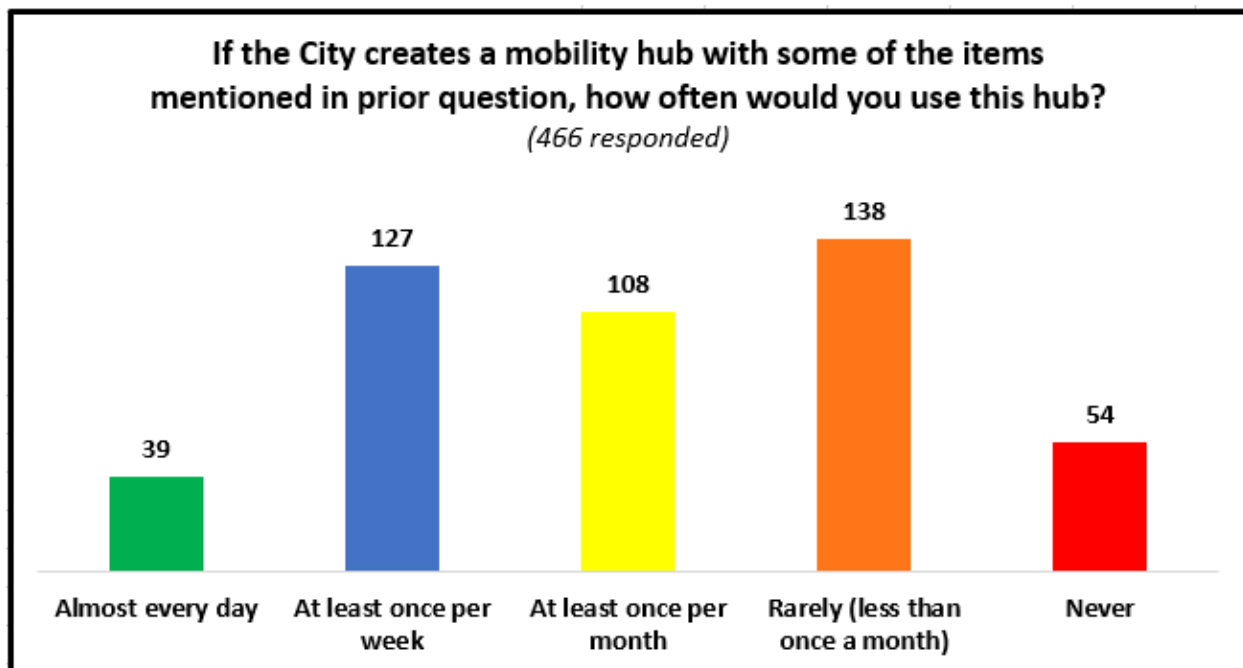
- Restrooms (24 comments on this)
- Safety elements such as emergency phone/police call button; policing to keep hubs free of homeless, drugs, and crime; supervision/monitoring cameras; guards and/or volunteers; visibility to street.
- Pedestrians: Good walking paths separate from other modes; lots of sitting areas, covered areas.
- Bicycles: Secure outlet inside lockers to charge e-bikes.
- Parking comments: General use vehicle parking; park and ride vehicle spaces; building codes should require enough parking for all units within the developed property; parking for personal pick-up/drop-off; handicap parking.



- Access comments: Frequent bus service at hubs; access for disabled; no stairs; essential shopping and restaurants nearby; signs/guides in multiple languages; transit information; connected system of trails/connected unimproved right-of-way
- General: Shelter from wind and rain; seating areas; outlets for charging phones; regular maintenance to keep clean; trash cans; water bottle filling station; food and drink for sale - news/coffee stand; local vendors; space for food trucks
- Hubs will not work, are not a good use of money, would not use/is not applicable, is just a fad, Shoreline is not Seattle – do not want hubs in Shoreline, use funds elsewhere (22 comments not in support or would not use)

Some comments pointed out it may depend where the hub is located as to what facilities should be there. Others pointed out that the success of the hubs would depend on connectivity which is lacking; suggest working on the connectivity before investing in the hubs.

A final survey question asked participants if they would use mobility hubs if created in the City. The results are across the board with approximately similar numbers of those that would use the facility daily/weekly (166 participants) to those that would rarely or never use these (192 count). Over 100 participants indicated they would use these about once a month.





NEXT STEPS

The project team will use Outreach Series 1 feedback to inform the development of Shoreline's future transportation system. The next round of public participation is scheduled for Summer 2021.

The effort to update the TMP will be a multi-year process with the goal of adopting a final TMP by the end of 2022.



APPENDICES

This table captures key topics discussed by meeting during Outreach Series 1.

Date	Meeting	Key Topics
Feb 1	Hillwood Neighborhood Assoc Board	Neighborhood paths Future of neighborhood grants
Feb 3	Council of Neighborhoods	Future transit service Future bike network Roundabouts Traffic calming
Feb 9	Ridgecrest Neighborhood Assoc Board	Future local and regional transit service Trail Along the Rail Roundabouts Sidewalk gaps
Feb 10	Chamber of Commerce	Sidewalk gaps Funding Roundabouts Access and parking for businesses Mobility hubs - options for car-free or car-light living, aging in place
Feb 16	Echo Lake Neighborhood Assoc	Mobility hubs - options for car-free or car-light living, aging in place, local trips 185 th St Multimodal Corridor – how it will be phased in. Neighborhood paths Bicycle facilities and parking Improving pedestrian/bike access to businesses (e.g. AVTC, Gateway Plaza) Future transit service Parking in station sub areas
Feb 17	Online Open House - Series 1	Sidewalk Implementation Bicycle facilities and on-street parking Trail Along the Rail
Feb 22	Parkwood Neighborhood Assoc	Pedestrian safety - Sidewalks, crosswalks, visibility, speeding, lighting Trail Along the Rail Roundabouts 145 th St Corridor improvements



Date	Meeting	Key Topics
Feb 23	Online Open House - Series 1	145 th St Off Corridor Bike Network Lighting Future transit service 185 th St Multimodal Corridor Strategy Sidewalk Implementation Fircrest Redevelopment
Feb 25	North King County Mobility Coalition	Mobility options for disabled and special needs populations Access to transit, gaps in pedestrian/bike connects to transit Future transit service Mobility Hubs 185 th , 175 th , and 145 th corridor projects
Feb 25	PRCS/Tree Board	Pedestrian/bike access to and through parks Developing active edges along parks Future bike and scooter parking at parks