

**CITY COUNCIL AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

<p><b>AGENDA TITLE:</b> Challenges for Long-term Economic Development <b>DEPARTMENT:</b> Economic Development <b>PRESENTED BY:</b> Dan Eernisse, Economic Development Manager <b>ACTION:</b> ___Ordinance ___Resolution ___Motion <u>X</u> Discussion</p>
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**PROBLEM/ISSUE STATEMENT**

Improving economic development opportunities in Shoreline has been a long-term Council goal and community priority. The ability to expand our local economy through new development and jobs will have a significant impact on the City's long-term financial sustainability and stability. Vibrant economic growth provides increased revenue that allows the City to continue providing municipal services in the face of rising costs.

In addition, the adopted Vision 2029 statement (Attachment A) describes a thriving city, a city of neighborhoods with vibrant neighborhood "main streets," Aurora Avenue as a thriving corridor with a variety of shops, businesses, eateries and entertainment, a safe and progressive place to live, and a place that is known for its outstanding schools, parks and youth services. The City's Economic Development Program is in large part aimed at implementing and fulfilling this vision for the community.

Council has indicated that the focus of its March retreat will be strategic planning and economic development. In order to prepare for that discussion, staff thought it would be helpful to review factors and metrics over the last decade that measure economic development activity in Shoreline. This will give Council context to understand choices that the City may have to consider to improve its track record of economic expansion in the future.

Over the past decade Shoreline experienced a low rate of growth in assessed property value, a decline in gambling tax revenue, and essentially no population growth. The bright spot was in retail sales tax revenue, which grew by nearly 12% over the decade. Some of the malaise should be attributed to the "Great Recession," but certainly not all. For example, consider that during the same decade, King County and Washington State's population grew by 11.2% and 14.1% respectively, while Shoreline's population did not grow at all.

Tonight's discussion will focus on what stifled Shoreline's growth in the last decade, what Council and staff can do to stimulate a higher growth rate in the future, and whether setting measurable growth rate targets is helpful.

**RESOURCE/FINANCIAL IMPACT**

Future Council policies may require additional resources, but none are anticipated at this time.

**RECOMMENDATION**

No recommendation is necessary as this item is for discussion only.

Approved By:            City Manager            City Attorney

## **INTRODUCTION**

Improving economic development opportunities in Shoreline has been a long-term Council goal and community priority. The ability to expand our local economy through new development and jobs will have a significant impact on the City's long-term financial sustainability and stability. Vibrant economic growth results in increased revenue allows the City to continue providing services that our community desires in the face of rising costs.

Council has indicated that it will focus on strategic planning and economic development during the upcoming Council retreat in March. In order to prepare for that discussion, staff thought it would be helpful to have some context of the economic development activity in Shoreline since 2000. This will help Council understand how the City may have to move forward if Council desires to have policies and practices that encourage an improved track record on economic expansion in the future.

Tonight's discussion will focus on Shoreline's growth in the last decade, what Council and staff can do to stimulate a higher growth rate in the future, and whether setting measurable growth rate targets is helpful.

## **DISCUSSION**

Shoreline's economic growth can be measured by many factors and metrics. This report focuses on growth in assessed value from new construction, population growth, and growth in sales tax. Attachments B through L to the staff report include detail of these factors along with a review of the change in average home values, commercial and apartment vacancy rates, employment, zoning, vacant and large lots, building age, and permit activity for Shoreline. The detailed information, in many cases, also provides a comparison of Shoreline's trends to other cities within King County.

### **Description and Trends of Growth Factors**

- 1) Growth in Assessed Value from New Construction (Attachment B). This metric is valuable because the property tax revenue generated from new construction represents new and on-going revenue for the City. Another feature is that assessed valuation growth from new construction is an indication of permit activity and construction sales tax the City collects. Since year 2000, Shoreline has averaged 0.86% percent annual growth in assessed valuation from new construction. The average for the 39 cities in King County was 1.98%. Shoreline's peak was in 2007 when new construction resulted in assessed valuation growth of 1.26%. With the exception of 2007, Shoreline ranked in the lowest 25% of all the King County cities for the 12 years reviewed.
- 2) Population Growth (Attachment C). Population growth does not always create strong economic growth; that said, it is difficult to imagine a City with a robust economy that does not attract more people. In Shoreline's case, population growth would likely contribute to increased retail sales and new construction of residential units. In addition, population growth also would increase Shoreline's shared revenues. Currently state shared revenues are distributed to cities based on their population; as other cities grow at a more rapid pace than Shoreline, Shoreline's percentage of these revenues declines. The most notable state

shared revenues include liquor excise taxes and profits, motor vehicle fuel tax, motor vehicle excise taxes and criminal justice funding. Over the last decade Shoreline's population has declined slightly. In 2001 the City's population was 53,421 and in 2011 it was 53,200.

- 3) Retail Sales/Use Tax Revenue (Attachments D). This metric is valuable because it tracks commercial activity within the City. The attachment provides a review of the overall growth in sales tax along with a more detailed review by major sector including construction, auto sales, restaurants and hotels, and general merchandise. Shoreline had positive sales tax growth over the last decade, with 2010 revenues being nearly 12% greater than they were in 2000. Sales tax collections peaked in 2008, and then—as a result of the recession—declined in 2009 in Shoreline as well as in all comparable cities. A review of Shoreline's sales tax by sector shows that all sectors increased over the decade with the notable exception of construction related sales tax, which fell by nearly 12% in 2010 as compared to collections in 2000.
- 4) Average Home Value (Attachment E). Average home value indicates where Shoreline falls in affordability, and it is an indicator of the relative desirability of Shoreline housing. In years of increasing home valuation home prices aren't directly driving revenue collections, since the City is limited in its ability to raise property taxes on established homes. However, in years of declining home valuation, the reduction in overall valuation throughout the City results in an increase in the City's property tax rate. In 2012 this resulted in the City's tax rate rising to its statutory limit. If home values continue to decline in the future, resulting in an overall decrease in assessed value throughout the City, the City will not be able to increase its property tax collections other than those from new construction.
- 5) Vacancy Report (Attachment F). Commercial and multifamily residential vacancy is an important indicator of economic health. A vacancy rate of up to 5% in either industry is considered very healthy. Staff estimates that the City's commercial vacancy rate in July 2011 was 3.4 to 4.5%. In November 2011 apartment vacancy rates averaged approximately 5%, with vacancy rates for newer apartments running slightly higher.
- 6) Employment (G, H, I). The location, number and types of jobs in Shoreline are indicated in these attachments. Educational services, health care, professional and management, and retail trades were the highest employment sectors within Shoreline. Please note that this data is sensitive, difficult to gather, and lags behind reality by many months or even years.
- 7) Land by Zoning Designation (Attachment J). This table provides the square footage and acreage area of each zoning designation in the City. There is a total of 6,854 acres of land in Shoreline, with 797 acres in right-of-way and public land, 797 acres of commercial and high-density zoned property, and 5,260 acres of low and mid-density zoned land.

- 8) Vacant and Large Lots (Attachment K). This map helps evaluate the capacity of Shoreline's single-family zoned properties. It shows the handful of vacant lots in blue and the large lots that could conceivably be short-platted in green.
- 9) 30+ Year Old Buildings (Attachment L). Like the previous map, this map helps evaluate the capacity of Shoreline's commercial properties by identifying those with older buildings that are ripe for redevelopment. A majority of Shoreline's older commercial stock is obsolete if it is not updated. For example, City Hall is now sitting on one of the sites shown that once had older buildings.
- 10) Permits Since 2001 (Attachment M). The commercial, multifamily, and mixed use permits since 2001 are identified on the map provided.

### **INSIGHTS FROM SUPPORTING DOCUMENTS**

While certainly not exhaustive, the following insights were gained by staff's examination of economic performance in the last decade.

- 1) Shoreline Isn't Alone. The lack of population and assessed valuation growth was mirrored in five other cities that also are Seattle's first-tier bedroom communities that grew rapidly 50 years ago: Burien, Des Moines, Edmonds, Normandy Park, and Lake Forest Park. These cities – like Shoreline – are all communities that long ago exhausted much of the vacant land within their city boundaries, are boarded by other cities (as opposed to unincorporated area that may serve as future annexation areas), and have borders along Puget Sound or Lake Washington. These cities also do not have major economic drivers such as a regional mall (Tukwila), airport (Sea-Tac), or major employer like Boeing (Renton).
- 2) Retail Sales Tax Was Resilient. The retail sales tax grew at about 1% per year over the decade. While construction was devastated by the Great Recession in the second half of the decade, it also experienced significant growth in the first half that somewhat mitigated the impact when viewed as a whole. The other categories remained remarkably stable throughout the decade. Note on the Retail/Use Tax Revenue document (Attachment D), for instance, how consistent vehicle sales and service tax revenues remained through the decade.

### **IMPLICATIONS GOING FORWARD**

While this report highlights some of our challenges to economic development, it does not mean that we are not optimistic about Shoreline's ability to accomplish the community's vision. That said, accomplishing the community's vision may involve examining and implementing new strategies that will attract investment, including the following:

- 1) Focus on Large Assets that Reshape the City. First, small projects lack capacity for sustained growth, yet they consume large amounts of Council time and staff resources. Second, Shoreline is at a point in its lifecycle as a community when thoughtful reshaping is needed. Shoreline's reshaping, though, cannot happen through annexation or by developing vacant parcels; it must work within itself on

its most significant assets such as Aurora Square, Fircrest, Town Center, North City, and ultimately the Light Rail Station Areas.

- 2) Realize Aurora Corridor's Potential. Shoreline is nearing completion of a radical reshaping effort: the Aurora Corridor Project. The City cannot achieve aggressive economic goals without a generous return on its Aurora Corridor investment. Therefore, anything hindering Aurora's success must be aggressively addressed. Not only will this aid our city, but Shoreline can become a sustainability paradigm for similar first-tier bedroom communities throughout the region and the nation.
- 3) Protect Long-term Growth Priorities. In order to grow in a sustained way over the next two decades, Council and staff must consider ways to protect growth initiatives from being derailed by political, economic, or personnel changes. One tool that the Council may want to explore is creating a public development authority that works to fulfill the community's vision, yet takes its direction from its charter and from a board of directors.
- 4) Create A Multifaceted Approach To Population Growth. A growing housing stock in Shoreline will require a variety of investors and builders working on projects in many areas. While the Aurora Corridor provides a great deal of property zoned for high density, new residential construction in Shoreline shouldn't be limited to six-story buildings. Mid-sized investors and builders need more property zoned for townhomes, row houses, clustered homes and other mid-density homes in order to build in Shoreline. In addition, efforts to increase the average household size in existing single-family homes should be encouraged.
- 5) Grow in our Reputation as Investor-friendly. Steps recently taken such as the Town Center Subarea Plan and the expansion of the Property Tax Exemption program made doing business or building in Shoreline more attractive. Future steps may include comprehensive parking reductions, relaxing height restrictions, advancing development agreements, honing legislative codes, constructing infrastructure, forming public-private partnerships, and streamlining permitting (one-time shopping).

### **COUNCIL GOALS ADDRESSED**

The City Council's Goal #3 – "Improving economic development opportunities in Shoreline" – emerged from the City's Framework Goals. Many of the 18 Framework Goals touch on successful economic development strategies:

- Building infrastructure (FG2),
- Providing attractive places (FG4),
- Emphasizing culture (FG5),
- Promoting quality buildings and design (FG9),
- Supporting housing choices (FG12),
- Providing dense transit-oriented development (FG14),
- Creating a business-friendly environment (FG15),
- Encouraging neighborhood business services (FG16), and
- Master planning Fircrest surplus property (FG18).

## Major Objectives for 2011 - 2012:

- Form partnerships to create “Transit-oriented Developments” (TOD) that capitalize on public transportation infrastructure
- Update the Economic Development Strategic Plan for 2012-2017 (Council adopted January 23, 2012)
- Promote investments in Shoreline’s neighborhood centers to increase economic vitality, environmental quality, and housing choices
- Provide a business-friendly environment that attracts and retains both large and small businesses

### **RESOURCE/FINANCIAL IMPACT**

Future Council policies may require additional resources, but none are anticipated at this time.

### **RECOMMENDATION**

No recommendation is necessary as this item is for discussion only

### **ATTACHMENTS**

Attachment A – Vision 2029 Statement

Attachment B – Growth in Assessed Value from New Construction

Attachment C – Population Growth

Attachment D – Sales/Use Tax Growth

Attachment E – Average Home Value

Attachment F – Vacancy Report

Attachment G – Map of Employment Locations

Attachment H – Employment: 2008 – 2010 American Community Survey

Attachment I – Employment: 2010 Census

Attachment J – Shoreline Land by Zoning Designation

Attachment K – Shoreline Vacant and Large Lots

Attachment L – Shoreline 30+ Year Old Buildings

Attachment M – Shoreline Permits Issued Since 2001



# VISION 2029

Imagine for a moment that it is the year 2029 and you are in the City of Shoreline.

This vision statement describes what you will see.

ATTACHMENT A



# VISION 2029

Shoreline in 2029 is a thriving, friendly city where people of all ages, cultures, and economic backgrounds love to live, work, play and, most of all, call home. Whether you are a first-time visitor or long-term resident, you enjoy spending time here.

There always seems to be plenty to do in Shoreline -- going to a concert in a park, exploring a Puget Sound beach or dense forest, walking or biking miles of trails and sidewalks throughout the city, shopping at local businesses or the farmer's market, meeting friends for a movie and meal, attending a street festival, or simply enjoying time with your family in one of the city's many unique neighborhoods.

People are first drawn here by the city's beautiful natural setting and abundant trees; affordable, diverse and attractive housing; award-winning schools; safe, walkable neighborhoods; plentiful parks and recreation opportunities; the value placed on arts, culture, and history; convenient shopping, as well as proximity to Seattle and all that the Puget Sound region has to offer.

The city's real strengths lie in the diversity, talents and character of its people. Shoreline is culturally and economically diverse, and draws on that variety as a source of social and economic strength. The city works hard to ensure that there are opportunities to live, work and play in Shoreline for people from all backgrounds.

Shoreline is a regional and national leader for living sustainably. Everywhere you look there are examples of sustainable, low impact, climate-friendly practices come to life -- cutting edge energy-efficient homes and businesses, vegetated roofs, rain gardens, bioswales along neighborhood streets, green buildings, solar-powered utilities, rainwater harvesting systems, and local food production to name only a few. Shoreline is also deeply committed to caring for its seashore, protecting and restoring its streams to bring back the salmon, and to making sure its children can enjoy the wonder of nature in their own neighborhoods.

## A CITY OF Neighborhoods

Shoreline is a city of neighborhoods, each with its own character and sense of place. Residents take pride in their neighborhoods, working together to retain and improve their distinct identities while embracing connections to the city as a whole. Shoreline's neighborhoods are attractive, friendly, safe places to live where residents of all ages, cultural backgrounds and incomes can enjoy a high quality of life and sense of community. The city offers a wide diversity of housing types and choices, meeting the needs of everyone from newcomers to long-term residents.

Newer development has accommodated changing times and both blends well with established neighborhood character and sets new standards for sustainable building, energy efficiency and environmental sensitivity. Residents can leave their car at home and walk or ride a bicycle safely and easily around their neighborhood or around the whole city on an extensive network of sidewalks and trails.

No matter where you live in Shoreline there's no shortage of convenient destinations and cultural activities. Schools, parks, libraries, restaurants, local shops and services, transit stops, and indoor and outdoor community gathering places are all easily accessible, attractive and well maintained. Getting around Shoreline and living in one of the city's many unique, thriving neighborhoods is easy, interesting and satisfying on all levels.



## Neighborhood CENTERS

The city has several vibrant neighborhood "main streets" that feature a diverse array of shops, restaurants and services. Many of the neighborhood businesses have their roots in Shoreline, established with the help of a local business incubator, a long-term collaboration between the Shoreline Community College, the Shoreline Chamber of Commerce and the city.

Many different housing choices are seamlessly integrated within and around these commercial districts, providing a strong local customer base. Gathering places - like parks, plazas, cafes and wine bars - provide opportunities for neighbors to meet, mingle and swap the latest news of the day.

Neighborhood main streets also serve as transportation hubs, whether you are a cyclist, pedestrian or bus rider. Since many residents still work outside Shoreline, public transportation provides a quick connection to downtown, the University of Washington, light rail and other regional destinations. You'll also find safe, well-maintained bicycle routes that connect all of the main streets to each other and to the Aurora core area, as well as convenient and reliable local bus service throughout the day and throughout the city. If you live nearby, sidewalks connect these hubs of activity to the surrounding neighborhood, bringing a car-free lifestyle within reach for many.

# The Signature BOULEVARD

Aurora Avenue is Shoreline's grand boulevard. It is a thriving corridor, with a variety of shops, businesses, eateries and entertainment, and includes clusters of some mid-rise buildings, well-designed and planned to transition to adjacent residential neighborhoods gracefully. Shoreline is recognized as a business-friendly city. Most services are available within the city, and there are many small businesses along Aurora, as well as larger employers that attract workers from throughout the region. Here and elsewhere, many Shoreline residents are able to find family-wage jobs within the City.

Housing in many of the mixed-use buildings along the boulevard is occupied by singles, couples, families, and seniors. Structures have been designed in ways that transition both visually and physically to reinforce the character of adjacent residential neighborhoods.

The improvements put in place in the early decades of the 21st century have made Aurora an attractive and energetic district that serves both local residents and people from nearby Seattle, as well as other communities in King and Snohomish counties. As a major transportation corridor, there is frequent regional rapid transit throughout the day and evening. Sidewalks provide easy access for walking to transit stops, businesses, and connections to adjacent neighborhoods.

Aurora has become a green boulevard, with mature trees and landscaping, public plazas, and green spaces. These spaces serve as gathering places for neighborhood and city-wide events throughout the year. It has state-of-the-art stormwater treatment and other sustainable features along its entire length.

As you walk down Aurora you experience a colorful mix of bustling hubs – with well-designed buildings, shops and offices – big and small – inviting restaurants, and people enjoying their balconies and patios. The boulevard is anchored by the vibrant Town Center, which is focused between 175th and 185th Street. This district is characterized by compact, mixed-use, pedestrian-friendly development highlighted by the Shoreline City Hall, the Shoreline Historical Museum, Shorewood High School, and other civic facilities. The interurban park provides open space, recreational opportunities, and serves as the city's living room for major festivals and celebrations.



## A HEALTHY Community

Shoreline residents, city government and leaders care deeply about a healthy community. The city's commitment to community health and welfare is reflected in the rich network of programs and organizations that provide human services throughout the city to address the needs of all its residents.

Shoreline is a safe and progressive place to live. It is known region wide for the effectiveness of its police force and for programs that encourage troubled people to pursue positive activities and provide alternative treatment for non-violent and non-habitual offenders.

## BETTER FOR THE Next Generation

In Shoreline it is believed that the best decisions are informed by the perspectives and talents of its residents. Community involvement in planning and opportunities for input are vital to shaping the future, particularly at the neighborhood scale, and its decision making processes reflect that belief. At the same time, elected leaders and city staff strive for efficiency, transparency and consistency to ensure an effective and responsive city government.

Shoreline continues to be known for its outstanding schools, parks and youth services. While children are the bridge to the future, the city also values the many seniors who are a bridge to its shared history, and redevelopment has been designed to preserve our historic sites and character. As the population ages and changes over time, the City continues to expand and improve senior services, housing choices, community gardens, and other amenities that make Shoreline such a desirable place to live.

Whether for a 5-year-old learning from volunteer naturalists about tides and sea stars at Richmond Beach or a 75-year-old learning yoga at the popular Senior Center, Shoreline is a place where people of all ages feel the city is somehow made for them. And, maybe most importantly, the people of Shoreline are committed to making the city even better for the next generation.





# Framework GOALS

The original framework goals for the city were developed through a series of more than 300 activities held in 1996-1998. They were updated through another series of community visioning meetings and open houses in 2008-2009. These Framework Goals provide the overall policy foundation for the Comprehensive Plan and support the City Council's vision. When implemented, the Framework Goals are intended to preserve the best qualities of Shoreline's neighborhoods today and protect the City's future. To achieve balance in the City's development the Framework Goals must be viewed as a whole and not one pursued to the exclusion of others.

Shoreline is committed to being a sustainable city in all respects.



- FG 1:** Continue to support exceptional schools and opportunities for lifelong learning.
- FG 2:** Provide high quality public services, utilities, and infrastructure that accommodate anticipated levels of growth, protect public health and safety, and enhance the quality of life.
- FG 3:** Support the provision of human services to meet community needs.
- FG 4:** Provide a variety of gathering places, parks, and recreational opportunities for all ages and expand them to be consistent with population changes.
- FG 5:** Encourage an emphasis on arts, culture and history throughout the community.
- FG 6:** Make decisions that value Shoreline's social, economic, and cultural diversity.
- FG 7:** Conserve and protect our environment and natural resources, and encourage restoration, environmental education and stewardship.
- 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 11:** Make timely and transparent decisions that respect community input.
- 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 13:** Encourage a variety of transportation options that provide better connectivity within Shoreline and throughout the region.
- FG 14:** Designate specific areas for high density development, especially along major transportation corridors.
- FG 15:** Create a business friendly environment that supports small and local businesses, attracts large businesses to serve the community and expand our jobs and tax base, and encourages innovation and creative partnerships.
- FG 16:** Encourage local neighborhood retail and services distributed throughout the city.
- FG 17:** Strengthen partnerships with schools, non-governmental organizations, volunteers, public agencies and the business community.
- FG 18:** Encourage Master Planning at Fircrest School that protects residents and encourages energy and design innovation for sustainable future development.



Growth in Assessed Value from New Construction

ATTACHMENT B

Staff Comments: The assessed value of Shoreline has grown very slowly in comparison to other cities in King County and to the average county growth. Note that cities that grew under 1% per year in the last decade fell into two categories. The first category are cities -- marked in blue -- located in the Cascade foothills (North Bend and Skykomish). The second group marked in orange (Burien, Des Moines, Normandy Park, and Lake Forest Park) like Shoreline developed as first-tier bedroom communities approximately fifty years ago along Puget Sound/Lake Washington. The other first-tier suburban cities in that category that outpaced 1% growth generally have significant economic drivers such as Renton (Boeing and IKEA), Tukwila (Southcenter Mall), Sea-Tac (the airport), and Mercer Island (its unique island location between Bellevue and Seattle). Kenmore is perhaps a noteworthy exception; it seems to have outpaced similar cities without a large economic driver.

City	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	Average
Algona	1.66%	2.42%	No	1.90%	2.87%	1.52%	4.12%	1.33%	0.59%	1.22%	0.78%	1.25%	1.79%
Auburn	3.14%	3.71%	Data	1.60%	1.18%	1.50%	2.34%	1.88%	2.50%	1.71%	0.96%	1.59%	2.01%
Beaux Arts	0.42%	0.52%		0.31%	2.05%	2.01%	1.48%	3.20%	1.43%	0.91%	1.83%	0.43%	1.33%
Bellevue	3.40%	3.18%		1.27%	0.94%	1.15%	1.57%	1.89%	3.06%	4.11%	2.48%	1.32%	2.22%
Black Diamond	2.73%	3.43%		0.88%	0.48%	1.01%	0.79%	0.47%	1.29%	1.70%	0.49%	0.58%	1.26%
Bothell	4.59%	8.57%		2.82%	1.62%	10.19%	7.78%	0.71%	6.98%	1.77%	6.77%	0.36%	4.74%
Burien	1.39%	0.79%		0.56%	1.32%	0.56%	0.89%	0.75%	1.25%	1.07%	1.42%	0.70%	0.97%
Carnation	4.12%	1.44%		1.61%	0.00%	0.55%	3.40%	0.22%	0.12%	0.48%	0.25%	1.01%	1.20%
Clyde Hill	1.13%	1.22%		1.46%	1.89%	2.22%	1.91%	2.53%	2.13%	2.38%	1.82%	0.19%	1.72%
Covington	1.40%	0.88%		5.15%	6.86%	7.42%	3.66%	1.70%	2.13%	3.07%	1.59%	0.23%	3.10%
Des Moines	1.24%	0.71%		0.77%	0.35%	0.58%	1.17%	1.06%	0.95%	1.30%	0.51%	0.55%	0.83%
Duvall	9.30%	7.15%		8.31%	5.02%	3.00%	2.41%	2.17%	2.39%	2.00%	2.22%	0.81%	4.07%
Enumclaw	1.63%	1.31%		1.46%	1.57%	0.99%	0.56%	1.34%	1.96%	1.09%	1.17%	2.11%	1.38%
Federal Way	1.91%	1.78%		1.08%	1.08%	0.64%	1.50%	2.08%	1.94%	1.12%	0.54%	0.34%	1.27%
Hunts Point	0.47%	0.84%		1.13%	2.52%	1.27%	0.81%	0.84%	1.28%	0.92%	0.70%	0.81%	1.05%
Issaquah	6.21%	6.75%		4.61%	7.27%	8.48%	7.97%	7.68%	4.74%	3.64%	1.23%	1.17%	5.43%
Kenmore	1.45%	1.18%		1.21%	2.38%	2.68%	2.31%	2.05%	2.68%	2.71%	1.05%	1.12%	1.89%
Kent	3.67%	2.01%		2.45%	1.37%	1.40%	1.25%	3.03%	2.55%	1.77%	0.94%	0.56%	1.91%
Kirkland	2.16%	2.19%		1.47%	1.30%	1.60%	2.38%	3.26%	3.18%	1.55%	0.91%	0.37%	1.85%
Lake Forest Park	0.93%	0.73%		0.41%	0.43%	1.04%	0.79%	0.54%	0.81%	0.37%	0.28%	0.23%	0.60%
Maple Valley	4.58%	3.25%		6.10%	6.26%	6.46%	6.90%	6.33%	3.83%	2.03%	1.86%	1.58%	4.47%
Medina	4.09%	1.15%		2.24%	1.37%	1.15%	1.14%	1.31%	1.47%	1.95%	0.97%	0.31%	1.56%
Mercer Island	1.01%	1.80%		1.64%	0.99%	0.73%	1.61%	2.08%	1.52%	1.40%	1.00%	0.59%	1.31%
Milton	1.44%	1.46%		0.23%	0.60%	6.04%	3.21%	0.28%	0.11%	2.27%	2.48%	4.27%	2.04%
Newcastle	3.43%	2.66%		8.48%	5.18%	5.82%	4.25%	6.66%	3.43%	2.88%	0.62%	0.31%	3.98%
Normandy Park	0.53%	0.63%		0.45%	1.01%	0.62%	0.39%	0.49%	0.66%	1.83%	0.68%	0.31%	0.69%
North Bend	4.65%	1.26%		0.46%	0.12%	0.66%	0.95%	0.38%	0.49%	0.26%	0.53%	1.18%	0.99%
Pacific	1.70%	1.38%		3.35%	3.36%	1.72%	2.75%	3.47%	4.60%	3.06%	2.33%	0.51%	2.57%
Redmond	4.87%	3.28%		1.60%	3.04%	5.75%	3.55%	2.05%	2.38%	2.62%	7.69%	3.50%	3.66%
Renton	2.23%	2.66%		2.77%	4.47%	3.11%	4.25%	3.14%	3.22%	4.14%	1.38%	0.90%	2.93%
Sammamish	9.07%	5.48%		4.40%	4.20%	4.64%	3.00%	1.88%	1.64%	1.17%	0.46%	1.21%	3.38%
Seatac	0.84%	3.41%		2.08%	0.46%	2.55%	2.68%	4.83%	7.78%	1.13%	1.45%	1.28%	2.59%
Seattle	1.66%	1.76%		1.25%	1.24%	1.14%	1.31%	1.51%	1.98%	2.05%	1.47%	0.61%	1.45%
Shoreline	1.01%	0.96%		0.78%	0.90%	0.70%	0.83%	1.26%	1.24%	0.91%	0.67%	0.23%	0.86%
Skykomish	1.42%	2.30%		0.00%	1.57%	0.00%	0.97%	0.14%	0.85%	1.26%	0.03%	1.75%	0.94%
Snoqualmie	27.30%	21.38%		11.01%	14.88%	14.97%	11.23%	16.50%	9.49%	8.10%	4.99%	3.10%	13.00%
Tukwila	2.66%	2.40%		1.33%	2.51%	0.57%	0.79%	0.76%	1.48%	6.60%	8.33%	0.35%	2.53%
Woodinville	2.99%	1.59%		1.44%	1.94%	2.58%	3.13%	2.53%	1.66%	2.19%	0.83%	0.23%	1.92%
Yarrow Point	1.03%	1.54%		1.81%	2.14%	1.81%	1.83%	1.54%	1.78%	3.66%	1.49%	1.77%	1.85%
<b>Mean</b>	<b>3.32%</b>	<b>2.85%</b>		<b>2.36%</b>	<b>2.53%</b>	<b>2.84%</b>	<b>2.66%</b>	<b>2.46%</b>	<b>2.40%</b>	<b>2.16%</b>	<b>1.72%</b>	<b>1.02%</b>	<b>2.39%</b>
<b>Median</b>	<b>1.91%</b>	<b>1.78%</b>		<b>1.47%</b>	<b>1.57%</b>	<b>1.52%</b>	<b>1.91%</b>	<b>1.88%</b>	<b>1.94%</b>	<b>1.77%</b>	<b>1.05%</b>	<b>0.70%</b>	<b>1.85%</b>

Rank of first-tier bedroom communities

Shoreline	34	32		31	32	31	33	27	31	36	30	38	36
Burien	29	35		33	24	37	32	31	30	33	16	20	34
Des Moines	30	37		32	37	35	28	28	32	26	34	25	37
Lake Forest Park	35	36		36	36	27	37	33	34	38	37	35	39
Normandy Park	37	38		35	29	34	39	34	35	19	29	34	38
Mercer Island	33	19		16	30	30	22	14	24	25	21	22	28
Seatac	36	8		13	35	14	15	5	2	30	15	10	11
Tukwila	17	15		24	13	36	35	30	25	2	1	30	13
Kenmore	25	30		27	14	12	19	17	11	10	20	15	19

First-tier bedroom communities along Puget Sound/Lake Washington  
Foothill cities

Population Growth

Source: State of Washington - Office of Financial Management

ATTACHMENT C

Staff Comments: Shoreline has experienced no population growth in the past decade as opposed to 11.2% growth in King County and 14.1% growth in Washington State. However, similar to the results from AV Growth, the first-tier land-locked bedroom communities of Burien (pre-annexation), Des Moines, Edmonds, Lake Forest Park, and Normandy Park all experienced similar population stagnation.

Comparable Cities	2000	2001	Growth	2002	Growth	2003	Growth	2004	Growth	2005	Growth	2006	Growth	2007	Growth	2008	Growth	2009	Growth	2010 Census	Growth	2011	Growth	2011 v. 2010	
Auburn	42,901	43,420	1.2%	43,970	1.3%	43,890	-0.2%	43,670	-0.5%	43,540	-0.3%	43,820	0.6%	44,300	1.1%	60,400	36.3%	60,820	0.7%	62,761	3.2%	63,050	0.5%	45.2%	
Bellevue	109,827	111,500	1.5%	117,000	4.9%	116,400	-0.5%	116,500	0.1%	115,500	-0.9%	117,000	1.3%	118,100	0.9%	119,200	0.9%	120,600	1.2%	122,363	1.5%	123,400	0.8%	10.7%	
Federal Way	83,259	83,890	0.8%	83,850	0.0%	83,500	-0.4%	83,590	0.1%	85,800	2.6%	86,530	0.9%	87,390	1.0%	88,040	0.7%	88,580	0.6%	89,306	0.8%	89,370	0.1%	6.5%	
Kent	79,524	81,900	3.0%	84,275	2.9%	84,210	-0.1%	84,560	0.4%	84,920	0.4%	85,650	0.9%	86,660	1.2%	86,980	0.4%	88,380	1.6%	92,411	4.6%	118,200	27.9%	44.3%	
Kirkland	45,054	45,770	1.6%	45,790	0.0%	45,630	-0.3%	45,800	0.4%	45,740	-0.1%	47,180	3.1%	47,890	1.5%	48,410	1.1%	49,010	1.2%	48,787	-0.5%	49,020	0.5%	7.1%	
Redmond	45,256	45,490	0.5%	46,040	1.2%	46,480	1.0%	46,900	0.9%	47,600	1.5%	49,890	4.8%	50,680	1.6%	51,320	1.3%	51,890	1.1%	54,144	4.3%	55,150	1.9%	21.2%	
Renton	50,052	51,140	2.2%	53,840	5.3%	54,900	2.0%	55,360	0.8%	56,840	2.7%	58,360	2.7%	60,290	3.3%	78,780	30.7%	83,650	6.2%	90,927	8.7%	92,590	1.8%	81.1%	
Shoreline	53,296	53,421	0.2%	53,250	-0.3%	52,730	-1.0%	52,740	0.0%	52,500	-0.5%	52,830	0.6%	53,190	0.7%	53,440	0.5%	54,320	1.6%	53,007	-2.4%	53,200	0.4%	-0.4%	
Edmonds	39,544	39,590	0.1%	39,460	-0.3%	39,580	0.3%	39,620	0.1%	39,860	0.6%	40,360	1.3%	40,560	0.5%	40,760	0.5%	40,900	0.3%	39,709	-2.9%	39,800	0.2%	0.5%	
Everett	91,488	95,990	4.9%	96,070	0.1%	95,470	-0.6%	96,840	1.4%	97,500	0.7%	101,100	3.7%	101,800	0.7%	102,300	0.5%	103,500	1.2%	103,019	-0.5%	103,100	0.1%	7.4%	
Lakewood	58,293	58,272	0.0%	58,662	0.7%	58,940	0.5%	59,010	0.1%	58,850	-0.3%	59,000	0.3%	58,950	-0.1%	58,780	-0.3%	58,840	0.1%	58,163	-1.2%	58,190	0.0%	-0.1%	
Olympia	42,514	42,530	0.0%	42,690	0.4%	42,860	0.4%	43,040	0.4%	43,330	0.7%	43,740	0.9%	44,460	1.6%	44,800	0.8%	45,250	1.0%	46,478	2.7%	46,780	0.6%	10.0%	
ALL King County	2000	2001	Growth	2002	Growth	2003	Growth	2004	Growth	2005	Growth	2006	Growth	2007	Growth	2008	Growth	2009	Growth	2010 Census	Growth	2011	Growth		
Unincorporated	349,234	353,040	1.1%	351,136	-0.5%	351,843	0.2%	356,795	1.4%	364,498	2.2%	367,070	0.7%	368,255	0.3%	341,150	-7.4%	343,180	0.6%	325,000	-5.3%	285,265	-12.2%	-19.2%	
Algona	2,460	2,500	1.6%	2,525	1.0%	2,690	2.6%	2,605	0.6%	2,660	2.1%	2,695	1.3%	2,725	1.1%	2,740	0.6%	2,760	0.7%	3,014	9.2%	3,055	1.4%	22.2%	
Auburn	42,901	43,420	1.2%	43,970	1.3%	43,890	-0.2%	43,670	-0.5%	43,540	-0.3%	43,820	0.6%	44,300	1.1%	60,400	36.3%	60,820	0.7%	62,761	3.2%	63,050	0.5%	45.2%	
Beaux Arts Village	307	310	1.0%	295	-4.8%	302	2.4%	300	-0.7%	297	-1.0%	300	1.0%	310	3.3%	310	0.0%	315	1.6%	299	-5.1%	300	0.3%	-3.2%	
Bellevue	109,827	111,500	1.5%	117,000	4.9%	116,400	-0.5%	116,500	0.1%	115,500	-0.9%	117,000	1.3%	118,100	0.9%	119,200	0.9%	120,600	1.2%	122,363	1.5%	123,400	0.8%	10.7%	
Black Diamond	3,970	4,015	1.1%	4,015	0.0%	3,995	-0.5%	4,000	0.1%	4,080	2.0%	4,085	0.1%	4,120	0.9%	4,155	0.8%	4,180	0.6%	4,153	-0.6%	4,160	0.2%	3.6%	
Bothell	16,119	16,244	0.8%	16,264	0.1%	16,250	-0.1%	16,250	0.0%	16,250	0.0%	16,600	2.2%	16,950	2.1%	17,130	1.1%	17,260	0.8%	17,090	-1.0%	17,150	0.4%	5.6%	
Burien (w/ annex)	31,881	31,830	-0.2%	31,810	-0.1%	31,480	-1.0%	31,130	-1.1%	31,040	-0.3%	31,080	0.1%	31,410	1.1%	31,540	0.4%	31,890	1.1%	33,313	4.5%	47,660	43.1%	49.7%	
Burien (2000 - 2009)	31,881	31,830	-0.2%	31,810	-0.1%	31,480	-1.0%	31,130	-1.1%	31,040	-0.3%	31,080	0.1%	31,410	1.1%	31,540	0.4%	31,890	1.1%						0.0%
Carnation	1,893	1,920	1.4%	1,905	-0.8%	1,905	0.0%	1,895	-0.5%	1,900	0.3%	1,900	0.0%	1,900	0.0%	1,905	0.3%	1,910	0.3%	1,786	-6.5%	1,780	-0.3%	-7.3%	
Clyde Hill	2,890	2,900	0.3%	2,895	-0.2%	2,830	-2.2%	2,790	-1.4%	2,780	-0.4%	2,795	0.5%	2,810	0.5%	2,805	-0.2%	2,815	0.4%	2,984	6.0%	2,985	0.0%	2.9%	
Covington	13,783	13,840	0.4%	14,395	4.0%	14,850	3.2%	15,190	2.3%	16,610	9.3%	17,240	3.8%	17,190	-0.3%	17,360	1.0%	17,530	1.0%	17,575	0.3%	17,640	0.4%	27.5%	
Des Moines	29,267	29,600	1.1%	29,510	-0.3%	29,120	-1.3%	29,020	-0.3%	28,960	-0.2%	29,020	0.2%	29,090	0.2%	29,180	0.3%	29,270	0.3%	29,673	1.4%	29,680	0.0%	0.3%	
Duvall	4,616	4,660	5.3%	5,190	6.8%	5,460	5.2%	5,545	1.6%	5,595	0.9%	5,735	2.5%	5,845	1.9%	5,925	1.4%	5,980	0.9%	6,695	12.0%	6,715	0.3%	38.2%	
Enumclaw	11,116	11,180	0.6%	11,195	0.1%	11,140	-0.5%	11,160	0.2%	11,190	0.3%	11,220	0.3%	11,320	0.9%	11,470	1.3%	11,460	-0.1%	10,669	-6.9%	10,920	2.4%	-2.3%	
Federal Way	83,259	83,890	0.8%	83,850	0.0%	83,500	-0.4%	83,590	0.1%	85,800	2.6%	86,530	0.9%	87,390	1.0%	88,040	0.7%	88,580	0.6%	89,306	0.8%	89,370	0.1%	6.5%	
Hunts Point	443	455	2.7%	455	0.0%	445	-2.2%	450	1.1%	450	0.0%	480	6.7%	480	0.0%	475	-1.0%	465	-2.1%	394	-15.3%	390	-1.0%	-14.3%	
Issaquah	11,212	12,950	15.5%	13,790	6.5%	15,110	9.6%	15,510	2.6%	17,060	10.0%	19,570	14.7%	24,710	26.3%	26,320	6.5%	26,890	2.2%	30,434	13.2%	30,690	0.8%	137.0%	
Kenmore	18,678	18,790	0.6%	19,180	2.1%	19,200	0.1%	19,170	-0.2%	19,290	0.6%	19,680	2.0%	19,940	1.3%	20,220	1.4%	20,450	1.1%	20,460	0.0%	20,780	1.6%	10.6%	
Kent	79,524	81,900	3.0%	84,275	2.9%	84,210	-0.1%	84,560	0.4%	84,920	0.4%	85,650	0.9%	86,660	1.2%	86,980	0.4%	88,380	1.6%	92,411	4.6%	118,200	27.9%	44.3%	
Kirkland	45,054	45,770	1.6%	45,790	0.0%	45,630	-0.3%	45,800	0.4%	45,740	-0.1%	47,180	3.1%	47,890	1.5%	48,410	1.1%	49,010	1.2%	48,787	-0.5%	49,020	0.5%	7.1%	
Lake Forest Park	12,871	12,889	0.1%	12,860	-0.2%	12,750	-0.9%	12,770	0.2%	12,730	-0.3%	12,770	0.3%	12,770	0.0%	12,810	0.3%	12,820	0.1%	12,598	-1.7%	12,610	0.1%	-2.2%	
Maple Valley	14,209	14,590	2.7%	15,040	3.1%	15,730	4.6%	16,280	3.5%	17,870	9.8%	19,140	7.1%	20,020	4.6%	20,480	2.3%	20,840	1.8%	22,684	8.8%	22,930	1.1%	57.2%	
Medina	3,011	2,990	-0.7%	3,010	0.7%	2,970	-1.3%	2,955	-0.5%	2,930	-0.8%	2,945	0.5%	2,950	0.2%	2,955	0.2%	2,970	0.5%	2,969	0.0%	2,970	0.0%	-0.7%	
Mercer Island	22,036	21,970	-0.3%	21,955	-0.1%	21,840	-0.5%	21,830	0.0%	21,710	-0.5%	21,860	0.7%	22,380	2.4%	22,650	1.2%	22,720	0.3%	22,699	-0.1%	22,710	0.0%	3.4%	
Milton	814	815	0.1%	815	0.0%	820	0.6%	800	-2.4%	815	1.9%	825	1.2%	825	0.0%	825	0.0%	830	0.6%	831	0.1%	835	0.5%	2.5%	
Newcastle	7,737	7,815	1.0%	8,205	5.0%	8,320	1.4%	8,375	0.7%	8,890	6.1%	9,175	3.2%	9,550	4.1%	9,720	1.8%	9,925	2.1%	10,380	4.6%	10,410	0.3%	33.2%	
Normandy Park	6,392	6,405	0.2%	6,395	-0.2%	6,345	-0.8%	6,400	0.9%	6,385	-0.2%	6,415	0.5%	6,435	0.3%	6,425	-0.2%	6,485	0.9%	6,335	-2.3%	6,345	0.2%	-0.9%	
North Bend	4,746	4,755	0.2%	4,735	-0.4%	4,680	-1.2%	4,660	-0.4%	4,685	0.5%	4,690	0.1%	4,705	0.3%	4,710	0.1%	4,760	1.1%	5,731	20.4%	5,830	1.7%	22.6%	
Pacific	5,373	5,380	0.1%	5,405	0.5%	5,525	2.2%	5,545	0.4%	5,640	1.7%	5,815	3.1%	5,945	2.2%	6,120	2.9%	6,200	1.3%	6,514	5.1%	6,520	0.1%	21.2%	
Redmond	45,256	45,490	0.5%	46,040	1.2%	46,480	1.0%	46,900	0.9%	47,600	1.5%	49,890	4.8%	50,680	1.6%	51,320	1.3%	51,890	1.1%	54,144	4.3%	55,150	1.9%	21.2%	
Renton	50,052	51,140	2.2%	53,840	5.3%	54,900	2.0%	55,360	0.8%	56,840	2.7%	58,360	2.7%	60,290	3.3%	78,780	30.7%	83,650	6.2%	90,927	8.7%	92,590	1.8%	81.1%	
Sammamish	34,104	3																							

Sales/Use Tax (RCW 82.14.030) of Cities & Counties: 2000 - 2010 (January through December)

Staff Comments: Shoreline has outperformed most of its comparable cities and King County in sales tax, especially if one compares where each was in 2001 to where it ended up in 2010. In fact, most of the categories such as vehicle sales stayed surprisingly strong throughout the decade. The marked exception was construction spending and building materials/garden. I've highlighted both the dramatic run in the early part of the decade followed by the "Great Recession," which especially devastated the construction industry.

Location	2000 Total	2001 Total	Percent Change from 2000	2002 Total	Percent Change from 2001	2003 Total	Percent Change from 2002	2004 Total	Percent Change from 2003	2005 Total	Percent Change from 2004	2006 Total	Percent Change from 2005	2007 Total	Percent Change from 2006	2008 Total	Percent Change from 2007	2009 Total	Percent Change from 2008	2010 Total	Percent Change from 2009	Change from 2001 vs. 2010
King County	73,508,847	71,438,200	-2.8%	68,868,015	-3.6%	68,665,302	-0.3%	71,577,403	4.2%	76,483,297	6.9%	82,647,871	8.1%	90,634,641	9.7%	89,705,650	-1.0%	76,431,059.54	-14.8%	75,032,206	-1.8%	5.03%
Auburn	12,230,513	12,486,218	2.1%	12,417,024	-0.6%	12,882,623	3.7%	14,294,011	11.0%	15,003,043	5.0%	16,188,819	7.9%	17,617,191	8.8%	15,600,884	-11.4%	11,888,987.37	-23.8%	12,286,732	3.3%	-1.60%
Bellevue	41,929,316	38,445,267	-8.3%	37,226,265	-3.2%	36,255,634	-2.6%	37,173,969	2.5%	42,057,601	13.1%	45,353,532	7.8%	52,852,820	16.5%	51,981,909	-1.6%	43,629,622.89	-16.1%	41,518,256	-4.8%	7.99%
Federal Way	10,302,450	10,302,061	0.0%	10,773,246	4.6%	10,518,231	-2.4%	10,536,298	0.2%	11,229,704	6.6%	12,353,246	10.0%	13,028,680	5.5%	11,509,921	-11.7%	10,613,415.79	-7.8%	10,714,378	1.0%	4.00%
Kent	20,410,790	20,106,828	-1.5%	19,353,935	-3.7%	18,502,147	-4.4%	20,102,888	8.7%	20,732,130	3.1%	23,777,654	14.7%	24,339,404	2.4%	21,706,575	-10.8%	15,462,330.62	-28.8%	14,331,270	-7.3%	-28.72%
Kirkland	12,745,495	11,837,426	-7.1%	11,220,760	-5.2%	12,672,452	12.9%	12,703,978	0.2%	14,309,797	12.6%	16,428,027	14.8%	16,526,446	0.6%	15,031,233	-9.0%	12,244,929.33	-18.5%	12,806,886	4.6%	8.19%
Redmond	17,408,997	16,255,521	-6.6%	14,422,037	-11.3%	16,634,068	15.3%	16,418,571	-1.3%	17,028,531	3.7%	18,338,064	7.7%	23,014,428	25.5%	19,204,753	-16.6%	17,996,964.16	-6.3%	17,375,769	-3.5%	6.89%
Renton	15,264,189	15,343,552	0.5%	15,037,534	-2.0%	16,007,449	6.4%	16,653,825	4.0%	17,108,459	2.7%	18,690,826	9.2%	20,342,171	8.8%	20,956,089	3.0%	17,995,836.41	-14.1%	17,198,220	-4.4%	12.09%
Shoreline	4,943,661	5,107,340	3.3%	5,123,952	0.3%	5,365,974	4.7%	5,744,116	7.0%	6,016,941	4.7%	6,074,065	0.9%	6,573,128	8.2%	6,687,338	1.7%	6,003,058.30	-10.2%	5,719,275	-4.7%	11.98%
Edmonds	4,372,470	4,188,839	-4.2%	4,154,315	-0.8%	4,282,667	3.1%	4,523,588	5.6%	4,746,815	4.9%	5,269,753	11.0%	5,455,122	3.5%	5,060,348	-7.2%	4,414,874.43	-12.8%	4,446,112	0.7%	6.14%
Everett	19,953,018	19,390,600	-2.8%	19,067,439	-1.7%	18,560,777	-2.7%	18,934,259	2.0%	20,464,845	8.1%	25,483,557	24.5%	26,435,038	3.7%	25,381,912	-4.0%	20,718,346.19	-18.4%	21,509,618	3.8%	10.93%
Lakewood	4,915,660	5,249,366	6.8%	5,599,324	6.7%	5,899,487	5.4%	6,291,947	6.7%	6,781,452	7.8%	7,265,120	7.1%	7,777,413	7.1%	7,967,621	2.4%	7,417,023.16	-6.9%	7,543,804	1.7%	43.71%
Olympia	12,448,995	12,618,299	1.4%	13,292,646	5.3%	14,192,807	6.8%	14,722,630	3.7%	15,358,928	4.3%	16,125,374	5.0%	16,926,375	5.0%	15,636,729	-7.6%	14,365,394.96	-8.1%	15,126,628	5.3%	19.88%

Shoreline Retail Sales by Category (December through November)

Category	2000 Total	2001 Total	Percent Change from 2000	2002 Total	Percent Change from 2001	2003 Total	Percent Change from 2002	2004 Total	Percent Change from 2003	2005 Total	Percent Change from 2004	2006 Total	Percent Change from 2005	2007 Total	Percent Change from 2006	2008 Total	Percent Change from 2007	2009 Total	Percent Change from 2008	2010 Total	Percent Change from 2009	Change from 2001 vs. 2010
Construction	579,591	\$596,426	2.9%	\$539,644	-9.5%	\$587,640	8.9%	\$642,928	9.4%	\$819,750	27.5%	\$805,402	-1.8%	\$1,171,409	45.4%	1,191,402	1.7%	839,938	-29.5%	526,408	-37.3%	-11.74%
Retail Sales	3,203,323	\$3,298,104	3.0%	\$3,305,649	0.2%	\$3,563,777	7.8%	\$3,741,558	5.0%	\$3,727,107	-0.4%	\$3,856,732	3.5%	\$3,912,881	1.5%	3,842,640	-1.8%	3,664,807	-4.6%	3,745,849	2.2%	13.58%
Motor Vehicle and Parts Dealer		802,822		\$805,046	0.3%	\$833,626	3.6%	\$863,382	3.6%	\$845,324	-2.1%	\$832,873	-1.5%	\$822,296	-1.3%	830,666	1.0%	816,338	-1.7%	830,707	1.8%	3.47%
Building Material and Garden		528,494		\$592,334	12.1%	\$619,790	4.6%	\$688,241	11.0%	\$721,923	4.9%	\$787,665	9.1%	\$773,108	-1.8%	679,073	-12.2%	562,175	-17.2%	565,748	0.6%	7.05%
Food and Beverage Stores		234,957		\$250,299	6.5%	\$244,159	-2.5%	\$291,703	19.5%	\$272,530	-6.6%	\$264,263	-3.0%	\$272,253	3.0%	291,388	7.0%	276,241	-5.2%	266,585	-3.5%	13.46%
General Merchandise Stores		1,123,765		\$1,064,336	-5.3%	\$1,309,127	23.0%	\$1,258,082	-3.9%	\$1,253,201	-0.4%	\$1,299,716	3.7%	\$1,340,120	3.1%	1,330,686	-0.7%	1,295,735	-2.6%	1,314,806	1.5%	17.00%
All Other		608,066		593,634	-2.4%	557,075	-6.2%	640,150	14.9%	634,129	-0.9%	672,215	6.0%	705,104	4.9%	710,827	0.8%	714,318	0.5%	768,003	7.5%	26.30%
Hotels/Restaurants	263,868	\$286,886	8.7%	\$292,550	2.0%	\$290,130	-0.8%	\$330,056	13.8%	\$352,084	6.7%	\$357,278	1.5%	\$388,669	8.8%	384,767	-1.0%	367,041	-4.6%	373,611	1.8%	30.23%
All Others	845,317	\$888,591	5.1%	\$957,976	7.8%	\$1,025,762	7.1%	\$1,048,668	2.2%	\$1,097,511	4.7%	\$1,072,143	-2.3%	\$1,162,109	8.4%	1,221,758	5.1%	1,074,389	-12.1%	1,099,889	2.4%	23.78%
<b>Total</b>	<b>4,892,099</b>	<b>5,070,007</b>	<b>3.6%</b>	<b>5,095,819</b>	<b>0.5%</b>	<b>5,467,309</b>	<b>7.3%</b>	<b>5,763,210</b>	<b>5.4%</b>	<b>5,996,452</b>	<b>4.0%</b>	<b>6,091,555</b>	<b>1.6%</b>	<b>6,635,068</b>	<b>8.9%</b>	<b>6,640,567</b>	<b>0.1%</b>	<b>5,946,175</b>	<b>-10.5%</b>	<b>5,745,757</b>	<b>-3.4%</b>	<b>13.33%</b>
Run up in construction																						
Great Recession																						

\*Total of Basic and Optional Distributions

Average Home Value by City

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City	2000	2001	AV Change from Prior Year	2002	AV Change from Prior Year	2003	AV Change from Prior Year	2004	AV Change from Prior Year	2005	AV Change from Prior Year	2006	AV Change from Prior Year	2007	AV Change from Prior Year	2008	AV Change from Prior Year	2009	AV Change from Prior Year	2010	AV Change from Prior Year	2011	AV Change from Prior Year	AV Change 2001 to 2011
Algona	112,500	125,000	11.1%	134,000	7.2%	142,400	6.3%	151,800	6.6%	160,300	5.6%	169,400	5.7%	193,500	14.2%	219,500	13.4%	237,100	8.0%	193,700	-18.3%	189,500	-2.2%	51.6%
Auburn	142,800	158,000	9.4%	168,000	7.7%	180,700	7.6%	189,400	4.8%	201,500	6.4%	217,100	7.7%	230,300	6.1%	259,000	12.5%	302,900	16.9%	246,000	-18.8%	239,400	-2.7%	53.5%
Beaux Arts	437,100	492,000	12.6%	592,000	20.3%	591,000	-0.2%	610,200	3.2%	657,300	7.7%	732,000	11.4%	836,400	14.3%	981,700	17.4%	1,097,600	11.8%	871,300	-20.6%	766,900	-12.0%	55.9%
Bellevue	304,400	347,000	14.0%	383,000	10.4%	416,000	8.6%	432,400	3.9%	454,400	5.1%	490,400	7.9%	536,800	9.5%	617,100	15.0%	696,000	12.8%	579,400	-16.8%	563,600	-2.7%	62.4%
Black Diamond	195,600	213,000	8.9%	230,000	8.0%	247,800	7.7%	260,700	5.2%	278,900	7.0%	292,700	4.9%	322,100	10.0%	360,000	11.8%	401,000	11.4%	343,500	-14.3%	317,400	-7.6%	49.0%
Bothell	218,600	243,000	11.2%	268,000	10.3%	286,600	6.9%	289,000	0.8%	310,000	7.3%	334,200	7.8%	355,400	6.3%	403,800	13.6%	453,000	12.2%	360,400	-20.4%	365,300	1.4%	50.3%
Burien	178,700	194,000	8.6%	214,000	10.3%	228,500	6.8%	243,700	6.7%	260,000	6.7%	285,000	9.6%	302,500	6.1%	340,100	12.4%	378,000	11.1%	304,900	-19.3%	276,500	-9.3%	42.5%
Carnation	172,000	190,000	10.5%	204,000	7.4%	215,500	5.6%	226,500	5.1%	237,000	4.6%	248,900	5.0%	264,300	6.2%	297,700	12.6%	337,300	13.3%	298,700	-11.4%	275,900	-7.6%	45.2%
Clyde Hill	581,600	658,000	13.1%	769,000	16.9%	866,500	12.7%	893,900	3.2%	960,200	7.4%	1,054,900	9.9%	1,174,200	11.3%	1,420,700	21.0%	1,608,600	13.2%	1,290,900	-19.8%	1,135,100	-12.1%	72.5%
Covington	152,500	163,000	6.9%	176,000	8.0%	192,200	9.2%	203,500	5.9%	215,300	5.8%	233,800	8.6%	251,700	7.7%	281,200	11.7%	312,700	11.2%	253,200	-19.0%	243,500	-11.7%	49.4%
Des Moines	158,700	174,000	9.6%	189,000	8.6%	211,000	11.6%	216,600	2.7%	227,500	5.0%	246,900	8.5%	267,600	8.4%	300,100	12.1%	333,900	11.3%	271,300	-18.7%	264,200	-2.6%	51.8%
Duvall	212,000	238,000	12.3%	254,000	6.7%	261,800	3.1%	279,300	6.7%	292,500	4.7%	307,200	5.0%	327,800	6.7%	366,100	11.7%	415,500	13.5%	339,700	-18.2%	340,300	0.2%	43.0%
Enumclaw	138,700	148,000	6.7%	158,000	6.8%	167,800	6.2%	177,900	6.0%	187,000	5.1%	203,900	9.0%	217,400	6.6%	248,000	14.1%	274,800	10.8%	233,900	-14.9%	227,400	-2.8%	53.6%
Federal Way	166,800	179,000	7.3%	193,000	7.8%	206,000	6.7%	217,900	5.8%	228,700	5.0%	248,200	8.5%	267,200	7.7%	298,900	11.9%	328,300	9.8%	271,900	-17.2%	264,400	-2.8%	47.7%
Hunts Point	1,881,000	2,292,000	21.9%	2,718,000	18.6%	2,909,200	7.0%	3,085,100	6.0%	3,333,100	8.0%	3,427,200	2.8%	3,642,000	6.3%	3,991,900	9.6%	4,484,500	12.3%	4,065,000	-9.4%	3,608,700	-11.2%	57.4%
Issaquah	280,900	317,000	12.9%	329,000	3.8%	353,200	7.4%	362,100	2.5%	379,700	4.9%	418,000	10.1%	459,500	9.9%	538,600	17.2%	606,800	12.7%	493,200	-18.7%	503,700	-2.1%	58.9%
Kenmore	224,900	250,000	11.2%	272,000	8.8%	287,000	5.5%	298,500	4.0%	317,400	6.3%	344,900	8.7%	369,900	7.2%	415,600	12.4%	466,400	12.2%	378,300	-18.9%	373,500	-1.3%	49.4%
Kent	167,800	180,000	7.3%	195,000	8.3%	210,000	7.7%	221,100	5.3%	230,500	4.3%	249,100	8.1%	267,500	7.4%	301,000	12.5%	330,900	9.9%	259,200	-21.7%	245,200	-5.4%	36.2%
Kirkland	256,400	293,000	14.3%	327,000	11.6%	354,400	8.4%	374,600	5.7%	403,600	7.7%	448,300	11.1%	494,900	10.4%	565,300	14.2%	640,500	13.3%	511,800	-20.1%	503,900	-1.6%	72.0%
Lake Forest Park	243,700	271,000	11.2%	292,000	7.7%	311,900	6.8%	339,800	8.9%	351,900	3.6%	378,600	7.6%	400,000	5.7%	446,700	11.7%	500,600	12.1%	432,700	-13.6%	415,900	-3.9%	53.5%
Maple Valley	180,400	194,000	7.5%	207,000	6.7%	222,000	7.2%	233,300	5.1%	244,700	4.9%	260,600	6.5%	277,300	6.4%	311,300	12.3%	346,000	11.1%	294,400	-14.9%	285,300	-3.1%	47.1%
Medina	1,025,500	1,203,000	17.3%	1,429,000	18.8%	1,612,400	12.8%	1,648,900	2.3%	1,795,400	8.9%	1,897,900	5.7%	2,053,500	8.2%	2,228,100	8.5%	2,496,200	12.0%	2,116,900	-15.2%	1,886,500	-10.9%	56.8%
Mercer Island	542,500	644,000	18.7%	733,000	13.8%	813,000	10.9%	817,400	0.5%	824,300	0.8%	908,100	10.2%	986,300	8.6%	1,111,100	12.7%	1,274,400	14.7%	1,057,500	-17.0%	1,037,500	-1.9%	61.1%
Milton	146,200	157,000	7.4%	165,000	5.1%	174,200	5.6%	185,900	6.7%	199,900	7.5%	216,500	8.3%	248,200	14.6%	268,700	8.3%	295,400	9.9%	239,400	-19.0%	232,800	-2.8%	48.3%
Newcastle	270,600	300,000	10.9%	333,000	11.0%	366,500	10.1%	389,000	6.1%	420,900	8.2%	456,800	8.5%	504,000	10.3%	576,400	14.4%	647,200	12.3%	506,600	-21.7%	517,600	2.2%	72.5%
Normandy Park	285,500	308,000	7.9%	337,000	9.4%	357,100	6.0%	384,100	7.6%	411,800	7.2%	448,000	8.8%	474,500	5.9%	538,200	13.4%	606,700	12.7%	476,300	-21.5%	491,800	3.3%	59.7%
North Bend	216,500	237,000	9.5%	254,000	7.2%	267,300	5.2%	280,900	5.1%	295,200	5.1%	308,900	4.6%	332,700	7.7%	362,900	9.1%	411,000	13.3%	344,400	-16.2%	331,200	-3.8%	39.7%
Pacific	131,400	143,000	8.8%	152,000	6.3%	164,900	8.5%	173,900	5.5%	185,300	6.6%	197,300	6.5%	215,500	9.2%	246,300	14.3%	267,900	8.8%	216,200	-19.3%	209,800	-3.0%	46.7%
Redmond	246,200	272,000	10.5%	295,000	8.5%	321,800	9.1%	328,100	2.0%	353,100	7.6%	383,400	8.6%	413,300	7.8%	471,600	14.1%	539,600	14.4%	444,600	-17.6%	445,900	0.3%	63.9%
Renton	167,700	183,000	10.4%	203,000	10.9%	218,800	7.8%	233,500	6.7%	249,600	6.9%	269,800	8.1%	293,400	8.7%	335,500	14.3%	357,900	6.7%	293,500	-18.0%	285,500	-2.7%	56.0%
Sammamish	326,400	368,000	12.7%	397,000	7.9%	423,100	6.6%	429,600	1.5%	452,200	5.3%	490,600	8.5%	522,700	6.5%	584,800	11.9%	654,100	11.9%	548,900	-16.1%	549,800	0.2%	49.4%
Seatac	138,100	152,000	10.1%	168,000	10.5%	179,200	6.7%	187,900	4.9%	199,900	6.4%	213,400	6.8%	231,400	8.4%	262,900	13.6%	296,000	12.6%	240,300	-18.8%	229,500	-4.5%	51.0%
Seattle	232,800	265,000	13.8%	301,000	13.6%	335,000	11.3%	347,000	3.6%	368,700	6.3%	399,500	8.4%	428,800	7.3%	479,100	11.7%	531,100	10.9%	448,500	-15.6%	453,300	1.1%	71.1%
Shoreline	200,300	222,000	10.8%	241,000	8.6%	262,000	8.7%	273,500	4.4%	288,800	5.6%	314,000	8.7%	336,100	7.0%	372,500	10.8%	407,300	9.3%	335,300	-17.7%	336,300	0.3%	51.5%
Skykomish	67,300	76,000	12.9%	86,000	13.2%	92,000	7.0%	97,400	5.9%	100,300	3.0%	100,700	0.4%	116,500	15.7%	126,100	8.2%	173,500	37.6%	128,200	-26.1%	129,300	0.9%	70.1%
Snoqualmie	214,000	247,000	15.4%	297,000	20.2%	314,500	5.9%	328,000	4.3%	353,000	7.6%	380,600	7.8%	417,300	9.6%	461,000	10.5%	506,000	9.8%	413,500	-18.3%	413,300	0.0%	67.3%
Tukwila	129,900	144,000	10.9%	160,000	11.1%	174,800	9.3%	186,500	6.7%	198,000	6.2%	212,500	7.3%	229,800	8.1%	266,100	15.8%	296,400	11.4%	234,200	-21.0%	227,800	-2.7%	58.2%
Woodinville	249,000	279,000	12.0%	301,000	7.9%	318,200	5.7%	329,200	3.5%	350,400	6.4%	382,600	9.2%	410,700	7.3%	459,700	11.9%	510,200	11.0%	427,700	-16.2%	408,800	-4.4%	46.5%
Yarrow Point	822,300	974,000	18.4%	1,143,000	17.4%	1,252,700	9.6%	1,298,300	3.6%	1,416,000	9.1%	1,534,400	8.4%	1,658,100	8.1%	1,860,300	12.2%	2,118,900	13.9%	1,809,500	-14.6%	1,619,800	-10.5%	66.3%
Unincorporated Area	214,800	239,000	11.3%	257,000	7.5%	273,900	6.6%	284,600	3.9%	299,300	5.2%	323,200	8.0%	352,400	9.0%	396,100	12.4%	449,000	13.4%	371,800	-17.2%	372,800	0.3%	56.0%

	2000	2001		2002		2003		2004		2005		2006		2007		2008		2009		2010		2011		2001 - 2011
	AV Home	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	AV Home	AV Change from Prior Year	
Average	300,798	351,053	11.40%	397,079	10.26%	429,092	7.49%	447,689	4.70%	478,016	6.08%	512,118	7.71%	554,242	8.45%	622,976	12.74%	700,605	12.60%	586,961	-17.85%	551,108	-3.39%	57.0%
Median	214,400	238,500	11.53%	255,500	10.47%	270,600	7.56%	282,750	4.68%	297,250	6.09%	318,600	7.70%	344,250	8.53%	384,300	12.77%	432,250	12.52%	352,400	-17.76%	352,800	-3.38%	47.9%
Shoreline	200,300	222,000	10.8%	241,000	8.6%	262,000	8.7%	273,500	4.4%	288,800	5.6%	314,000	8.7%	336,100	7.0%	372,500	10.8%	407,300	9.3%	335,300	-17.7%	336,300	0.3%	51.5%
Shoreline Ranking	23	23	23	23	21	22	11	23	24	23	25	21	10	21	29	21	34	23	37	24	18	22	7	24

# Vacancy Report

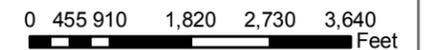
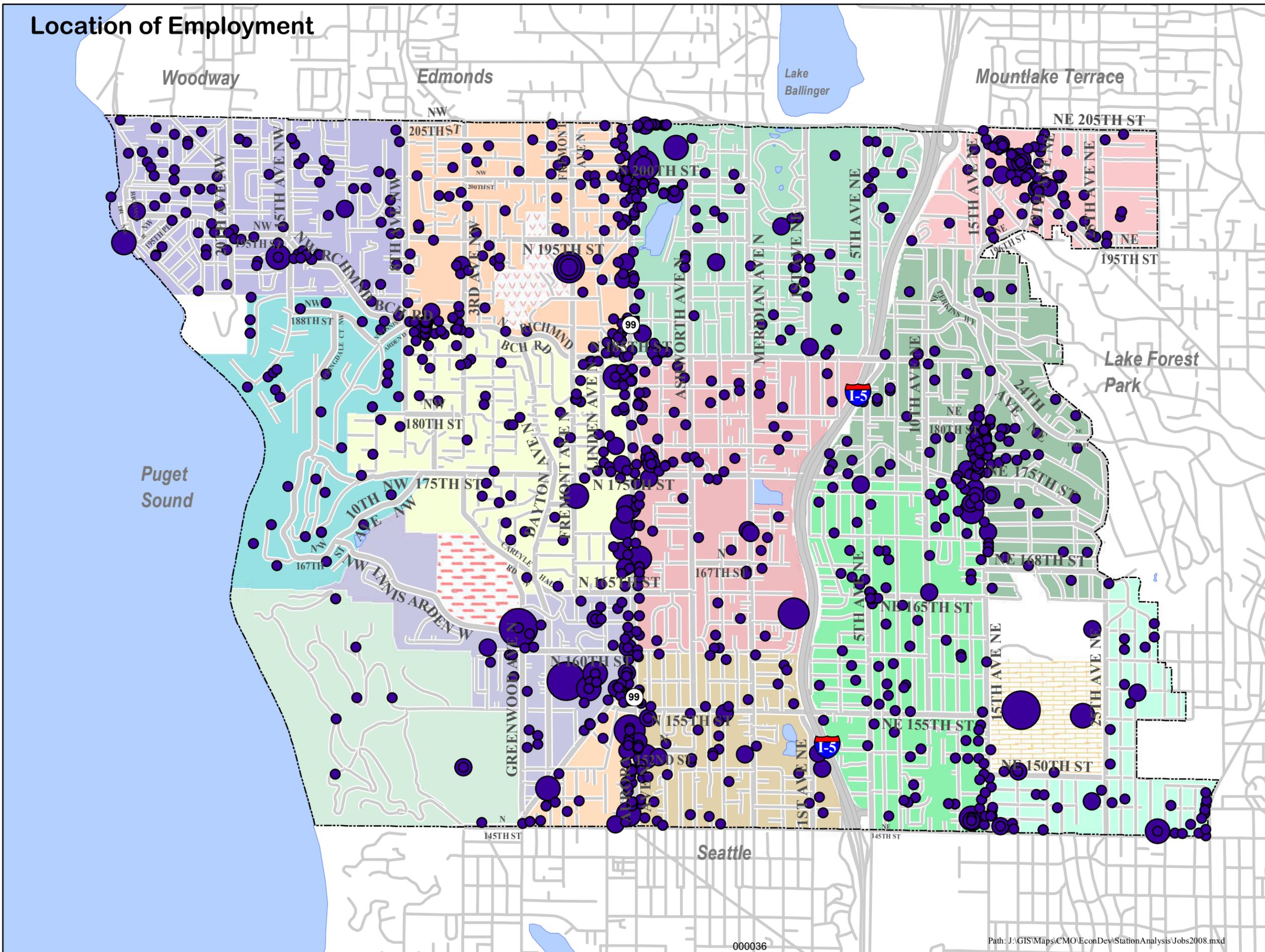
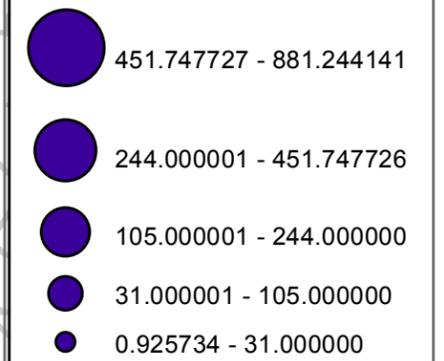
	Date	Source	Vacancy	NNN Rents sf/year
Commerical Vacancy	Jul-11	Dan's estimate	3.4 - 4.5%	
	Jan-12	Dan's estimate		
		Aurora Village		\$25 - 30
		Gateway		\$20 - 25
		Aurora Square		\$15 - 20
		Mid-block Aurora		\$10 - 15
		Hard Corner on Aurora		\$20 - 25
Apartment Vacancy	Nov-11	Dupre Scott		
		All Apartments		Rents per sf/month
		All Studios	5.6%	\$ 1.38
		All 1 bed	5.8%	\$ 1.24
		All 2 bed/1 bath	2.3%	\$ 1.12
		All 2 bed/2 bath	4.7%	\$ 1.14
		All 3 bed/2 bath	6.3%	\$ 1.20
		<u>Built since 2000</u>		
		New Studios	12.2%	\$ 1.60
		New 1 bed	11.8%	\$ 1.42
		New 2/1	4.3%	\$ 1.30
		New 2/2	8.1%	\$ 1.27
		New 3/2	1.7%	\$ 1.22

# Location of Employment

# Location of Employment

## 2008

### Jobs, 2008



User: jclark  
Date: 1/26/2012

Employment: 2008 - 2010 American Community Survey

ATTACHMENT H

Subject	Shoreline city, Washington											
	Total		Management, business,		Service occupations		Sales and office		Natural resources,		Production,	
	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of	Estimate	Margin of
Civilian employed population 16 years and	26,829	+/-935	44.1%	+/-3.3	16.9%	+/-2.4	23.5%	+/-2.3	7.8%	+/-1.4	7.6%	+/-1.2
Agriculture, forestry, fishing and hunting,	104	+/-95	17.3%	+/-29.1	0.0%	+/-38.7	18.3%	+/-32.5	64.4%	+/-42.9	0.0%	+/-38.7
Construction	1,521	+/-340	26.2%	+/-10.3	1.1%	+/-1.6	9.5%	+/-6.2	59.8%	+/-9.8	3.5%	+/-3.3
Manufacturing	2,367	+/-406	52.6%	+/-9.0	0.8%	+/-1.3	15.4%	+/-7.2	8.9%	+/-7.0	22.3%	+/-6.5
Wholesale trade	565	+/-215	18.8%	+/-20.8	0.0%	+/-9.7	63.5%	+/-19.3	6.7%	+/-7.4	11.0%	+/-10.2
Retail trade	3,195	+/-497	12.2%	+/-5.4	6.1%	+/-3.7	58.7%	+/-8.3	8.0%	+/-5.6	15.0%	+/-5.4
Transportation and warehousing, and	1,326	+/-369	26.5%	+/-11.0	1.0%	+/-1.7	21.6%	+/-15.1	8.0%	+/-8.2	43.0%	+/-13.1
Information	897	+/-278	70.8%	+/-11.3	0.0%	+/-6.2	21.9%	+/-10.7	7.4%	+/-6.7	0.0%	+/-6.2
Finance and insurance, and real estate and	1,873	+/-402	44.7%	+/-9.6	1.3%	+/-2.1	49.0%	+/-8.3	3.8%	+/-4.1	1.1%	+/-1.8
Professional, scientific, and management,	3,730	+/-599	58.8%	+/-7.8	10.6%	+/-4.5	26.0%	+/-7.6	0.9%	+/-1.0	3.7%	+/-3.5
Educational services, and health care and	6,819	+/-646	62.5%	+/-5.3	23.5%	+/-5.0	11.8%	+/-2.8	0.6%	+/-0.9	1.6%	+/-1.8
Arts, entertainment, and recreation, and	2,285	+/-626	24.9%	+/-9.1	68.4%	+/-10.6	1.9%	+/-2.2	3.2%	+/-5.1	1.6%	+/-1.9
Other services, except public administration	1,179	+/-290	18.4%	+/-9.5	48.9%	+/-12.6	11.1%	+/-8.4	19.1%	+/-11.4	2.5%	+/-2.8
Public administration	968	+/-263	64.4%	+/-12.2	14.0%	+/-8.5	19.6%	+/-10.2	0.0%	+/-5.8	2.0%	+/-3.1
PERCENT IMPUTED												
Industry	3.6%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Employment Data: 2000 Census

Subject	Shoreline city	
	Number	Percent
<b>EMPLOYMENT STATUS</b>		
Population 16 years and over	42,504	100.0
In labor force	28,144	66.2
Civilian labor force	28,077	66.1
Employed	26,798	63.0
Unemployed	1,279	3.0
Percent of civilian labor force	4.6	(X)
Armed Forces	67	0.2
Not in labor force	14,360	33.8
Females 16 years and over	22,124	100.0
In labor force	13,176	59.6
Civilian labor force	13,161	59.5
Employed	12,688	57.3
Own children under 6 years	3,175	100.0
All parents in family in labor force	2,000	63.0
<b>COMMUTING TO WORK</b>		
Workers 16 years and over	26,276	100.0
Car, truck, or van -- drove alone	18,405	70.0
Car, truck, or van -- carpooled	3,373	12.8
Public transportation (including taxicab)	2,692	10.2
Walked	450	1.7
Other means	270	1.0
Worked at home	1,086	4.1
Mean travel time to work (minutes)	26.9	(X)
Employed civilian population 16 years and over	26,798	100.0
<b>OCCUPATION</b>		
Management, professional, and related	10,781	40.2
Service occupations	3,888	14.5
Sales and office occupations	7,165	26.7
Farming, fishing, and forestry occupations	54	0.2
Construction, extraction, and maintenance	2,169	8.1
Production, transportation, and material moving	2,741	10.2
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and construction	137	0.5
Manufacturing	1,610	6.0
Wholesale trade	2,573	9.6
Retail trade	950	3.5
Transportation and warehousing, and utilities	3,120	11.6
Information	1,493	5.6
Finance, insurance, real estate, and rental and leasing	887	3.3
Professional, scientific, management, and technical services	2,117	7.9
Educational, health and social services	3,292	12.3
Arts, entertainment, recreation, accommodation, and food services	6,073	22.7
Other services (except public administration)	1,923	7.2
Public administration	1,653	6.2
	970	3.6

ATTACHMENT I

CLASS OF WORKER		
Private wage and salary	20,196	75.4
Government workers	4,388	16.4
Self-employed workers in family or unpaid family workers	2,182	8.1
Unpaid family workers	32	0.1
<b>INCOME IN 1999</b>		
Households	20,746	100.0
Less than \$10,000	1,247	6.0
\$10,000 to \$14,999	856	4.1
\$15,000 to \$24,999	1,737	8.4
\$25,000 to \$34,999	2,505	12.1
\$35,000 to \$49,999	3,622	17.5
\$50,000 to \$74,999	4,963	23.9
\$75,000 to \$99,999	2,917	14.1
\$100,000 to \$149,999	2,011	9.7
\$150,000 to \$199,999	468	2.3
\$200,000 or more	420	2.0
Median household income	51,658	(X)
With earnings	16,948	81.7
Mean earnings (dollars)	61,131	(X)
With Social Security	5,126	24.7
Mean Social Security	12,452	(X)
With Supplemental	725	3.5
Mean Supplemental	6,715	(X)
With public assistance	525	2.5
Mean public assistance	4,445	(X)
With retirement income	3,650	17.6
Mean retirement income	19,957	(X)
Families	13,650	100.0
Less than \$10,000	402	2.9
\$10,000 to \$14,999	256	1.9
\$15,000 to \$24,999	822	6.0
\$25,000 to \$34,999	1,404	10.3
\$35,000 to \$49,999	2,274	16.7
\$50,000 to \$74,999	3,519	25.8
\$75,000 to \$99,999	2,511	18.4
\$100,000 to \$149,999	1,679	12.3
\$150,000 to \$199,999	401	2.9
\$200,000 or more	382	2.8
Median family income	61,450	(X)
Per capita income (dollars)	24,959	(X)
Median earnings (dollars):		
Male full-time, year-round	40,955	(X)
Female full-time, year-	33,165	(X)

POVERTY STATUS IN 1999		
Families	599	(X)
Percent below poverty level	(X)	4.4
With related children under 18	379	(X)
Percent below poverty	(X)	5.6
With related children	201	(X)
Percent below poverty	(X)	8.9
Families with female head of household	258	(X)
Percent below poverty level	(X)	12.5
With related children under 18	218	(X)
Percent below poverty	(X)	19.1
With related children	111	(X)
Percent below poverty	(X)	33.9
Individuals	3,614	(X)
Percent below poverty level	(X)	6.9
18 years and over	2,828	(X)
Percent below poverty	(X)	7.0
65 years and over	520	(X)
Percent below poverty	(X)	7.3
Related children under 18	705	(X)
Percent below poverty	(X)	6.1
Related children 5 to 17	459	(X)
Percent below poverty	(X)	5.2
Unrelated individuals 15 years and over	1,823	(X)
Percent below poverty	(X)	16.6

(X) Not applicable.

Detailed Occupation Code List (PDF)  
 Detailed Industry Code List (PDF 46KB)  
 User note on employment status data  
 Source: U.S. Census Bureau, Census  
 2000 Summary File 3, Matrices P30,

DP-3: Profile of Selected Economic  
 Census 2000 Summary File 3 (SF 3) -

NOTE: Data based on a sample except in P3, P4, H3, and  
 H4. For information on confidentiality protection, sampling

# Land by Zoning Designation

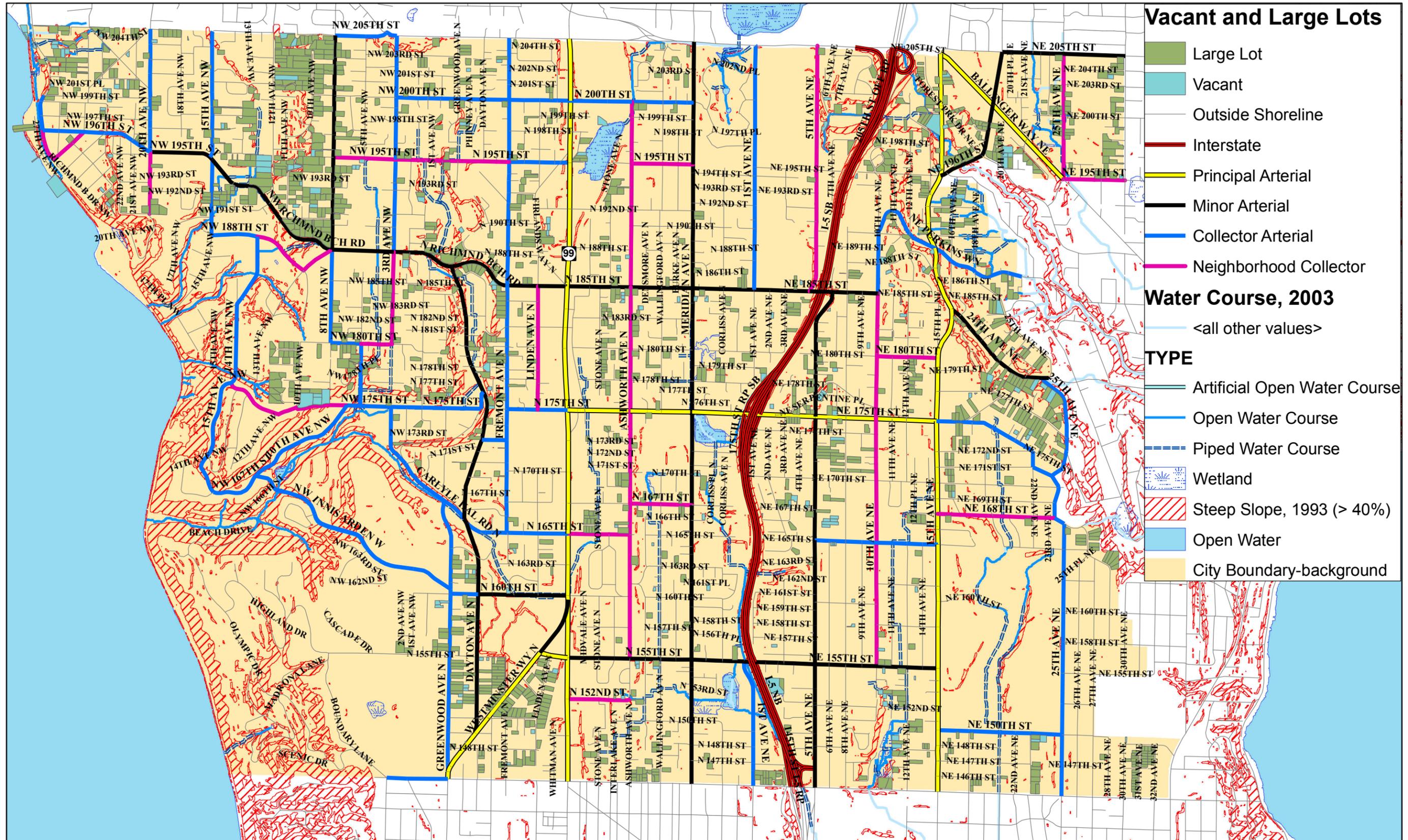
ATTACHMENT J

Staff Comments: The following does not reflect the changes made by the Town Center Subarea plan

Zone	Zone Designation	Number of Parcels	Area sf	Area acres	Overall Percentage	Percentage of Zoned Land
Total Shoreline Land			323,389,440	7,424		263,858,972
<b>Public Land, ROW</b>			<b>59,530,468</b>	<b>1,367</b>	<b>18.41%</b>	
Campus	C	28	9,699,713	222.7	3.00%	3.68%
Community Business	CB	53	1,551,469	35.6	0.48%	0.59%
Contract Zone	CZ	6	177,116	4.1	0.05%	0.07%
Industrial	I	27	992,979	22.8	0.31%	0.38%
Mixed Use Zone	MUZ	269	10,929,435	250.9	3.38%	4.14%
Mixed Use Contract Zone	MUZ-CZ	8	379,783	8.7	0.12%	0.14%
Neighborhood Business	NB	80	1,199,663	27.5	0.37%	0.45%
North City Business District	NCBD	63	1,364,966	31.3	0.42%	0.52%
Office	O	30	663,430	15.2	0.21%	0.25%
Planned Area	PA	12	299,699	6.9	0.09%	0.11%
Residential, 24 units per acre	R24	225	4,067,070	93.4	1.26%	1.54%
Residential, 48 units per acre	R48	222	3,387,927	77.8	1.05%	1.28%
<b>Commercial and High-density</b>		<b>1,023</b>	<b>34,713,252</b>	<b>796.9</b>	<b>10.73%</b>	<b>13.16%</b>
Residential, 4 units per acre	R4	1,227	53,606,464	1,230.6	16.58%	20.32%
Residential, 6 units per acre	R6	15,977	166,628,943	3,825.3	51.53%	63.15%
Residential, 8 units per acre	R8	273	2,486,452	57.1	0.77%	0.94%
Residential, 12 units per acre	R12	402	3,627,135	83.3	1.12%	1.37%
Residential, 18 units per acre	R18	139	2,796,726	64.2	0.86%	1.06%
<b>Low- and Mid-density</b>		<b>18,018</b>	<b>229,145,719</b>	<b>5,260.5</b>	<b>70.86%</b>	<b>86.84%</b>

# Vacant and Large Lots

ATTACHMENT K



### Vacant and Large Lots

- Large Lot
- Vacant
- Outside Shoreline
- Interstate
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Neighborhood Collector

### Water Course, 2003

- <all other values>

### TYPE

- Artificial Open Water Course
- Open Water Course
- Piped Water Course
- Wetland
- Steep Slope, 1993 (> 40%)
- Open Water
- City Boundary-background



