

**PLANNING COMMISSION AGENDA ITEM**  
CITY OF SHORELINE, WASHINGTON

**AGENDA TITLE:** Study Session on Comprehensive Plan Update process  
**DEPARTMENT:** Planning & Community Development  
**PRESENTED BY:** Miranda Redinger, Associate Planner  
Joseph W. Tovar, FAICP, P&CD Director

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

**INTRODUCTION & BACKGROUND**

The State Growth Management Act requires that cities and counties update their Comprehensive Plans on a regular basis (RCW 36.70A.130(5)); in the case of King County, the state requirement is for the update to be completed by June 30, 2015. Earlier this year, Shoreline’s City Council directed staff and the Planning Commission to aim to complete the update sooner, by the end of 2012. It is important to Council that the Plan be updated to reflect the Vision that was adopted in April of 2009 (Attachment A), before that document becomes outdated.

With that direction in mind, staff has been actively reviewing the policies that comprise the Plan elements, focusing on streamlining the Plan, to develop a document that says what it needs to say, but does not include more details or policies than necessary. The current Plan is about 300 pages long. Approximately half of that is background information, and the remaining pages (approximately 150) include a large number of policies. Many of these appear to date back to the original version of the Plan, when it included a “wish list” of actions that the fledgling city wanted to accomplish.

The Council has affirmed that the first phase of the update was to remove policies that are obsolete, either because they refer to projects that have been accomplished or mostly accomplished (such as the redevelopment of infrastructure on Aurora Avenue) or because the policy language has been superseded by local or state regulation. Staff also found policy statements that were redundant to other policies in the document, provided background but were not intended as policy, or used regulatory language too specific for a general guiding document. Staff labeled each policy proposed for deletion with these categories (background, obsolete, redundant, regulatory, or superseded) and provided more specific reasoning in comment boxes.

The Update will also include additions. The additions may be due to updated GMA or other requirements, policies inserted to help promote the Vision, or other policies that reflect changed circumstances or policy guidance from functional Master Plans adopted since the most recent Plan update in 2006. Because the Transportation; Surface

Approved By: Project Manager MR

Planning Director UWT

Water; and Parks, Recreation and Open Space Master Plans have been updated recently, staff will be incorporating language directly from these documents into the Comprehensive Plan.

## **DISCUSSION**

*Components of the Update-* The Comprehensive Plan Update has two major components:

1. Commission review

Over the next 5-6 months, the Commission will review two elements a month, in a study session with staff. If the element is especially lengthy, or in the case of Natural Environment, new, a study session might cover only one element. The concept is to go through each element, discuss the proposed deletions and additions, and review the supporting analysis. As noted above, the Commission will want to make sure that the policies reflect and promote the adopted City Vision as well as functional Master Plans. Commission will also need to discuss the Land Use map and make changes so it supports policies in the elements. In the proposed schedule below, staff recommends having a preliminary discussion about the map to analyze potential issues and opportunities in April, when only one element is scheduled, and another discussion in June in conjunction with the Land Use element.

2. Enhanced public involvement and outreach

A major requirement of GMA is public participation. RCW 36.70A.140 deals with public participation, and states "Each county and city that is required or chooses to plan under RCW 36.70A.040 shall establish and broadly disseminate to the public a public participation program identifying procedures providing for early and continuous public participation in the development and amendment of comprehensive land use plans and development regulations implementing such plans. The procedures shall provide for broad dissemination of proposals and alternatives, opportunity for written comments, public meetings after effective notice, provision for open discussion, communication programs, information services, and consideration of and response to public comments."

In considering this requirement, staff proposes the following outreach ideas:

- Speaker series, followed by open houses – approximately 5 speakers each dealing with a Comprehensive Plan topic, potentially one per month;
- Presentation at Council of Neighborhoods or other community groups;
- Comprehensive Plan Update webpage;
- Articles in *Currents*;
- Creation of list of interested people who will be emailed when new information is available on the website or in a Planning Commission packet; and
- Public Hearing.

## *Update Schedule*

Staff proposes the following timeline for the Commission and public to learn about and comment on the proposed revised elements.

- January- June 2012: Monthly study sessions on Plan elements where Commission will develop preliminary recommendation for public hearing draft.
- The draft schedule is as follows:
  1. February- Community Design and Parks
  2. March- Utilities/Capital Facilities and Transportation
  3. April- Natural Environment and Land Use Map
  4. May- Housing and Economic Development
  5. June- Land Use and Land Use Map
- June-September: SEPA review of public hearing draft and Environmental Impact Statement.
- September-October: Public Hearing, deliberations, and recommendation to Council
- December 2012: Council review and adoption

## **NEXT STEPS**

Staff will return in February with a draft of revised Community Design and Parks elements and supporting analyses. The Commission packet will include strikethrough drafts (with explanation for the proposed additions and deletions) and a “clean” copy that depicts only the proposed language.

We look forward to discussing this with you on January 5, 2012. If you have questions or comments prior to the meeting, please contact Miranda Redinger at (206) 801-2513 or by email at [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov).

## **ATTACHMENTS**

Attachment A: Vision 2029, a framework for the Comprehensive Plan Update

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# 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.







# 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.

