

AGENDA

PLANNING COMMISSION REGULAR MEETING



Thursday, June 21, 2012
7:00 p.m.

Shoreline City Hall
Council Chamber
17500 Midvale Ave N.

	<u>Estimated Time</u>
1. CALL TO ORDER	7:00 p.m.
2. ROLL CALL	7:01 p.m.
3. APPROVAL OF AGENDA	7:02 p.m.
4. DIRECTOR'S COMMENTS	7:03 p.m.
5. APPROVAL OF MINUTES	7:08 p.m.
A. May 17 Regular Meeting	

Public Comment and Testimony at Planning Commission

During General Public Comment, the Planning Commission will take public comment on any subject which is not specifically scheduled later on the agenda. During Public Hearings and Study Sessions, public testimony/comment occurs after initial questions by the Commission which follows the presentation of each staff report. In all cases, speakers are asked to come to the podium to have their comments recorded, state their first and last name, and city of residence. The Chair has discretion to limit or extend time limitations and the number of people permitted to speak. Generally, individuals may speak for three minutes or less, depending on the number of people wishing to speak. When representing the official position of an agency or City-recognized organization, a speaker will be given 5 minutes.

6. GENERAL PUBLIC COMMENT	7:10 p.m.
7. STUDY ITEMS	7:15 p.m.
A. Comprehensive Plan Major Update – Shoreline Master Program Element & revisit the Economic Development Element	
• Staff Presentation	
• Public Comment	
8. DIRECTOR'S REPORT	8:15 p.m.
9. NEW BUSINESS	8:17 p.m.
A. Prepare for Upcoming Joint-Meeting with City Council	
10. REPORTS OF COMMITTEES & COMMISSIONERS/ANNOUNCEMENTS	8:42 p.m.
11. AGENDA FOR July 5 Meeting Cancelled	8:44 p.m.
12. ADJOURNMENT	8:45 p.m.

The Planning Commission meeting is wheelchair accessible. Any person requiring a disability accommodation should contact the City Clerk's Office at 801-2230 in advance for more information. For TTY telephone service call 546-0457. For up-to-date information on future agendas call 801-2236.

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CITY OF SHORELINE

SHORELINE PLANNING COMMISSION MINUTES OF REGULAR MEETING

May 17, 2012
7:00 P.M.

Shoreline City Hall
Council Chamber

Commissioners Present

Chair Moss
Vice Chair Esselman
Commissioner Craft
Commissioner Maul
Commissioner Montero
Commissioner Scully
Commissioner Wagner

Staff Present

Rachael Markle, Director, Planning & Community Development
Steve Szafran, Associate Planner, Planning & Community Development
Miranda Redinger, Associate Planner, Planning & Community Development
George Smith, Associate Planner, Human Services
Jonathon Morrison Winters, University of Washington Graduate Student
Jessica Simulcik Smith, Planning Commission Clerk

CALL TO ORDER

Chair Moss called the regular meeting of the Shoreline Planning Commission to order at 7:00 p.m.

ROLL CALL

Upon roll call by the Commission Clerk the following Commissioners were present: Chair Moss, Vice Chair Esselman and Commissioners Craft, Maul, Montero, Scully, and Wagner

APPROVAL OF AGENDA

The agenda was accepted as presented.

DIRECTOR'S COMMENTS

Ms. Markle reported that outgoing and former Planning Commissioners were honored at the May 14th City Council Meeting. She further reported that the City Council completed their review of and approved the Light Rail Framework Policies. They have been forwarded to Sound Transit, and will also be incorporated into the Land Use Element of the Comprehensive Plan.

Ms. Markle announced that at their May 21st meeting, the City Council will consider the Planning Commission's recommendation for Tree Code amendments and the small Development Code

amendment regarding Transportation Impact Studies. The Shoreline Master Program will be included on the City Council's consent agenda for approval on May 29th.

Ms. Markle advised that Paul Cohen has been promoted to be the City's new Planning Manager. He has been a senior planner with the City for the past 16 years.

APPROVAL OF MINUTES

The minutes of April 19, 2012 were approved as amended.

GENERAL PUBLIC COMMENT

Sinan Demirel, Shoreline, asked to provide his comments regarding the Housing Element of the Comprehensive Plan (next item on the agenda) now because he was unable to stay for the entire meeting. He said he has spent most of his career in the capacity of executive director with small organizations providing services to homeless people. Before that he was the director for the Homeless Families Study for the Department of Social and Health Services (DSHS). He said that, as a Shoreline resident for the past seven years, he has been struck by the significant increase in the number of people in the community who are precariously housed or homeless. When completing the Comprehensive Plan housing inventory, he strongly encouraged the Commission to pay special attention to these individuals. He also encouraged the City staff to consider and extrapolate information from the research done by other communities since counts were not taken in Shoreline until recently and only in selected areas.

Mr. Demirel suggested that when developing an investment plan for housing, special attention should be paid to those making less than 50% and 30% of median income. He said one tragedy in the development of subsidized housing in other communities as been the moving bar for applying both private and public investment dollars to higher and higher levels of median income, and in some cases to those making above 100% of median income. Given the emergency crisis situation they are currently in, he strongly encouraged the City to pay special attention to those making less than 50% of median.

STUDY SESSION ON COMPREHENSIVE PLAN MAJOR UPDATE – HOUSING ELEMENT

Staff Presentation

Jonathon Morrison Winters, University of Washington Graduate Student, said he has spent the past few months reviewing the existing supporting analysis for the Economic Development and Housing Elements of the Comprehensive Plan and updating them with new information. He reviewed the updated analysis as follows:

- The Background and Context Section includes information about the growth targets that come from the countywide planning policies. The current goal is 5,000 new housing units over the planning period, but these numbers may be updated in June. The section talks about how the analysis supports the Housing Element, but also complements past planning efforts.
- The Existing Conditions Section contains a housing inventory that talks about the existing types and sizes of housing in the City, including special needs housing. It also addresses housing tenure and

vacancies. The section notes that the demand driver for housing includes population growth and the changing characteristics in the City.

- Many of the housing issues were already identified in the existing analysis, but the analysis was updated to include a discussion of affordable housing, segmentation of the housing market by neighborhood area, rising rents in the City, and neighborhood quality. One new housing issue relates to falling home values.
- The data throughout the analysis was updated to incorporate information from the 2010 Census and the 2008 to 2010 American Community Survey. Some tables were expanded to give more information and data on the housing inventory, housing tenure, and household characteristics in the City.

Mr. Morrison Winters briefly reviewed the additional data and information contained in the proposed Housing Element as follows:

- While the population of the City has remained relatively stable over the past decade, the City has seen an increase in the number of households (See Table H-6). This indicates that the size of households is declining. For example, single-person households increased by 951 over the ten-year period, and the number of households with children decreased. Household growth is expected to continue, and much of the growth is projected to come from seniors and singles.
- Table H-4 shows a large increase in the number of vacant units. However, it is important to note this number is just a snap shot of what the vacancy rate was during the census count. While his research was inconclusive, he speculated that the increase could have been due to new apartments that were in lease up during the counting period or household displacement due to the mortgage crisis.
- More information was provided in the analysis related to affordable housing. The affordability targets found in Table H-7 were taken from the King County Countywide Planning Policies. Shoreline's affordability target is 16% of new units affordable to moderate-income households and 22.5% affordable to low-income households. He noted that the area median income (AMI) is based on the median income for King County.
- Using the affordability targets as a benchmark, 30% of the current housing stock is affordable to moderate income households and 13.9% is affordable to low-income households. Moderate-income availability is above the affordability target, but low-income availability is below.
- An affordability gap is the difference between the percentage of the City's residents at a particular income level and the percentage of the City's housing stock that is affordable to households at that income level. To be affordable, no more than 30% of a household's income could go to housing costs. Affordability gaps lead to households being cost burdened because they pay more than 30% of their income for housing. Based on current data, 38.6% of homeowners and 47.9% of renters in Shoreline pay more than 30% of their income towards housing costs. Some people may choose to live in housing that is above that threshold, but it becomes an issue for very low-income households who are at the greatest risk of homelessness and may be unable to afford other basic necessities.
- Compared to King County as a whole, Shoreline has a higher percentage of moderate-income, low-income and very low-income households. When comparing the current income levels for households in Shoreline to the existing housing stock (see Table H-8), there is no gap for households at 80% to 120% AMI or 50% to 80% AMI. This indicates that available housing is higher than the percentage of households at these levels of income. However, there is a 2.1% difference between

available housing and the number of households at the low-income level of 30% to 50% AMI. The gap increases to 10.9% for the very low-income under 30% AMI. Only 3.9% of Shoreline's housing is affordable to the 14.8% of residents who are at the lowest income level.

- Chart H-2 illustrates the year-over-year change in median sale price for housing in Shoreline, which has fallen over the past several years. While lower home values reduce the affordability gaps for perspective buyers, they increase the risk of deferred maintenance, vacancies and abandonment of homes.

Commissioner Maul asked how many people would be included in the 10.9% affordability gap for very low-income. Mr. Morrison Winters answered that the analysis does not include the absolute numbers of households at each income level, but these numbers could be added to provide additional context.

Commissioner Wagner observed that Table H-7 shows that the City of Shoreline has more low and very low-income households than King County as a whole. However, Table H-8 does not compare the City's affordability gap with King County as a whole. She suggested that this additional information would help put the City's affordability gaps into perspective. Ms. Redinger suggested that rather than comparing to King County as a whole, perhaps it would be more helpful to break out comparable cities. The Commissioners agreed it would be helpful to compare Shoreline's numbers with King County as a whole and with some comparable cities.

Chair Moss asked if the number of single-person households includes individuals over 65 years old. Mr. Morrison Winters answered that this number identifies all single-person households, including those over 65. Chair Moss asked if there is a target for the very low-income group. Ms. Redinger answered that the original intent of the countywide planning policies (CPPs) was to provide a target of 24% of new units being affordable. However, over the past several months, a group of planning directors has met to discuss the issue further because some cities already have sufficient housing stock and want to receive credit for existing development. Rather than an absolute target number, they have mandated that each city perform a gap analyses and adopt policies that are tailored to meet their individual circumstances. Cities are required to place emphasis on the very low-income group, which is a countywide need.

Commissioner Scully requested more information about area median income (AMI). Mr. Morrison Winters explained that the countywide median household income is \$67,711, and it is \$66,476 in Shoreline. The AMI used in the analysis represents the countywide numbers.

Ms. Redinger said much of Mr. Morrison Winters work was focused on affordability issues based on the countywide planning policies. Other issues could also be addressed in the Housing Element, including housing choices, housing styles, universal design, aging in place, and transit-oriented housing.

Public Comment

Kelly Rider, Seattle, Housing Director for the Housing Development Consortium (HDC) of King County. On behalf of the HDC's more than 100 organizational members, she thanked the Commission for the opportunity to comment on the proposed update to the Housing Element of the Comprehensive Plan. She explained that HDC is a non-profit membership organization, which represents private

businesses, non-profit organizations and government agencies, who are all working to develop affordable housing in King County. They are dedicated to the vision that all people should have a safe, healthy and affordable home.

Ms. Rider referred to her written comments, and specifically emphasized that from late 2006 to early 2008, a group of dedicated Shoreline citizens worked hard to develop the Shoreline Comprehensive Housing Strategy. The work done by this group of citizens is commendable and it is unfortunate that so little of the strategy has been implemented thus far. She said that while the housing market has changed drastically since the group started their work, their recommendations are no less applicable. She noted that although many homeowners have seen reductions in their home values since the recession began, rents are actually increasing across the region as higher-income households hesitate to purchase a home and vacancy rates decrease. She further noted that low-income families continue to struggle to find an affordable place to live as much now as ever before.

Ms. Rider said the HDC urges the City to make an explicit commitment in the Comprehensive Plan to implementing the housing strategy. In particular, she urged the City to continue their commitment to identify and develop relationships with owners of privately owned multi-family housing. She explained that local organizations, such as the YWCA and the Community Psychiatric Clinic, have been working in Shoreline to partner with private landlords to provide housing opportunities at low cost to the public. However, they have been struggling to gain participation from local landlords. While Shoreline's staff has been working with the HDC to improve these relationships, they are asking that an explicit commitment to these activities be included in the housing element.

Ms. Rider said the HDC supports the Housing Strategy's recommendation to use the property tax exemption (PTE) to encourage development of affordable housing units. She advised that, last fall, when the City expanded their PTE program to additional neighborhoods, the HDC advocated for focusing the incentive on creating affordable housing for households earning less than 50% of AMI. She urged the City to establish a policy to explore the use of the PTE incentive for this purpose. She also urged them to include a policy to provide incentives to encourage the development of affordable housing and to review and expand existing incentives such as density bonuses, fee waivers, PTE, etc. She concluded that appropriately-crafted incentives are an ideal way to meet the housing needs of households earning less than 50% AMI without direct public subsidy and to ensure all households, regardless of income, can afford to live in communities of opportunity. In other words, safe neighborhoods, with good schools, many jobs, strong access to transit, and plenty of parks and open space. The HDC encourages the City to define long-term affordability for these incentives of at least 50 years, which is a standard length of affordability for many public funding sources across King County and the State.

Ms. Rider announced that, in partnership with United Way of King County, the HDC is proud to facilitate the North King County Affordable Housing and Homelessness Work Group, which is a coalition of faith communities, non-profit organizations, and Shoreline City staff. She noted that many of the work group members are present at the meeting, and the Commission would hear from several of them. She asked the members to raise their hand to identify themselves. She also asked those who live in Shoreline to keep their hand up. She said the work group has been exploring innovative ways to create more affordable housing in Shoreline, including building permanent affordable housing on

property owned by faith communities. She noted that last November, nearly 80 people crowded into the Council Chamber to share successes and hear about creative models that help meet the needs of homeless individuals in the community as part of the work group's second annual forum.

Ms. Rider concluded by emphasizing that homelessness is very real in north King County. Unfortunately, the needs of homeless individuals are hardly addressed in the proposed Housing Element. She urged the Commission to recognize the needs of homeless individuals and families in the housing inventory and truly demonstrate that the housing needs of homeless individuals are just as important as the needs of other segments of Shoreline's population. She said HDC looks forward to continuing a strong partnership with the City, and they would be happy to work with the Commission and staff to craft new language to address any of their expressed concerns.

Meghan Altimore, Housing Director for Hopelink, a non-profit that has served the City of Shoreline for many years. She advised that Hopelink provides transportation, food, emergency assistance, education, and case management to community members who are very low income in Shoreline and throughout north and east King County. She encouraged the City to develop more affordable housing, especially for the lowest income of the community.

Ms. Altimore announced that Hopelink was recently invited to strengthen their commitment in Shoreline by working with the Richmond Beach Congregational Church to offer permanent, affordable housing to homeless families in the community. This opportunity includes the development of housing design to serve homeless families with critical shelter and the services that are needed to allow them to permanently exit homelessness and have substantial progress on their journey out of poverty to permanent self-sufficiency. She said the need for this type of housing is paramount. She noted that in 2011, Hopelink had to turn away 1,433 families throughout King County who were verified to be homeless and had nowhere to go. Many of these families were in north and east King County.

Ms. Altimore explained that affordable housing meets many key goals. It allows for a diverse socio-economic population that welcomes households of all incomes; not just the very poor that Hopelink represents, but all those who serve in the community. She pointed out that every city struggles with congestion. Hopelink is a transportation agency, and they are very aware of the issues that are affecting the City. Opportunities to live where you work make all the difference in reducing unnecessary traffic, and it is critical to allow low-income families to have stable housing that encourages better outcomes for their children.

Ms. Altimore summarized that families are becoming homeless in the City each week, with fewer and fewer opportunities to access resources for affordable housing. Projects such as the one that Hopelink and the Richmond Beach Congregational Church are envisioning will provide a critical resource to homeless families while preserving the character of the neighborhoods. She said affordable housing providers are dedicated to providing high-quality housing that enriches the neighborhoods and blends seamlessly. She said that during the eight years she has worked in the Shoreline, she has been inspired by the community's commitment to those who are most in need. When the call was put out for affordable housing throughout King County, it was Shoreline congregations that came to the table. She encouraged the City to support this work, as well.

Marcia McLaughlin, Shoreline, said she has been a resident of the City for 41 years and a member of the Richmond Beach Congregational Church, which has been part of the City for more than 100 years. She said the church feels strongly that the City's housing plan needs to include housing for those who are homeless, and not simply affordable housing. She specifically expressed concern about the section of the plan that mentions the respect and sensitivity to the neighborhood quality. She said that in the church's early stages of planning with Hopelink to build housing for homeless families, neighbors stated concern that homeless housing would be out of character and would be better placed along the Aurora Corridor. She expressed her belief that it is possible to build housing for homeless in the City that is compatible with the quality and character of the existing neighborhoods. She observed that part of the problem comes from people's misperceptions, and she suggested that the Housing Element should include education and outreach to help the community understand who the homeless people are and what they need. By emphasizing education, people will see the possibilities and potential of neighborhoods that are diverse and balanced.

Paula McCutchen, Ronald United Methodist Church, said she is a resident of Bothell, but she works in Shoreline. She pointed out that Ronald United Methodist Church wants to partner with the City in creating a vibrant and healthy community. They believe that a very important part of moving the City in the best direction is responding to the needs of homeless people in the community by creating affordable housing. She explained that Ronald United Methodist Church overlaps commercial and residential areas, and every week on average they see three people during the winter and two people during the summer who are living without housing. Also on occasion, people who come to them have spent the evening under their trees or the eaves of their building awaiting their business hours or worship times. She shared the following stories:

- Jeff is a regular visitor who rides his bike and is in need of food and shoes.
- Ron longs for shelter but cannot find a safe place.
- June lives in a shed not far from the church. She works hard at staying sober and on her medications for her mental health. Every day she does this so she can search for a job and home without being afraid that demons are coming out of the computer to take her soul.
- Claire needs a bus ticket and food until food bank day.
- Pauline, a grandmother, lives in her car with her little dog.
- Several people have jobs in Shoreline, but need to go elsewhere for shelter because there is none in the City.

Ms. McLaughlin summarized that although individuals express very individual needs, the most common requests are for vouchers for food, gas, lodging and transportation. They are also asked for toiletries, help to cover medication costs, and shower and laundry facilities. The church is trying to adapt their responses to fit the ever-changing needs they see and hear about each week. They provide emergency food banks in partnership with Hopelink, and they have on-sight food, as well as bottled water. They have a small clothing bank, and they work with Deseret Industries. They have allotted two bus tickets per person, and they provide grocery bags or something similar for carrying belongings. Beyond the physical items, people need compassionate care and attention. Unfortunately, the Church does not see the reality of homelessness going away. It is very real and in the City's midst. They see more people week by week, and many are losing their homes and jobs and continue to do so. The congregation truly believes that the solution to homelessness is providing affordable housing so that families and

individuals can have sustainable living and lives. The church congregation is working diligently to do their part, and they would like to partner with the City in meeting this need. She recommended that the Housing Element recognize that too many people in the local community are experiencing homelessness. She also recommended the Housing Element include a comprehensive strategy that encourages and supports the construction of affordable housing throughout Shoreline. Ms. McLaughlin said she has enjoyed working with the North King County Affordable Housing and Homelessness Work Group. The church is excited about the continued journey of trying to provide affordable housing.

Pam Russell, Pastor of Prince of Peace Lutheran Church, which is located on the Shoreline side of 145th Street. She said she also represents Bethel Lutheran Church and the First Lutheran Church of Richmond Beach, which are all part of the same Northwest Washington Senate of Lutheran Churches. She also represents the Compass Housing Alliance, which is affiliated with the Lutheran Church and which operates the Shoreline Veterans Center across from Costco. She said that addressing homelessness is very important to the members of these congregations, and they have been active and will continue to be active in developing and financing housing for people at the lowest levels of the income scale. Part of the church's mission is to make room for those who are most burdened with low income or absence of income, and they have every intention of working with the City of Shoreline to continue to make affordable housing available. In turn, they would like for the City's Housing Element to be aggressive in developing strategies for incentivizing people who will develop low-income housing and for educating the community about the need for this housing and the vibrancy it brings to the City to house people of every economic level.

Pastor Russell said the churches she represents are very much interested in the development of affordable housing. In the 11 years she has been pastor of a church on edge of Shoreline, she has seen many people who were struggling reach the verge of losing their housing for various reasons. These people are members of her congregation and people who come to her asking for help. This is a very real problem.

Lois Harrison, Shoreline, said she has lived in Shoreline more than 50 years and is a member of the Richmond Beach Congregational Church. She said her heart goes out to those individuals and families who are homeless, particularly those with little children. The number of homeless in Shoreline is rising, and there is insufficient affordable housing. She explained that the reasons for homelessness are complex and many. She feels strongly that the City must do whatever they can to create a community where everyone, especially children, has a place to live and stability. She commented that the design of Richmond Beach Congregational Church's proposed project would fit well into an established single-family neighborhood. She said she has heard comments about traffic concerns. However, most of the people who will live in the units will be single-parent families, and many will not be able to afford a car. The project's location on the bus route would be an advantage to those who are looking for jobs and to establish their place in the community and society at large. She urged the Commission to consider the project very favorably.

Michael Pallowitz, Shoreline, said he has lived in the City for more than 25 years and he is a development consultant for non-profits interested in developing affordable housing for people with disabilities. He pointed out that an individual who earns 50% of the AMI makes approximately \$33,000 per year. By comparison, someone on a standard social security income receives \$672 per month. He

said this information causes him to look at the charts in the analysis differently. He suggested that AMI should be broken into segments of the population to show the difference between who can and cannot compete for housing.

Mr. Pallowitz noted that the Housing Element does not use “people first” language. For example, the term “developmentally disabled citizens,” is antiquated. He suggested the language should be updated to be consistent with recent State legislation that uses “people first” terms such as “citizens with a disability” or “person with a developmental disability.”

Mr. Pallowitz referred to the property tax exemption (PTE) program (Ordinance 520), which attempts to promote affordable housing by giving developers an exemption to lower the rents based on AMI and size of units. He said the reality is there is no affordable housing in a 12-year period for any of the units in any of the geographical locations. Setting rent for a studio apartment at \$1,300 per month is not affordable when fair market rent is closer to \$917. He offered to share his calculations with the Commission and/or staff. If the City puts down \$200,000 to buy down a unit, there should be a return on the investment.

Mr. Pallowitz commented that the proposed Housing Element does not provide any meaningful goals for home ownership. He noted that the Washington Home Ownership Center is located in Shoreline, as is the largest home ownership program for people with disabilities. However, the Housing Element does not include any policies related to foreclosure counseling, down payment assistance, etc.

Anna Straham, Shoreline, said she works for King County Housing and Community Development, and she has worked with homeless families and individuals in multiple capacities for over 10 years. She said she has been a resident of Shoreline since 2003, and she has seen many houses on her street become vacant over the years. The vacancy rates in the supporting analysis show 665, and she would be curious to see the number segregated between multiple and single-housing units. She expressed her belief that there are not enough multi-housing units in the City. The City’s higher affordability gap than King County as a whole points to the need of more affordable housing for AMI earners under 50%.

Ms. Straham said a bingo hall close to her neighborhood has been vacant since 2006, and this space could be redeveloped into approximately 80 units to meet the needs of lower-income residents, incorporating some of the incentives recommended by the HDC. This type of development could benefit existing businesses and take advantage of the transportation opportunities that will be constructed between the hubs of 145th and 185th. She commented that as they build up transportation and bring in more people, more affordable housing will be needed.

Brock Howell, King County Program Director for Futurewise, Seattle, explained that Futurewise works with Washington communities to save farms and forests, protect rivers and lakes, and build strong towns and cities for all people. He said that affordability is critical to allow people to live near where they work and go to school and to allow people to age in place. He said it is estimated the region will grow by 1.5 million people over the next 30 years, which is an incredible opportunity. He noted that the Housing Element is a 20-year plan; and it is hoped that light rail will come to the City of Shoreline within that time frame. There will be great opportunities to build around the light rail stations to ensure that affordable housing is part of the mix. Locating affordable housing near affordable transportation

increases affordability by saving households money, reducing sprawl, and reducing impacts for climate change.

Mr. Howell suggested the supporting analysis should pay special attention to two demographic shifts. One is that the baby boom is quickly becoming the senior boom and must be addressed over the next 20 years. At the same time, they must mix up the work force in the community and be aggressive with the population and affordability growth. Most of the 1.5 million additional people will be immigrants into the region from elsewhere in the state, from other states, and from other countries. This special demographic must be considered. He suggested the City include two additional data sources into their Housing Element. First, the Housing and Transportation (H+T) Affordability Index done by the Center of Neighborhood Technology analyses affordability in all major metropolitan regions based on housing and transportation and contains data specific to the City. The Brookings Institution in Washington D.C. also has data related to job access via transit for the top 100 metropolitan regions in the United States.

Mr. Howell emphasized that homelessness is a regional economic problem that must be addressed in each community, with particular emphasis on those who are below 30% AMI. They need to consider the size and type of housing as they address the new work force coming in. The family sizes could potentially be different. He referred to the earlier discussion about how the City's AMI compares to the rest of the County and region. He suggested that one way to make this comparison is to consider the AMI for Shoreline, the County and the region. The goal should be to make sure there is adequate housing and transportation near where people work and go to school.

State Representative Cindy Ryu, Shoreline, said she is also a former Shoreline Council Member and Mayor. She said she currently serves on the Community and Economic Development/Housing Committee in the State Legislature, and she has supported the filing fee extension and increase to combat homelessness. Representative Ryu agreed with Mr. Pallowitz that they must link the affordability targets with tax incentives. She said that at one point, PTE was 100% for the North City area, and the City Council voted to lower it to 80%.

Representative Ryu said there are many seniors in Shoreline, and the proposed Housing Element offers the concept of "cottage housing" as one option for addressing their future housing needs. She reminded the Commission of the history in Shoreline of viewing cottage housing as "milk carton houses." She suggested that rather than using the term "cottage housing," the language could use "efficient, small houses." She said she knows of a neighbor who is considering selling her home and moving to Monroe because most the small, compact homes in Shoreline have stairs. She suggested that the Housing Element offer more opportunities for seniors to age in place by encouraging more small homes without stairs in Shoreline.

Representative Ryu suggested the Commission consider discussions with the Shoreline School District. She applauded the effort to find housing for disabled, some of which are students that have an impact on both programming and funding. It is important for the City to make these connections so needs can be identified at the local level and forwarded to those responsible for education funding at the State level. Representative Ryu also suggested the Commission consider how the Sound Transit Station sites might impact the school district. For instance, the City of Shoreline officially supports studying sites at 130th in Seattle, 145th, 155th, 185th, and points to the north. Unfortunately, she helped Council Member

Phillips remove the 175th Street site as a potential station location. However, if a station is located at 130th, it would make sense to locate another station at 175th. She suggested that this site be placed back on the list of potential sites. She noted that there are no commitments from the school district or homeowners on the east side of Interstate 5 to relinquishing property for a Sound Transit station in this location. It is time for the City to have public discussions about what is best for Shoreline and not let the Sound Transit Board and other outsiders dictate what is good for Shoreline.

Janet Way, Shoreline, Paramount Park Neighborhood Group, said the Paramount Park Neighborhood, which is located just north of the City boundary on the east side of Interstate 5, could be significantly impacted by the proposal to locate a light rail station at 145th. Ms. Way said she is a baby boomer and would like to age in place in her house. She does not want to be forced to move elsewhere because of City policies. When creating policies, it is very important to consider the current residents of Shoreline (stakeholders). She noted that Policy SA3 calls for encouraging and soliciting input from all stakeholders. She suggested the City form a stakeholders committee to review the Housing Element. She commented that the “devil is in the details” of how the areas are planned and how people of all income levels are incorporated. It can be done in a way that makes everyone in the City angry, or it can be done in a way that makes most everyone happy about the outcome. She noted that the Paramount Park Neighborhood is already culturally diverse with numerous low-income people. She said she appreciates the conversation about homelessness because she has been homeless and knows how hard it is to “claw your way back” to a place that is secure. She suggested they work on policies that will not displace other people. There must be a way for gradual implementation so that everyone feels heard.

Ms. Way said the Paramount Park Neighborhood Group supports Policies SA3, SA5, SA6, SA7, SA11, SA12 and SA13. She specifically referred to SA13, which calls for designing study areas to provide gradual transition. She emphasized that any housing development on the Fircrest site needs to be compatible with the medically fragile disabled people who currently live there.

Marilyn Ramirez, Shoreline, said that, at one time, she lived in government housing in Mill Valley, California, a very affluent area. The government housing did not impact the area; it was a nice development located below condominiums and single-family homes. However, it was located too far away from transit opportunities. She emphasized the need to develop affordable housing near transit locations so it is easier for those who don’t have cars. She said affordable housing gives people who are down on their luck a jumping spot. People need affordable places to live where they can still be independent. She said she now has a condominium of her own.

Maria Walsh, Mountlake Terrace, said she was present to speak on behalf of her son who lives at Fircrest. She invited Commissioners to visit the Fircrest property and offered to arrange a tour to enhance their knowledge of the site. She agreed with Ms. Way’s earlier comment that whatever is developed on or near the Fircrest site must be compatible with the existing residents. People deserve to remain on the property, regardless of its value. They have been there a long time, and the site provides excellent safety services for people with developmental, physical and behavioral disabilities. She asked the Commission to be understanding of their needs.

Abdulah Polovina, Imam of the Mosque Islamic Center in Shoreline, said he was present to learn more about the Commission and to thank them for their work. He said the mosque is working in

partnership with the Seattle University School of Theology and Ministry and five other congregations in King and Snohomish County on a project called Faith and Family Homelessness. Currently, the group is working to raise public awareness of family homelessness, and he suggested that the City and other congregations should join in this effort. He said the project encourages faith based institutions and organizations to be more involved. They anticipate grant funding to start the public awareness campaign in the next six months, and he is hoping the group can expand and do more to address homelessness in the future. Now is the time to do something for those who are less fortunate, and it is time to involve other faith-based organizations.

Staff and Commission Discussion

Ms. Redinger clarified that staff thoroughly reviewed the current Comprehensive Plan to clean out policies that were obsolete, redundant, background, etc. However, based on the project timeline for adoption, they were unable to spend a great deal of time developing new policies. This has become the task of the Commission and staff, and they are encouraging community input. She emphasized that the current iteration of the Housing Element represents an extremely preliminary draft. The fact that policies may not exist yet to address many of the issues raised by citizens does not mean there is no intention to include them. That is why feedback from the public and the Commission is so important.

Commissioner Wagner asked if the supporting analysis would be adopted into the Comprehensive Plan by reference. Ms. Redinger said she has not received a definitive answer regarding this question from the City Attorney. Staff will meet with the City Attorney in the near future to address this question, as well as other issues about what would be included in the final draft and the subject of public hearing.

The Commission reviewed the draft Housing Element and made the following observations and suggestions:

- Chair Moss referred to the third paragraph in the Introduction Section and asked if there are very many areas with manufactured homes in Shoreline. If so, does the Housing Element provide specific language to address this type of use? Mr. Szafran said the City keeps a count of how many manufactured homes are located on individual lots in the City. While they do not have any “parks” for manufactured homes, they are allowed on any single-family lot in Shoreline.
- Commissioner Wagner said the second sentence in the third paragraph in the Introductory Section implies that the Growth Management Act (GMA) requires the City to provide opportunities for a range of housing types. She suggested the sentence be clarified. She echoed Representative Ryu’s suggestion that rather than “cottage housing,” the City could come up with a better way of articulating the values they are trying to encourage such as smaller-scale housing with communal open space, etc.
- Commissioner Scully said he was convinced even before the public comments that the Housing Element is missing two goals that must be part of the City’s transition from being a suburb of Seattle to its own urban center. Rather than relying on regional services to address social problems, the City should address the problems in house by adding the following two goals: Provide housing support

for the temporary homeless, and provide ongoing assistance for the bottom 30% of AMI. Vice Chair Esselman suggested the two additional goals could be folded into the existing goals.

- Vice Chair Esselman said it is important to remember that Shoreline started as a bedroom community and suburb of Seattle, and it consists primarily of single-family housing. Because it is important to acknowledge the need to maintain and enhance both single-family and multi-family residential areas, she suggested that Goal IV not be changed as recommended by staff.
- Commissioner Craft recalled that, at their last meeting, the Commission discussed that the Housing Element would be updated to incorporate analysis associated with light rail and various other forms of public transportation. Mr. Szafran advised that updated numbers would be presented to the Commission on June 7th as part of their review of the Land Use Element.
- Chair Moss noted there are goals related to universal design, transit-oriented development, the Comprehensive Housing Strategy, and green building. She questioned if the Commission would also like to add a goal for potential Development Code amendments related to housing styles.
- Chair Moss reminded the Commission that the Housing Element is in draft form, and the staff and Commission is open to suggestions. She invited members of the public to submit their ideas to staff in writing.
- Commissioner Wagner referred to Goal H V, which talks about ensuring compatibility in quality, design and scale. She recalled that the Commission has worked extremely hard over the last several years to address public concerns about pushing higher-density development into neighborhoods. However, she suspects there are a large number of people who support a different perspective, and it is important for them to share their thoughts. She particularly referred to the Bingo site identified earlier by Ms. Straham and recalled that allowing high-density development on the site was part of a long, drawn-out process and the perception was that the neighborhood was not interested. She said it is important for the Commission to listen to new viewpoints they have not heard before.
- Commissioner Craft commented that the advent of light rail in existing neighborhoods will end up creating new neighborhood environments. He suggested the language in Goal H V should be changed to read, “. . . quality, design and scale within existing and future neighborhoods. . .” This change would make it clear that the City anticipates an increase in population and density and an increase in density hubs as a result of transportation changes.
- Commissioner Maul observed that there is a lot of language in the Housing Element about preserving quality, but they are actually considering significant changes in some areas. For example, the residents in the area of 185th are not excited about selling their homes to allow for future higher density development that would make sense where a transit stop exists. The Commission should keep in mind that some areas will change, and the change must be done sensitively, smartly and in the right places.

- Commissioner Montero said Goal H VII calls for cooperation with other jurisdictions to meet housing needs. He suggested the goal should also call for cooperation with other organizations throughout the City and county that support homelessness. These organizations have a lot of helpful ideas. The Commission agreed to add “and organizations” after “jurisdictions.”
- Chair Moss said she heard a number of citizens comment about the need to incentivize low-income housing development, which is not really addressed in the goals. She invited Commissioners to forward their comments to staff to address this issue.
- Chair Wagner said one session she attended at the fall 2011 American Planning Association Conference talked about how costly green design is to implement. She suggested the City should have some ability to certify and/or approve a certain level of LEED without a huge administrative overhead as an incentive for affordable housing.
- Chair Wagner said it is important to plan for people to “age in place.” She recalled that when discussing the Southeast Neighborhoods Subarea Plan, the Commission recommended the City allow an exemption to the impervious surface limitations so existing housing stock could be retrofitted to accommodate Americans with Disabilities (ADA) access. It was noted that pervious surfaces could be used as an alternative in these situations. Ms. Redinger advised that the City used to calculate impervious surfaces and then give credit for pervious surfaces. However, this changed when the City adopted the Department of Ecology’s (DOE) Low-Impact Development Manual. Now everything that is not natural landscaping or grass is considered hardscape, but the stormwater calculations give credit for pervious surfaces.
- Chair Moss commented that building on incentives for universal design and ease of access is important. It is easier to address this issue when development occurs rather than later as a retrofit to an existing structure. They may want to add policies to address this particular issue.
- Commissioner Wagner recalled that Ms. Redinger has pointed out on numerous occasions that single-family residential development is the most environmentally unsustainable type of housing. If the City’s goal is to become more sustainable, they would be remiss if they did not require single-family residential development to incorporate low-impact development techniques. Commissioner Scully agreed and suggested a new goal be added to “encourage sustainable housing development.” He agreed that single-family residential development is generally the least environmentally sensitive, but that is not the case in all situations and in all environments. If the goal is sustainability, they should craft policies to meet that goal within specific neighborhoods and areas.
- Commissioner Maul commented that LEED certification is becoming more common and less intimidating. Some of his clients are finding they are hitting LEED Silver with very little work and minor overhead costs. Chair Moss recalled that one citizen commented about the length of time an affordable housing unit should last. She said it makes sense to incorporate LEED type of standards in the beginning. If a structure needs to last for 40 to 50 years, it is important to make sure it is as efficient as possible.

- Commissioner Maul referred to Policy H1 and suggested that it should be strengthened in a way that talks about special needs and affordable housing. These issues are paramount to accomplish Goal H I, which is to provide sufficient development capacity to accommodate the 20-year growth forecast. Commissioner Kraft expressed his belief that Policy H1 is a global statement that talks about housing for all citizens of the community. While he agreed the policy could further address the issues of affordability and sustainability, encouraging a variety of residential design alternatives that increase housing choices would accomplish the goal, as well. Commissioner Maul observed that while Policy H1 talks about increasing choices, requiring compatibility with the character of existing development throughout the City does not exactly open the door for change. He suggested that additional language should be added to Policy H1 to encompass future growth.
- Commissioner Scully agreed with staff that Policy H2 should be rewritten to place proximity to transit as a priority for residential development in commercial zones. He said the City should do everything they can to make sure residential development takes place around the transit hubs. Commissioner Craft said it is important to be sensitive to the fact that residential development in commercial zones can be mixed-use development, and a mixture of commercial and residential uses can be compatible within a dense area.
- Commissioner Maul suggested the language in Policy H15 should be strengthened by replacing “if it helps provide” to “to encourage.” Commissioner Wagner noted that this policy is intended to be an incentive to allow additional density in exchange for low-income or moderate-income housing. Ms. Redinger invited the Commission to provide specific direction about how to balance incentives versus mandates. Mr. Szafran said the Development Code already includes provisions for increased density if a developer provides affordable housing. Ms. Redinger noted that in the one test case, other issues such as hardscape coverage prevented the developer from utilizing the density bonus. The Commission could add an additional policy to consider what variances, exemptions or other incentives could make the density bonus more meaningful and/or achievable. Commissioner Wagner said an effective density bonus provision has been a Commission goal for a number of years, and stating it more explicitly in the Housing Element would be appropriate. Based on public input, perhaps the policy could be stronger to accommodate even greater density bonuses than what the current Development Code allows.
- Vice Chair Esselman suggested that Policy H8 could be rewritten to make the intent clearer.
- Commissioner Scully suggested that a more definitive action statement could be provided in Policy H16. He asked if the City has had an opportunity to explore the feasibility of creating a City housing trust fund for low-income citizens. Mr. Smith said it takes money to implement a trust fund, and this issue has not been resolved. Ms. Markle said the City participates in and provides some funding to other housing consortiums.
- Chair Moss said the use of a siting process that includes citizen input has been part of the discussion on numerous issues. She pointed out that sometimes, citizens provide input but do not feel they are heard. She questioned how they can help the public understand the difference between input and information and what an influencing factor is. While they want to be inclusive and hear what

citizens have to say, it is important to make it clear that State law, not City law, regulates the placement of special needs housing.

- Commissioner Montero asked if there is a tax incentive for creating affordable rental properties. Ms. Redinger said the City has several property tax exemption (PTE) areas, including Ridgecrest. When a PTE area is created, the level and terms of affordability in order to qualify for the PTE must be specified. Within the last year, the City Council adopted new language for how to qualify for PTEs as an economic development incentive. She said there has been a lot of debate on how to use the PTE but also get something in return for the tax revenue the City would be forfeiting. The most recent PTE that was applied to several commercial areas did not include provisions for affordability.

The Commission reviewed the draft Supporting Analysis and made the following comments and suggestions:

- Commissioner Craft suggested that the term “different housing styles” in the last sentence on Page 29 of the Staff Report is intended to refer to the variety of housing types rather than architectural styles.
- Chair Moss referred to staff’s comment regarding the first paragraph on Page 30 of the Staff Report, and said she supports the idea of replacing the classification “mature suburban community, with “a suburban community that is maturing into a sustainable urban city” or something similar that is consistent with the City’s adopted vision statement.
- Vice Chair Esselman suggested there is a better term than “tract lot,” which is used in the second paragraph on Page 30 of the Staff Report. Staff agreed to reconsider this term and report back.
- Commissioner Montero asked if the “other” category in Table H-1 includes homeless people. Mr. Morrison Winters said it does not. He explained that although there are some efforts underway to collect data, he has not been able to locate reliable information.
- Commissioner Craft asked staff to add actual numbers for housing units in Shoreline to Table H-1.
- Chair Moss referred to the paragraph directly below Table H-2 and asked the time frame for which King County provided the permanent housing vouchers. She felt this information would help quantify the numbers.
- Commissioner Montero referred to the last paragraph on Page 32 of the Staff Report and asked if the reference should be Table H-6 rather than H-8. Mr. Morrison Winters said the actual reference should be Table H-10. He agreed to verify references throughout the document.
- Chair Moss referred to previous Table H-5 and proposed Table H-9 and asked why the middle column was changed from “annual income required to buy” to a “percentage of AMI.” She suggested that identifying the actual salary required to buy is easier to understand. Mr. Morrison Winters said this change was made to tie in with the discussion of AMI that takes place in the

“affordability” section. He agreed to change it back to annual income based on current available data. Chair Moss said it would also be helpful to provide a simple map to define the three areas identified in Table H-9.

- Vice Chair Esselman agreed with staff’s comment at the bottom of Page 34 of the Staff Report to provide a new policy related to attracting and maintaining households with children to support the Shoreline School District. Commissioner Craft expressed concern that the percentage of families with children has gone down precipitously. He suggested an additional goal to encourage housing for families with children.
- Chair Moss expressed her belief that the affordability gap is an important factor to consider. She suggested that a policy supporting more affordable housing around transit facilities should be incorporated into the Housing Element as a way to minimize the affordability gap. It is important for people to be able to access the services they need without using a private vehicle.
- At the request of Commissioner Montero, Mr. Morrison Winters agreed to provide actual numbers to match the percentages in Table H-8 for the Commission’s further discussion. He explained that if affordable units are not available, individuals living in unaffordable housing would be classified as cost-burdened households.
- Commissioner Craft suggested it would be helpful if Chart H-2 also included information about the number and types of homes that have sold. The community has a wide variety of home prices, and one home could skew the numbers.
- Chair Moss recalled that the City Council challenged the Commission to make the Comprehensive Plan smaller. She questioned how much value Charts H-1 and H-2 add to the narrative. Ms. Redinger said the charts point to the trend of falling home prices, and the Housing Work Group has talked about how falling home prices may open other opportunities. She suggested the data is worth retaining if the Commission finds it is meaningful and it has some implication for policy direction. They agreed the charts should be retained to help people visualize and understand the trends.
- Commissioner Craft recalled that in 2010, some of the larger developments in the City were still partially vacant and developers were leasing up or allowing incentives to get the spaces filled. He asked staff to correct Table H-10 to account for these situations. Mr. Morrison Winters said it may be difficult to find information about lease ups at individual developments. However, he could compare 2010 numbers with prior years. Commissioner Craft suggested staff could contact some of the developments, such as Echo Lake, to obtain this information.
- Chair Moss said when she read the last sentence in the second to the last paragraph on Page 40 of the Staff Report regarding community concerns about the density and design of infill developments, she recalled other comments about mega homes that were consuming large amounts of space. She asked staff to rearrange the order of the information contained in this paragraph to clarify the intent. If they want to quote the Comprehensive Housing Strategy, it should be done in a separate paragraph without adding other language that is not directly part of the strategy.

- Commissioner Scully said he does not like the second sentence in the last paragraph of the Supporting Analysis, which states that rental homes or homes held for speculative redevelopment may have deferred maintenance. While this may be true, he said it does not inform any specific City policy. The City cannot craft a policy that requires rental homes to maintain themselves. He suggested this sentence is a slight on renters and rental owners, and he does not see a benefit. The remainder of the Commission concurred.

DIRECTOR'S REPORT

Ms. Markle reported that the Ridgecrest site will most likely not remain vacant, although it will not become the grand plan the community worked on. It will be an interim plan instead. She reminded the Commission that one problem with redeveloping the site to the level identified in the vision is that it will cost about \$800,000 to upgrade the water system to provide adequate water flow. She advised that in addition to \$500,000 in site renovations, Viola Transportation will partner with Shoreline Water to upgrade the system at a cost of between \$300,000 and \$500,000 to obtain the fire flow necessary for the type of remodel they are proposing. That means the water system upgrades necessary to implement the full vision will be approximately $\frac{3}{4}$ done. The proposal will bring 90 jobs to the area and provide a 24-hour presence with offices and van service.

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS

The Commission discussed whether or not they wanted to continue to receive notice of upcoming dates and agendas for Council of Neighborhoods meetings. They reviewed that the original intent was for Commissioners to attend the neighborhood meetings on a rotational basis to inform them of upcoming items on the Commission's work program. However, a formal program was never established. The Commission agreed to continue the notices, and reevaluate the issue later in the year.

AGENDA FOR NEXT MEETING

Mr. Szafran said the June 7th agenda will include a presentation and discussion on the Land Use Element of the Comprehensive Plan. He noted this is the largest element of the Comprehensive Plan.

Chair Moss reminded Commissioners to notify staff as soon as possible if they will be absent from a meeting.

ADJOURNMENT

The meeting was adjourned at 9:26 p.m.

Donna Moss
Chair, Planning Commission

Jessica Simulcik Smith
Clerk, Planning Commission

TIME STAMP
May 17, 2012

CALL TO ORDER:

ROLL CALL:

APPROVAL OF AGENDA:

DIRECTOR'S COMMENTS: 1:04

APPROVAL OF MINUTES: 4:20

GENERAL PUBLIC COMMENT: 5:30

STUDY SESSION ON COMPREHENSIVE PLAN MAJOR UPDATE – HOUSING ELEMENT

Staff Presentation: 9:30

Public Comment: 28:00

Commission Discussion: 1:16:40

DIRECTOR'S REPORT: 2:18:04

REPORTS OF COMMITTEES AND COMMISSIONERS/ANNOUNCEMENTS: 2:20:07

AGENDA FOR NEXT MEETING: 2:23:52

ADJOURNMENT

DRAFT

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PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Comprehensive Plan Update, Shoreline Master Program and Economic Development Elements

DEPARTMENT: Planning & Community Development

PRESENTED BY: Miranda Redinger, Associate Planner
Rachael Markle, AICP, Director P&CD

- | | | |
|---|---|--|
| <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

On January 5, 2012, staff and Commissioners discussed the proposed process for the Comprehensive Plan Update and public involvement. To date, Commissioners have held preliminary discussions about the Community Design; Parks, Recreation, and Open Space; Transportation; Natural Environment; Capital Facilities; Utilities; Economic Development; Housing; and Land Use Elements. The subject of tonight's agenda item will be the Shoreline Master Program Element and a follow-up discussion of the Economic Development Element, which the Commission originally discussed on May 3rd.

DISCUSSION

Economic Development

When the Commission first discussed the Economic Development Element, the Analysis section was still incomplete, and the policies that were adapted from the Economic Development Strategic Plan were included as a separate attachment, but not yet incorporated into the draft. Therefore, Commission requested a second meeting in order to have a more thorough and informed discussion.

Updated information is provided in Attachments A, B, C, and D. The track change version of the Goals and Policies (Attachment A) contains comment boxes that reflect Commission comments from the May 3rd meeting, and a staff statement about what action was taken to resolve them. Comment boxes also identify policies that are new, based on suggestions from Dan Eernisse, the City's Economic Development Manager, to reflect projects and programs that he foresees being a priority during the timeframe of the Comprehensive Plan. These align with Council Goals related to Economic Development and the upcoming development of a 10 year Financial Sustainability Plan for the City. Mr. Eernisse will attend this meeting to answer Commissioner questions.

Jonathon Morrison Winters, the UW graduate student intern who also revised the Housing Analysis and presented his work relating to that element at the May 17th meeting, will attend to present his findings for the Economic Development Analysis (Attachments C and D).

Approved By:

Project Manager 

Planning Director 

Shoreline Master Program

The Council officially and unanimously adopted the Shoreline Master Program (SMP) on May 29th, 2012, with Resolution #327. Staff is currently working on submitting the SMP to the Department of Ecology for approval. The goals and policies contained in the SMP will be incorporated into the Comprehensive Plan during this update process, and the regulations will be incorporated into the Development Code, once they are approved by Ecology.

Staff looked at several nearby jurisdictions SMP Comprehensive Plan Elements to see what they included for their Goals and Policies and Analysis sections. Half of the jurisdictions did not include an SMP Element at all, and the half that did incorporated every goal and policy in the document, but did not include anything in the Analysis section. Staff compiled the draft SMP Element (Attachments E and F) utilizing the latter strategy.

Staff has not included a draft Analysis section for this element, as was prepared for other elements, because they anticipate that said analysis will consist entirely of a reference to the adopted SMP document. This will also likely be the case with the Parks, Recreation, and Open Space and Transportation Elements because those Analyses are based entirely on work that was done for the corresponding Master Plans, and in an effort to reduce the bulk of the final Comprehensive Plan document (and paper consumption), it would be preferable to simply make reference to the document that houses the pertinent analysis rather than repeating the information in the text.

Follow-up on Commissioner Question

Staff met with the City Attorney to discuss logistics related to the Comprehensive Plan format, environmental analysis, and adoption procedures. His recommendation is to retain the formatting of the current document, which includes a Goals and Policies section for each element as well as an Analysis section, followed by an element containing various Subarea Plans. As mentioned above, in some cases, the Analysis section will be nothing more than a reference to a related document. This means that Commissioners should feel free to comment on language and content of the Analysis sections and that they will be included in the subject matter of the public hearing.

NEXT STEPS

After tonight's discussion, the Commission will have reviewed the preliminary draft of each element. The majority of the edits proposed to date related to policies that should be removed from the existing Comprehensive Plan because they were redundant, obsolete, superseded, background or regulatory. When the Commission next sees the elements, these changes will have been accepted and the policies that were slated for removal will no longer be included in the draft. The next task will be to focus on **new policies** to include.

For some of the elements, such as those where language is based directly on Master Plans that were recently approved by Council, this work has already been done. Therefore, the Parks, Transportation, and SMP Elements will not be brought before Commission for a second review prior to being incorporated into a full, draft Comprehensive Plan document. Because staff undertook a more thorough revision of the Land Use Element, that chapter will also be incorporated into the draft document without a second review. Likewise, since tonight's agenda contains a second review of Economic Development, staff believes it unnecessary for an additional separate discussion.

However, the remaining 5 elements of Community Design, Housing, Utilities, Capital Facilities, and Natural Environment warrant additional discussion about policies that should be included. Staff intends to bring these elements back before the Commission in August, and this will constitute the majority of the agenda for meetings on the 2nd and 16th. If the Commission is

comfortable with the content of the individual elements by the end of the summer, staff proposes that the month of September be spent refining the draft document to prepare for a public hearing in October. This should keep the project on track for adoption by Council at the end of the year.

Staff intends to spend the month of July continuing to incorporate Commissioner and public comments, soliciting additional review and revision from internal and external stakeholders, drafting narrative for introductions and other background information, and performing environmental analysis.

Joint Meeting with City Council

On Monday, July 9th, the Planning Commission and City Council will hold a joint dinner meeting to discuss the Comprehensive Plan Update. Staff will give a short presentation and then pose a series of "Big Picture Questions" for the Council and Commission to discuss. We have some ideas, but if there are particular items that Commissioners would like to include, please submit them by June 14th, so they may be included in the staff report.

Speaker's Series

Staff is still working on finalizing the last presentation of the Speaker's Series, which will relate to the Land Use Element. Currently, the Economic Development Manager is working with a consultant firm that deals with real estate development and placemaking to see if that would be a good fit, but staff is also still brainstorming and contacting other potential speakers. Notification will be sent to Plancom, and Commissioners will receive an Outlook invitation when this has been scheduled.

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.

ATTACHMENTS

- Attachment A- Economic Development Element, Goals & Policies, track change version
- Attachment B- Economic Development Element, Goals & Policies, clean version
- Attachment C- Economic Development Element, Analysis, track change version
- Attachment D- Economic Development Element, Analysis, clean version
- Attachment E- Shoreline Master Program Element, Goals & Policies, track change version
- Attachment F- Shoreline Master Program Element, Goals & Policies, clean version

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Economic Development Element Goals & Policies

Introduction

The intent of the Economic Development Element is to improve the quality of life by encouraging a greater number and variety of thriving commercial businesses that provide services and create employment opportunities for Shoreline residents, as well as grow the tax base to take the burden off of residential property tax.

The policies in this element address ~~five~~four aspects of creating a healthy economic climate for Shoreline: Quality of Life, Sustainable Revenue Sources, ~~Job Base, Opportunities and Partnerships for Economic Development and the City's Role~~Placemaking. The policies presented in this element will guide future City ~~actions~~initiatives that, together with private sector actions, will produce a strong economy. The results, ~~in turn,~~ will preserve and improve the quality of life that Shoreline's residents and workers currently enjoy.

The *Economic Development-Supporting Analysis* section of this Plan contains the background data and analysis that describes the existing economic conditions of the City and provides the foundation for the following goals and policies.

Economic Development Goals

Goal ED I: Maintain and improve the quality of life in the community by:

- ~~Strengthening residential neighborhoods, i.e., less tax burden, funds for enhancement projects, providing more retail choices~~
- ~~Increasing job employment opportunities and the job base, including professional services~~
- ~~Supporting businesses that Pproviding goods and services to local and regional populations~~
- ~~Reducing reliance on residential property tax to fund capital improvement projects~~city operations and capital improvements
- Providing quality public services
- Preserving community character
- ~~Protecting environmental quality~~
- ~~Diversifying the economic base to help stabilize the economy.~~
- ~~Promoting~~Maximizing opportunities along Bus Rapid Transit corridors and Transit Oriented Development nodes areas to be served by light rail efficient transportation systems

Comment [m1]: There is some redundancy between existing goals and ones incorporated from Economic Development Strategy, please indicate preferred wording and proposed deletions.

Comment [m2]: Unnecessary- Removed

Comment [m3]: Clarify that City doesn't provide, we support businesses that provide...Done

Comment [m4]: This one is covered in EDII

Comment [m5]: Maximizing instead of concentrating- Done- Does this one fit in w/ the rest of the list or should it be its own goal? Is it sufficiently covered elsewhere?

Goal ED II: ~~Promote Support economic development and retail and office activity so as to maintain sustainable~~ to diversify sources of revenue and expand the employment base.

Comment [m6]: Change to employment- *Done*

Goal ED III: ~~Increase and diversify Shoreline's job base so that citizens' livelihoods can improve.~~

Goal ED IV: ~~Create and leverage opportunities for economic development.~~

Goal ED VIII: ~~Improve Facilitate the City's role to facilitate and initiate private sector economic development opportunities through partnerships and coordinating funding opportunities.~~

Goal ED IV: Promote and sponsor improvements and events throughout Shoreline that attract investment.

Goal ED V: Grow revenue sources that support City programs, services and infrastructure.

Goal ED VI: Support employers and new businesses that create more and better jobs.

Goal ED VII: Encourage sustainable multi-story buildings.

Comment [m7]: Is this a goal in itself?

Goal ED VIII: Promote and support vibrant activities and businesses that bring money into Shoreline.

Comment [m8]: Is this redundant?

Goal ED IX: Incorporate environmental quality and social equity into economic development as part of a three pronged approach to sustainability

Comment [m9]: Broke this out from bulleted list in EDI

Economic Development Policies

Quality Of Life

ED1: Improve economic vitality by:

- ~~Encouraging~~ Promoting existing businesses
- Recruiting new businesses
- ~~Encouraging economic services for the community~~
- ~~Cooperating~~ Assisting with businesses to create strategies and action plans through the Small Business Accelerator Program
- ~~Assuring~~ Encouraging increased housing density around commercial districts, especially those served by high capacity rapid transit
- Developing design guidelines to enhance commercial areas

Comment [m10]: Clarify- *Done*

Comment [m11]: Careful not to exclude other areas- *Does additional language clarify?*

Comment [m12]: Do these 2 bullets fit with the rest of the list? Are they covered elsewhere?

ED2: Promote nonmotorized connections between commercial businesses and services and residential neighborhoods.

~~Pursue efforts to encourage businesses to maintain attractive site, landscaping, and building designs that improve the character of the commercial districts and neighborhoods. REDUNDANT to policies in Community Design Element~~

~~ED3: Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise levels are compatible with neighborhoods.~~

~~ED4: Use incentives and development flexibility to encourage quality development.~~

~~ED5: Attract a diverse population, including artists and trendsetters and families with school-aged children.~~

~~ED6: Work to cure economically blighted areas in Shoreline by establishing Community Renewal Areas with associated renewal plans.~~

~~ED7: Enhance existing neighborhood shopping and community nodes to support increased commercial activity, neighborhood identity, and walkability.~~

~~ED8: Explore whether creating an "Aurora Neighborhood" as a fifteenth neighborhood in Shoreline would allow the City to better serve citizens.~~

Sustainable Revenue Sources

~~ED39: Promote land uses and urban design that allow for smart growth and dense nodes to support a self-sustaining local economy the growth of Shoreline's population needed to support a sustainable economy and community by locating multi-story residential and mixed use buildings within areas that will be served by bus rapid transit and light rail.~~

~~ED3: Encourage and support retail and office activity within the City.~~

~~ED4: Encourage and support revitalization and construction spending within the City.~~

~~ED5: Encourage land uses which increase the City's tax base. REDUNDANT TO GOALS~~

Expand the Job Base

~~ED610: Work Coordinate with local Shoreline's educational systems community and technical colleges and other institutions of higher learning, including the University of Washington to maintain and enhance the quality of education providing train a workforce that is prepared for emerging jobs markets highly employable, diverse and well-trained workforce.~~

~~ED711: Increase and improve Diversify and expand the City's job base, with a focus on attracting living wage jobs, to allowing people to work and shop in the community.~~

~~ED8: Encourage increased availability of advanced technological resources needed for job creation and retention. OBSOLETE~~

~~ED9: Emphasize attracting living wage jobs to the community.~~

Comment [r13]: Note to Planning Commission – how does this policy relate to your "parking lot" issues regarding parking & impacts?

Comment [m14]: Consider eliminating, flag for public hearing

Comment [m15]: New. Adapted from ED28 and prior suggestion from Commission.

Comment [m16]: New

Comment [m17]: New

Comment [m18]: New

Comment [m19]: Possibly combine headings w/ below- *Done*

Comment [m20]: Vague. Possibly increased height.- *Does change clarify?*

Comment [m21]: Own bullet for non-motorized transportation, incentivize connections to trail, businesses, etc. (under quality of life section)- *see ED2*

Comment [m22]: Not exclusive to these areas, and inclusive of trail and non-motorized transportation systems- *see ED2*

Comment [m23]: Include technical schools and other institutions of higher education, including UW and those in other localities- *Done*

Comment [m24]: Coordinating with area educational institutions- *Done*

Comment [m25]: Combine ED7 & ED9- *Done*

Comment [m26]: Do we want to keep this?

~~ED10: Work to improve the mix and balance of jobs available in Shoreline. REDUNDANT TO ED7~~

Opportunities and Partnerships for Economic Development

~~ED142: Recognize Focus on the Aurora Corridor as the economic core of the City with potential for revitalization, providing services, jobs, opportunities, and becoming and activity center for Shoreline.~~

Comment [m27]: Redundant to have subtitle and element w/ same heading

~~ED123: Revitalize existing neighborhood community business districts as appropriate to thrive and better serve the local community, include high-density mixed-use.~~

Comment [m28]: Merge language from ED2 Att. C. under "Placemaking" heading

Comment [m29]: Include high-density mixed-use. Done

~~ED13: Recognize regional commercial and office areas that can be revitalized to better serve the broader community, improve retail sales tax revenue, and increase the jobs base in Shoreline. REDUNDANT~~

~~ED14: Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise impacts are compatible with neighborhoods.~~

Comment [m30]: Moved to Quality of Life

~~ED154: Support and retain small businesses and create an environment where new businesses can flourish for their jobs and services that they provide to the community.~~

~~ED16: Maintain an inventory of commercial sites and provide this information to prospective developers.~~

Comment [m31]: OBSOLETE

~~ED17: Encourage a mix of businesses that complement each other and provide variety to the community to create activity and economic momentum.~~

~~ED18: Encourage partnerships with non-private or public entities to participate in the economic well-being of the community. REDUNDANT TO ED21~~

City Role

~~ED19: Actively recruit and promote new businesses to take advantage of market opportunities, to improve Shoreline's image and to provide services to the community. REDUNDANT, BUT INCLUDE "RECRUIT" INTO ANOTHER POLICY~~

Comment [m32]: See ED1

~~ED2015: Direct capital improvements to key areas to promote the City's image, create a sense of place, and to grow and attract businesses.~~

~~ED2416: Actively work with other jurisdictions, educational institutions, agencies, economic development organizations and local business associations to stimulate business retention and implement interlocal and regional strategies.~~

Comment [m33]: include educational institutions- Done

~~ED22: Promote the "Main Street Program" concept with local business districts using its four points for revitalization.~~

- ~~* Encourage effective, successful business organizations.~~

- ~~Create physical improvement plans to direct private and public development and enhancement programs.~~
- ~~Help develop image-building business promotions to improve their viability and attract businesses.~~
- ~~Encourage economic restructuring to help existing businesses thrive.~~
OBSOLETE

~~ED23: Ensure adequate transportation capacity serving commercial areas to support and promote economic development.~~ OBSOLETE

~~ED24: Ensure sufficient land use designations and zoning provisions to support businesses.~~

~~ED25: Ensure suitably zoned sites for a range of desirable employment-based uses.~~
ED24 & 25 SUPERCEDED BY BUILDABLE LANDS

~~ED26: Use reasonable incentives and development flexibility to assure quality development that improves the image of the City such as:~~

- ~~Development agreements,~~
- ~~Tax credits,~~
- ~~Land assembly,~~
- ~~Infrastructure improvements,~~
- ~~Expediting permitting processes,~~
- ~~Public/private partnerships,~~
- ~~Grants, loans or revenue bonds, and~~
- ~~Local Improvement Districts (LID).~~

Comment [m34]: Moved to Quality of Life

~~ED217: Ensure Provide expeditious, predictable, and customer service-oriented permitting process for commercial improvements, expansions, and developments.~~

Comment [m35]: add high-density mixed-use-
Not sure this fits in context

~~ED28: Work with local businesses to create economic development strategies and action plans that further the goals of the Comprehensive Plan.~~ REDUNDANT

~~ED2918: Use and/or Conduct market research as needed to guide the City's economic development strategies and to assist businesses.~~

~~ED30: Provide economic information such as market studies, vacant land inventories and sources of public assistance to existing and potential commercial development within the community.~~ REDUNDANT

~~ED31: Facilitate public/private entities to negotiate and cooperate on projects, issues, and problems of local importance.~~ OBSOLETE

~~ED3219: Coordinate and initiate financial assistance for businesses, when appropriate, using county, state and federal program funds, facility grants, loans and revolving loan funds.~~

~~ED33: Consider the potential for commercial development that takes advantage of access to I-5 on east-west arterials linking to I-5.~~ OBSOLETE

~~ED34:~~ Identify and encourage projects that will stimulate additional desired development.
 REDUNDANT

~~ED3520:~~ Consider ~~w~~Working with Encourage local existing businesses to planned for shared provide parking for existing-redeveloping commercial areas.

~~ED36:~~ Support and attract economic development with reliable infrastructure.
 OBSOLETE

~~ED37:~~ Ensure that infrastructure can meet the needs of existing and planned future commercial development including utilities, communication, transportation, and high-technology facilities.

Comment [m36]: SUPERSEDED

~~ED38:~~ Encourage and promote business districts by creating physical plans to improve the appearance and function of their streets, sidewalks, utilities, access, lighting, buildings, signage, landscaping, etc. OBSOLETE

~~ED3921:~~ Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.

~~ED40:~~ Support regional policies for jobs / housing balance in Shoreline. SUPERSEDED BY CPP'S

~~EDxx22:~~ Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies. including, but not limited to:

Comment [j37]: Moved here from LU3

- ~~— Priority permit review~~
- ~~— Road system reclassification~~
- ~~— Property valuation based on current use~~
- ~~— Reduced impact fees~~
- ~~— Tax abatement~~
- ~~— Methods similar to tax increment financing~~
- ~~— Provision of infrastructure through a private-public partnership~~
- ~~— Transfer of development rights~~
- ~~— Master plans for large sites with clustering of development to preserve open space~~
- ~~— Flexibility of site and building design if performance standards are met which give equal or better design and protection than the zone~~

~~EDxx23~~ Encourage the redevelopment of key and, underused parcels through incentives and public/private partnerships.

Comment [j38]: Moved here from LU29

Placemaking

~~ED24:~~ Establish specific districts (such as cultural, entertainment, or ecological districts).

Comment [m39]: New

~~ED25:~~ Develop vision and strategy for creating dense mixed-use nodes anchored by Aurora's shopping centers, including how to complement, support, and connect them with midrise residential, office, and destination retail buildings.

Comment [m40]: New

ED26: Practice the Activities of Place Making

- a. Creating cachet, developing distinction
- b. Building infrastructure
- c. Collaborating
- d. Serving businesses
- e. Honing legislation

ED27: Focus efforts on City-shaping Place Making Projects

- a. Creating a dynamic Aurora corridor neighborhood to capitalize on potential created by the City's tremendous infrastructure investment.
- b. Reinventing Aurora Square to help catalyze a master-planned, sustainable lifestyle destination.
- c. Unlocking the Fircrest Surplus Property to establish a new campus for hundreds of family-wage jobs.
- d. Planning the Light Rail Station Areas to create connectivity for appropriate growth.

ED28: Foster On-going Place Making Projects

- a. Town Center Development Area
- b. Echo Lake Development Area
- c. North City Development Area
- d. Richmond Beach Development Areas
- e. Ridgecrest Development Areas
- f. Ballinger Development Area
- g. Attracting Mid-sized Businesses
- h. Farmers Market Launch
- i. Expansion of Events and Festivals
- j. Surplus Institutional Property
- a.k. Enhancing the Community College

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Economic Development Element Goals & Policies

Introduction

The intent of the Economic Development Element is to improve the quality of life by encouraging a greater number and variety of commercial businesses that provide services and create employment opportunities for Shoreline residents, as well as grow the tax base to take the burden off of residential property tax.

The policies in this element address four aspects of creating a healthy economic climate for Shoreline: Quality of Life, Sustainable Revenue Sources, Opportunities and Partnerships and Placemaking. The policies presented in this element will guide future City initiatives that, together with private sector actions, will produce a strong economy. The results will preserve and improve the quality of life that Shoreline's residents and workers currently enjoy.

The *Economic Development-Supporting Analysis* section of this Plan contains the background data and analysis that describes the existing economic conditions of the City and provides the foundation for the following goals and policies.

Economic Development Goals

- Goal ED I:** Maintain and improve the quality of life in the community by:
- Increasing employment opportunities and the job base
 - Supporting businesses that provide goods and services to local and regional populations
 - Reducing reliance on residential property tax to fund city operations and capital improvements
 - Providing quality public services
 - Preserving community character
 - Maximizing opportunities along Bus Rapid Transit corridors and areas to be served by light rail
- Goal ED II:** Promote retail and office activity to diversify sources of revenue and expand the employment base
- Goal ED III:** Facilitate private sector economic development through partnerships and coordinating funding opportunities.

- Goal ED IV:** Promote and sponsor improvements and events throughout Shoreline that attract investment.
- Goal ED V:** Grow revenue sources that support City programs, services and infrastructure.
- Goal ED VI:** Support employers and new businesses that create more and better jobs.
- Goal ED VII:** Encourage sustainable multi-story buildings.
- Goal ED VIII:** Promote and support vibrant activities and businesses that bring money into Shoreline.
- Goal ED IX:** Incorporate environmental quality and social equity into economic development as part of a three pronged approach to sustainability.

Economic Development Policies

Quality Of Life

- ED1:** Improve economic vitality by:
- Promoting existing businesses
 - Recruiting new businesses
 - Assisting businesses to create strategies and action plans
 - Encouraging increased housing density around commercial districts, especially those served by high capacity rapid transit
 - Developing design guidelines to enhance commercial areas
- ED2:** Promote nonmotorized connections between commercial businesses and services and residential neighborhoods.
- ED3:** Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise levels are compatible with neighborhoods.
- ED4:** Use incentives and development flexibility to encourage quality development.
- ED5:** Attract a diverse population, including artists and trendsetters and families with school-aged children.
- ED6:** Work to cure economically blighted areas in Shoreline by establishing Community Renewal Areas with associated renewal plans.
- ED7:** Enhance existing neighborhood shopping and community nodes to support increased commercial activity, neighborhood identity, and walkability.
- ED8:** Explore whether creating an “Aurora Neighborhood” as a fifteenth neighborhood in Shoreline would allow the City to better serve citizens.

Sustainable Revenue Sources

- ED9:** Promote land uses and urban design that allow for smart growth and dense nodes to support a self-sustaining local economy
- ED10:** Coordinate with local community and technical colleges and other institutions of higher learning, including the University of Washington to train a workforce that is prepared for emerging jobs markets
- ED11:** Diversify and expand the City's job base, with a focus on attracting living wage jobs, to allow people to work and shop in the community.

Opportunities and Partnerships

- ED12:** Focus on the Aurora Corridor as the economic core of the City.
- ED13:** Revitalize community business districts to include high-density mixed-use.
- ED14:** Support and retain small businesses and create an environment where new businesses can flourish.
- ED15:** Direct capital improvements to key areas to promote the City's image, create a sense of place, and to grow and attract businesses.
- ED16:** Actively work with other jurisdictions, educational institutions, agencies, economic development organizations and local business associations to stimulate business retention and implement interlocal and regional strategies.
- ED17:** Provide expeditious, predictable, and customer service-oriented permitting process for commercial improvements, expansions, and developments.
- ED18:** Use and/or conduct market research as needed to guide the City's economic development strategies and to assist businesses.
- ED19:** Coordinate and initiate financial assistance for businesses, when appropriate, using county, state and federal program funds, facility grants, loans and revolving loan funds.
- ED20:** Encourage existing businesses to plan for shared parking for redeveloping commercial areas.
- ED21:** Support public/private partnerships to facilitate or fund infrastructure improvements that will result in increased economic opportunity.
- ED22:** Provide incentives for land uses that enhance the City's vitality through a variety of regulatory and financial strategies.
- ED23:** Encourage the redevelopment of key and underused parcels through incentives and public/private partnerships.

Placemaking

ED24: Establish specific districts (such as cultural, entertainment, or ecological districts).

ED25: Develop vision and strategy for creating dense mixed-use nodes anchored by Aurora's shopping centers, including how to complement, support, and connect them with midrise residential, office, and destination retail buildings.

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ED28: Foster On-going Place Making Projects

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- f. Ballinger Development Area
- g. Attracting Mid-sized Businesses
- h. Farmers Market Launch
- i. Expansion of Events and Festivals
- j. Surplus Institutional Property
- k. Enhancing the Community College

Economic Development Element Supporting Analysis

Background and Context

This section of the City of Shoreline Comprehensive Plan contains data and analysis in support of the Economic Development Element. As required by Washington State's Growth Management Act, this section will summarize the local economy by presenting statistics on population, employment, businesses and employment sectors, current real estate market conditions, and the local revenue base.

Employment Growth Targets

The King County Countywide Planning Policies (CPPs), adopted to implement the Growth Management Act (GMA), establish employment growth targets for each of the jurisdictions within the County. The employment target is the amount of job growth the jurisdiction should plan to accommodate during the 2006-2031 planning period. Shoreline's growth target for this period is 5,000 additional jobs.

In the past, Shoreline was considered a "bedroom community" from which residents travelled elsewhere for higher-wage jobs and for more complete shopping opportunities. Recognizing new and innovative ways to support the local economy will assist efforts to plan for the addition of 5,000 new jobs. The quality of Shoreline's economy is affected by reliable public services, the area's natural and built attractiveness, good schools, strong neighborhoods, efficient transportation options, and healthy businesses that provide goods and services. Maintaining the community's quality of life requires a strong and sustainable economic climate.

2012-2017 Economic Development Strategic Plan

After a yearlong collaborative process, the City of Shoreline Office of Economic Development adopted the 2012-2017 Economic Development Strategic Plan. The Strategic Plan seeks to achieve Sustainable Economic Growth by supporting "place making" projects that realize the six Council Guidelines for Sustainable Economic Growth:

- **Multiple areas** – improvements and events throughout the City that attract investment
- **Revenue** – growing revenue sources that support City programs
- **Jobs** – employers and business starts that create more and better jobs
- **Vertical growth** – sustainable multi-story buildings that efficiently enhance neighborhoods
- **Exports** – vibrant activities and businesses that bring money into Shoreline

- **Collaboration** – broad-based partnerships that benefit all participants

Population and Employment

Overview

Within a total land area of 11.7 square miles, encompassing fourteen neighborhoods and two major transportation corridors, the City of Shoreline has approximately 53,000 residents and 16,400 jobs.

Shoreline's major employment centers include two sizable retail developments on the Aurora Corridor: Aurora Village (anchored by Costco and Home Depot) and Aurora Square. There are additional neighborhood retail concentrations on 15th Ave NE, Ballinger Way, and in Richmond Beach. Shoreline Community College and the Fircrest Campus are two of the City's other major employment centers.

In order to understand the city's economic strengths and weaknesses, Table ED-1 compares the demographics and household income of Shoreline with King County, and with the Seattle-Tacoma-Bellevue Metropolitan Statistical Area, encompassing King, Snohomish, and Pierce Counties.

**Table ED-1
Demographics and Household Income**

	Shoreline	King County	Seattle-Tacoma-Bellevue MSA
2010 Population	53,007	1,931,249	3,439,809
Median Age	44.1	37.1	36.8
Labor Force Population (Population, age 16-64)	36,302	1,353,507	2,372,574
Labor Force Population, Percent of Total Population	68.5%	70.1%	69.0%
Median Household Income	\$66,476	\$67,711	\$64,821

Sources: 2010 US Census

Population Trends and Forecasts

Population growth and household creation within the City generate demand for new residential development. Population growth, income growth and job creation within local and extended trade areas provide much of the support for new commercial and retail development. Household creation is discussed in the Comprehensive Plan Housing Element Supporting Analysis. Population and income growth trends and forecasts are summarized in the following tables.

**Table ED-2
City of Shoreline and Region
Historic Population Growth**

	1990	2000	2010	2011	Annual Percent Change		
					1990-2000	2000-2010	2010-2011
Shoreline	52,109	53,296	53,007	53,200	0.2%	-0.1%	0.4%
King County	1,507,319	1,737,034	1,931,249	1,942,600	1.5%	1.1%	0.6%
Seattle-Tacoma-Bellevue MSA	2,559,164	3,043,878	3,439,809	3,461,750	1.9%	1.3%	0.6%

Source: 1990, 2000, 2010 US Census; OFM April 1, 2011 estimates

**Table ED-3
City of Shoreline and Region
Forecast Population Growth**

	2010	2020	2030	2040	Projected Ann. Growth		
					2010-2020	2020-2030	2030-2040
Shoreline Forecast Analysis Zone Group*	68,097*	69,190	70,273	70,692	0.2%	0.2%	0.1%
Central Puget Sound Region (MSA plus Kitsap County)	3,690,942	4,148,693	4,544,179	4,988,135	1.2%	1.0%	1.0%
King County	1,942,600	2,075,426	2,234,775	2,401,521	0.7%	0.8%	0.7%

Source: 2010 Census; Puget Sound Regional Council 2006 Small Area Forecasts

*Forecast Analysis Zones follow census tract boundaries that include areas outside the City. Due to changes in census tract boundaries, the 2010 total population for Shoreline FAZ group is based on 2006 projections, not the actual census count.

The data presented above support the following key considerations:

- The City's population growth has been and will continue to be slower than growth in King County and the region.
- While Shoreline's population is older than the population in King County and the Metro Area, 68.5% of the population is of working age, which is only 0.5% lower than the Metro Area labor force population.
- Median annual household income in Shoreline is only \$1200 lower than in King County, and \$1700 higher than in the Metro Area as a whole.

Employment

Employment within the City is a measure of the current level of economic activity, in terms of both number of jobs and the distribution of jobs among employment sectors. Table ED-4

shows a breakdown of city employment by sector. The changing nature of jobs in the City is reflected in Figures ED-1 through ED-4 on the following pages. 46% of jobs in 2010 were in the services sector, which includes several sub-sectors. Shoreline's top service sub-sectors in 2010 were Health Care and Social Assistance (2,525 jobs), Administration and Support (1,151 jobs), Accommodation and Food Services (986 jobs), and Other Services (1,147 jobs).

**Table ED-4
City of Shoreline
Employment by Sector**

	1995		2000		2010		Avg. Ann. Growth	
	#	% of Total	#	% of Total	#	% of Total	1995-2000	2000-2010
Construction/Resources	570	4.2%	514	3.2%	558	3.4%	-2.0%	0.9%
FIRE*	***	***	673	4.3%	478	2.9%	***	-2.9%
Manufacturing	189	1.4%	144	0.9%	160	1.0%	-4.8%	1.1%
Retail	3,531	26.2%	2,685	17.0%	2,629	16.0%	-4.8%	-0.2%
Services	4,720	35.0%	6,432	40.7%	7,551	46.0%	7.3%	1.7%
WTU**	451	3.3%	380	2.4%	156	1.0%	-3.1%	-5.9%
Education	2,133	15.8%	2,335	14.8%	2,126	13.0%	1.9%	-0.9%
Government	1,811	13.4%	2,656	16.8%	2,751	16.8%	9.3%	0.4%
TOTAL	13,499	100%	15,820	100%	16,409	100%	3.4%	0.4%

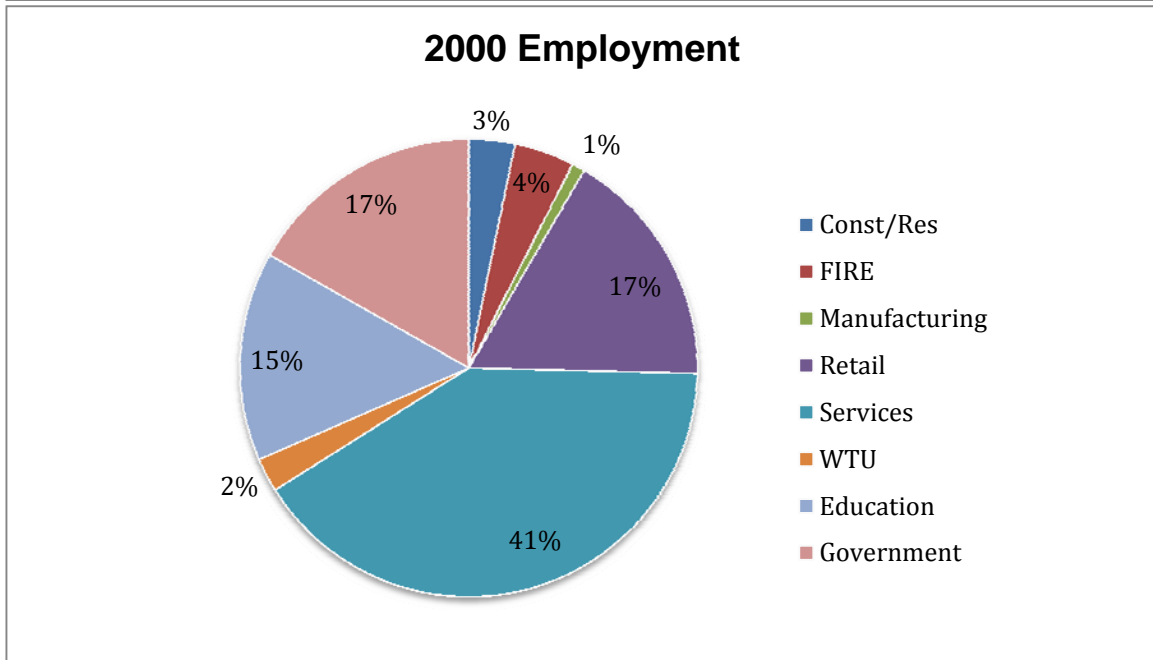
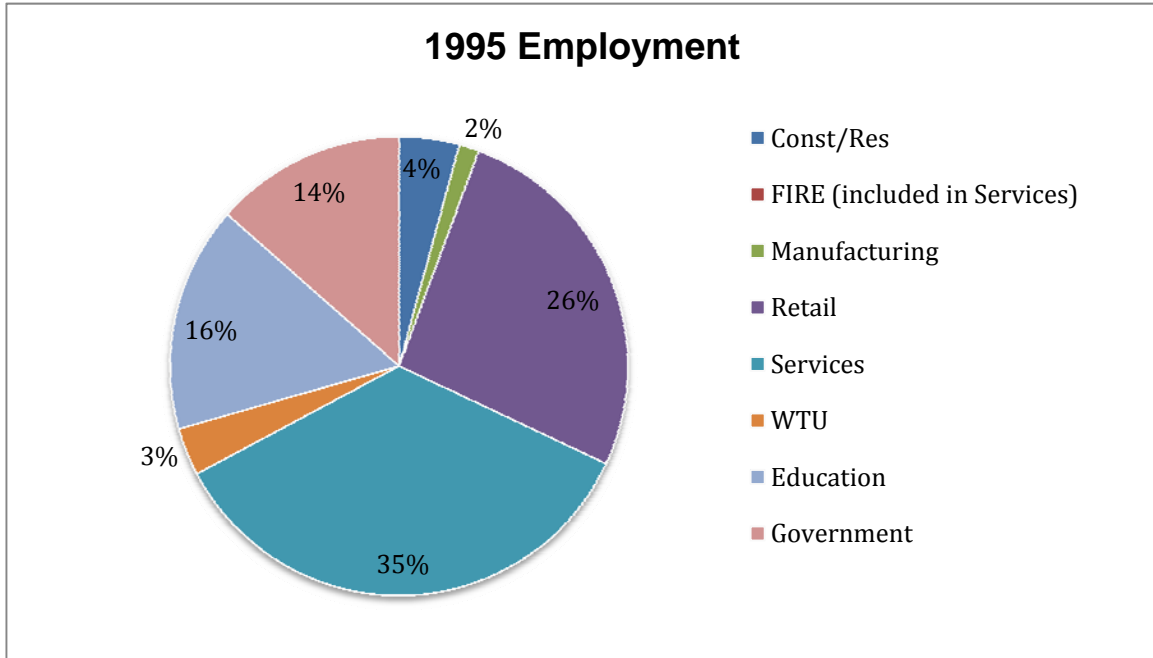
*Finance, Insurance, and Real Estate

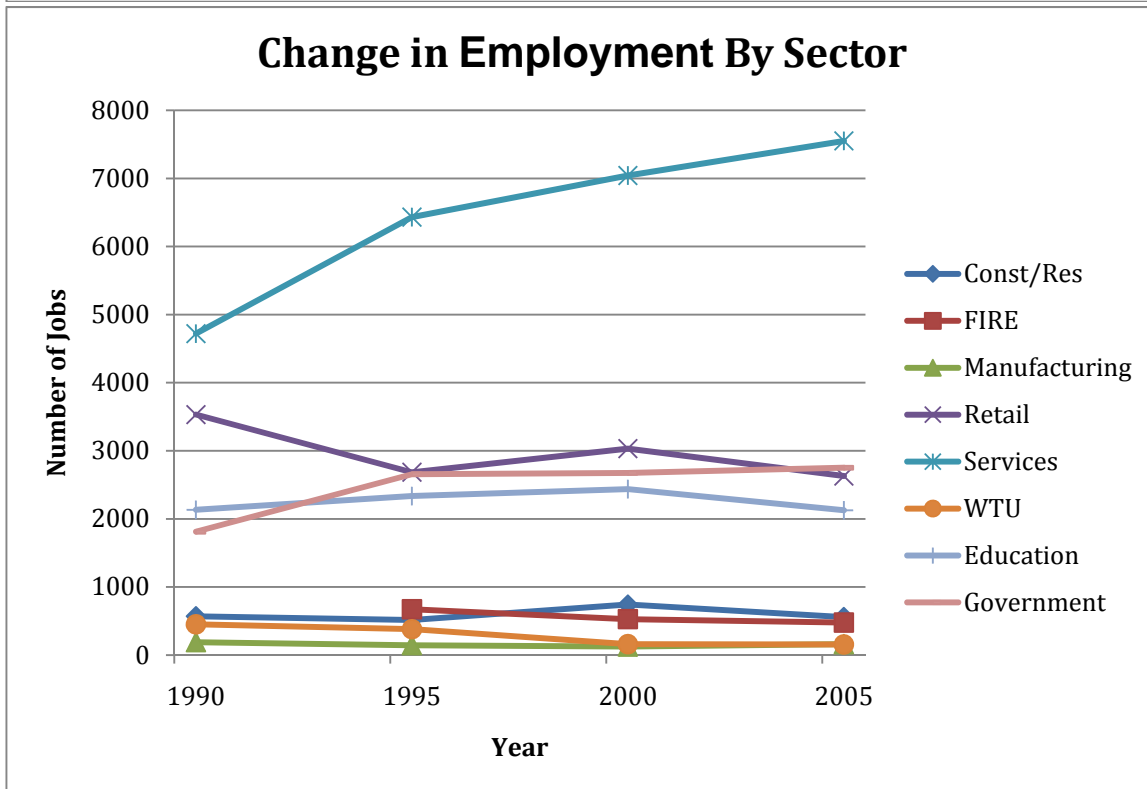
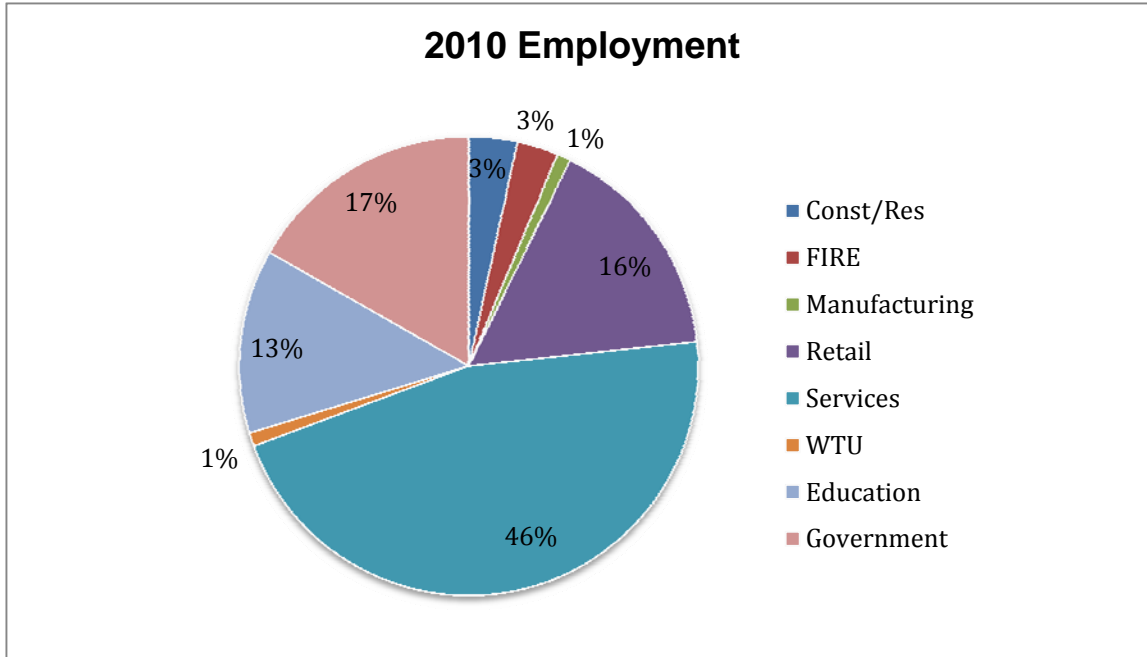
** Wholesale Trade, Transportation, and Utilities

***1995 count combines FIRE and other service-sector jobs

Source: Puget Sound Regional Council "Covered Employment" Database

**Figures ED-1, ED-2, ED-3, ED-4
Changes in Makeup of Shoreline Employment**





Key considerations from employment data:

- Non-government employment in Shoreline is predominantly oriented toward services and retail. These two sectors comprised 62% of total employment as of 2010.

- Employment growth has been concentrated in services, which was the fastest growing sector between 2000 and 2010.
- The other non-government sectors in which employment grew in the last decade were manufacturing and construction/resources. Despite growth, the two sectors together account for only 4.4% of total employment.
- Total employment in Shoreline continued to grow over the past decade, though at a much slower pace than in the previous five years.

Peer Comparison: Household Characteristics

An comparison of Shoreline with peer cities can give a further indication of the relative economic strengths and weaknesses of the City. Four cities were selected for a peer comparison: Lynnwood, Tukwila, Marysville, and Kirkland. These are the cities in King and Snohomish Counties that are most similar to Shoreline in terms of total number of “activity units,” defined as each city’s total population plus total number of jobs.

Table ED-5
Peer Cities Selected For Comparison

	Population 2010	Employment 2010	“Activity Units”
Lynnwood	35,836	22,889	58,725
Tukwila	19,107	43,126	62,233
Shoreline	53,007	16,409	69,416
Marysville	60,020	11,431	71,451
Kirkland	48,787	30,942	79,729

Sources: 2010 Census, PSRC “Covered Employment” Database

Income levels and employment characteristics of Shoreline’s households, while not necessarily reflective of the quality of jobs in the City, can indicate the extent to which the City is able to support new businesses and future development.

Table ED-6
Shoreline and Peer Cities
Income and Employment

City	Median Household Income	Unemployment Rate	Poverty Rate
Lynnwood	\$47,920	8.5%	12.6%
Tukwila	\$44,271	10.5%	23.8%
Shoreline	\$67,076*	6.7%	8.3%
Marysville	\$64,399	7.0%	9.5%
Kirkland	\$84,995	5.0%	5.5%

*Discrepancies with other data in this analysis are due to the use of ACS 5-year estimates, which are required for comparison with peer cities. 3-year estimates are used elsewhere to capture more recent trends.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Peer Comparison: Jobs-Housing Balance

Encouraging employment growth within the City may improve Shoreline's jobs-housing balance. Jobs and Housing are “balanced” at approximately 1.5 jobs per household. Jobs-housing balance is “a means to address travel demand by improving accessibility to jobs, as well as to goods, services, and amenities” (PSRC, Vision 2040). The creation of new jobs through economic development can help alleviate a mismatch between jobs and housing, reduce commute times, and create more opportunities for residents to work and shop within their own community.

Table ED-7
Shoreline and Peer Cities
Jobs-Housing Balance

	Employment 2010	Housing Units 2010	Jobs/Housing Unit Ratio	Mismatch (Deviation from 1.5)
Lynnwood	22,889	14,939	1.53	0.03
Tukwila	43,126	7,755	5.56	4.06
Shoreline	16,409	22,787	0.72	-0.78
Marysville	11,431	22,363	0.51	-0.99
Kirkland	30,942	24,345	1.27	-0.23
King County	1,099,639	851,261	1.29	-0.21
Snohomish County	235,371	286,659	0.82	-0.68

Sources: 2010 US Census; PSRC Covered Employment Database

The peer comparisons presented above support the following key considerations:

- Despite being of similar size, the economic characteristics of the peer cities vary considerably. Shoreline has the second highest median income, and the second lowest unemployment and poverty rates among peer cities.
- Shoreline and Marysville share the characteristics of “bedroom communities” in that both cities have substantially more residents than jobs. However, Shoreline has a lower jobs-housing mismatch and better transportation access than many suburban bedroom communities.
- There are currently only 0.72 jobs for every housing unit in the City, highlighting the need for job growth and employment-supporting development.

Revenue Base

Sales Tax and Property Tax

The revenue base of the City is another measure of the strength of the local economy. A strong revenue base supports the necessary public facilities and services for an attractive place to live and work. Two major elements of the revenue base are taxable retail sales and the assessed valuation for property taxes. Shoreline's taxable sales and assessed valuation

are compared to those in the peer communities and King County as a whole in Table ED-8 and Table ED-9.

**Table ED-8
Shoreline and Peer Cities
Taxable Retail Sales**

	Sales, 2001 (in millions)	Per Capita	Sales, 2010 (in millions)	Per Capita	Avg. Ann. Growth
Lynnwood	\$1,720	\$51,000	\$1,778	\$50,000	0.4%
Tukwila	\$1,858	\$108,000	\$1,635	\$86,000	-1.3%
Shoreline	\$582	\$11,000	\$660	\$12,000	1.5%
Marysville	\$394	\$15,000	\$722	\$12,000	9.2%
Kirkland	\$1,307	\$29,000	\$1,456	\$30,000	1.3%
King County	\$36,113	\$21,000	\$39,275	\$20,000	1.0%

Source: Washington State Department of Revenue

**Table ED-9
Shoreline and Peer Cities
Assessed Valuation**

	AV, 2001 (in millions)	Per Capita	AV, 2010 (in millions)	Per Capita	Avg. Ann. Growth
Lynnwood	\$2,649	\$78,000	\$5,237	\$146,000	10.9%
Tukwila	\$3,005	\$174,000	\$4,970	\$260,000	7.3%
Shoreline	\$4,193	\$78,000	\$6,739	\$127,000	6.7%
Marysville	\$1,428	\$53,000	\$4,437	\$74,000	23.4%
Kirkland	\$5,964	\$130,000	\$11,312	\$232,000	10.0%
King County	\$187,181	\$106,000	\$340,324	\$175,000	9.1%

Source: Municipal Research and Service Center of Washington (2001 data is the earliest available from this source)

Taxable Sales and Assessed Valuation data support the following key considerations:

- Compared to the peer cities and King County, Shoreline has a relatively low revenue base. Among peer cities, Shoreline had the second lowest per capita taxable sales and second lowest per capita assessed valuation in 2010.
- Growth in assessed valuation has been moderate over the past decade, averaging a 6.7% annual increase. This could be due to a relative lack of new construction in comparison to a younger community such as Marysville.
- Retail sales growth has averaged 1.5% annually. This is the second highest rate of increase among the peer cities and higher than King County as a whole.

Other Revenue Sources

Other sources of revenue for the City include the gambling tax, utility tax, permit fees, and other fees. Gambling taxes are collected at a rate of 10% of gross receipts for cardrooms in the City. Projected gambling tax revenue for 2012 equals 6% of the total forecasted general

fund operating revenues. 13% of total forecasted general operating revenues are expected to come from the utility tax and 8% from license and permit fees. This compares to 32% from property taxes and 20% from sales taxes. The remaining revenue comes from contract payments, state and federal grants, and other sources.

Real Estate Market Conditions

Retail

Retail development meets two important economic development objectives. It provides the goods and services needed by residents and businesses, and it provides a major source of tax revenue. Table ED-8 above shows that retail sales have grown over the past decade, yet they are still lower than sales in the peer cities used for comparison.

While Shoreline is home to many retail establishments, there is a significant amount of sales “leakage” in some retail categories. Leakage refers to a deficit in sales made in the City compared with the amount of spending on retail goods by Shoreline residents. Table ED-10 shows the retail categories with high levels of leakage, suggesting potential major retail opportunities in these categories. New retail development or re-development of existing retail may better meet the shopping needs of Shoreline residents and increase sales tax revenue for the City.

**Table ED-10
City of Shoreline
Retail Leakage**

	Resident Expenditures	Retail Sales	Sales Leakage	% of Resident Dollars Spent Elsewhere
Health and Personal Care Stores	\$45,573,818	\$26,814,862	\$18,758,956	41.2%
Clothing and Clothing Accessories Stores	\$38,482,646	\$3,649,709	\$34,832,937	90.5%
General Merchandise Stores	\$110,346,269	\$31,820,134	\$78,526,135	71.2%
Foodservice and Drinking Places	\$91,161,225	\$57,864,320	\$33,296,905	36.5%

Source: Robert Weis, PhD

Office

Shoreline has few large office concentrations or multi-tenant office buildings. New office development could provide a location for various service providers as well as the management and support facilities for businesses with multiple outlets. An inventory of selected buildings offering office space for lease in Shoreline provides an indication of the nature and strength of the local office market (see Table ED-11).

**Table ED-11
City of Shoreline
Selected Commercial Buildings**

	Address	Year Built	Stories	Rentable SF	Available SF	Rent/SF.Yr*
Ballinger Gateway	19500 Ballinger Way NE	2004	4	2,911	0	\$21 N
Ballinger Way Buildings	19936-19940 Ballinger Way NE	1978	1	10,289	0	\$8-\$12 N
Interurban Center	17962 Midvale Ave N	1960	2	17,593	4,160	\$15 FS
North City Office Building	17529-17535 15 th Ave NE	1960	2	10,600	2,252	\$12 N
Shoreline Bank Plaza	20011 Ballinger Way NE	1975	1	12,042	1,411	\$19-\$28 N
Shoreline Business & Professional Center	17544 Midvale Ave N	1962	4	21,362	5,742	\$22.50 N
14625 15th Ave NE		1973	1	6,930	6,930	\$29 N
TOTAL				81,727	20,495	

* FS-Full Service, N-Net Tenant pays expenses
Source: Officespace.com

Residential

The King County CPPs call for Shoreline to plan 5,000 new households in the planning period, or 200 new households per year. New residential development will provide shelter for the local workforce and create new opportunities for families to live in the City. Table ED-12 and ED-13 contain information on residential building permit tallies and new apartment units in order to reflect trends in residential development. Additional information on residential market conditions, including vacancy rates and home values is included in the Housing Element Supporting Analysis.

**Table ED-12
City of Shoreline
Newly Issued Building Permits**

	Addition/Remodel		New Construction	
	2010	2011	2010	2011
Single Family	178	161	12	29
Multifamily	10	15	0	1

**Table ED-13
City of Shoreline
New Apartment Units by Year**

	2007	2008	2009	2010	2011	Total	Yearly Avg.
Number of New Units	0	66	289	0	21	376	75.2

Source: Dupre+Scott Apartment Advisors

The data support the following key considerations:

- Significant market leakage exists in multiple retail categories, creating potential opportunities for new retail development in the City.
- The office vacancy rate for buildings listed on Officespace.com is 25%. However, there is little or no new Class A office space in the City available to prospective tenants.
- Permit activity for new residential development increased from 2010 to 2011. An even faster pace of new development would likely be required to meet the goal of accommodating 200 new households per year.

Economic Development Initiatives

Shoreline's Economic Development Strategic Plan identified four significant projects that can dramatically affect the economic vitality of Shoreline. The four *City-Shaping Place Making Projects* are:

- **Creating a Dynamic Aurora Corridor Neighborhood** – unleashing the potential created by the City's tremendous infrastructure investment
- **Reinventing Aurora Square** – catalyzing a master-planned, sustainable lifestyle destination
- **Unlocking the Fircrest Surplus Property** – establishing a new campus for hundreds of family-wage jobs
- **Planning Light Rail Station Areas** – two imminent and crucial opportunities to create connectivity for appropriate growth

Economic Development Element Supporting Analysis

Background and Context

Shoreline has always been known as a desirable place to live, learn and play. However, an area's livability is also enhanced by being a desirable place to work and shop. Shoreline residents mostly travel elsewhere for higher wage jobs and for more complete shopping opportunities. The quality of Shoreline's economy is affected by healthy businesses that provide goods and services, reliable public services, the area's natural and built attractiveness, good schools, strong neighborhoods and efficient traffic circulation. Maintaining the community's quality of life requires a strong and sustainable economic climate.

The following economic development ideas were suggested during the 1998 Comprehensive Plan planning process--

- Provide a full range of commercial services and retail that are oriented to serve the community;
- Increase the City's role with incentives and private/public partnerships;
- Direct city public works improvements to improve designated areas;
- Encourage more family-wage employment opportunities;
- Encourage businesses to upgrade services and appearances;
- Improve the economic viability along Aurora; and
- Improve City image and create City identity.

Existing Conditions

This section of the City of Shoreline Comprehensive Plan contains data and analysis in support of the Economic Development Element. As required by Washington State's Growth Management Act, this section will summarize the local economy by presenting statistics on population, employment, businesses and employment sectors, current real estate market conditions, and the local revenue base.

Employment Growth Targets

The King County Countywide Planning Policies (CPPs), adopted to implement the Growth Management Act (GMA), establish employment growth targets for each of the jurisdictions within the County. The employment target is the amount of job growth the jurisdiction should plan to accommodate during the 2006-2031 planning period. Shoreline's growth target for this period is 5,000 additional jobs.

In the past, Shoreline was considered a "bedroom community" from which residents travelled elsewhere for higher-wage jobs and for more complete shopping opportunities. Recognizing new and innovative ways to support the local economy will assist efforts to plan for the addition of 5,000 new jobs. The quality of Shoreline's economy is affected by reliable public services, the area's natural and built attractiveness, good schools, strong neighborhoods, efficient transportation options, and healthy businesses that provide goods and services. Maintaining the community's quality of life requires a strong and sustainable economic climate.

2012-2017 Economic Development Strategic Plan

After a yearlong collaborative process, the City of Shoreline Office of Economic Development adopted the 2012-2017 Economic Development Strategic Plan. The Strategic Plan seeks to achieve Sustainable Economic Growth by supporting "place making" projects that realize the six Council Guidelines for Sustainable Economic Growth:

- **Multiple areas** – improvements and events throughout the City that attract investment
- **Revenue** – growing revenue sources that support City programs
- **Jobs** – employers and business starts that create more and better jobs
- **Vertical growth** – sustainable multi-story buildings that efficiently enhance neighborhoods
- **Exports** – vibrant activities and businesses that bring money into Shoreline
- **Collaboration** – broad-based partnerships that benefit all participants

Population and Employment

Overview

The City of Shoreline has a total land area of 12 square miles, but the City serves a potential trade area approximately three times that size, extending south into Seattle, north into Snohomish County, and east to Kenmore and Lake Forest Park. A study of retail opportunities prepared for the City identified a ten minute trade area around three key sites in Shoreline. The characteristics of the population within that trade area are summarized in the following table.

Within a total land area of 11.7 square miles, encompassing fourteen neighborhoods and two major transportation corridors, the City of Shoreline has approximately 53,000 residents and 16,400 jobs.

Shoreline's major employment centers include two sizable retail developments on the Aurora Corridor: Aurora Village (anchored by Costco and Home Depot) and Aurora Square. There are additional neighborhood retail concentrations on 15th Ave NE, Ballinger Way, and in Richmond Beach. Shoreline Community College and the Fircrest Campus are two of the City's other major employment centers.

In order to understand the city's economic strengths and weaknesses, Table ED-1 compares the demographics and household income of Shoreline with King County, and with the Seattle-Tacoma-Bellevue Metropolitan Statistical Area, encompassing King, Snohomish, and Pierce Counties.

Table ED-1
City of Shoreline
10 Minute Trade Area Demographics
Demographics and Household Income

	<u>15th NE and NE 175th Shoreline</u>	<u>N175th and Aurora King County</u>	<u>N 155th and Aurora Seattle- Tacoma-Bellevue MSA</u>
2002 Estimated 2010 Population	449,423 53,007	489,571 1,931,249	492,433 3,439,809
Population Growth 1990-2000	5.70% 44.1	5.51% 37.1	5.67% 36.8
Median Age			
2002 Estimated Households	62,927 36,302	81,399 1,353,507	83,740 2,372,574
Labor Force Population (Population, age 16-64)			
Average Household Income	\$79,681 68.5%	\$76,726 70.1%	\$80,708 69.0%
Labor Force Population, Percent of Total Population			
Residential Property Value	\$131,909 \$66,476	\$133,193 \$67,711	\$133,253 \$64,821
Median Household Income			
Median Age	38	38	38

Source: Community ID

There are currently two sizable retail developments on the Aurora Corridor in Shoreline: Aurora Village and Aurora Square, as well as neighborhood retail concentrations on 15th NE, Ballinger Way, and in Richmond Beach. The "big box" retail stores (Costco, Home Depot) on Aurora seem to be doing well.

Market Area Population

Population within the local and extended trade areas provides the support for much of the potential development in the City. The population of the extended trade area was summarized above. The population within the City itself is summarized in the following tables.

Sources: 2010 US Census

Population Trends and Forecasts

Population growth and household creation within the City generate demand for new residential development. Population growth, income growth and job creation within local and extended trade areas provide much of the support for new commercial and retail development. Household creation is discussed in the Comprehensive Plan Housing Element Supporting Analysis. Population and income growth trends and forecasts are summarized in the following tables.

**Table ED-2
City of Shoreline and Region
Historic Population Growth Comparison**

	<u>1996</u> <u>1990</u>	2000	<u>2001</u> <u>2010</u>	<u>2002</u> <u>2011</u>	Average Ann. Growth Annual Percent Change		
					<u>2003</u> <u>1990-2000</u>	<u>2006</u> <u>2010</u>	<u>2009</u> <u>2010-2011</u>
Central Puget Sound—4 County Shoreline	3,056,800 52,109	3,275,857 53,296	3,323,710 53,007	3,362,010 53,200	3,387,500 0.2%	- 0.14%	4.1% 0.4%
King County	1,628,800 1,507,319	1,737,046 034	1,758,312 1,931,249	1,774,312 1,942,600	1,779,300 0.5%	1.3% %	0.8% 6%
Shoreline Seattle -Tacoma- Bellevue MSA	48,195 2,559,164	53,296 3,043,878	53,421 3,439,809	53,250 3,461,750	52,730 1.9%	2.0% 1.3%	- 0.4% 6%

Source: Puget Sound Regional Council, 2002 Small Area Forecasts

Source: 1990, 2000, 2010 US Census; OFM April 1, 2011 estimates

**Table ED-3
City of Shoreline and Region
Projected Forecast Population Growth Comparison**

	<u>2000</u> <u>2010</u>	<u>2010</u> <u>2020</u>	<u>2020</u> <u>2030</u>	<u>2030</u> <u>2040</u>	<u>Average Projected</u> <u>Ann. Growth</u>		
					<u>2000-</u> <u>2010-</u> <u>2020</u>	<u>2010-</u> <u>2020-</u> <u>2030</u>	<u>2020-</u> <u>2030-</u> <u>2040</u>
Central Puget Sound—4 County Shoreline Forecast Analysis Zone Group*	3,275,809 <u>68,097*</u>	3,671,410 <u>69,190</u>	4,115,823 <u>70,273</u>	4,535,800 <u>70,692</u>	1.1% <u>0.2%</u>	1.1% <u>0.2%</u>	0.1% <u>0.0%</u>
King Central Puget Sound Region (MSA plus Kitsap County)	1,737,034 <u>36,90,942</u>	1,869,695 <u>4,148,693</u>	2,039,985 <u>4,544,179</u>	2,203,079 <u>4,988,135</u>	0.7% <u>1.2%</u>	1.0% <u>0.9%</u>	1.0% <u>0.8%</u>
Shoreline Forecast Analysis Zones King County	<u>1,942,600</u>	<u>2,075,426</u>	<u>2,234,775</u>	<u>2,401,521</u>	<u>0.7%</u>	<u>0.8%</u>	<u>0.7%</u>
Richland Highlands	35,243	35,684	36,556	37,765	0.1%	0.2%	0.3%
North City	31,813	33,431	34,658	35,575	0.5%	0.4%	0.3%
Total	<u>67,056</u>	<u>69,112</u>	<u>71,214</u>	<u>73,340</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.3%</u>

Source: Puget Sound Regional Council, 2002 Small Area Forecasts

There are several conclusions that can be drawn from the population data presented above:

- The 2003 population in the City is 52,730, approximately 25 percent of the population of the extended trade area.
- The average annual population growth from 1996 to 2003 was 1.3 percent, comparable to County and region.
- Projected growth for Shoreline Forecast Analysis Zones (including Lake Forest Park) of .3 percent per year is lower than projected rate for region and county.

The demographic characteristics of the City's population were identified in the 2000 US Census (See Table ED-4 below).

*Source: 2010 Census; Puget Sound Regional Council 2006 Small Area Forecasts
 Forecast Analysis Zones follow census tract boundaries that include areas outside the City. Due to changes in census tract boundaries, the 2010 total population for Shoreline FAZ group is based on 2006 projections, not the actual census count.

The data presented above support the following key considerations:

- The City’s population growth has been and will continue to be slower than growth in King County and the region.
- While Shoreline’s population is older than the population in King County and the Metro Area, 68.5% of the population is of working age, which is only 0.5% lower than the Metro Area labor force population.
- Median annual household income in Shoreline is only \$1200 lower than in King County, and \$1700 higher than in the Metro Area as a whole.

Employment

Employment within the City is a measure of the current level of economic activity, in terms of both number of jobs and the distribution of jobs among employment sectors. Table ED-4 shows a breakdown of city employment by sector. The changing nature of jobs in the City is reflected in Figures ED-1 through ED-4 on the following pages. 46% of jobs in 2010 were in the services sector, which includes several sub-sectors. Shoreline’s top service sub-sectors in 2010 were Health Care and Social Assistance (2,525 jobs), Administration and Support (1,151 jobs), Accommodation and Food Services (986 jobs), and Other Services (1,147 jobs).

**Table ED-4
 Shoreline, King County, and Washington
 State Demographic Characteristics**

	Washington	King County	Shoreline
Average Household Size	2.53	2.30	2.50
Housing Tenure			
Owner-Occupied	64.6%	59.8%	68.0%
Renter-Occupied	35.4%	40.2%	32.0%
Education Attainment			
High School Graduate or Higher	87.1%	90.3%	90.2%
Bachelors Degree or Higher	27.7%	40.0%	37.3%
Graduate or Professional Degree	9.3%	13.3%	11.4%

Source: 2000 US Census Demographic Profiles

Population characteristics differ slightly from those for the County in terms of higher average household size, higher incidence of owner-occupied housing, and lower levels of educational attainment.

The following tables present detailed information on age and income in the City.

**City of Shoreline
Employment by Sector**

	<u>1995</u>		<u>2000</u>		<u>2010</u>		<u>Avg. Ann. Growth</u>	
	<u>#</u>	<u>% of Total</u>	<u>#</u>	<u>% of Total</u>	<u>#</u>	<u>% of Total</u>	<u>1995-2000</u>	<u>2000-2010</u>
<u>Construction/ Resources</u>	570	4.2%	514	3.2%	558	3.4%	-2.0%	0.9%
<u>FIRE*</u>	***	***	673	4.3%	478	2.9%	***	-2.9%
<u>Manufacturing</u>	189	1.4%	144	0.9%	160	1.0%	-4.8%	1.1%
<u>Retail</u>	3,531	26.2%	2,685	17.0%	2,629	16.0%	-4.8%	-0.2%
<u>Services</u>	4,720	35.0%	6,432	40.7%	7,551	46.0%	7.3%	1.7%
<u>WTU**</u>	451	3.3%	380	2.4%	156	1.0%	-3.1%	-5.9%
<u>Education</u>	2,133	15.8%	2,335	14.8%	2,126	13.0%	1.9%	-0.9%
<u>Government</u>	1,811	13.4%	2,656	16.8%	2,751	16.8%	9.3%	0.4%
<u>TOTAL</u>	13,499	100%	15,820	100%	16,409	100%	3.4%	0.4%

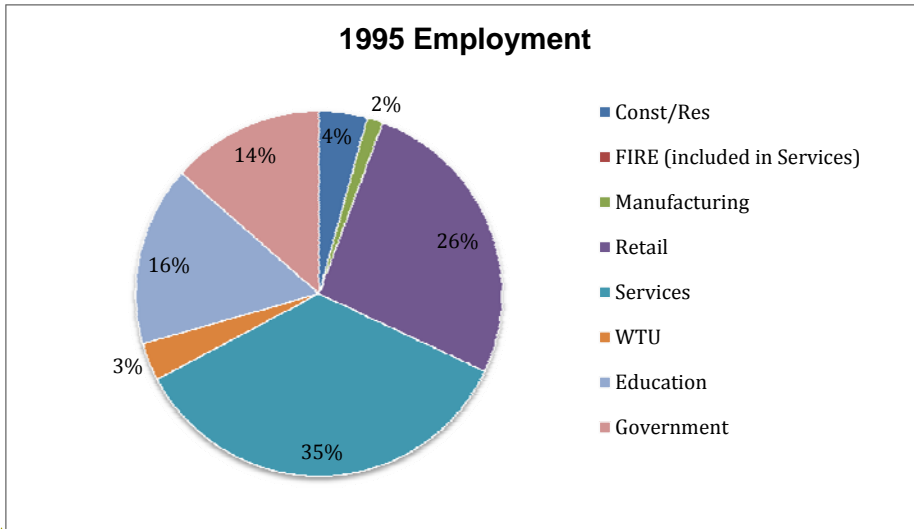
*Finance, Insurance, and Real Estate

** Wholesale Trade, Transportation, and Utilities

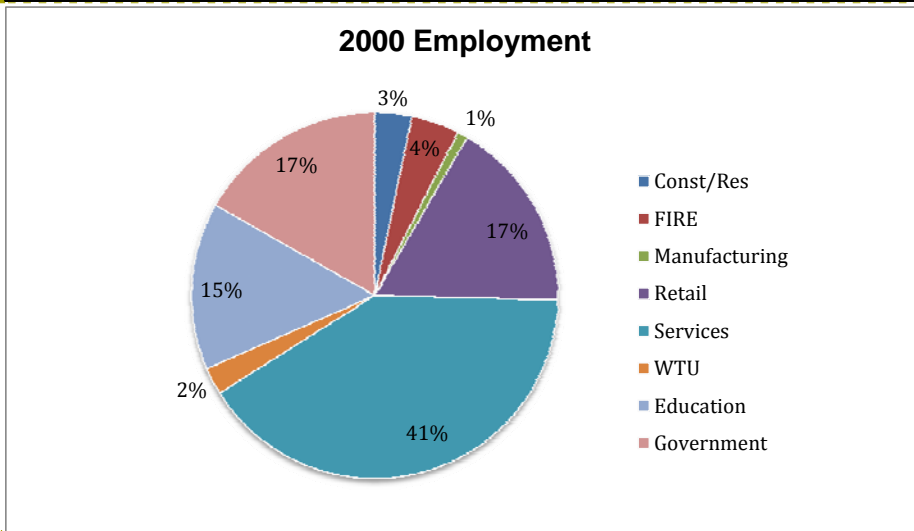
***1995 count combines FIRE and other service-sector jobs

Source: Puget Sound Regional Council "Covered Employment" Database

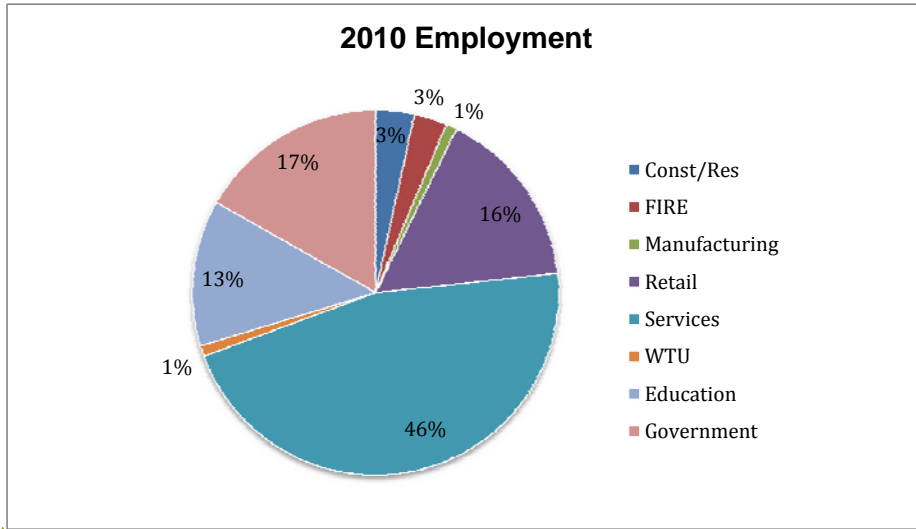
Figures ED-1, ED-2, ED-3, ED-4
Changes in Makeup of Shoreline Employment



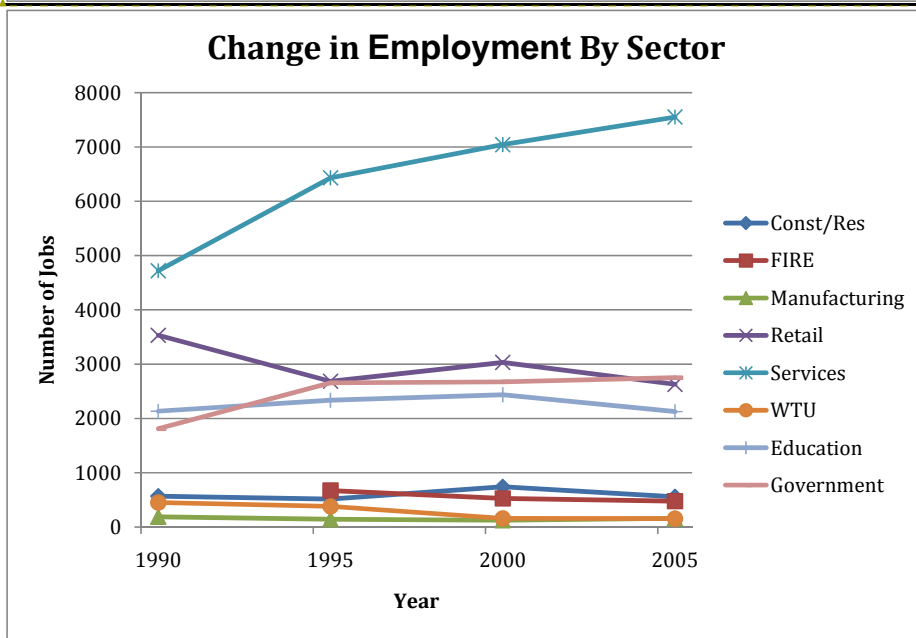
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Key considerations from employment data:

- Non-government employment in Shoreline is predominantly oriented toward services and retail. These two sectors comprised 62% of total employment as of 2010.

- Employment growth has been concentrated in services, which was the fastest growing sector between 2000 and 2010.
- The other non-government sectors in which employment grew in the last decade were manufacturing and construction/resources. Despite growth, the two sectors together account for only 4.4% of total employment.
- Total employment in Shoreline continued to grow over the past decade, though at a much slower pace than in the previous five years.

Peer Comparison: Household Characteristics

An comparison of Shoreline with peer cities can give a further indication of the relative economic strengths and weaknesses of the City. Four cities were selected for a peer comparison: Lynnwood, Tukwila, Marysville, and Kirkland. These are the cities in King and Snohomish Counties that are most similar to Shoreline in terms of total number of "activity units," defined as each city's total population plus total number of jobs.

Table ED-5
Shoreline, King County & Washington
State Population Age Comparison 2000
Peer Cities Selected For Comparison

	<u>Washington Population</u> <u>2010</u>		<u>King</u> <u>County Employment</u> <u>2010</u>		<u>Shoreline "Activity</u> <u>Units"</u>	
	<u>Number</u>	<u>% Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of total</u>
Under 5 years	394,306	6.7%	405,324	6.1%	2,769	5.2%
5 to 9 years	425,909	7.2%	411,162	6.4%	3,268	6.2%
10 to 14 years	434,836	7.4%	409,992	6.3%	3,662	6.9%
15 to 19 years	427,968	7.3%	408,264	6.2%	3,485	6.6%
20 to 24 years	390,185	6.6%	416,597	6.7%	2,844	5.4%
25 to 34 years	841,130	14.3%	294,443	4.7%	6,782	12.8%
35 to 44 years	975,087	16.5%	308,823	4.8%	9,329	17.6%
45 to 54 years	845,972	14.4%	259,136	4.0%	8,644	16.3%
55 to 59 years	285,505	4.8%	83,442	1.3%	2,605	4.9%
60 to 64 years	211,075	3.6%	58,085	0.9%	1,026	3.6%
65 to 74 years	337,166	5.7%	88,884	1.3%	3,604	6.8%
75 to 84 years	240,897	4.1%	68,348	1.0%	2,888	5.4%
85 years & older	84,085	1.4%	24,540	0.4%	1,225	2.3%
TOTAL	5,894,124	100%	4,737,934	100%	53,025	100%
Median Age	35.3		35.7		39.3	

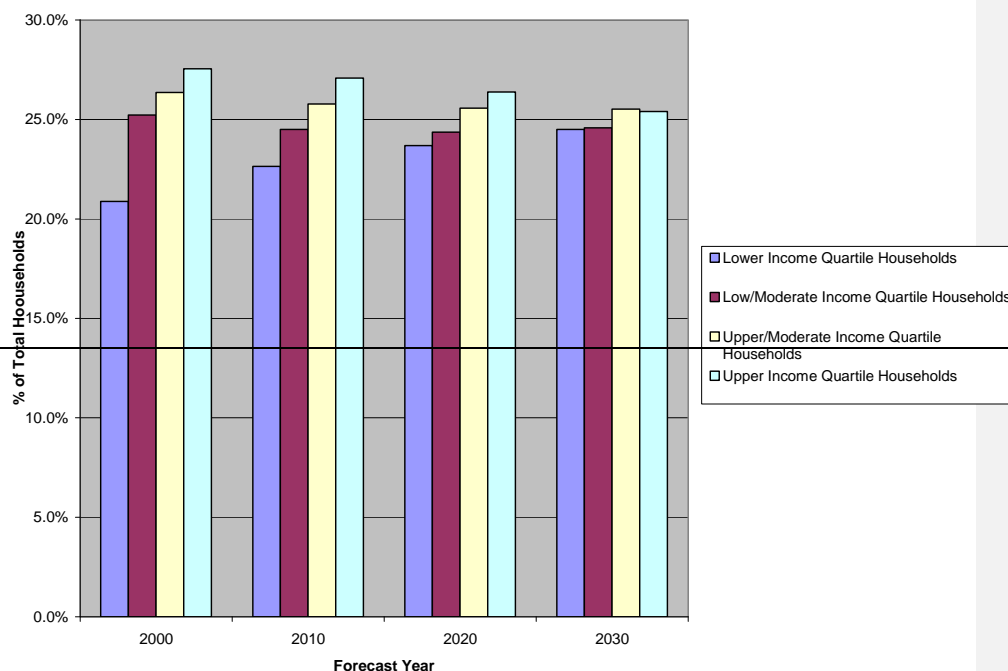
Source: 2000 Census Demographic Profile

Table ED-6
Shoreline, King County & Washington State Household Income Comparison 1999

	Washington		King County		Shoreline	
	Number	% Total	Number	% of Total	Number	% of total
Less than \$10,000	171,863	7.6%	45,534	6.4%	1,247	6.0%
\$10,000 to \$14,999	124,848	5.5%	30,146	4.2%	856	4.1%
\$15,000 to \$24,999	265,131	11.7%	66,414	9.3%	1,737	8.4%
\$25,000 to \$34,999	284,630	12.5%	77,320	10.9%	2,505	12.1%
\$35,000 to \$49,999	398,434	17.1%	111,224	15.6%	3,622	17.5%
\$50,000 to \$74,999	486,392	21.4%	150,548	21.2%	4,963	23.9%
\$75,000 to \$99,999	264,498	11.6%	96,885	13.6%	2,917	14.1%
\$100,000 to \$149,999	188,513	8.3%	81,613	11.5%	2,011	9.7%
\$150,000 to \$199,999	47,615	2.1%	24,479	3.4%	468	2.3%
\$200,000 or more	49,337	2.2%	27,072	3.8%	420	2.0%
TOTAL	2,272,261	100%	711,235	100%	20,746	100%
Median Household Income	45,776		53,157		51,658	

Source: 2000 Census Demographic Profile

Figure ED-1: Projected Household Distribution by Regional Income Quartiles



The age and income data presented on the previous two pages support the following conclusions:

- The median age in Shoreline is higher than that for King County. 14.7 percent of Shoreline’s population is 65 years or older.
- The median household income at \$51,658 in 1999 is 2.8 percent below that for King County.
- City households had higher than regional average share of upper income households in 2000, but that share is projected to trend toward a normal share by 2030.

Employment

Employment within the City is a measure of the current level of economic activity, in terms of both number of jobs and distribution among employment sectors.

<u>Lynnwood</u>	<u>35,836</u>	<u>22,889</u>	<u>58,725</u>
<u>Tukwila</u>	<u>19,107</u>	<u>43,126</u>	<u>62,233</u>
<u>Shoreline</u>	<u>53,007</u>	<u>16,409</u>	<u>69,416</u>
<u>Marysville</u>	<u>60,020</u>	<u>11,431</u>	<u>71,451</u>
<u>Kirkland</u>	<u>48,787</u>	<u>30,942</u>	<u>79,729</u>

Sources: 2010 Census, PSRC "Covered Employment" Database

Income levels and employment characteristics of Shoreline's households, while not necessarily reflective of the quality of jobs in the City, can indicate the extent to which the City is able to support new businesses and future development.

Table ED-6
Shoreline and Peer Cities
Income and Employment

<u>City</u>	<u>Median Household Income</u>	<u>Unemployment Rate</u>	<u>Poverty Rate</u>
Lynnwood	\$47,920	8.5%	12.6%
Tukwila	\$44,271	10.5%	23.8%
Shoreline	\$67,076*	6.7%	8.3%
Marysville	\$64,399	7.0%	9.5%
Kirkland	\$84,995	5.0%	5.5%

*Discrepancies with other data in this analysis are due to the use of ACS 5-year estimates, which are required for comparison with peer cities. 3-year estimates are used elsewhere to capture more recent trends.

Source: U.S. Census Bureau, 2006-2010 American Community Survey

Peer Comparison: Jobs-Housing Balance

Encouraging employment growth within the City may improve Shoreline's jobs-housing balance. Jobs and Housing are "balanced" at approximately 1.5 jobs per household. Jobs-housing balance is "a means to address travel demand by improving accessibility to jobs, as well as to goods, services, and amenities" (PSRC, Vision 2040). The creation of new jobs through economic development can help alleviate a mismatch between jobs and housing, reduce commute times, and create more opportunities for residents to work and shop within their own community.

Table ED-7
City of Shoreline Employment by Sector

Shoreline and Peer Cities
Jobs-Housing Balance

	<u>1995 Employment 2010</u>		<u>1998 Housing Units 2010</u>		<u>2004 Jobs/Housing Unit Ratio</u>		<u>Avg. Ann. Growth Mismatch (Deviation from 1.5)</u>	
	<u>#</u>	<u>% of Total</u>	<u>#</u>	<u>% of Total</u>	<u>#</u>	<u>% of Total</u>	<u>1995-1998</u>	<u>1998-2004</u>
Construction/Resource	570	4.2%	610	4.1%	759	5.0%	2.3%	7.6%
FIRES*	4,170	30.9%	5,060	34.2%	5557	36.3%	6.7%	3.2%

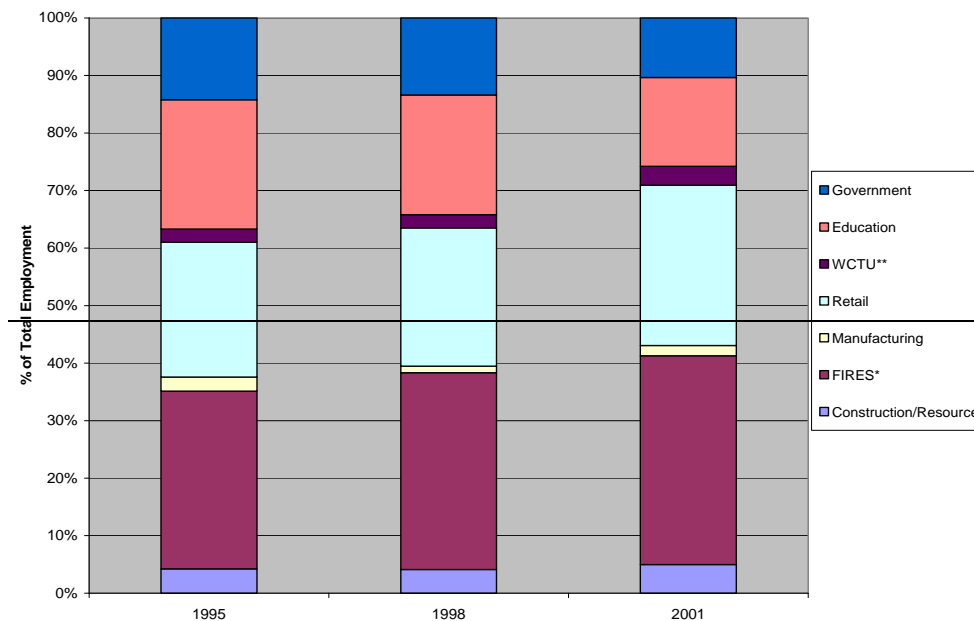
Manufacturing	330	2.4%	170	1.1%	274	1.8%	-19.8%	17.2%
Retail	3,160	23.4%	3,560	24.1%	4,265	27.9%	4.1%	6.2%
WCTU**	310	2.3%	340	2.3%	500	3.3%	3.1%	13.7%
Education	3,030	22.5%	3,080	20.8%	2,366	15.5%	0.5%	-8.4%
Government	1,920	14.2%	1,980	13.4%	1,583	10.3%	1.0%	-7.2%
TOTAL	13,490	100%	14,800	100%	15,304	100%	3.1%	1.1%

*Finance Insurance Real Estate Services

** Wholesale Communication Transportation Utilities

Sources: Washington State Dept. of Employment Security; Puget Sound Regional Council

Figure ED-2: Changes in Makeup of Shoreline Employment



<u>Lynnwood</u>	<u>22,889</u>	<u>14,939</u>	<u>1.53</u>	<u>0.03</u>
<u>Tukwila</u>	<u>43,126</u>	<u>7,755</u>	<u>5.56</u>	<u>4.06</u>
<u>Shoreline</u>	<u>16,409</u>	<u>22,787</u>	<u>0.72</u>	<u>-0.78</u>
<u>Marysville</u>	<u>11,431</u>	<u>22,363</u>	<u>0.51</u>	<u>-0.99</u>
<u>Kirkland</u>	<u>30,942</u>	<u>24,345</u>	<u>1.27</u>	<u>-0.23</u>
<u>King County</u>	<u>1,099,639</u>	<u>851,261</u>	<u>1.29</u>	<u>-0.21</u>
<u>Snohomish County</u>	<u>235,371</u>	<u>286,659</u>	<u>0.82</u>	<u>-0.68</u>

Sources: 2010 US Census; PSRC Covered Employment Database

The peer comparisons presented above support the following key considerations:

- Despite being of similar size, the economic characteristics of the peer cities vary considerably. Shoreline has the second highest median income, and the second lowest unemployment and poverty rates among peer cities.
- Shoreline and Marysville share the characteristics of “bedroom communities” in that both cities have substantially more residents than jobs. However, Shoreline has a lower jobs-housing mismatch and better transportation access than many suburban bedroom communities.
- There are currently only 0.72 jobs for every housing unit in the City, highlighting the need for job growth and employment-supporting development.

Revenue Base

Sales Tax and Property Tax

The revenue base of the City is another measure of the strength of the local economy. A strong revenue base supports the necessary public facilities and services for an attractive place to live and work. Two major elements of the revenue base are taxable retail sales and the assessed valuation for property taxes. Shoreline’s taxable sales and assessed valuation are compared to those in the peer communities and King County as a whole in Table ED-8 and Table ED-9.

**Table ED-8
City of Shoreline Per Capita Employment Comparison**

	Population 2001	Employment 2001	Employment/Capita
Shoreline	53,424	45,304	0.29

Seattle	568,102	502,389	0.88
Lake Forest Park	12,889	1,604	0.12
Edmonds	39,590	20,380	0.51
Mountlake Terrace	20,370	6,786	0.33
Lynnwood	34,010	23,351	0.69
Kenmore	18,790	4,278	0.23
Bothell	30,404	21,664	0.71
Woodinville	9,825	14,144	1.44
Kirkland	45,770	34,388	0.75
Redmond	45,490	78,105	1.72
Bellevue	111,500	121,872	1.09
King County	1,758,312	1,155,525	0.66
Snohomish County	618,600	209,941	0.34

Source: Washington State Dept. of Employment Security; Puget Sound Regional Council, Property Counselors

The data support the following conclusions:

- Employment has grown at average rate of 1.8 percent from 1995 to 2001, with growth slowing over latter part of period.
- Employment concentrated in Finance Insurance Real Estate, Retail, Government, and Education sectors. Those sectors increased their shares of total employment over the 1995-2001 period.
- Shoreline has a low ratio of jobs to population at 0.29, above only Kenmore and Lake Forest Park among nearby communities.

Tax Base

The tax base of the City is another measure of the strength of the local economy. A strong tax base supports the necessary public facilities and services for an attractive place to live and work. Two major elements of the tax base are the assessed valuation for property taxes, and taxable retail sales. Shoreline's tax base is compared to those in other communities in the following table.

**Table ED-9
City of Shoreline Tax Base Comparison**

	Population 2003	Assessed Value—2003 Taxes	Taxable Retail Sales—2002	Av-per Capita	Sales per Capita
Shoreline	52,730	4,873,885,532	579,138,960	92,434	10,983
Seattle	571,900	75,582,368,624	12,676,311,374	132,160	22,165
Lake Forest Park	12,750	1,475,999,328	54,700,063	115,765	4,290
Edmonds	39,580	3,348,388,884	465,605,644	84,598	11,764
Mountlake Terrace	20,380	1,145,416,251	129,344,624	56,203	6,347
Lynnwood	34,500	2,713,237,600	1,678,370,734	78,645	48,648
Kenmore	19,200	1,848,624,173	119,316,821	96,283	6,214
Bothell	30,910	3,264,027,898	838,920,023	105,598	27,141
Woodinville	9,905	1,552,436,708	505,348,138	156,733	51,019
Kirkland	45,630	6,788,777,356	1,254,746,850	148,779	27,498
Redmond	46,480	7,409,495,346	1,595,224,410	159,413	34,321
Bellevue	116,400	19,281,148,535	4,074,500,477	165,646	35,004
King County	1,779,300	224,994,598,210	34,791,128,291	126,451	19,553
Snohomish County	637,500	49,262,949,977	7,862,994,011	77,275	12,334

Sources: King and Snohomish County Assessors; Washington Department of Revenue; Property Counselors

The data support the following conclusions:

- Shoreline has a relatively low tax base, compared to surrounding cities.
- Property tax assessed valuation per capita is well below average for King County and neighboring cities in King County.
- Taxable retail sales per capita are well below average for King County but do exceed levels for Kenmore and Lake Forest Park.

Other Revenue Sources — Gambling Tax

Gambling tax rate limits are set by the state and vary by game. In 1998, the state allowed the opening of "mini-casinos" and expanded the number of cardrooms and the betting limits. Currently, the City of Shoreline's tax rate is at 11% for card rooms. A small portion of the rate (7%) is included in the general fund's on-going revenue base. An amount equal to the remaining 4% is transferred to capital funds to be used for one-time capital improvements.

Projected gambling tax revenue for 2005 equals 12.2% of the total forecasted general fund operating revenues.

Retail Market Conditions

Retail development meets two important economic development objectives:

- It provides the goods and services needed by residents and businesses; and
- It provides a major source of tax revenue. Historical levels of taxable sales indicate the extent to which sales are growing, and the extent to which the City is capturing potential spending.

**Shoreline and Peer Cities
Taxable Retail Sales**

	Sales, 2001 (in millions)	Per Capita	Sales, 2010 (in millions)	Per Capita	Avg. Ann. Growth
Lynnwood	\$1,720	\$51,000	\$1,778	\$50,000	0.4%
Tukwila	\$1,858	\$108,000	\$1,635	\$86,000	-1.3%
Shoreline	\$582	\$11,000	\$660	\$12,000	1.5%
Marysville	\$394	\$15,000	\$722	\$12,000	9.2%
Kirkland	\$1,307	\$29,000	\$1,456	\$30,000	1.3%
King County	\$36,113	\$21,000	\$39,275	\$20,000	1.0%

Source: Washington State Department of Revenue

**Table ED-9
Shoreline and Peer Cities
Assessed Valuation**

	AV, 2001 (in millions)	Per Capita	AV, 2010 (in millions)	Per Capita	Avg. Ann. Growth
Lynnwood	\$2,649	\$78,000	\$5,237	\$146,000	10.9%
Tukwila	\$3,005	\$174,000	\$4,970	\$260,000	7.3%
Shoreline	\$4,193	\$78,000	\$6,739	\$127,000	6.7%
Marysville	\$1,428	\$53,000	\$4,437	\$74,000	23.4%
Kirkland	\$5,964	\$130,000	\$11,312	\$232,000	10.0%
King County	\$187,181	\$106,000	\$340,324	\$175,000	9.1%

Source: Municipal Research and Service Center of Washington (2001 data is the earliest available from this source)

Taxable Sales and Assessed Valuation data support the following key considerations:

- Compared to the peer cities and King County, Shoreline has a relatively low revenue base. Among peer cities, Shoreline had the second lowest per capita taxable sales and second lowest per capita assessed valuation in 2010.
- Growth in assessed valuation has been moderate over the past decade, averaging a 6.7% annual increase. This could be due to a relative lack of new construction in comparison to a younger community such as Marysville.
- Retail sales growth has averaged 1.5% annually. This is the second highest rate of increase among the peer cities and higher than King County as a whole.

Other Revenue Sources

Other sources of revenue for the City include the gambling tax, utility tax, permit fees, and other fees. Gambling taxes are collected at a rate of 10% of gross receipts for cardrooms in the City. Projected gambling tax revenue for 2012 equals 6% of the total forecasted general fund operating revenues. 13% of total forecasted general operating revenues are expected to come from the utility tax and 8% from license and permit fees. This compares to 32% from property taxes and 20% from sales taxes. The remaining revenue comes from contract payments, state and federal grants, and other sources.

Real Estate Market Conditions

Retail

Retail development meets two important economic development objectives. It provides the goods and services needed by residents and businesses, and it provides a major source of tax revenue. Table ED-8 above shows that retail sales have grown over the past decade, yet they are still lower than sales in the peer cities used for comparison.

While Shoreline is home to many retail establishments, there is a significant amount of sales "leakage" in some retail categories. Leakage refers to a deficit in sales made in the City compared with the amount of spending on retail goods by Shoreline residents. Table ED-10 shows the retail categories with high levels of leakage, suggesting potential major retail opportunities in these categories. New retail development or re-development of existing retail may better meet the shopping needs of Shoreline residents and increase sales tax revenue for the City.

Table ED-10
City of Shoreline
~~Retail Sales Analysis~~ Taxable Retail Sales Leakage

	1995	2000	2001	2002	Average Annual Growth		
					1995 to 2000	2000 to 2001	2001 to 2002
Retail Trade							
Bldg. Materials/Hardware	3,165,596	63,379,909	62,928,307	70,133,618	80.3%	4.2%	11.5%
General Merchandise	22,006,677	109,658,120	106,896,023	101,478,814	37.9%	-2.5%	-5.1%
Food	13,920,802	48,395,473	52,386,635	52,220,926	28.3%	8.2%	-0.3%
Auto Dealers/Gas Stations	21,764,235	94,890,859	96,673,763	93,767,076	34.2%	1.9%	-3.0%
Apparel/Accessories	1,479,612	502,966	758,736	815,184	-19.4%	50.9%	7.4%
Furniture/Furnishings	3,827,914	21,428,321	20,798,240	18,428,126	41.1%	-2.9%	-11.4%
Eating/Drinking Places	6,316,015	28,075,167	30,285,906	32,250,112	34.8%	7.9%	6.5%
Misc. Retail	6,370,843	34,427,644	38,638,097	41,511,831	40.1%	12.2%	7.4%
Total Retail Trade	78,851,694	397,758,459	409,365,707	410,605,687	38.2%	2.9%	0.3%
Services							
Hotels/Motels	130,203	616,824	1,130,813	1,132,647	36.5%	83.3%	0.2%
Personal Services	617,797	2,402,108	2,430,478	2,977,152	31.2%	1.2%	22.5%
Business Services	1,249,213	8,412,923	10,717,331	9,930,055	46.4%	27.4%	-7.3%
Computer Services	77,702	499,883	813,604	959,033	45.1%	62.8%	17.9%
Automotive Repair Services	2,457,962	23,463,940	19,979,780	20,239,579	57.0%	-14.8%	1.3%
Other	2,759,040	19,496,426	19,549,370	19,769,704	47.9%	0.3%	1.1%
Total Services	7,214,215	54,392,221	53,807,772	54,049,137	49.8%	-1.1%	0.4%
Contracting	7,228,230	66,903,320	66,571,008	60,829,124	56.1%	-2.0%	-7.2%
Manufacturing	1,359,141	8,500,632	8,446,612	6,021,120	44.3%	-0.6%	-28.7%
Transportation/Comm./Utilities	663,111	11,753,580	14,730,773	17,156,878	77.7%	25.3%	16.5%
Wholesale Trade	1,350,815	22,524,130	18,188,060	19,100,130	75.6%	-19.3%	5.0%
Finance/Insur./Real Estate	329,883	4,335,533	5,778,499	5,161,090	67.4%	33.3%	-10.7%
Other Business	642,549	4,793,648	5,974,149	6,215,794	49.5%	24.6%	4.0%
TOTAL	97,639,638	570,961,523	581,862,580	579,138,960	42.4%	1.9%	-0.5%

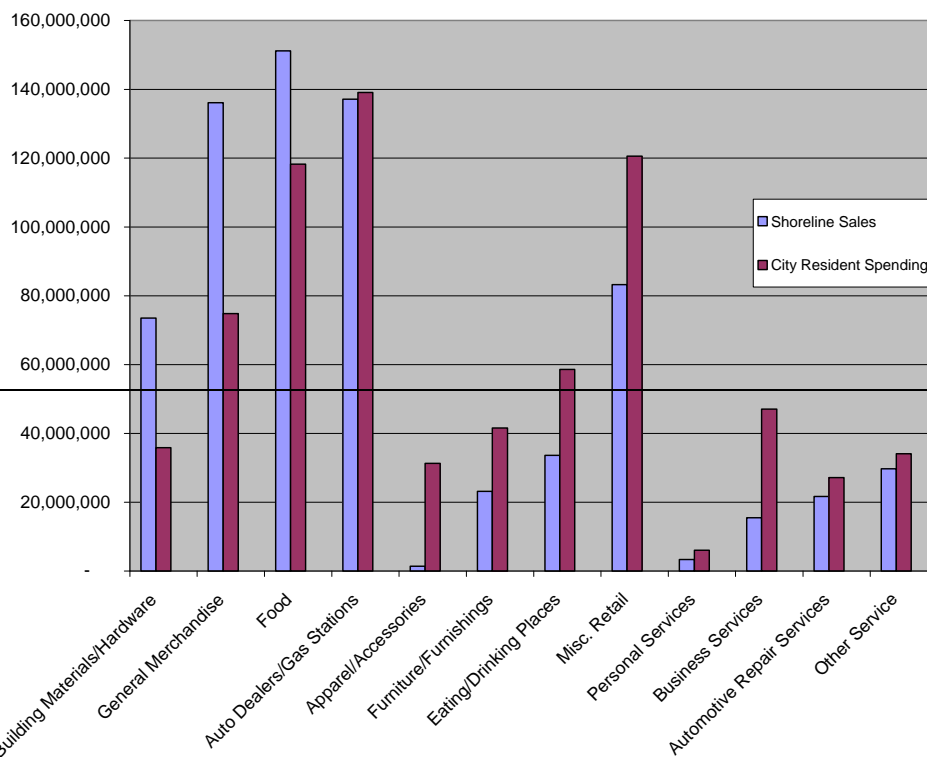
	<u>Resident Expenditures</u>	<u>Retail Sales</u>	<u>Sales Leakage</u>	<u>% of Resident Dollars Spent Elsewhere</u>
<u>Health and Personal Care Stores</u>	<u>\$45,573,818</u>	<u>\$26,814,862</u>	<u>\$18,758,956</u>	<u>41.2%</u>
<u>Clothing and Clothing</u>	<u>\$38,482,646</u>	<u>\$3,649,709</u>	<u>\$34,832,937</u>	<u>90.5%</u>

Accessories Stores

<u>General Merchandise Stores</u>	<u>\$110,346,269</u>	<u>\$31,820,134</u>	<u>\$78,526,135</u>	<u>71.2%</u>
<u>Foodservice and Drinking Places</u>	<u>\$91,161,225</u>	<u>\$57,864,320</u>	<u>\$33,296,905</u>	<u>36.5%</u>

Source: ~~Washington Department of Revenue, Quarterly Business Review~~ Robert Weis, PhD

Figure ED-3: Comparison of City Sales and City Resident Spending
(estimated using per capita spending factors)



The data support the following conclusions:

Office

- Shoreline has experienced only moderate growth in retail trade since 2000, with growth below the rate of inflation.
- Estimated gross retail sales exceed estimated resident spending in building materials, general merchandise, and food, but fall short in remaining categories. The latter categories are experiencing net leakage beyond city boundaries.

Office Market Conditions

Office few large office concentrations or multi-tenant office buildings. New office development can provide a location for various service providers as well as the management and support facilities for businesses with multiple outlets. An inventory of selected buildings offering office space for lease in Shoreline provides an indication of the nature and strength of the local office market (see Table ED-11 on the following page).

**Table ED-11
City of Shoreline
Selected Commercial Buildings**

	<u>Address</u>	<u>Year Built</u>	<u>Stories</u>	<u>Rentable SF</u>	<u>Available SF</u>	<u>Rent/SF.Yr*</u>
17741 15th NE Ballinger Gateway	19500 Ballinger Way NE	19802004	2 bldgs-4	44,0002,911	-0	\$12 FS\$21 N
Aurora Professional Building Way Buildings	1207 N Ballinger Way NE	N/A1978	21	23,76510,289	-0	\$17-18 FS\$8-\$12 N
Aurora Shopping Center	946 N 160 th Midvale Ave N	19741960	3 bldgs-2	44,18117,593	4,558160	\$18 N\$15 FS
Evergreen Office Building	18027 15 NE Ave NE	19801960	2	1,50010,600	8002,252	\$14 FS\$12 N
Gathering Place of Shoreline Bank Plaza	17742 15 th NE Ballinger Way NE	N/A1975	1	11,00012,042	8,0001,411	\$13 FS\$19-\$28 N
Pepper Hill Business & Professional Center	14701 Aurora Midvale Ave N	19851962	14	13,00021,362	1,1875,742	\$1322.50 N
Professional Office 14625 15th Ave NE	19929 Ballinger	20031973	21	9,5386,930	1,8846,930	\$1629 N
Shoreline Office TOTAL	1501 N 200 th	1980	2	6,68981,727	2,77720,495	\$24 FS
Von's Square	16300 Aurora	1987	1	8,000	-	\$15 N
TOTAL				101,673	19,203	

* FS-Full Service, N-Net Tenant pays expenses
Source: Officespace.com

Residential

The data support the following conditions:

- ~~King County CPPs call for Shoreline has few large office concentrations to plan 5,000 new households in the planning period, or multi-tenant office buildings.~~
- ~~Vacancy rates are high and rents are low.~~
- ~~Nearby office concentration at Northgate has many office buildings with rents in \$18 to \$22 per square foot fully serviced range.~~

High technology development is a desirable form of office use. High tech uses tend to be close to industrial uses and to locate at high amenity sites. Amenities include on-site and off-site aesthetic attributes, such as water features, trails, and nearby parks and/or shopping. Echo Lake could attract high technology users, as an office site with high amenity; however, it would require intensive marketing to lure high-tech users to the area.

Residential Market Conditions

Residential development responds to the need for housing, but also addresses economic development objectives in the sense that it provides shelter for the local workforce, and is part of an overall community where people want to live and work. Market conditions reflect the strength and the nature of the demand for residential development. Conditions for both apartments and for sale housing are addressed below.

Apartments

Rent and vacancy rates are shown in the following table for Shoreline and King County as a whole. 200 new households per year. New residential development will provide shelter for the local workforce and create new opportunities for families to live in the City. Table ED-12 and ED-13 contain information on residential building permit tallies and new apartment units in order to reflect trends in residential development. Additional information on residential market conditions, including vacancy rates and home values is included in the Housing Element Supporting Analysis.

Table ED-12
City of Shoreline Area Apartment Vacancy Statistics

	All	Studio	1 Bed	2/1 bath	2/2 bath	3/2 bath
Market Vacancy	7.1%	13.2%	7.1%	7.8%	5.5%	4.1%
Actual Rent	\$747	\$535	\$656	\$785	\$861	\$1,110
Rent per NSF (\$/mo.)		\$1.21	\$0.99	\$0.88	\$0.83	\$0.79
5-year History						
Shoreline Area	Sep-99	Sep-00	Sep-01	Sep-02	Sep-03	
Market Vacancy	3.9%	2.1%	4.7%	7.5%	7.1%	
Actual Rent	\$749	\$765	\$796	\$781	\$747	
King County	Sep-99	Sep-00	Sep-01	Sep-02	Sep-03	
Market Vacancy	3.9%	3.5%	5.4%	7.4%	7.4%	
Actual Rent	\$782	\$819	\$880	\$866	\$857	

Source: Dupre+Scott, The Apartment Vacancy Report, September 2003

The data support the following conclusions:

Vacancy rates are high at 7.1 percent, but have fallen in last 6 months. Rates are lowest for large units.

Market rents have fallen, and are well below average rents for King County. Rates per square foot exceed \$1 only for studio units.

Prevailing rents are below levels typically required to support new construction of mixed use buildings.

Home Sales

Sale data for attached and detached units are summarized below for both the Shoreline area (zip codes 98133, 98155, and 98177, an area larger than the City itself), and surrounding communities.

	<u>Newly Issued Building Permits</u>			
	<u>Addition/Remodel</u>		<u>New Construction</u>	
	<u>2010</u>	<u>2011</u>	<u>2010</u>	<u>2011</u>
<u>Single Family</u>	<u>178</u>	<u>161</u>	<u>12</u>	<u>29</u>
<u>Multifamily</u>	<u>10</u>	<u>15</u>	<u>0</u>	<u>1</u>

**Table ED-13
City of Shoreline and Surrounding Communities
Comparison of Housing Sale Prices**

	Attached				Detached			
	Resales		New Construction		Resales		New Construction	
	Number	Avg Price	Number	Avg Price	Number	Avg Price	Number	Avg Price
2000-2qtr. thru 4 qtr.								
Bothell	130	146,401	84	191,754	448	241,818	106	351,038
Kenmore	36	182,767	-		197	295,396	37	383,352
Woodinville	44	170,887	-		385	435,917	11	323,076
Kirkland	384	227,677	126	392,145	679	329,934	122	422,848
Redmond	213	185,936	58	253,822	824	363,450	216	443,449
Shoreline	125	145,142	2	228,000	837	274,683	5	313,112
2001								
Bothell	190	160,073	139	204,259	606	264,153	91	372,754
Kenmore	66	174,994	12	208,284	188	286,379	39	535,220
Woodinville	59	173,552	-		487	427,008	34	440,124
Kirkland	431	207,904	81	267,071	905	330,540	221	414,497
Redmond	285	194,677	169	228,662	856	366,987	204	406,306
Shoreline	145	144,629	54	192,651	1,147	279,930	14	285,548
2002								
Bothell	296	169,071	104	237,898	981	308,867	120	378,648
Kenmore	48	194,168	27	215,426	323	295,980	6	384,242
Woodinville	68	179,097	-		706	432,196	121	399,704
Kirkland	623	287,345	56	353,558	1,307	349,863	115	477,012
Redmond	329	184,111	156	243,524	1,009	394,144	393	406,339
Shoreline	242	158,920	42	201,510	1,730	263,058	18	230,019
2003-1st qtr.								
Bothell	59	170,113	2	240,950	231	273,128	47	346,546
Kenmore	11	215,725	1	165,000	67	315,960	19	321,128
Woodinville	18	139,470	-		122	422,258	40	466,573
Kirkland	115	240,804	8	184,075	226	353,304	31	441,442
Redmond	73	186,773	7	242,226	179	392,186	139	395,259
Shoreline	61	209,392	10	297,235	297	284,570	3	252,475

Source: Central Puget Sound Real Estate Research Report, New Home Trends, Property Counselors

New Apartment Units by Year

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>Total</u>	<u>Yearly Avg.</u>
<u>Number of New Units</u>	<u>0</u>	<u>66</u>	<u>289</u>	<u>0</u>	<u>21</u>	<u>376</u>	<u>75.2</u>

Source: Dupre+Scott Apartment Advisors

The data support the following ~~conclusions~~key considerations:

~~Average sale prices for new construction attached units are higher than in many surrounding communities.~~

~~Average sale price for new construction detached units are lower.~~

- Significant market leakage exists in multiple retail categories, creating potential opportunities for new retail development in the City.
- The office vacancy rate for buildings listed on Officespace.com is 25%. However, there is little or no new Class A office space in the City available to prospective tenants.
- Permit activity for new residential development increased from 2010 to 2011. An even faster pace of new development would likely be required to meet the goal of accommodating 200 new households per year.

Economic Development Initiatives

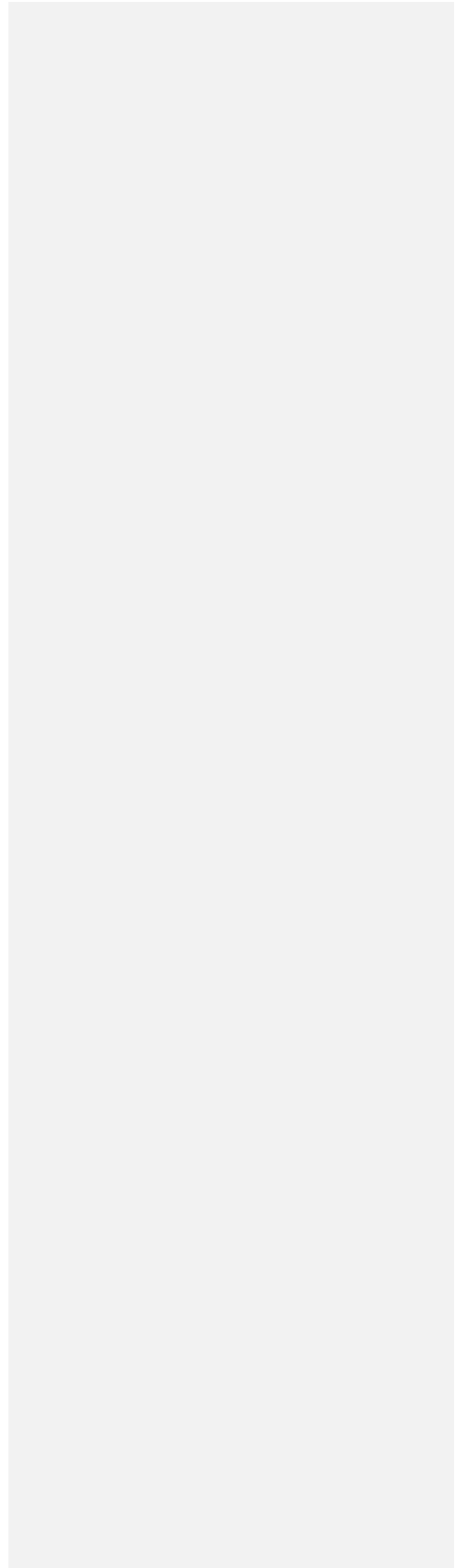
Several specific economic development initiatives were identified in the “Economic Data and Strategy Study” prepared by Edward Starkie Consulting in 2001 for the City’s Economic Development Program, they included:

- ~~Enhancement of Existing Centers~~
- ~~Aggregation of businesses~~
- ~~Introduction of higher residential density near retail and services~~
- ~~City assistance with the creation of affordable retail and service space~~
- ~~Active recruitment of missing retail sectors in redevelopment efforts~~
- ~~Long term strategy for the location of employment centers~~
- ~~Coordination of open space with retail centers and neighborhood centers~~
- ~~Long term strategy for resolving parking issues~~

Zoning and regulation that supports existing centers Shoreline’s Economic Development Strategic Plan identified four significant projects that can dramatically affect the economic vitality of Shoreline. The four *City-Shaping Place Making Projects* are:

- **Creating a Dynamic Aurora Corridor Neighborhood** – unleashing the potential created by the City’s tremendous infrastructure investment
- **Reinventing Aurora Square** – catalyzing a master-planned, sustainable lifestyle destination
- **Unlocking the Fircrest Surplus Property** – establishing a new campus for hundreds of family-wage jobs
- **Planning Light Rail Station Areas** – two imminent and crucial opportunities to create

| connectivity for appropriate growth



Shoreline Master Program Element Goals & Policies

Introduction

Washington's Shoreline Management Act (SMA) was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The SMA establishes a balance of authority between local and state government. Cities and counties are the primary regulators, but the state has authority to review local shoreline management programs and permit decisions.

~~The Act establishes a broad policy giving preference to uses that:~~

- ~~• protect the quality of water and the natural environment,~~
- ~~• depend on proximity to the shoreline ("water dependent uses"), and~~
- ~~• preserve and enhance public access or increase recreational opportunities for the public along shorelines.~~

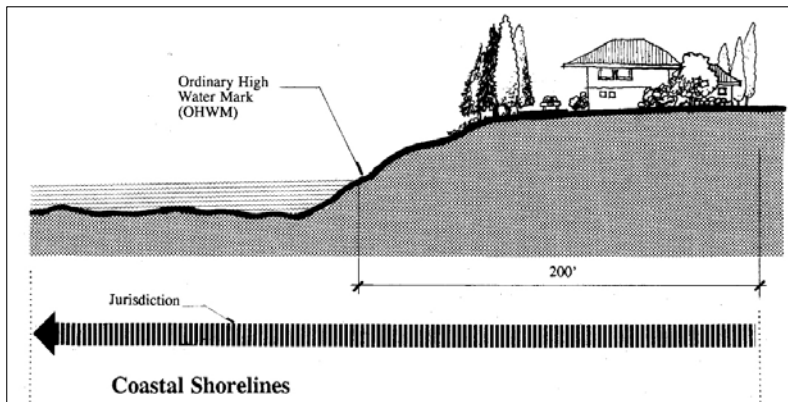
The SMA has three broad policies:

- **Encourage water-dependent and water-oriented uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines..."
- **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."
- **Protect shoreline natural resources,** including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life..."

Shoreline Jurisdiction

Under the SMA, the shoreline jurisdiction includes areas that are 200 feet landward of the ordinary high water mark (OHWM) of waters that have been designated as "shorelines of statewide significance" or "shorelines of the state." These designations were established in 1972, and are described in Washington Administrative Code (WAC) 173-18. Generally, "shorelines of statewide significance" include portions of Puget Sound and other marine water bodies, rivers west of the Cascade Range that have a mean annual flow of 1,000 cubic feet per second (cfs) or greater, rivers east of the Cascade Range that have a mean annual flow of 200 cfs or greater, and freshwater lakes with a surface area of 1,000 acres or more. "Shorelines of the state" are generally described as all marine shorelines and shorelines of all other streams or rivers having a mean annual flow of 20 cfs or greater and lakes with a surface area greater than 20 acres.

The City of Shoreline's shoreline area includes approximately 3.5 miles of marine shorelines within the city limits. There are no "shorelines of the state" associated with rivers, or streams, or freshwater lakes in the City or its Potential Annexation Area (PAA) of Point Wells. The portions of Puget Sound within the city limits and its potential annexation area PAA are defined as "shorelines of the state" waterward of the line of extreme low tide (RCW 90.58.030(2)(e)(iii)). Under the SMA, the shoreline area to be regulated under the City's Shoreline Master Program must include marine waters and shorelands, defined as the upland area within 200 feet of the OHWM, as well as any associated wetlands (RCW 90.58.030). "Associated wetlands" means those wetlands that are in proximity to and either influence or are influenced by tidal waters or a lake or stream subject to the SMA (WAC 173-22-030 (1)). These are typically identified as wetlands that physically extend into the shoreline jurisdiction, or wetlands that are functionally related to the shoreline jurisdiction through surface water connection and/or other factors. Intertidal wetlands have been mapped throughout the City limits along Puget Sound, while smaller wetlands associated with Barnacle and Coyote Creeks are found in proximity to Puget Sound.



The specific language from the RCW describes the limits of shoreline jurisdiction as follows:

Those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all associated wetlands and river deltas (RCW 90.58.030(2)(f)).

Shoreline Master Programs

Under the SMA, each city and county adopts a Shoreline Master Program (SMP) that is based on state guidelines, but tailored to the specific needs of the community. Local shoreline master programs SMPs combine both plans and regulations to guide and control development within the shoreline area. The plans are a comprehensive vision of how shoreline areas will be used and developed over time. Regulations are the standards that shoreline projects and uses must meet.

The City of Shoreline incorporated on August 31, 1995, and subsequently adopted the King County Shoreline Master Program [Ord. 23, 1995]. With the adoption of the Comprehensive Plan in 1998, the City adopted a Shoreline Master Program Element that contained goals, policies and maps of shoreline environments. While largely consistent with the King County SMP, this newer SMP Element was not reviewed by Ecology and therefore it does not yet qualify as part of the City's recognized SMP. The 1998 shoreline goals and policies are

included as Appendix 2 to help guide the development of an updated shoreline master program. At this time, the City continues to apply the 1995 King County SMP to regulate shoreline development.

In 2007 the City began a process of creating its own SMP with the help of a grant from the State Department of Ecology. This process included development of multiple background documents, which are summarized below:

- Public Participation Plan- Drafted March 2008. Outlines goals for public involvement, and identifies stakeholders and strategies to involve them in decision-making.
- Inventory and Characterization Report- Drafted December 2008, Revised November 2009 and April 2010 in collaboration with the Richmond Beach Preservation Association (RBPA). Describes current shoreline conditions, and provides a basis for updating the City's SMP goals, policies, and regulations. The report identifies existing conditions and evaluates existing functions and values of shoreline resources. It also describes opportunities for conservation and restoration of ecological functions. This report helps the City make sound decisions on policies and regulations. It also provides a baseline for determining the success of the SMP with meeting its objectives.
- Land Use and Public Access Analysis- Drafted December 2008, Revised April 2010 with RBPA. Describes current shoreline use patterns, redevelopment potential, and opportunities for public access.
- Recommendations Report- Drafted December 2008, Revised April 2010 with RBPA. Provides a summary of findings from the Inventory; discusses opportunities for water dependent uses, public access, and restoration; and recommends specific shoreline environment designations and goal, policy, and regulatory changes.
- General Goals and Policies- Drafted March 2009, Revised March 2010 with RBPA. Outlines general aspirations and policy direction for the SMP, to serve as guidance when developing more specific goals, policies, and regulations in the final version.
- Restoration Plan- Drafted March 2009, Revised April 2010 with RBPA. Identifies opportunities (both programmatic and site-specific) for restoration, establishes goals and policies, encourages working cooperatively with other regional entities, and provides recommendations for supporting restoration through other regulatory and non-regulatory programs.
- Environment Designations Memo- Drafted October 2009, Revised April 2010 with RBPA. Outlines characteristics of different segments of the shoreline environment and assigns designations, similar to zoning overlays. Each designation permits certain uses and developments, if allowed by the underlying zoning district. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within distinctly different shoreline areas.
- Administrative Procedures, Goals, Policies and Regulations- Drafted November 2010, multiple revisions. Outlines policy framework and implements protections and strategies recommended in previous documents. These are the mechanism by which development will be regulated over time, and have more direct impact on property owners and the ecological health of the Puget Sound than the other documents, which is why staff and stakeholders have spent substantial time crafting balanced language.
- Cumulative Impacts Assessment- Drafted November 2010, Revised March 2012. Determines whether proposed regulations, restoration opportunities, and restrictions will be sufficient to ensure the Department of Ecology standard of "no net loss" and other goals that the City is required to meet under the SMA.

The final Shoreline Master Program was adopted by the City Council on May 29, 2012 by Resolution 327. It included background, policies, and regulations based on findings and recommendations from the documents listed above. Upon approval by the Department of Ecology and Council adoption of Ordinance #?, the goals and policies contained in the SMP were incorporated into this Comprehensive Plan Element, and regulations were incorporated into Title 20 of the City of Shoreline Unified Development Code.

Comment [m1]: Include # and dates when available.

Environment Designations

Part of the process of drafting regulations involved classifying areas of the coastline according to their historic and existing conditions and ecological function. Those classifications are listed below:

Aquatic Environment (A). Encompasses all submerged lands from OHWM to the middle of Puget Sound. The purpose of this designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark. New overwater structures are allowed only for water-dependent uses, public access, or ecological restoration and must be limited to the minimum necessary to support the structure's intended use.

Urban Conservancy Environment (UC). The purpose of this designation is to protect and restore relatively undeveloped or unaltered shorelines to maintain open space, floodplains, or habitat, while allowing a variety of compatible uses. This designation shall apply to shorelines that retain important ecological functions, even if partially altered. These shorelines are suitable for low intensity development, uses that are a combination of water related or water-enjoyment uses, or uses that allow substantial numbers of people access to the shoreline. Any undesignated shorelines are automatically assigned an urban conservancy designation.

Shoreline Residential Environment (SR). The purpose of this designation is to accommodate residential development and accessory structures that are consistent with this Shoreline Master Program. This designation shall apply to shorelines that do not meet the criteria for Urban Conservancy and that are characterized by single-family or multifamily residential development or are planned and platted for residential development.

Waterfront Residential Environment (WR). The purpose of this designation is to distinguish between residential portions of the coastline where natural and manmade features preclude building within the shoreline jurisdiction and the section along 27th Avenue NW where residential properties directly abut the Puget Sound.

Point Wells Urban Environment (PW). The purpose of this designation is to accommodate higher density uses while protecting existing ecological functions and restoring ecological functions that have been degraded.

Point Wells Urban Conservancy Environment (PWC). The purpose of this designation is to distinguish between differing levels of potential and existing ecological function within the Point Wells environment, and regulate uses and public access requirements appropriately.

Shoreline Master Program Goals and Policies *Update Strategy*

The 2003 Legislature adopted an SMP update schedule that requires cities in King County greater in population than 10,000, including Shoreline, to update their SMPs prior to December 1, 2009.

As part of the City's 2004 Comprehensive Plan update process and to begin their SMP update, the City of Shoreline completed a draft shoreline inventory and assessment in the fall and winter of 2003. To continue the SMP update process in a manner that is consistent with the new Guidelines (adopted on December 17, 2003 by the Department of Ecology), the City has drafted an Update Strategy and presented it to the Department of Ecology and CTED in February 2004 (Appendix 3). This strategy outlines the steps needed to complete the City's shoreline master program by the 2009 deadline. When updated goals and policies are developed as part of the shoreline master program update process, they will be integrated into the Shoreline Comprehensive Plan.

Goal SMP I: Provide for economically productive uses that are particularly dependent on their shoreline location or use.

Goal SMP II: Increase public access to publicly-owned areas of the shoreline.

Goal SMP III: Develop public and private recreation opportunities that are compatible with adjacent uses and that protect the shoreline environments.

Goal SMP IV: Provide inter-connected, efficient, and safe transportation networks to and around the shoreline to accommodate vehicles, transit, pedestrians, and cyclists.

Goal SMP V: Regulate land use patterns to locate activity and development in areas of the shoreline that will be compatible with adjacent uses and will be sensitive to existing shoreline environments, habitat, and ecological systems.

Goal SMP VI: Conserve and protect the natural resources of the shoreline including, but not limited to scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.

Goal SMP VII: Identify, preserve, protect, and restore shoreline areas, buildings, and sites having historical, cultural, educational, or scientific values.

Goal SMP VIII: Protect the City of Shoreline and other property owners from losses and damage created by flooding along the coast and sea-level rise.

Goal SMP IX: Improve water quality, reduce the impacts of flooding events; and restore natural areas, vegetation, and habitat functions.

SMP Policies

General Environment

SMP1: The adverse impacts of shoreline developments and activities on the natural environment, critical areas and habitats for proposed, threatened, and

endangered species should be minimized during all phases of development (e.g., design, construction, operation, and management).

SMP2: Shoreline developments that protect and/or contribute to the long-term restoration of habitat for proposed, threatened, and endangered species are consistent with the fundamental goals of this Master Program. Shoreline developments that propose to enhance critical areas, other natural characteristics, resources of the shoreline, and/or provide public access and recreational opportunities to the shoreline are also consistent with the fundamental goals of this Master Program, and should be encouraged.

Earth

SMP3: Beaches are valued for recreation and may provide fish spawning substrate. Development that could disrupt these shoreforms may be allowed:

- When such disruption would not reduce shoreline ecological function;
- Where there is a demonstrated public benefit; and/or
- Where the Department of Fish and Wildlife determines there would be no significant impact to the fisheries resource.

Water

SMP4: Shoreline development and activities shall result in no net loss of ecological functions.

SMP5: Development and regulated activities shall minimize impacts to hydrogeologic processes, surface water drainage, and groundwater recharge.

SMP6: Measures shall be incorporated into the development, use, or activity to protect water bodies and wetlands from all sources of pollution including, but not limited to sediment and silt, petrochemicals, and wastes and dredge spoils.

SMP7: Adequate provisions to prevent water runoff from contaminating surface and groundwater shall be included in development design. The Director may specify the method of surface water control and maintenance programs. Surface water control must comply with the adopted storm-water manual.

SMP8: All measures for the treatment of surface water runoff for the purpose of maintaining and/or enhancing water quality shall be conducted onsite. Off-site treatment facilities may be considered if onsite treatment is not feasible.

SMP9: Point and non-point source pollution should be managed on a basin-wide basis to protect water quality and support the efforts of shoreline property owners to maintain shoreline ecological functions.

Plants and Animals

SMP10: Shoreline development, uses, and activities shall be:

- Located and conducted in a manner that minimizes impacts to existing ecological values and natural resources of the area, conserves properly functioning conditions, and ensures no net loss of shoreline ecological functions;
- Scheduled to protect biological productivity and to minimize interference with fish resources including anadromous fish migration, spawning, and rearing activity;
- Designed to avoid the removal of trees in shorelines wherever practicable, and to minimize the removal of other woody vegetation. Where riparian vegetation is removed, measures to mitigate the loss of vegetation shall be implemented to ensure no net loss; and

d. Designed to minimize impacts to the natural character of the shoreline as much as possible.

Noise

SMP11: Noise levels shall not interfere with the quiet enjoyment of the shoreline.

Public Health

SMP12: All development within the regulated shoreline shall be located, constructed, and operated so as not to be a hazard to public health and safety.

Land Use

SMP13: The size of the shoreline development and the intensity of the use shall be compatible with the surrounding environment and uses. The City of Shoreline may prescribe operation intensity, landscaping, and screening standards to ensure compatibility with the character and features of the surrounding area.

SMP14: Shoreline developments shall minimize land use conflicts to properties adjacent to, upstream, and downstream of the proposed site.

Aesthetics

SMP15: Development should be designed to minimize the negative aesthetic impact structures have on the shoreline by avoiding placement of service areas, parking lots, and/or view-blocking structures adjacent to the shoreline.

Historical/Cultural

SMP16: Development should strive to preserve historic or culturally significant resources.

Environmentally Sensitive Areas Within the Shoreline

Critical Areas

SMP17: Preserve and protect unique, rare, and fragile natural and man-made features and wildlife habitats.

SMP18: Enhance the diversity of aquatic life, wildlife, and habitat within the shoreline.

SMP19: Conserve and maintain designated open spaces for ecological, educational, and recreational purposes.

SMP20: Recognize that the interest and concern of the public is essential to the improvement of the environment, and sponsor and support public information programs.

SMP21: The level of public access should be appropriate to the degree of uniqueness or fragility of the geological and biological characteristics of the shoreline (e.g., wetlands, spawning areas).

SMP22: Discourage intensive development of shoreline areas that are identified as hazardous or environmentally sensitive.

Floodplain Management

SMP23: Flood management planning should be undertaken in a coordinated manner among affected property owners and public agencies and should consider the entire coastal system. This planning should consider off-site impacts such as

erosion, accretion, and/or flood damage that might occur if shore protection structures are constructed.

SMP24: Non-structural control solutions are preferred over structural flood control devices, and should be used wherever possible when control devices are needed. Non-structural controls include such actions as prohibiting or limiting development in areas that are historically flooded or limiting increases in peak flow runoff from new upland development. Structural solutions to reduce shoreline damage should be allowed only after it is demonstrated that non-structural solutions would not be able to reduce the damage.

SMP25: Substantial stream channel modification, realignment, and straightening should be discouraged as a means of flood protection.

SMP26: Where possible, public access should be integrated into the design of publicly financed flood management facilities.

SMP27: The City supports the protection and preservation of the aquatic environment and the habitats it provides, and advocates balancing these interests with the City's intention to ensure protection of life and property from damage caused by flooding.

SMP28: Development should avoid potential channel migration impacts.

Wetlands

SMP29: Wetland ecosystems serve many important ecological and environmental functions, which are beneficial to the public welfare. Such functions include, but are not limited to, providing food, breeding, nesting and/or rearing habitat for fish and wildlife; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; storing storm and flood waters to reduce flooding and erosion; and improving water quality through biofiltration, adsorption, and retention and transformation of sediments, nutrients, and toxicants; as well as education and scientific research.

SMP30: Wetland areas should be identified according to established identification and delineation procedures and provided appropriate protection consistent with the policies and regulations of this Master Program and Chapter 20.80, Critical Areas.

SMP31: The greatest protection should be provided to wetlands of exceptional resource value, which are defined as those wetlands that include rare, sensitive, or irreplaceable systems such as:

- a. Documented or potential habitat for an endangered, threatened, or sensitive species;
- b. High quality native wetland systems as determined by the Washington State Natural Heritage Program;
- c. Significant habitat for fish or aquatic species as determined by the appropriate state resource agency;
- d. Diverse wetlands exhibiting a high mixture of wetland classes and subclasses as defined in the US Fish and Wildlife Service classification system;
- e. Mature forested swamp communities; and/or
- f. Sphagnum bogs or fens.

SMP32: A wetland buffer of adequate width should be maintained between a wetland and the adjacent development to protect the functions and integrity of the wetland.

- SMP33:** The width of the established buffer zone should be based upon the functions and sensitivity of the wetland, the characteristics of the existing buffer, and the potential impacts associated with the adjacent land use.
- SMP34:** All activities that could potentially affect wetland ecosystems should be controlled both within the wetland and the buffer zone to prevent adverse impacts to the wetland functions.
- SMP35:** No wetland alteration should be authorized unless it can be shown that the impact is both unavoidable and necessary, and that resultant impacts are offset through the deliberate restoration, creation, or enhancement of wetlands.
- SMP36:** Wetland restoration, creation, and enhancement projects should result in no net loss of wetland acreage and functions. Where feasible, wetland quality should be improved.
- SMP37:** Wetlands that are impacted by activities of a temporary nature should be restored immediately upon project completion.
- SMP38:** In-kind replacement of functional wetland values is preferred. Where in-kind replacement is not feasible or practical due to the characteristics of the existing wetland, substitute ecological resources of equal or greater value should be provided.
- SMP39:** On-site replacement of wetlands is preferred. Where on-site replacement of a wetland is not feasible or practical due to characteristics of the existing location, replacement should occur within the same watershed and in as close proximity to the original wetland as possible.
- SMP40:** Where possible, wetland restoration, creation, and enhancement projects should be completed prior to wetland alteration. In all other cases, replacement should be completed prior to use or occupancy of the activity or development.
- SMP41:** Applicants should develop comprehensive mitigation plans to ensure long-term success of the wetland restoration, creation, or enhancement project. Such plans should provide for sufficient monitoring and contingencies to ensure wetland persistence.
- SMP42:** Applicants should demonstrate sufficient scientific expertise, supervisory capability, and financial resources to complete and monitor the mitigation project.
- SMP43:** Proposals for restoration, creation, or enhancement should be coordinated with appropriate resource agencies to ensure adequate design and consistency with other regulatory requirements.
- SMP44:** Activities should be prevented in wetland buffer zones except where such activities have no adverse impacts on wetland ecosystem functions.
- SMP45:** Wetland buffer zones should be retained in their natural condition unless revegetation is necessary to improve or restore the buffer.
- SMP46:** Land use should be regulated to avoid adverse effects on wetlands and maintain the functions and values of wetlands throughout Shoreline, and review procedures should be established for development proposals in and adjacent to wetlands.

Public Access

- SMP47:** Public access provisions should be incorporated into all private and public developments. Exceptions may be considered for the following types of uses:
- a. A single family residence;

b. An individual multi-family structure containing more than four (4) dwelling units; and/or

c. Where deemed inappropriate by the Director.

SMP48: Development uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.

SMP49: Public access to the shoreline should be sensitive to the unique characteristics of the shoreline and should preserve the natural character and quality of the environment and adjacent wetlands, public access should assure no net loss of ecological functions.

SMP50: Where appropriate, water-oriented public access should be provided as close as possible to the water's edge without adversely affecting a sensitive environment.

SMP51: Except for access to the water, the preferred location for placement of public access trails is as close to the furthest landward edge of the native vegetation zone as practical. Public access facilities should provide auxiliary facilities, such as parking and sanitation, when appropriate, and shall be designed for accessibility by people with disabilities. Publicly owned shorelines should be limited to water-dependent or public recreation uses, otherwise such shorelines should remain protected open space.

SMP52: Public access afforded by public right of way street ends adjacent to the shoreline should be preserved, maintained, and enhanced.

SMP53: Public access should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy. This may include providing a physical separation to reinforce the distinction between public and private space, providing adequate space, through screening with landscape planting or fences, or other means.

SMP54: Public views from the shoreline upland areas should be enhanced and preserved. Enhancement of views should not be construed to mean excess removal of vegetation that partially impairs views.

SMP55: Public access facilities should be constructed of environmentally friendly materials and support healthy natural processes, whenever financially feasible and possible.

SMP56: Public access facilities should be maintained to provide a clean, safe experience, and to protect the environment.

Boating Facilities

SMP57: Boating facilities can have a significant impact on habitat. The impacts of boating facilities should be reviewed thoroughly before boating facilities are permitted in the shoreline jurisdiction.

SMP58: Public and community boating facilities may be allowed. Individual private facilities are prohibited.

SMP59: New nonresidential boating facilities may be allowed as a conditional use within the regulated shoreline. When allowed, such facilities should be designed to accommodate public access and enjoyment of the shoreline location. Depending on the scale of the facility, public access should include walkways, viewpoints, restroom facilities, and other recreational uses.

SMP60: Dry boat storage should not be considered a water-oriented use. Only boat hoists, boat launch ramps, and access routes associated with a dry boat storage facility should be considered a water-oriented use.

SMP61: Health, Safety and Welfare considerations must be addressed in application for development of boating facilities.

SMP62: Navigation rights must be protected in development of boating facilities.

SMP63: Extended moorage on waters of the state without a lease or permission is restricted and mitigation of impacts to navigation and access is required.

Breakwaters, Jetties, Groins and Weirs

SMP64: Breakwaters, jetties, groins, and weirs should be permitted only for water-dependent uses and only where mitigated to provide no net loss of shoreline ecological functions and processes.

Nonresidential Development

SMP65: Priority of any nonresidential development should be given to water-dependent and water- enjoyment uses. Allowed uses include restaurants that provide a view of the sound to customers, motels and hotels that provide walking areas for the public along the shoreline, office buildings, and retail sales buildings that have a waterfront theme with public access to the beach or water views.

SMP66: Over-the-water nonresidential development shall be prohibited.

SMP67: Nonresidential development should be required to provide on-site physical or visual access to the shoreline, or offer other opportunities for the public to enjoy shorelines of statewide significance. If on-site access cannot be provided, offsite access should be required. Off site access could be procured through the purchase of land or an easement at a location appropriate to provide the access deemed necessary. Nonresidential developments should include multiple use concepts such as open space and recreation.

SMP68: Nonresidential development in the shoreline jurisdiction should include landscaping to enhance the shoreline area.

In-stream Structures

SMP69: In-stream structures should provide for the protection and preservation, of ecosystem-wide processes, ecological functions, and cultural resources including, but not limited to fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas. The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

SMP70: Non-structural and non-regulatory methods to protect, enhance, and restore shoreline ecological functions and processes and other shoreline resources should be encouraged as an alternative to structural in-stream structures.

Aquaculture

SMP71: Potential locations for aquaculture are relatively restricted due to specific requirements for water quality, temperature, flows, oxygen content, adjacent land uses, wind protection, commercial navigation, and, in marine waters, salinity. The technology associated with some forms of present- day aquaculture is still in its formative stages and experimental. Therefore, the City recognizes the

necessity for some latitude in the development of this use as well as its potential impact on existing uses and natural systems.

- SMP72:** Aquaculture should not be permitted in areas where it would result in a net loss of ecological functions, adversely impact eelgrass and macroalgae, or significantly conflict with navigation and other water-dependent uses. Aquacultural facilities should be designed and located so as not to spread disease to native aquatic life, establish new nonnative species which cause significant ecological impacts, or significantly impact the aesthetic qualities of the shoreline. Impacts to ecological functions shall be mitigated according to the mitigation sequence described in SMC 20.230.020.

Parking

- SMP73:** Parking in shoreline areas should be minimized.
- SMP74:** Parking within shoreline areas should directly serve a permitted use on the property.
- SMP75:** Parking in shoreline areas should be located and designed to minimize adverse impacts including those related to stormwater runoff, water quality, visual qualities, public access, and vegetation and habitat maintenance.
- SMP76:** Landscaping should consist of native vegetation in order to enhance the habitat opportunities within the shorelines area.

Recreational Facilities

- SMP77:** The coordination of local, state, and federal recreation planning should be encouraged so as to mutually satisfy recreational needs. Shoreline recreational developments should be consistent with all adopted parks, recreation, and open space plans.
- SMP78:** Parks, recreation areas, and public access points, such as hiking paths, bicycle paths, and scenic drives should be linked.
- SMP79:** Recreational developments should be located and designed to preserve, enhance, or create scenic views and vistas.
- SMP80:** The use of jet-skis and similar recreational equipment should be restricted to special areas. This type of activity should be allowed only where no conflict exists with other uses and wildlife habitat.
- SMP81:** All recreational developments should make adequate provisions for:
- Vehicular and pedestrian access, both on-site and off-site;
 - Proper water, solid waste, and sewage disposal methods;
 - Security and fire protection for the use itself and for any use-related impacts to adjacent private property;
 - The prevention of overflow and trespass onto adjacent properties; and
 - Buffering of such development from adjacent private property or natural areas.

Residential Development

- SMP82:** In accordance with the Public Access requirements in 20.230.060, residential developments of four (4) or more dwelling units should provide dedicated and improved public access to the shoreline.
- SMP83:** Residential development and accessory uses should be prohibited over the water.
- SMP84:** New subdivisions should be encouraged to cluster dwelling units in order to preserve natural features, minimize physical impacts, and provide for public access to the shoreline.

SMP85: In all new subdivisions and detached single family development with four (4) or more dwelling units, joint-use shoreline facilities should be encouraged.

SMP86: Accessory uses and structures should be designed and located to blend into the site as much as possible. Accessory uses and structures should be located landward of the principal residence when feasible.

Shoreline Modification

SMP87: Biostabilization and other bank stabilization measures should be located, designed, and constructed primarily to prevent damage to the existing primary structure.

SMP88: All new development should be located and designed to prevent or minimize the need for shoreline stabilization measures and flood protection works. New development requiring shoreline stabilization shall be discouraged in areas where no preexisting shoreline stabilization is present.

SMP89: Shoreline modifications are only allowed for mitigation or enhancement purposes, or when and where there is a demonstrated necessity to support or protect an existing primary structure or legally existing shoreline use that is otherwise in danger of loss or substantial damage.

SMP90: Proposals for shoreline modifications should be designed to protect life and property without impacting shoreline resources.

SMP91: Shoreline modifications that are natural in appearance, compatible with ongoing shoreline processes, and provide flexibility for long term management, such as protective berms or vegetative stabilization, should be encouraged over structural means such as concrete bulkheads or extensive revetments, where feasible.

SMP92: Structural solutions to reduce shoreline damage should be allowed only after it is demonstrated that nonstructural solutions would not be able to withstand the erosive forces of the current and waves.

SMP93: The design of bank stabilization or protection works should provide for the long-term, multiple-use of shoreline resources and public access to public shorelines.

SMP94: In the design of publicly financed or subsidized works, consideration should be given to providing pedestrian access to shorelines for low impact outdoor recreation.

SMP95: All flood protection measures should be placed landward of the natural flood boundary, including wetlands that are directly interrelated and inter-dependent with water bodies.

SMP96: If through construction and/or maintenance of shoreline modification developments, the loss of vegetation and wildlife habitat will occur, mitigation should be required.

Dredging and Dredge Spoil

SMP97: Dredging waterward of the ordinary high water mark for the primary purpose of obtaining fill material is prohibited.

SMP98: Dredging operations should be planned and conducted to minimize interference with navigation; avoid creating adverse impacts on other shoreline uses, properties, and ecological shoreline functions and values; and avoid adverse impacts to habitat areas and fish species.

SMP99: Dredge spoil disposal in water bodies shall be prohibited except for habitat improvement.

SMP100: Dredge spoil disposal on land should occur in areas where environmental impacts will not be significant.

Bulkheads

- SMP101:** Bulkheads constructed from natural materials, such as protective berms, beach enhancement, or vegetative stabilization are strongly preferred over structural bulkheads constructed from materials such as steel, wood, or concrete. Proposals for bulkheads should demonstrate that natural methods are unworkable.
- SMP102:** Bulkheads should be located, designed, and constructed primarily to prevent damage to the existing primary structure. New development that requires bulkheads is not permitted except as specifically provided under this Master Program.
- SMP103:** Shoreline uses should be located in a manner so that a bulkhead is not likely to become necessary in the future.
- SMP104:** Bulkheads should not be approved as a solution to geo-physical problems, such as mass slope failure, sloughing, or landslides. Bulkheads should only be approved for the purposes of preventing bank erosion by the Puget Sound.

Revetments

- SMP105:** The use of armored structural revetments should be limited to situations where it is determined that nonstructural solutions such as bioengineering, setbacks, buffers or any combination thereof, will not provide sufficient shoreline stabilization.
- SMP106:** Revetments should be designed, improved, and maintained to provide public access whenever possible.

Land Disturbing Activities

- SMP107:** Land disturbing activities should only be allowed in association with a permitted shoreline development.
- SMP108:** Land disturbing activities should be limited to the minimum necessary to accommodate the shoreline development or a landscape plan developed in conjunction with the shoreline development.
- SMP109:** Erosion shall be prevented and sediment shall not enter waters of the state.

Landfilling

- SMP110:** The perimeter of landfilling should be designed to avoid or eliminate erosion and sedimentation impacts, during both initial landfilling activities and over time.
- SMP111:** Where permitted, landfilling should be the minimum necessary to provide for the proposed use and should be permitted only when conducted in conjunction with a specific development proposal that is permitted by the Shoreline Master Program. Speculative landfilling activity should be prohibited.

Signs

- SMP112:** Signs should be designed and placed so that they are compatible with the natural quality of the shoreline environment and adjacent land and water uses.

Stormwater Management Facilities

- SMP113:** Stormwater facilities located in the shoreland area should be maintained only to the degree necessary to ensure the capacity and function of the facility, including the removal of non-native, invasive plant species.

SMP114: The stormwater facility should be planted with native vegetation.

Transportation

SMP114: New roads within the shoreline area should be minimized.

SMP115: Roads and railroad locations should be planned to fit the topographical characteristics of the shoreline such that alternation of natural conditions is minimized.

SMP116: Pedestrian and bicycle trails should be encouraged.

SMP117: When existing transportation corridors are abandoned they should be reused for water- dependent use or public access.

SMP118: Alternatives to new roads or road expansion in the shoreline area should be considered as a first option.

SMP119: Joint use of transportation corridors within shoreline jurisdiction for roads, utilities, and motorized forms of transportation should be encouraged.

SMP120: New roads should be designed to accommodate bicyclists, pedestrians and transit, where feasible.

Utilities

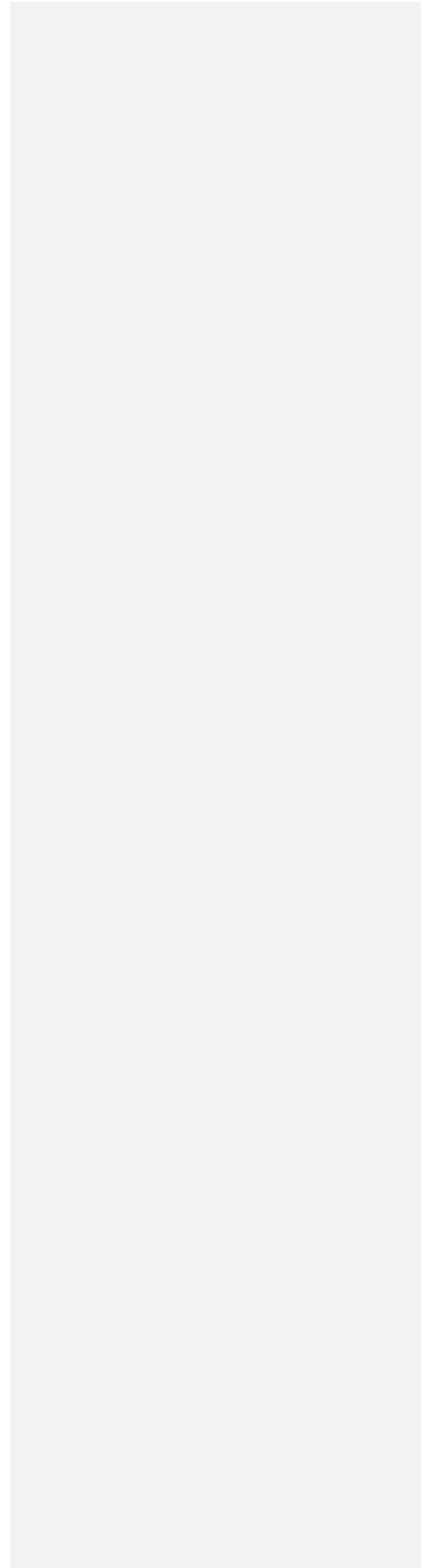
SMP121: Utilities should utilize existing transportation and utility sites, rights-of-way, and corridors whenever possible. Joint use of rights-of-way and corridors should be encouraged.

SMP122: Unless no other feasible alternative exists, utilities should be prohibited in the shoreline jurisdiction, wetlands, and other critical areas. There shall be no net loss of ecological functions or significant impacts to other shoreline resources or values.

SMP123: New utility facilities should be located so as not to require extensive shoreline modifications.

SMP124: Whenever possible, utilities should be placed underground or alongside or under bridges.

SMP125: Solid waste disposal activities and facilities should be prohibited in shoreline area



Shoreline Master Program Element Goals & Policies

Introduction

Washington's Shoreline Management Act (SMA) was passed by the Legislature in 1971 and adopted by the public in a 1972 referendum. The goal of the SMA is "to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines." The SMA establishes a balance of authority between local and state government. Cities and counties are the primary regulators, but the state has authority to review local shoreline management programs and permit decisions.

The SMA has three broad policies:

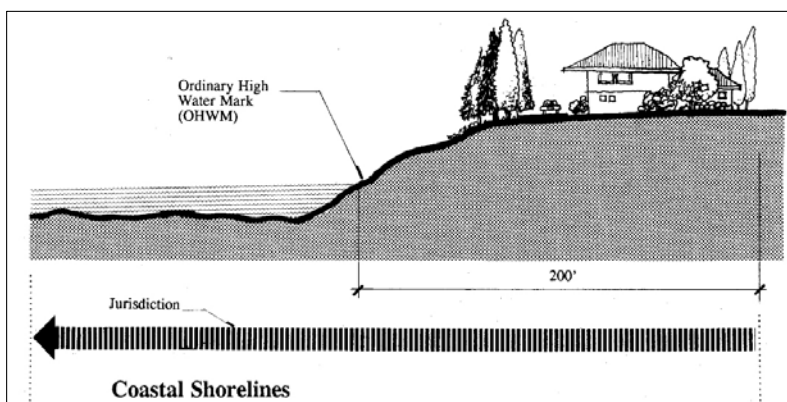
- **Encourage water-dependent and water-oriented uses:** "uses shall be preferred which are consistent with control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon use of the states' shorelines...."
- **Promote public access:** "the public's opportunity to enjoy the physical and aesthetic qualities of natural shorelines of the state shall be preserved to the greatest extent feasible consistent with the overall best interest of the state and the people generally."
- **Protect shoreline natural resources,** including "...the land and its vegetation and wildlife, and the water of the state and their aquatic life...."

Shoreline Jurisdiction

Under the SMA, the shoreline jurisdiction includes areas that are 200 feet landward of the ordinary high water mark (OHWM) of waters that have been designated as "shorelines of statewide significance" or "shorelines of the state." These designations were established in 1972, and are described in Washington Administrative Code (WAC) 173-18. Generally, "shorelines of statewide significance" include portions of Puget Sound and other marine water bodies, rivers west of the Cascade Range that have a mean annual flow of 1,000 cubic feet per second (cfs) or greater, rivers east of the Cascade Range that have a mean annual flow of 200 cfs or greater, and freshwater lakes with a surface area of 1,000 acres or more. "Shorelines of the state" are generally described as all marine shorelines and shorelines of all other streams or rivers having a mean annual flow of 20 cfs or greater and lakes with a surface area greater than 20 acres.

The City of Shoreline's shoreline area includes approximately 3.5 miles of marine shorelines within the city limits. There are no "shorelines of the state" associated with rivers, streams, or freshwater lakes in the City or its Potential Annexation Area (PAA) of Point Wells. The portions of Puget Sound within the city limits and its PAA are defined as "shorelines of the state" waterward of the line of extreme low tide (RCW 90.58.030(2)(e)(iii)). Under the SMA, the shoreline area to be regulated under the City's Shoreline Master Program must include marine waters and shorelands, defined as the upland area within 200 feet of the OHWM, as well as any

associated wetlands (RCW 90.58.030). “Associated wetlands” means those wetlands that are in proximity to and either influence or are influenced by tidal waters or a lake or stream subject to the SMA (WAC 173-22-030 (1)). These are typically identified as wetlands that physically extend into the shoreline jurisdiction, or wetlands that are functionally related to the shoreline jurisdiction through surface water connection and/or other factors. Intertidal wetlands have been mapped throughout the City limits along Puget Sound, while smaller wetlands associated with Barnacle and Coyote Creeks are found in proximity to Puget Sound.



Shoreline Master Programs

Under the SMA, each city and county adopts a Shoreline Master Program (SMP) that is based on state guidelines, but tailored to the specific needs of the community. Local SMPs combine both plans and regulations to guide and control development within the shoreline area. The plans are a comprehensive vision of how shoreline areas will be used and developed over time. Regulations are the standards that shoreline projects and uses must meet.

The City of Shoreline incorporated on August 31, 1995, and subsequently adopted the King County Shoreline Master Program [Ord. 23, 1995]. With the adoption of the Comprehensive Plan in 1998, the City adopted a Shoreline Master Program Element that contained goals, policies and maps of shoreline environments. While largely consistent with the King County SMP, this newer SMP Element was not reviewed by Ecology and therefore it did not qualify as part of the City’s recognized SMP.

In 2007 the City began a process of creating its own SMP with the help of a grant from the State Department of Ecology. This process included development of multiple background documents, which are summarized below:

- Public Participation Plan- Drafted March 2008. Outlines goals for public involvement, and identifies stakeholders and strategies to involve them in decision-making.
- Inventory and Characterization Report- Drafted December 2008, Revised November 2009 and April 2010 in collaboration with the Richmond Beach Preservation Association (RBPA). Describes current shoreline conditions, and provides a basis for updating the City’s SMP goals, policies, and regulations. The report identifies existing conditions and evaluates existing functions and values of shoreline resources. It also describes opportunities for

conservation and restoration of ecological functions. This report helps the City make sound decisions on policies and regulations. It also provides a baseline for determining the success of the SMP with meeting its objectives.

- Land Use and Public Access Analysis- Drafted December 2008, Revised April 2010 with RBPA. Describes current shoreline use patterns, redevelopment potential, and opportunities for public access.
- Recommendations Report- Drafted December 2008, Revised April 2010 with RBPA. Provides a summary of findings from the Inventory; discusses opportunities for water dependent uses, public access, and restoration; and recommends specific shoreline environment designations and goal, policy, and regulatory changes.
- General Goals and Policies- Drafted March 2009, Revised March 2010 with RBPA. Outlines general aspirations and policy direction for the SMP, to serve as guidance when developing more specific goals, policies, and regulations in the final version.
- Restoration Plan- Drafted March 2009, Revised April 2010 with RBPA. Identifies opportunities (both programmatic and site-specific) for restoration, establishes goals and policies, encourages working cooperatively with other regional entities, and provides recommendations for supporting restoration through other regulatory and non-regulatory programs.
- Environment Designations Memo- Drafted October 2009, Revised April 2010 with RBPA. Outlines characteristics of different segments of the shoreline environment and assigns designations, similar to zoning overlays. Each designation permits certain uses and developments, if allowed by the underlying zoning district. The purpose of shoreline environment designations is to provide a uniform basis for applying policies and regulations within distinctly different shoreline areas.
- Administrative Procedures, Goals, Policies and Regulations- Drafted November 2010, multiple revisions. Outlines policy framework and implements protections and strategies recommended in previous documents. These are the mechanism by which development will be regulated over time, and have more direct impact on property owners and the ecological health of the Puget Sound than the other documents, which is why staff and stakeholders have spent substantial time crafting balanced language.
- Cumulative Impacts Assessment- Drafted November 2010, Revised March 2012. Determines whether proposed regulations, restoration opportunities, and restrictions will be sufficient to ensure the Department of Ecology standard of “no net loss” and other goals that the City is required to meet under the SMA.

The final Shoreline Master Program was adopted by the City Council on May 29, 2012 by Resolution 327. It included background, policies, and regulations based on findings and recommendations from the documents listed above. Upon approval by the Department of Ecology and Council adoption of Ordinance #?, the goals and policies contained in the SMP were incorporated into this Comprehensive Plan Element, and regulations were incorporated into Title 20 of the City of Shoreline Unified Development Code.

Comment [m1]: Include # and dates when available.

Environment Designations

Part of the process of drafting regulations involved classifying areas of the coastline according to their historic and existing conditions and ecological function. Those classifications are listed below:

Aquatic Environment (A). Encompasses all submerged lands from OHWM to the middle of Puget Sound. The purpose of this designation is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high-water mark. New overwater structures are allowed only for water-dependent uses, public access, or ecological restoration and must be limited to the minimum necessary to support the structure's intended use.

Urban Conservancy Environment (UC). The purpose of this designation is to protect and restore relatively undeveloped or unaltered shorelines to maintain open space, floodplains, or habitat, while allowing a variety of compatible uses. This designation shall apply to shorelines that retain important ecological functions, even if partially altered. These shorelines are suitable for low intensity development, uses that are a combination of water related or water-enjoyment uses, or uses that allow substantial numbers of people access to the shoreline. Any undesignated shorelines are automatically assigned an urban conservancy designation.

Shoreline Residential Environment (SR). The purpose of this designation is to accommodate residential development and accessory structures that are consistent with this Shoreline Master Program. This designation shall apply to shorelines that do not meet the criteria for Urban Conservancy and that are characterized by single-family or multifamily residential development or are planned and platted for residential development.

Waterfront Residential Environment (WR). The purpose of this designation is to distinguish between residential portions of the coastline where natural and manmade features preclude building within the shoreline jurisdiction and the section along 27th Avenue NW where residential properties directly abut the Puget Sound.

Point Wells Urban Environment (PW). The purpose of this designation is to accommodate higher density uses while protecting existing ecological functions and restoring ecological functions that have been degraded.

Point Wells Urban Conservancy Environment (PWC). The purpose of this designation is to distinguish between differing levels of potential and existing ecological function within the Point Wells environment, and regulate uses and public access requirements appropriately.

Shoreline Master Program Goals and Policies

- Goal SMPI:** Provide for economically productive uses that are particularly dependent on their shoreline location or use.
- Goal SMP II:** Increase public access to publicly-owned areas of the shoreline.
- Goal SMP III:** Develop public and private recreation opportunities that are compatible with adjacent uses and that protect the shoreline environments.
- Goal SMP IV:** Provide inter-connected, efficient, and safe transportation networks to and around the shoreline to accommodate vehicles, transit, pedestrians, and cyclists.

Goal SMPV: Regulate land use patterns to locate activity and development in areas of the shoreline that will be compatible with adjacent uses and will be sensitive to existing shoreline environments, habitat, and ecological systems.

Goal SMPVI: Conserve and protect the natural resources of the shoreline including, but not limited to scenic vistas, aesthetics, and vital estuarine areas for fisheries and wildlife protection.

Goal SMPVII: Identify, preserve, protect, and restore shoreline areas, buildings, and sites having historical, cultural, educational, or scientific values.

Goal SMPVIII: Protect the City of Shoreline and other property owners from losses and damage created by flooding along the coast and sea-level rise.

Goal SMP IX: Improve water quality, reduce the impacts of flooding events; and restore natural areas, vegetation, and habitat functions.

SMP Policies

General Environment

SMP1: The adverse impacts of shoreline developments and activities on the natural environment, critical areas and habitats for proposed, threatened, and endangered species should be minimized during all phases of development (e.g., design, construction, operation, and management).

SMP2: Shoreline developments that protect and/or contribute to the long-term restoration of habitat for proposed, threatened, and endangered species are consistent with the fundamental goals of this Master Program. Shoreline developments that propose to enhance critical areas, other natural characteristics, resources of the shoreline, and/or provide public access and recreational opportunities to the shoreline are also consistent with the fundamental goals of this Master Program, and should be encouraged.

Earth

SMP3: Beaches are valued for recreation and may provide fish spawning substrate. Development that could disrupt these shoreforms may be allowed:

- When such disruption would not reduce shoreline ecological function;
- Where there is a demonstrated public benefit; and/or
- Where the Department of Fish and Wildlife determines there would be no significant impact to the fisheries resource.

Water

SMP4: Shoreline development and activities shall result in no net loss of ecological functions.

SMP5: Development and regulated activities shall minimize impacts to hydrogeologic processes, surface water drainage, and groundwater recharge.

SMP6: Measures shall be incorporated into the development, use, or activity to protect water bodies and wetlands from all sources of pollution including, but not limited to sediment and silt, petrochemicals, and wastes and dredge spoils.

- SMP7:** Adequate provisions to prevent water runoff from contaminating surface and groundwater shall be included in development design. The Director may specify the method of surface water control and maintenance programs. Surface water control must comply with the adopted storm-water manual.
- SMP8:** All measures for the treatment of surface water runoff for the purpose of maintaining and/or enhancing water quality shall be conducted onsite. Off-site treatment facilities may be considered if onsite treatment is not feasible.
- SMP9:** Point and non-point source pollution should be managed on a basin-wide basis to protect water quality and support the efforts of shoreline property owners to maintain shoreline ecological functions.

Plants and Animals

- SMP10:** Shoreline development, uses, and activities shall be:
- a. Located and conducted in a manner that minimizes impacts to existing ecological values and natural resources of the area, conserves properly functioning conditions, and ensures no net loss of shoreline ecological functions;
 - b. Scheduled to protect biological productivity and to minimize interference with fish resources including anadromous fish migration, spawning, and rearing activity;
 - c. Designed to avoid the removal of trees in shorelines wherever practicable, and to minimize the removal of other woody vegetation. Where riparian vegetation is removed, measures to mitigate the loss of vegetation shall be implemented to ensure no net loss; and
 - d. Designed to minimize impacts to the natural character of the shoreline as much as possible.

Noise

- SMP11:** Noise levels shall not interfere with the quiet enjoyment of the shoreline.

Public Health

- SMP12:** All development within the regulated shoreline shall be located, constructed, and operated so as not to be a hazard to public health and safety.

Land Use

- SMP13:** The size of the shoreline development and the intensity of the use shall be compatible with the surrounding environment and uses. The City of Shoreline may prescribe operation intensity, landscaping, and screening standards to ensure compatibility with the character and features of the surrounding area.
- SMP14:** Shoreline developments shall minimize land use conflicts to properties adjacent to, upstream, and downstream of the proposed site.

Aesthetics

SMP15: Development should be designed to minimize the negative aesthetic impact structures have on the shoreline by avoiding placement of service areas, parking lots, and/or view- blocking structures adjacent to the shoreline.

Historical/Cultural

SMP16: Development should strive to preserve historic or culturally significant resources.

Environmentally Sensitive Areas Within the Shoreline**Critical Areas**

SMP17: Preserve and protect unique, rare, and fragile natural and man-made features and wildlife habitats.

SMP18: Enhance the diversity of aquatic life, wildlife, and habitat within the shoreline.

SMP19: Conserve and maintain designated open spaces for ecological, educational, and recreational purposes.

SMP20: Recognize that the interest and concern of the public is essential to the improvement of the environment, and sponsor and support public information programs.

SMP21: The level of public access should be appropriate to the degree of uniqueness or fragility of the geological and biological characteristics of the shoreline (e.g., wetlands, spawning areas).

SMP22: Discourage intensive development of shoreline areas that are identified as hazardous or environmentally sensitive.

Floodplain Management

SMP23: Flood management planning should be undertaken in a coordinated manner among affected property owners and public agencies and should consider the entire coastal system. This planning should consider off-site impacts such as erosion, accretion, and/or flood damage that might occur if shore protection structures are constructed.

SMP24: Non-structural control solutions are preferred over structural flood control devices, and should be used wherever possible when control devices are needed. Non-structural controls include such actions as prohibiting or limiting development in areas that are historically flooded or limiting increases in peak flow runoff from new upland development. Structural solutions to reduce shoreline damage should be allowed only after it is demonstrated that non-structural solutions would not be able to reduce the damage.

SMP25: Substantial stream channel modification, realignment, and straightening should be discouraged as a means of flood protection.

SMP26: Where possible, public access should be integrated into the design of publicly financed flood management facilities.

SMP27: The City supports the protection and preservation of the aquatic environment and the habitats it provides, and advocates balancing these interests with the City's intention to ensure protection of life and property from damage caused by flooding.

SMP28: Development should avoid potential channel migration impacts.

Wetlands

SMP29: Wetland ecosystems serve many important ecological and environmental functions, which are beneficial to the public welfare. Such functions include, but are not limited to, providing food, breeding, nesting and/or rearing habitat for fish and wildlife; recharging and discharging ground water; contributing to stream flow during low flow periods; stabilizing stream banks and shorelines; storing storm and flood waters to reduce flooding and erosion; and improving water quality through biofiltration, adsorption, and retention and transformation of sediments, nutrients, and toxicants; as well as education and scientific research.

SMP30: Wetland areas should be identified according to established identification and delineation procedures and provided appropriate protection consistent with the policies and regulations of this Master Program and Chapter 20.80, Critical Areas.

SMP31: The greatest protection should be provided to wetlands of exceptional resource value, which are defined as those wetlands that include rare, sensitive, or irreplaceable systems such as:

- a. Documented or potential habitat for an endangered, threatened, or sensitive species;
- b. High quality native wetland systems as determined by the Washington State Natural Heritage Program;
- c. Significant habitat for fish or aquatic species as determined by the appropriate state resource agency;
- d. Diverse wetlands exhibiting a high mixture of wetland classes and subclasses as defined in the US Fish and Wildlife Service classification system;
- e. Mature forested swamp communities; and/or
- f. Sphagnum bogs or fens.

SMP32: A wetland buffer of adequate width should be maintained between a wetland and the adjacent development to protect the functions and integrity of the wetland.

SMP33: The width of the established buffer zone should be based upon the functions and sensitivity of the wetland, the characteristics of the existing buffer, and the potential impacts associated with the adjacent land use.

SMP34: All activities that could potentially affect wetland ecosystems should be controlled both within the wetland and the buffer zone to prevent adverse impacts to the wetland functions.

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- SMP35:** No wetland alteration should be authorized unless it can be shown that the impact is both unavoidable and necessary, and that resultant impacts are offset through the deliberate restoration, creation, or enhancement of wetlands.
- SMP36:** Wetland restoration, creation, and enhancement projects should result in no net loss of wetland acreage and functions. Where feasible, wetland quality should be improved.
- SMP37:** Wetlands that are impacted by activities of a temporary nature should be restored immediately upon project completion.
- SMP38:** In-kind replacement of functional wetland values is preferred. Where in-kind replacement is not feasible or practical due to the characteristics of the existing wetland, substitute ecological resources of equal or greater value should be provided.
- SMP39:** On-site replacement of wetlands is preferred. Where on-site replacement of a wetland is not feasible or practical due to characteristics of the existing location, replacement should occur within the same watershed and in as close proximity to the original wetland as possible.
- SMP40:** Where possible, wetland restoration, creation, and enhancement projects should be completed prior to wetland alteration. In all other cases, replacement should be completed prior to use or occupancy of the activity or development.
- SMP41:** Applicants should develop comprehensive mitigation plans to ensure long-term success of the wetland restoration, creation, or enhancement project. Such plans should provide for sufficient monitoring and contingencies to ensure wetland persistence.
- SMP42:** Applicants should demonstrate sufficient scientific expertise, supervisory capability, and financial resources to complete and monitor the mitigation project.
- SMP43:** Proposals for restoration, creation, or enhancement should be coordinated with appropriate resource agencies to ensure adequate design and consistency with other regulatory requirements.
- SMP44:** Activities should be prevented in wetland buffer zones except where such activities have no adverse impacts on wetland ecosystem functions.
- SMP45:** Wetland buffer zones should be retained in their natural condition unless revegetation is necessary to improve or restore the buffer.
- SMP46:** Land use should be regulated to avoid adverse effects on wetlands and maintain the functions and values of wetlands throughout Shoreline, and review procedures should be established for development proposals in and adjacent to wetlands.

Public Access

- SMP47:** Public access provisions should be incorporated into all private and public developments. Exceptions may be considered for the following types of uses:
- A single family residence;
 - An individual multi-family structure containing more than four (4) dwelling units; and/or
 - Where deemed inappropriate by the Director.
- SMP48:** Development uses and activities on or near the shoreline should not impair or detract from the public's visual or physical access to the water.
- SMP49:** Public access to the shoreline should be sensitive to the unique characteristics of the shoreline and should preserve the natural character and quality of the environment and adjacent wetlands, public access should assure no net loss of ecological functions.
- SMP50:** Where appropriate, water-oriented public access should be provided as close as possible to the water's edge without adversely affecting a sensitive environment.
- SMP51:** Except for access to the water, the preferred location for placement of public access trails is as close to the furthest landward edge of the native vegetation zone as practical. Public access facilities should provide auxiliary facilities, such as parking and sanitation, when appropriate, and shall be designed for accessibility by people with disabilities. Publicly owned shorelines should be limited to water-dependent or public recreation uses, otherwise such shorelines should remain protected open space.
- SMP52:** Public access afforded by public right of way street ends adjacent to the shoreline should be preserved, maintained, and enhanced.
- SMP53:** Public access should be designed to provide for public safety and to minimize potential impacts to private property and individual privacy. This may include providing a physical separation to reinforce the distinction between public and private space, providing adequate space, through screening with landscape planting or fences, or other means.
- SMP54:** Public views from the shoreline upland areas should be enhanced and preserved. Enhancement of views should not be construed to mean excess removal of vegetation that partially impairs views.
- SMP55:** Public access facilities should be constructed of environmentally friendly materials and support healthy natural processes, whenever financially feasible and possible.
- SMP56:** Public access facilities should be maintained to provide a clean, safe experience, and to protect the environment.

Boating Facilities

- SMP57:** Boating facilities can have a significant impact on habitat. The impacts of boating facilities should be reviewed thoroughly before boating facilities are permitted in the shoreline jurisdiction.
- SMP58:** Public and community boating facilities may be allowed. Individual private facilities are prohibited.
- SMP59:** New nonresidential boating facilities may be allowed as a conditional use within the regulated shoreline. When allowed, such facilities should be designed to accommodate public access and enjoyment of the shoreline location. Depending on the scale of the facility, public access should include walkways, viewpoints, restroom facilities, and other recreational uses.
- SMP60:** Dry boat storage should not be considered a water-oriented use. Only boat hoists, boat launch ramps, and access routes associated with a dry boat storage facility should be considered a water-oriented use.
- SMP61:** Health, Safety and Welfare considerations must be addressed in application for development of boating facilities.
- SMP62:** Navigation rights must be protected in development of boating facilities.
- SMP63:** Extended moorage on waters of the state without a lease or permission is restricted and mitigation of impacts to navigation and access is required.

Breakwaters, Jetties, Groins and Weirs

- SMP64:** Breakwaters, jetties, groins, and weirs should be permitted only for water-dependent uses and only where mitigated to provide no net loss of shoreline ecological functions and processes.

Nonresidential Development

- SMP65:** Priority of any nonresidential development should be given to water-dependent and water- enjoyment uses. Allowed uses include restaurants that provide a view of the sound to customers, motels and hotels that provide walking areas for the public along the shoreline, office buildings, and retail sales buildings that have a waterfront theme with public access to the beach or water views.
- SMP66:** Over-the-water nonresidential development shall be prohibited.
- SMP67:** Nonresidential development should be required to provide on-site physical or visual access to the shoreline, or offer other opportunities for the public to enjoy shorelines of statewide significance. If on-site access cannot be provided, offsite access should be required. Off site access could be procured through the purchase of land or an easement at a location appropriate to provide the access deemed necessary. Nonresidential developments should include multiple use concepts such as open space and recreation.

SMP68: Nonresidential development in the shoreline jurisdiction should include landscaping to enhance the shoreline area.

In-stream Structures

SMP69: In-stream structures should provide for the protection and preservation, of ecosystem-wide processes, ecological functions, and cultural resources including, but not limited to fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas. The location and planning of in-stream structures should give due consideration to the full range of public interests, watershed functions and processes, and environmental concerns, with special emphasis on protecting and restoring priority habitats and species.

SMP70: Non-structural and non-regulatory methods to protect, enhance, and restore shoreline ecological functions and processes and other shoreline resources should be encouraged as an alternative to structural in-stream structures.

Aquaculture

SMP71: Potential locations for aquaculture are relatively restricted due to specific requirements for water quality, temperature, flows, oxygen content, adjacent land uses, wind protection, commercial navigation, and, in marine waters, salinity. The technology associated with some forms of present-day aquaculture is still in its formative stages and experimental. Therefore, the City recognizes the necessity for some latitude in the development of this use as well as its potential impact on existing uses and natural systems.

SMP72: Aquaculture should not be permitted in areas where it would result in a net loss of ecological functions, adversely impact eelgrass and macroalgae, or significantly conflict with navigation and other water-dependent uses. Aquacultural facilities should be designed and located so as not to spread disease to native aquatic life, establish new nonnative species which cause significant ecological impacts, or significantly impact the aesthetic qualities of the shoreline. Impacts to ecological functions shall be mitigated according to the mitigation sequence described in SMC 20.230.020.

Parking

SMP73: Parking in shoreline areas should be minimized.

SMP74: Parking within shoreline areas should directly serve a permitted use on the property.

SMP75: Parking in shoreline areas should be located and designed to minimize adverse impacts including those related to stormwater runoff, water quality, visual qualities, public access, and vegetation and habitat maintenance.

SMP76: Landscaping should consist of native vegetation in order to enhance the habitat opportunities within the shorelines area.

Recreational Facilities

- SMP77:** The coordination of local, state, and federal recreation planning should be encouraged so as to mutually satisfy recreational needs. Shoreline recreational developments should be consistent with all adopted parks, recreation, and open space plans.
- SMP78:** Parks, recreation areas, and public access points, such as hiking paths, bicycle paths, and scenic drives should be linked.
- SMP79:** Recreational developments should be located and designed to preserve, enhance, or create scenic views and vistas.
- SMP80:** The use of jet-skis and similar recreational equipment should be restricted to special areas. This type of activity should be allowed only where no conflict exists with other uses and wildlife habitat.
- SMP81:** All recreational developments should make adequate provisions for:
- Vehicular and pedestrian access, both on-site and off-site;
 - Proper water, solid waste, and sewage disposal methods;
 - Security and fire protection for the use itself and for any use-related impacts to adjacent private property;
 - The prevention of overflow and trespass onto adjacent properties; and
 - Buffering of such development from adjacent private property or natural areas.

Residential Development

- SMP82:** In accordance with the Public Access requirements in 20.230.060, residential developments of four (4) or more dwelling units should provide dedicated and improved public access to the shoreline.
- SMP83:** Residential development and accessory uses should be prohibited over the water.
- SMP84:** New subdivisions should be encouraged to cluster dwelling units in order to preserve natural features, minimize physical impacts, and provide for public access to the shoreline.
- SMP85:** In all new subdivisions and detached single family development with four (4) or more dwelling units, joint-use shoreline facilities should be encouraged.
- SMP86:** Accessory uses and structures should be designed and located to blend into the site as much as possible. Accessory uses and structures should be located landward of the principal residence when feasible.

Shoreline Modification

- SMP87:** Biostabilization and other bank stabilization measures should be located, designed, and constructed primarily to prevent damage to the existing primary structure.
- SMP88:** All new development should be located and designed to prevent or minimize the need for shoreline stabilization measures and flood protection works. New

development requiring shoreline stabilization shall be discouraged in areas where no preexisting shoreline stabilization is present.

SMP89: Shoreline modifications are only allowed for mitigation or enhancement purposes, or when and where there is a demonstrated necessity to support or protect an existing primary structure or legally existing shoreline use that is otherwise in danger of loss or substantial damage.

SMP90: Proposals for shoreline modifications should be designed to protect life and property without impacting shoreline resources.

SMP91: Shoreline modifications that are natural in appearance, compatible with ongoing shoreline processes, and provide flexibility for long term management, such as protective berms or vegetative stabilization, should be encouraged over structural means such as concrete bulkheads or extensive revetments, where feasible.

SMP92: Structural solutions to reduce shoreline damage should be allowed only after it is demonstrated that nonstructural solutions would not be able to withstand the erosive forces of the current and waves.

SMP93: The design of bank stabilization or protection works should provide for the long-term, multiple-use of shoreline resources and public access to public shorelines.

SMP94: In the design of publicly financed or subsidized works, consideration should be given to providing pedestrian access to shorelines for low impact outdoor recreation.

SMP95: All flood protection measures should be placed landward of the natural flood boundary, including wetlands that are directly interrelated and inter-dependent with water bodies.

SMP96: If through construction and/or maintenance of shoreline modification developments, the loss of vegetation and wildlife habitat will occur, mitigation should be required.

Dredging and Dredge Spoil

SMP97: Dredging waterward of the ordinary high water mark for the primary purpose of obtaining fill material is prohibited.

SMP98: Dredging operations should be planned and conducted to minimize interference with navigation; avoid creating adverse impacts on other shoreline uses, properties, and ecological shoreline functions and values; and avoid adverse impacts to habitat areas and fish species.

SMP99: Dredge spoil disposal in water bodies shall be prohibited except for habitat improvement.

SMP100: Dredge spoil disposal on land should occur in areas where environmental impacts will not be significant.

Bulkheads

SMP101: Bulkheads constructed from natural materials, such as protective berms, beach enhancement, or vegetative stabilization are strongly preferred over structural bulkheads constructed from materials such as steel, wood, or concrete. Proposals for bulkheads should demonstrate that natural methods are unworkable.

SMP102: Bulkheads should be located, designed, and constructed primarily to prevent damage to the existing primary structure. New development that requires bulkheads is not permitted except as specifically provided under this Master Program.

SMP103: Shoreline uses should be located in a manner so that a bulkhead is not likely to become necessary in the future.

SMP104: Bulkheads should not be approved as a solution to geo-physical problems, such as mass slope failure, sloughing, or landslides. Bulkheads should only be approved for the purposes of preventing bank erosion by the Puget Sound.

Revetments

SMP105: The use of armored structural revetments should be limited to situations where it is determined that nonstructural solutions such as bioengineering, setbacks, buffers or any combination thereof, will not provide sufficient shoreline stabilization.

SMP106: Revetments should be designed, improved, and maintained to provide public access whenever possible.

Land Disturbing Activities

SMP107: Land disturbing activities should only be allowed in association with a permitted shoreline development.

SMP108: Land disturbing activities should be limited to the minimum necessary to accommodate the shoreline development or a landscape plan developed in conjunction with the shoreline development.

SMP109: Erosion shall be prevented and sediment shall not enter waters of the state.

Landfilling

SMP110: The perimeter of landfilling should be designed to avoid or eliminate erosion and sedimentation impacts, during both initial landfilling activities and over time.

SMP111: Where permitted, landfilling should be the minimum necessary to provide for the proposed use and should be permitted only when conducted in conjunction with a specific development proposal that is permitted by the Shoreline Master Program. Speculative landfilling activity should be prohibited.

Signs

SMP112: Signs should be designed and placed so that they are compatible with the natural quality of the shoreline environment and adjacent land and water uses.

Stormwater Management Facilities

SMP113: Stormwater facilities located in the shoreland area should be maintained only to the degree necessary to ensure the capacity and function of the facility, including the removal of non-native, invasive plant species.

SMP114: The stormwater facility should be planted with native vegetation.

Transportation

SMP114: New roads within the shoreline area should be minimized.

SMP115: Roads and railroad locations should be planned to fit the topographical characteristics of the shoreline such that alternation of natural conditions is minimized.

SMP116: Pedestrian and bicycle trails should be encouraged.

SMP117: When existing transportation corridors are abandoned they should be reused for water- dependent use or public access.

SMP118: Alternatives to new roads or road expansion in the shoreline area should be considered as a first option.

SMP119: Joint use of transportation corridors within shoreline jurisdiction for roads, utilities, and motorized forms of transportation should be encouraged.

SMP120: New roads should be designed to accommodate bicyclists, pedestrians and transit, where feasible.

Utilities

SMP121: Utilities should utilize existing transportation and utility sites, rights-of-way, and corridors whenever possible. Joint use of rights-of-way and corridors should be encouraged.

SMP122: Unless no other feasible alternative exists, utilities should be prohibited in the shoreline jurisdiction, wetlands, and other critical areas. There shall be no net loss of ecological functions or significant impacts to other shoreline resources or values.

SMP123: New utility facilities should be located so as not to require extensive shoreline modifications.

SMP124: Whenever possible, utilities should be placed underground or alongside or under bridges.

SMP125: Solid waste disposal activities and facilities should be prohibited in shoreline area.