



Community Design Element Supporting Analysis

BACKGROUND AND CONTEXT

The way that a development is designed can make a large difference in the way it fits into the community. In Shoreline, design concerns often focus on:

- Compatible new homes in neighborhoods;
- Transition buffers between residential and commercial land uses;
- Tree and view preservation;
- Functional and aesthetic improvements to the Aurora Corridor; and
- Basic design review for single-family, multi-family, and commercial development.

Design Quality

Design quality is important to Shoreline because citizens want anticipated new development to enhance the community. Frequently, development becomes more acceptable if it is well-designed. Design describes more than appearance, it also means the way a development functions and relates to surrounding properties. Examples are similar building form, comparable landscaping, collective open and public space, shared driveways, and connections for pedestrians that provide continuous protection from weather.

Assets and attributes of adjacent sites, when connected or combined, improve the overall function and appeal of an area. Design quality means thoughtful development and beneficial improvements. Design quality is seen as a development's overall contribution to the appearance of the community. For example, within new development, retention of existing vegetation and new landscaping contribute to Shoreline's image as a community that values and protects its trees.

Public Places and Connections

The best public places appeal to the broadest number of people: young and old, residents and visitors, workers and shoppers, the agile and people with disabilities. Public art, heritage interpretation, and cultural events bring people together, reflect the diversity of a community's character, and make places interesting.

People are drawn to public places that are comfortable and attractive. Attracting people into the public realm is done through various means. It could occur through the provision of better transit with safer sidewalks and walkways that provide connections between different places in the city, or by hosting activities in which people want to participate, like a farmer's market. Creating this sense of place is also a positive feedback loop in that people interacting in a space draw more people to the place. There are many examples of neighborhoods in the region, such as Fremont, Wallingford, and Ballard that have successfully created this atmosphere, and this is why policies about "creating cachet" and attracting artisans and other creative people into Shoreline are included under economic development.

Gateways

Historically, the majority of development in Shoreline occurred while it was an unincorporated area within King County. In its planning, the County generally did not foster civic identity and sense of place. At the beginning of the City's incorporation process, a vision to create a civic identity by having special treatments signaling entry into

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Shoreline was crafted. The vision was delineated in the Gateway Master Plan Policy and Procedure Manual (2003), and has been substantially implemented, but the City encourages private development to contribute to gateways. The fundamental purpose of having gateways is to provide clear announcement of the city's boundaries, provide a strong physical identity/theme that matches the city's character, and provide recognition and a sense of place for Shoreline. Identifying areas with unique characteristics, such as Town Center or neighborhoods, with banners or other distinctive signage also facilitates this type of place-making.

Neighborhoods

Shoreline is comprised of 14 neighborhoods that include homes, schools, parks and other public facilities, and commercial and public centers that provide a variety of shopping and services. Neighborhood design policies can maintain and strengthen the more private qualities of residential areas, while encouraging commercial and public centers to attract people and provide services and jobs to nearby residents.

For residential neighborhoods to co-exist with commercial development, it is important to transition between these two land uses. It is also important to promote quality neighborhood services in adjacent commercial areas. The community becomes more cohesive as neighborhood development is refined to be more attractive, interactive, and functional. One option to consider is whether it would be beneficial to create a 15th neighborhood along the Aurora corridor because that area has characteristics, and residents have concerns, that are unique to their proximity to this major arterial.

Historic Landmarks

The city's history gives it context, perspective, and uniqueness. Different parts of the city have their own individual mixture of past events, people, and buildings. Most people are familiar with historic buildings and districts, such as the Ronald School, Firland Sanitarium, the North City Tavern, the Stone Castle in Highland Terrace, and post-WWII housing in Ridgcrest and Innis Arden. However, in Shoreline there are also other less obvious places that are reminders of the past, such as the unique 1800s platting of Richmond Beach; the Interurban Rail right-of-way, which is now a pedestrian and bicycle trail; and a piece of the red brick North Trunk Road, now called Ronald Place, near Aurora Avenue N and N 175th Street.

The early development of the area hinged on transportation corridors. The building of the Great Northern Railroad (1891), the construction of the Interurban electric railway (1906), and the engineering of the North Trunk Road (ca 1912 - 1913) greatly influenced where the first communities were established. Other local historic events included the construction of The Highlands and Seattle Golf Club (1908), the development of fruit and poultry farms, and the pre- and post-WWII expansion of Highway 99 (Aurora Avenue N).

The City can enrich the lives of its citizens, instill community pride, and enhance its appeal to visitors by commemorating and interpreting its heritage. In some cases, this may mean active involvement in the preservation and renovation of historic landmarks; in others cases, historical interpretation may be sufficient. Preserving historic resources can help retain community values, provide for continuity over time, and contribute to a sense of place within Shoreline.

The City signed an interlocal agreement with King County in 1995 for landmark designation and protection services. The KC Historic Preservation Program provides technical expertise and support to the City, and the King County Landmarks Commission serves as the Shoreline Landmarks Commission with a special member representing Shoreline when decisions within its jurisdiction are on the agenda. Applications for new historic landmarks or certificates of appropriateness to modify existing landmarks are processed through the City, and routed to King County for

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consideration by the Landmarks Commission. This process could use improvement, and the City may want to consider budgeting for this type of project so the cost does not have to be passed onto the applicant.

Shoreline adopted basic historic preservation regulations, and contracted with King County to complete a limited historic inventory in 1995. This inventory was added to the City's Geographic Information System, and has been periodically updated since 2008 to reflect new landmarks, as well as permitted demolitions, additions, and remodel work. No process currently exists for adding new historic properties to the inventory. Inclusion facilitates researching the historic significance of a structure before it is modified or demolished. Recommendations for preservation, restoration, relocation, or documentation are made by King County, and considered by the City prior to approval of applicable permits. This step does not occur if a structure is not included in the inventory.

Shoreline's inventory was completed, with a limited scope, over 15 years ago. There are likely many additional properties that should be considered for historic significance. A more complete and updated inventory would also allow the City to evaluate properties of historic significance to determine whether there are any areas of the city appropriate for consideration as historic districts, or whether there are any structures the City would want to prioritize for landmark status.

At this time, City building codes that apply to historic structures are the same as those that apply to remodels, additions, and new construction. Other jurisdictions have used alternative building code language that the City might consider to alleviate the cost of bringing buildings up to code, or to allow for needed flexibility in order to preserve or restore the historic character of a building. To date, the City has not considered adopting alternate standards for historic buildings.



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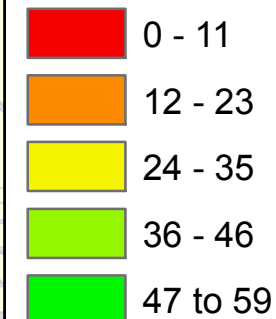
CITY OF
SHORELINE





City of Shoreline COMPREHENSIVE PLAN

Pedestrian Rating



A pedestrian rating was calculated from 6 design factors: location of businesses, schools, parks, transit, sidewalks and trails. A total rating of 100 is possible, with 59 being the maximum score achieved in the city. An area can receive a relatively higher rating for different reasons. A park with a well developed trail and sidewalk system can score well. An urban corridor with diverse businesses and good pedestrian facilities can gain a top score too.



This map is not an official map. No warranty is made concerning the accuracy, currency, or completeness of data depicted on this map.

Pedestrian Rating

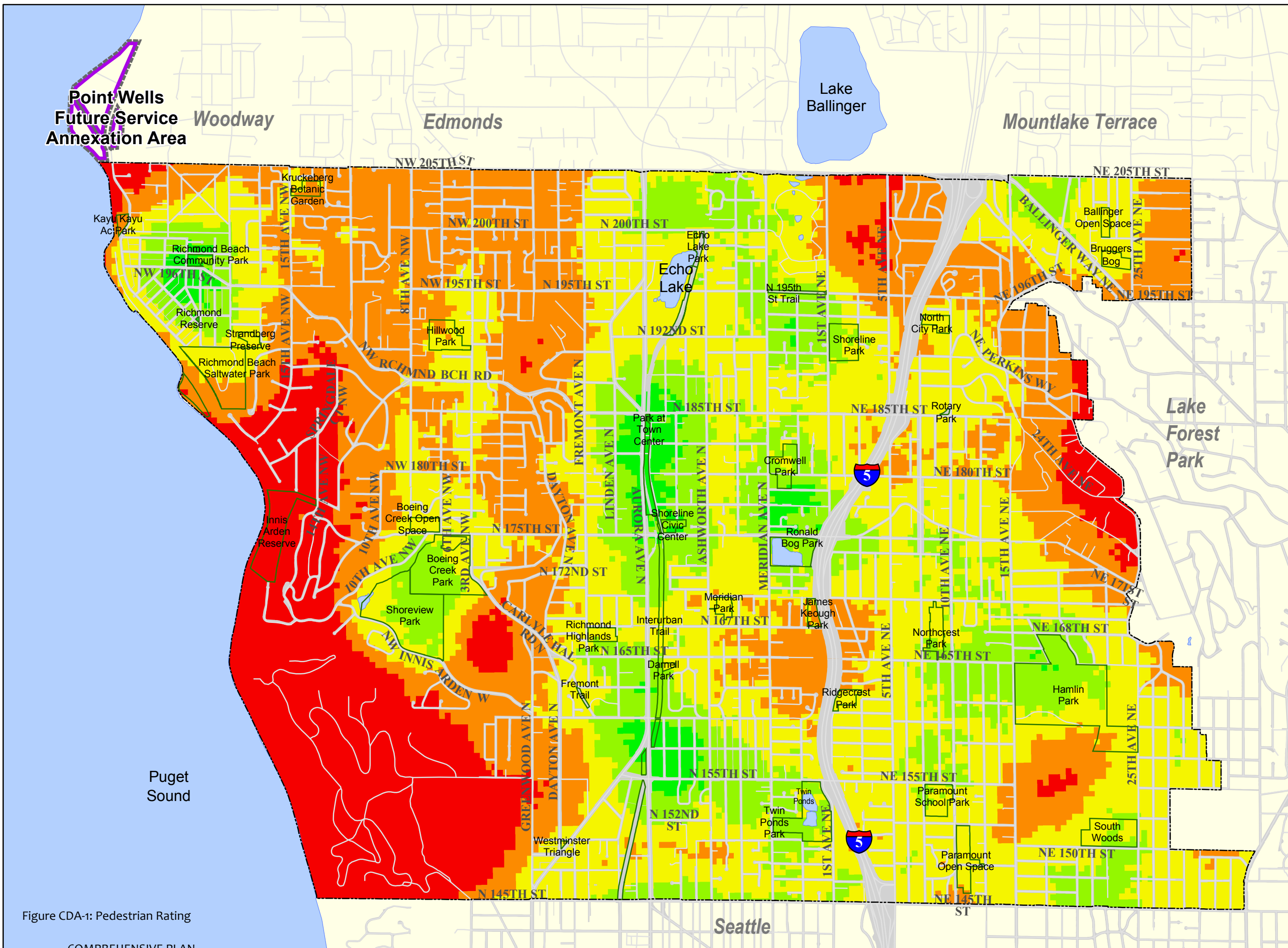
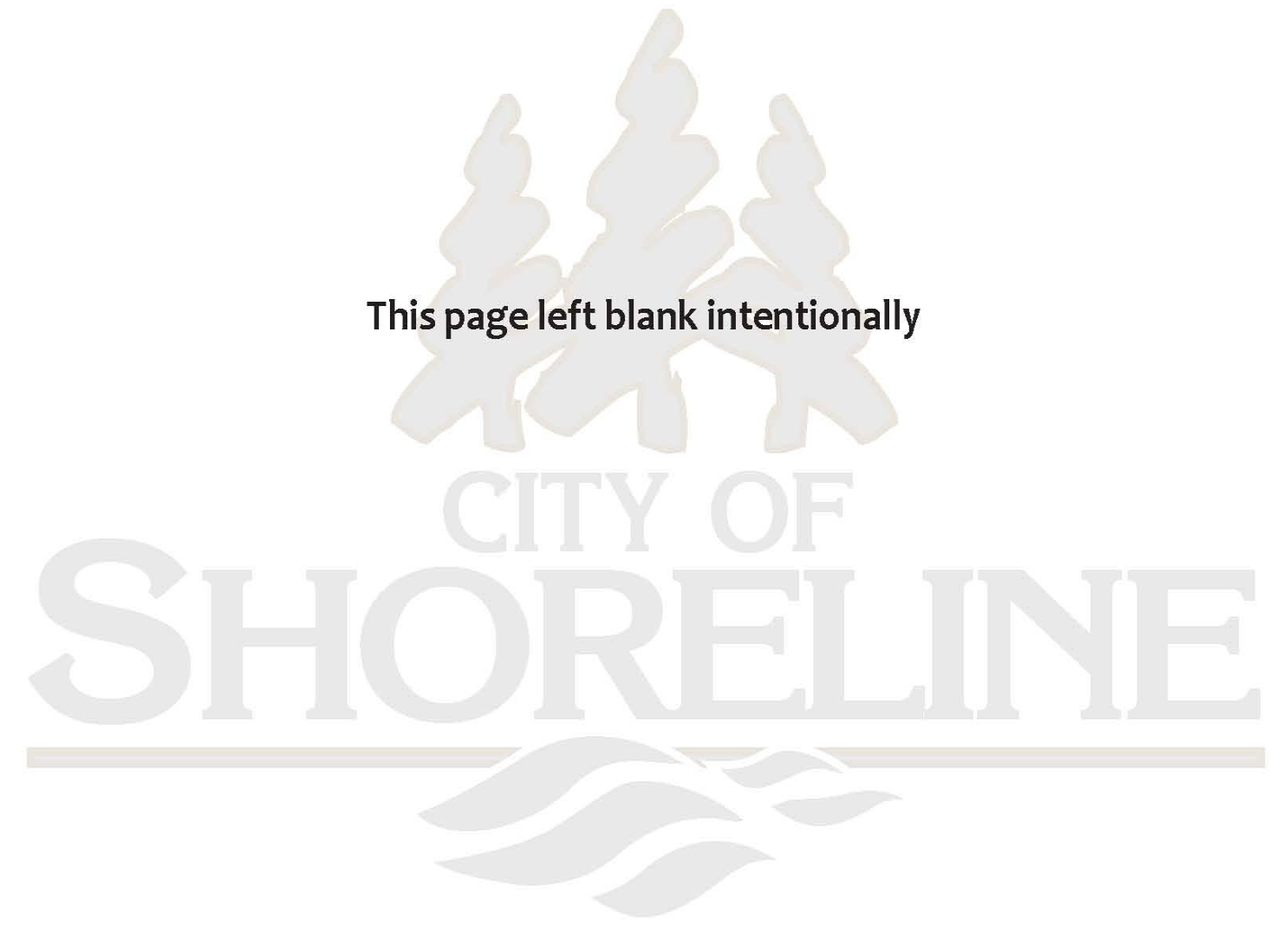


Figure CDA-1: Pedestrian Rating

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Status

- Demolished
- Existing
- Landmark
- Modified

Shoreline's most recent historic inventory was completed in September 1996 with assistance from King County Historic Preservation Program. The 1996 effort expanded on a King County survey of the area originally completed in 1978, and includes properties built before 1954.

In addition to 83 structures, properties, and subdivisions from the 1996 survey, this map includes 30 properties from a 1977 survey of the Highlands.



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Historic Inventory

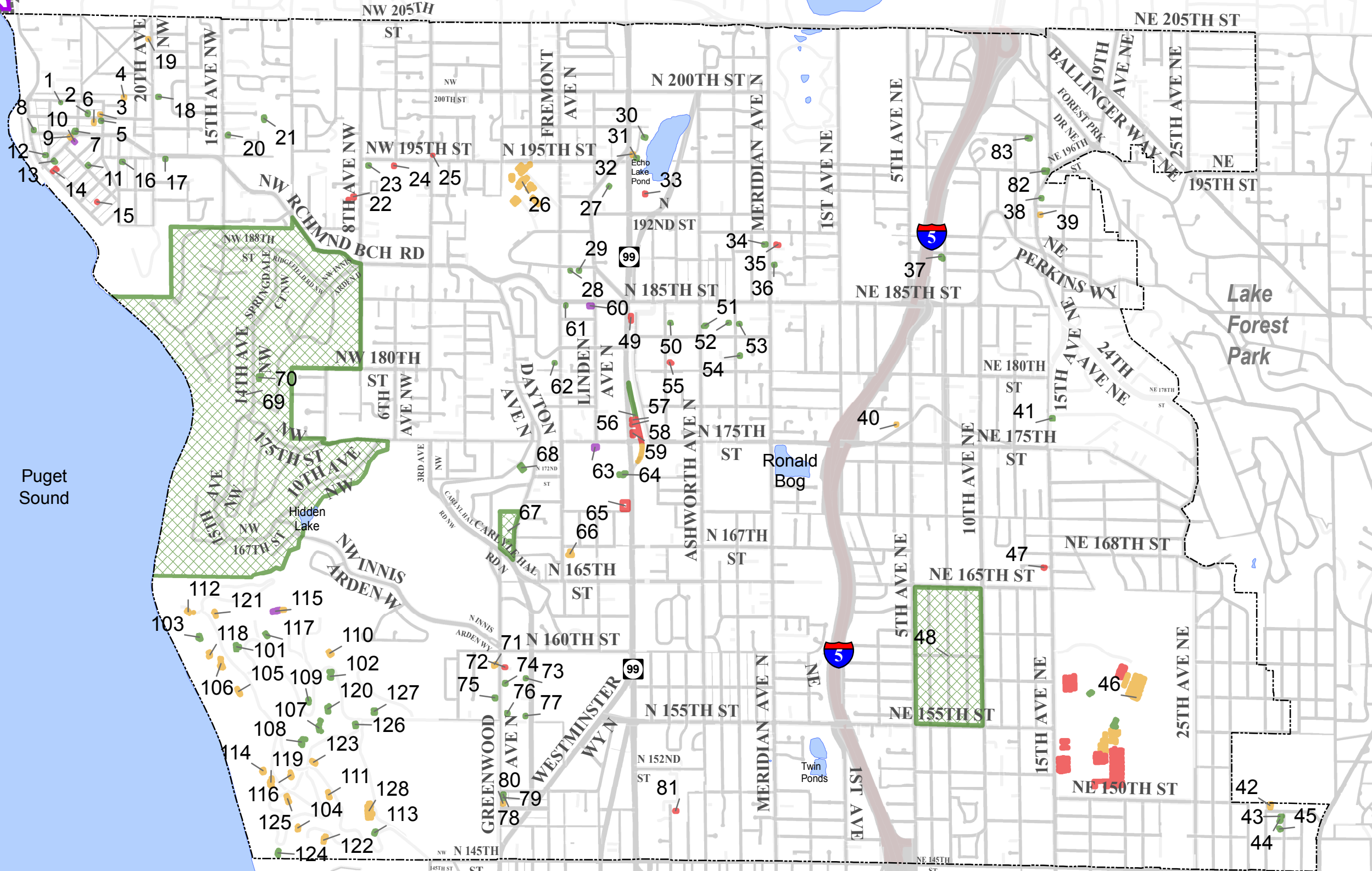
Point Wells
Future Service
Annexation Area

Woodway

Edmonds

Lake
Ballinger

Mountlake Terrace



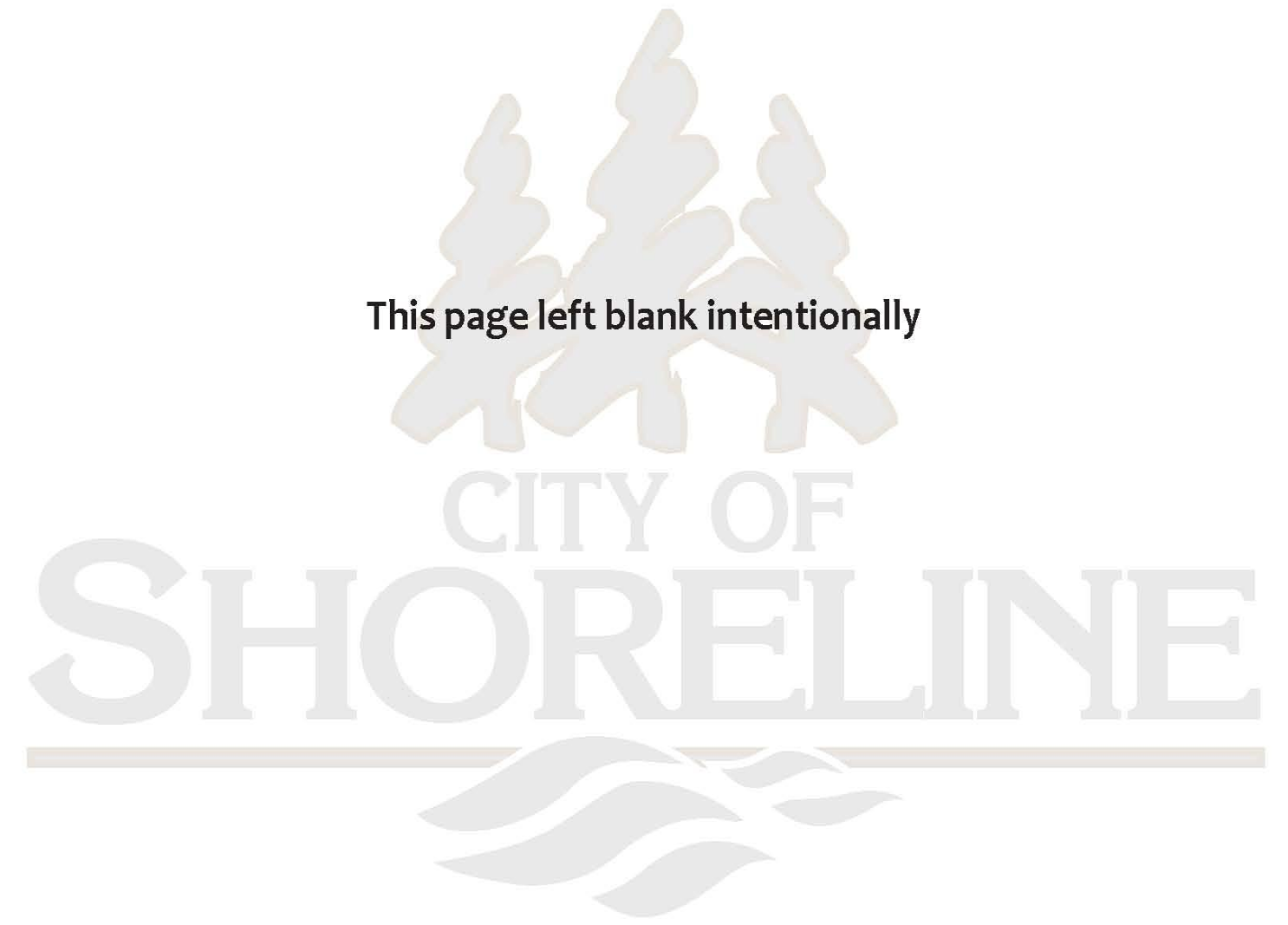
Lake
Forest
Park

Puget
Sound

Seattle

Figure CDA-2: Historic Inventory
COMPREHENSIVE PLAN

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Map #	Inventory #	Historic Name	Status	Date Built	Dates Modified	Date Demolished
1	1138	Richmond Beach Tank House	Existing	1915		
2	1139	Kolesar House	Existing	1918		
3	1140	Gruber House 2	Modified	1927	1960s	
4	1141	Dalby House	Modified	1891	1935, 90's, 2001	
5	1142	Gruber House 1	Existing	1903	~1970	
6	300	Hazel Tweedie Home	Modified	1900	1970-93	
7	92	Kennedy Hotel and Store	Existing	1911	unknown	
8	1143	Comrada House	Existing	1925	~1945	
9	86	Richmond Beach Library	Modified	1911	2003	
10	302	Crawford Store	Landmark	1922	2001 to present	
11	1144	Novak House	Existing	1924		
12	1145	Wagner House	Existing	1928		
13	301	Umbrite Drug Store	Existing	1898	unknown	
14	303	Howell Building-accessory bldg	Demolished	1888		2007
14	303	Howell Building-main	Demolished	1888		2007
15	1146	Clampert House	Demolished	1932		2006
16	196	Jones House	Existing	1905		
17	299	RB Telephone Office	Existing	1937	unknown	
18	1147	Anderews House	Existing	1900		
19	1148	Peterson House	Modified	1929		
20	1149	John L. Johnson House	Existing	1904		
21	1150	Esther J. Johnson House	Existing	1922		
22	1151	Kendall/Short House	Demolished	1926		2005
22	1151	Kendall/Short Carriage House	Demolished	1926		2006
23	294	Hawthorne House	Existing	1912		
24	203	Patterson House	Demolished	1922		2006
25	193	Robinson Water Tower	Demolished	1910		2004
26	46	Firlands Sanitorium-Fire House	Modified	1921	unknown	
26	46	Firlands Sanitorium-Ward B	Modified	1920	unknown	
26	46	Firlands Sanitorium-Powerhouse	Modified	1913	unknown	
26	46	Firlands Sanitorium-Kitchen	Modified	1914	unknown	
26	46	Firlands Sanitorium-Summer House	Modified	1920	unknown	
26	46	Firlands Sanitorium-Admin Bldg	Modified	1914	unknown	
26	46	Firlands Sanitorium-Green House	Modified	1913	unknown	
26	46	Firlands Sanitorium-Powersouse	Modified	1913	unknown	
26	46	Firlands Sanitorium-Hospital	Modified	1914	unknown	
26	46	Firlands Sanitorium-Ward C	Modified	1929	unknown	
27	1152	Clifford House	Existing	1925		
28	1153	Patterson House	Existing	1929		
29	1154	Bailey House	Existing	1928		

Map #	Inventory #	Historic Name	Status	Date Built	Dates Modified	Date Demolished
30	194	Casey House	Existing	1919		
31	296	Erickson Home	Existing	1923		
32	1155	Echo Lake Tavern	Modified	1928	2009 & 2011	
33	297	Weiman House	Demolished	1920		2005
34	1156	Craftsman House	Existing	1928		
35	1157	Taylor House	Demolished	1920		1996-1999
35	1157	Taylor House	Demolished	1920		1996-1999
36	1158	Echo Lake Garden Tracts House	Existing	1916		
37	1159	Lago Vista Cottage	Existing	1929		
38	1160	Conover House	Existing	1935		
39	1161	Lago Vista General Store/Gas	Modified	1927		
40	1162	Coulter House	Modified	1924	2005	
41	394	North City Tavern	Existing	1930		
42	1163	Chittenden's Terrace House 1	Modified	1933	2006	
43	1164	Miller House	Existing	1933		
44	1165	Chittenden's Terrace House 2	Existing	1933		
45	1166	Shingley House	Existing	1934		
46	1167	Seattle Navel Hospital	Demolished	1940		2007
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital-Chapel	Existing	1944		
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
46	1167	Seattle Navel Hospital	Demolished	1940		2007
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Demolished	1940		2007
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
46	1167	Seattle Navel Hospital	Demolished	1940		2007
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Demolished	1940		2007
46	1167	Seattle Navel Hospital	Demolished	1940		2005
46	1167	Seattle Navel Hospital	Existing	1940	unknown	
46	1167	Seattle Navel Hospital	Modified	1940	unknown	
47	1168	Craftsman House c. 1925	Demolished	1921		2001
48	1169	Ridgecrest Subdivision	Existing	1941		
49	1170	Bessie B Cafe	Demolished	1930		2005

Map #	Inventory #	Historic Name	Status	Date Built	Dates Modified	Date Demolished
50	1171	Fletcher House	Existing	1921		
51	1172	Wyatt House	Existing	1917		
52	1173	Russell House	Existing	1916		
53	1174	Jersey Summer Homes House	Existing	1921		
54	1175	Robbins House	Existing	1933		
55	1176	Litchfield House	Demolished	1923		2007
56	93	County Road No 917	Existing	1911		
56	93	County Road No 917	Demolished	1911		2005
56	93	County Road No 917	Modified	1911	unknown	
57	1177	Aurora Cold Storage	Demolished	1941		2005
58	1178	Cobbler's Cottage	Demolished	1931		2005
59	1179	Cox's Garage	Demolished	1937		2005
60	197	Richmond Highlands Masonic Hall	Landmark	1922		
61	1180	Swanson House	Existing	1922		
62	1181	RoseHaven	Existing	1927		
63	41	Ronald Grade School	Landmark	1912	2011-2012	
64	1182	Auto Cabins-Rear cabin(s)	Existing	1943		
64	1182	Auto Cabins - Craftsman house	Existing	1914		
64	1182	Auto Cabins - 1 cabin	Existing	1930		
64	1182	Auto Cabins - 1 cabin	Existing	1930		
64	1182	Auto Cabins - covered parking	Existing	1930		
65	1183	Parker's	Demolished	1930	2003	2012
66	202	Ronald school Cafeteria/Aud	Modified	1918		
67	1184	Hazel Memorial Park - Church	Existing	1937		
67	1184	Hazel Memorial Park	Existing	1912	unknown	
68	48	Carlson Hill Spring/Tree-Sign	Existing	1904		
69	1186	Innis Arden, Divisions 1-3	Existing	1941		
70	1187	Innis Arden Ranch House	Existing	1949		
71	1188	Fish Farmhouse	Modified	1903	2008	
72	1189	Wytel House	Demolished	1918		2001
73	1190	Fisher/Singer House	Existing	1933		
74	1191	Fish/Fessenden House	Existing	1920		
75	1192	Brinton House	Existing	1931		
76	295	Stone Castle	Existing	1908		
77	1193	Rehnstrom House	Existing	1936		
78	1194	Pease House	Existing	1926		
79	1195	Casson House	Existing	1926		
80	1196	Mills House	Modified	1926	2010	
81	1197	Keene House	Demolished	1924		2003
82	87	Lago Vista Spring w/Marker	Existing	1910		
83	1185	Lago Vista Club House	Existing	1930		

Map #	Inventory #	Historic Name	Status	Date Built	Dates Modified	Date Demolished
101	N/A	Todd House	Existing	1910		
102	N/A	Glenkerrie/A.S. Kerry Home	Existing	1911		
103	N/A	Greenway/A. Scott Bullitt Home	Existing	1916		
104	N/A	Sunnycrest/J.D. Hoge Home	Modified	1922	1997	
105	N/A	T.D. Stimson Home	Modified	1924	1994	
106	N/A	C.W. Stimson Home	Modified	1924	2001-2003	
107	N/A	Langdon C. Henry, Sr. Home	Existing	1927		
107	N/A	L.C. Henry, Sr. Home - Gar/Liv	Existing	1927		
108	N/A	Edward I. Garrett Home	Existing	1936		
109	N/A	William Allen Home	Existing	1931		
110	N/A	D.D. Fredrick Home	Modified	1931	1970s	
111	N/A	Langdon C. Henry, Jr. Home	Modified	1937	1989	
112	N/A	Norcliffe/C.D. Stimson Home	Modified	1909	2001-2006	
112	N/A	Norcliffe/Stimson-Gatehouse	Modified	1909	2001-2006	
113	N/A	Trafford-Huteson Home	Existing	1909		
114	N/A	Stewart Home/Braeburn	Modified	1913	1985	
115	N/A	Boeing Home	Landmark	1915		
115	N/A	Boeing Home -guesthouse	Modified	1915	1987	
116	N/A	Georgian Hill/Arnold Home	Modified	1915	1999	
117	N/A	Annwood/Stedman Home	Existing	1915		
118	N/A	Colindown/Downey Home	Modified	1921	2005-07	
119	N/A	Belfagio/Ballinger Home	Modified	1922	2007	
120	N/A	Paul Mandell Henry Home	Existing	1927		
121	N/A	Greenwood Home	Modified	1927	unknown	
122	N/A	Remmington-Greene Home	Modified	1928	2002-03	
123	N/A	Baillargeon Home	Modified	1928	2004-05	
124	N/A	Jerome Home	Existing	1928		
125	N/A	Bogle Home	Modified	1932	2005-06	
126	N/A	Florence Henry Memorial Chapel	Existing	1911		
127	N/A	The Highlands School	Existing	1922		
128	94	Seattle Golf Club - clubhouse	Modified	1908	1927	