

CITY OF SHORELINE CURRENTS

February 2005 Vol. 7 No. 1

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Construction Coming Up

Various agencies including the City and private developers have major construction projects planned in the City of Shoreline over the next two years.

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State of the City: Financially Stable with a Promising Future

For the past few years, we have presented a State of the City address to let you know how Shoreline is doing. This year's address is even more important since we are marking a major milestone. As we celebrate our tenth year as a City, I am pleased to report that the state of the City of Shoreline is excellent.

One of the main reasons we are in excellent condition is the City Council's conservative approach to finances. This is especially significant when you consider that so many other government agencies in our region have had to lay-off staff and cut essential services.

We live within our means by using stable revenue sources for ongoing operating expenses. These are revenue sources we know we can count on in the future. Less stable revenue sources that could fluctuate year to year are mainly used for one-time investments or are set aside for future capital projects.

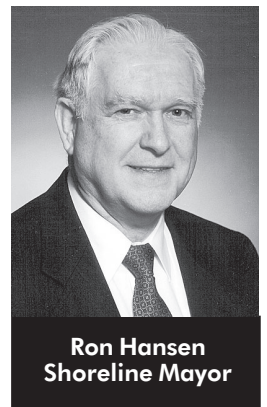
We have maintained a lean operating budget and have not increased staff without careful thought. This is especially evident when you look at how we compare to other Puget Sound cities in our ratio of employees to residents.

Our conservative financial

policies are some of the earliest decisions our original Council made and these policies have served us well over the years. But there were many other decisions that the community suggested and the Council adopted early on that have influenced how our City has developed over these past 10 years.

When Shoreline residents voted to incorporate, we had a vision for this community. One of the major goals was to have a local government more responsive to local infrastructure needs. To have some of the long-standing problems solved – in the parks, on the roads and in our drainage system. This is something we have focused on from the beginning. And we have made excellent progress. We're not done yet because I don't think a City is ever finished with this type of work. These systems continue to age year by year and need to be repaired or replaced. But when I walk and drive around Shoreline, I see major improvements to our parks and roads, and I see lots of

See **City** on page 7



Ron Hansen
Shoreline Mayor

City considering Echo Lake site for City Hall

The long-term goal of constructing a new Shoreline City Hall moved closer to reality in December with City Council approval beginning the due diligence process for a 204,000-square-foot site on Echo Lake. Shoreline residents shared their comments about the site at the Jan. 24 and Feb. 7 City Council meetings. Public hearings will also be scheduled for proposed City Hall designs and the site plan process.

The \$4.7 million property under consideration by the City includes a location for City Hall, a new City park, a buffer area around the south end of Echo Lake and a common area associated with another proposed new development on the site.

The sale is currently in a 90-day due diligence period to determine the suitability of the site. Council is expected to make a final decision in March.

"Owning a City Hall versus renting office space is a good business decision and supports the conservative financial approach the City Council has

adopted over the years," says Shoreline Mayor Ron Hansen.

Construction of a City Hall is a City Council Goal and a 2005-2010 Capital Improvement Project. The preliminary cost estimate for the entire City Hall project including purchase of the property is \$21.2 million. Since incorporation, Shoreline has set aside \$11.4 million to build a City Hall. The remaining cost will be paid for through low-interest municipal bonds that the City will repay over 20 years.

"When the City Council first identified interest in building a City Hall, the first thing they asked staff to do was analyze the cost," says Shoreline City Manager Steve Burkett. "The analysis showed that it was more expensive to rent office space over the long-term than to invest in a City Hall."

Burkett said the good news for Shoreline residents is that the City has saved money for a down payment on a City Hall and most of the money to pay the principle and interest on the bonds will come from money the City is now

spending on rent.

"The City's decision to invest in a City Hall instead of continuing to rent is not unlike the 68 percent of Shoreline residents who have chosen to own their homes instead of renting," Burkett added.

In a cost comparison of recent City Hall projects, Shoreline's proposed project was less expensive than those in Bellevue, Redmond, Woodinville and SeaTac.

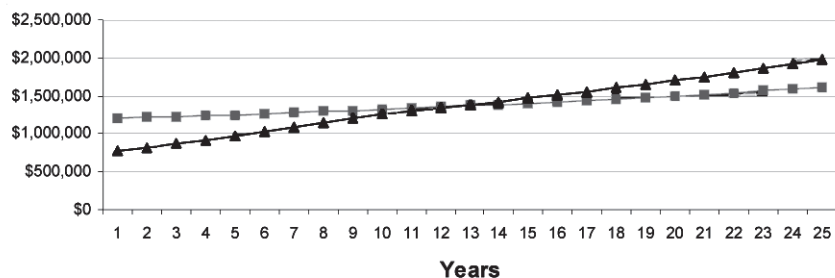
The purchase and sale agreement gives the City and the seller of the property, Echo Lake Associates, 90 days to continue "due diligence" before signing a final agreement. Due diligence includes evaluating environmental issues, soil conditions and development costs. The City will also be negotiating development agreements with the property owners about a mixed-use development that may also be built on the site that could include retail, high-density housing and a new YMCA facility.

"Although this is a big step forward, it is not a done deal. Based on the due diligence,

See **City Hall** on page 3

Annual Cash Flows for Renting Versus Buying

The chart at right compares the projected yearly costs of renting office space versus owning a City Hall over the next 25 years. The City of Shoreline has already set aside \$11.4 million towards the "down payment" on City Hall. The rest would be financed through municipal tax exempt bonds repaid over 20 years. Much of the debt would be paid from what the City now spends in rent and other building occupancy costs.



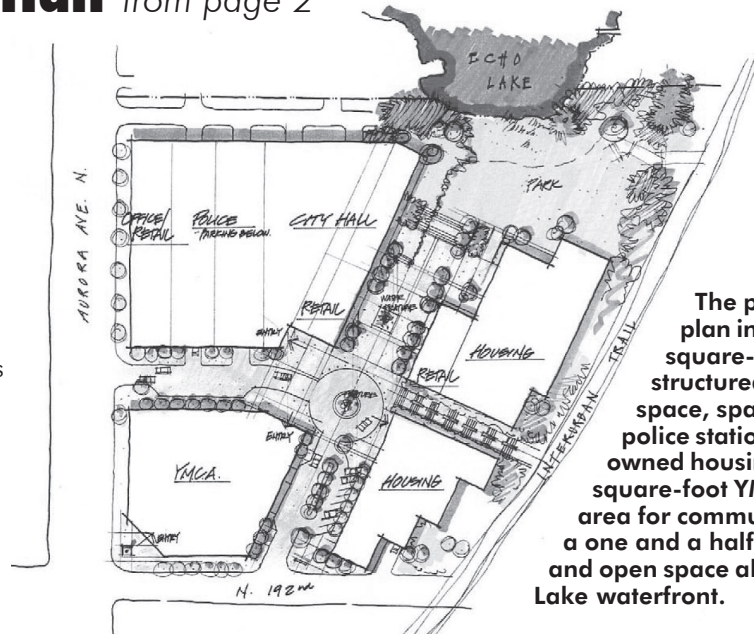
- Yearly cost to purchase (\$1.2 million per year)
- ▲ Yearly cost to lease (based on 2005 budget)

Proposed City Hall *from page 2*

Council will make a decision about whether the City should proceed with the purchase or look for a different site," explains Burkett.

City staff originally identified 20 possible sites that the City Council narrowed down to six for more extensive analysis.

The current schedule proposes beginning construction in the fall of 2005 and completing the project sometime in 2007. For more information, contact City of Shoreline Operations Manager Jesus Sanchez at (206) 546-2519.



The proposed site plan involves a 53,000 square-foot City Hall, structured parking, retail space, space for a future police station, privately owned housing, a 50,000 square-foot YMCA, common area for community events and a one and a half acre of park and open space along the Echo Lake waterfront.

Council approves another six-month moratorium on cottage housing

Last month, the Shoreline City Council approved a six-month extension of the moratorium on cottage housing developments until Aug. 23, 2005. The Jan. 24 Council meeting included a public hearing to gather feedback from developers, neighbors and cottage residents.

Council approval of Ordinance No. 371 extends the moratorium and creates a public process to adopt cottage housing code amendments that better meet the needs of the community.

Many Shoreline residents have expressed concerns about cottage housing, including: increased traffic, off-site parking, a change in neighborhood character and property values, the size of developments, density and the distance between developments. Three projects have been permitted under the City's current regu-

lations adopted in 2000 and amended in 2003: Ashworth Cottages on N. 183rd Street and Ashworth Ave. N.; The Reserve Cottages at 20215 15th Ave. NW; and Hopper Cottages on NW 195th Street and 8th Ave. NW.

The extended six-month moratorium period will include opportunity for public comment. After a tour of cottage housing and research needed to address the issues raised by the community, the City Council will meet this spring to discuss the next steps.

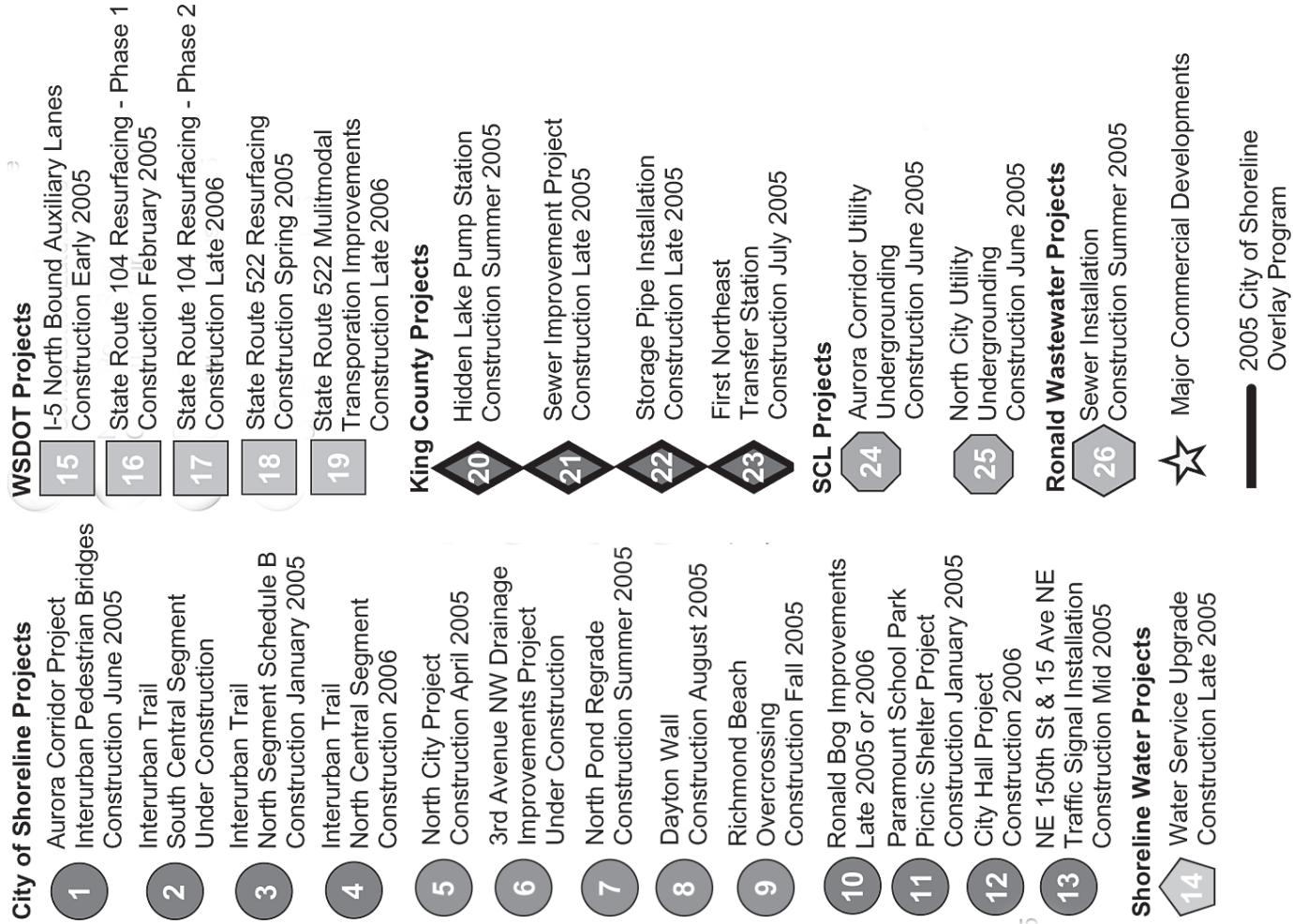
"With the help of Shoreline residents, we plan to take an up-close look at the cottage housing projects in the City, identify problems with regulations and provide clear standards that everyone can understand," says Shoreline Plan-

ning and Development Services Director Tim Stewart.

Last August, Council declared an emergency and adopted Ordinance No. 362, which established a six-month moratorium on the development of cottage housing. A public hearing was held in September 2004 to establish the first six-month moratorium.

Shoreline adopted development regulations permitting cottage housing in 2000 following extensive discussions between residents, neighborhood representatives, and developers.

For more information about Shoreline's cottage housing developments, contact City of Shoreline Senior Planner Paul Cohen at (206) 546-6815.



Major construction projects are coming up in Shoreline in 2005-2006

As you can see from the map below, there are many construction projects planned in the City of Shoreline over the next couple of years. Some are major projects that the community has helped the City plan over the past few years, such as North City and Aurora. Others are projects that outside agencies and utilities like King County and Ronald Wastewater have been planning for years. And still others are large private projects.

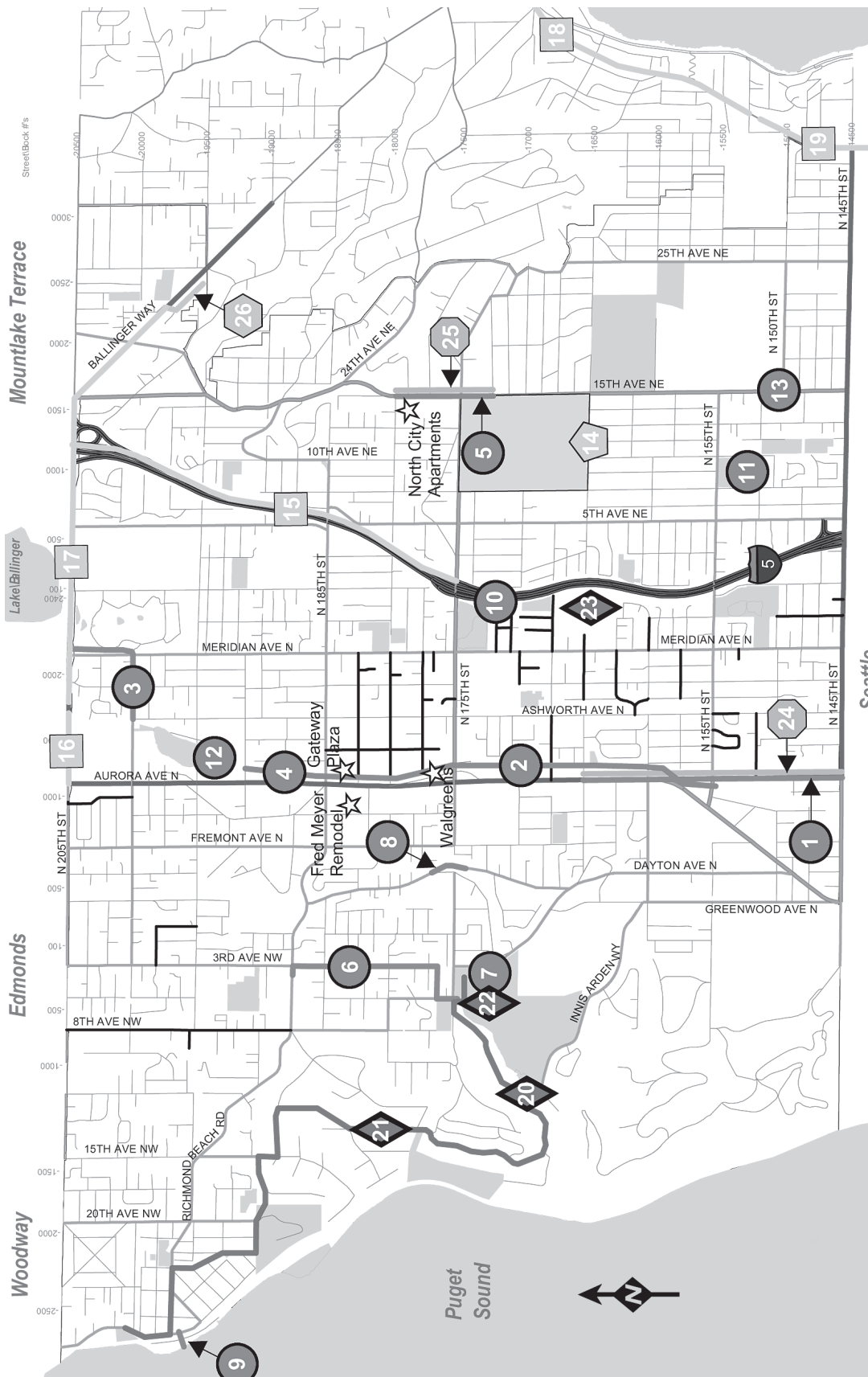
The City of Shoreline has put together this map to let you know what is planned and what agencies are responsible for the construction projects you will see underway in the coming months.

"There is no doubt that construction is messy and can sometimes be inconvenient," says Shoreline Mayor Ron Hansen. "But the exciting news is that the finished products are aimed at improving our community and we have a lot to look forward to."

The City is working with the various agencies that are planning construction to minimize impacts to Shoreline residents. Some factors, such as construction noise and work times, are addressed in Shoreline's Development Code and spelled out in construction permits.

Traffic plans are also required in the permit process for projects that affect streets and right-of-way. The City is developing a master traffic plan to coordinate the projects to ensure the plans for individual projects work together as a whole.

The construction map will be updated periodically and available on www.cityofshoreline.com. For more information, please contact Shoreline City Engineer Jill Marilley at (206) 546-8887.



Review period extended for Comprehensive Plan Update and Master Plans

After an extensive public participation process, the Shoreline City Council is moving closer to adoption of an update to the Comprehensive Plan and the City's first master plans for transportation, surface water and parks, recreation and open space. Public comments on the draft plans were heard at the Jan. 10 and Jan. 18 City Council meetings, and a special meeting was held Jan. 31 devoted entirely to deliberation on the plans.

Additional time is scheduled for the Feb. 7 and Feb. 22 Council meetings for continued discus-

sion. The new target adoption date for both the updated Comprehensive Plan and the master plans is Feb. 28.

Shoreline's Comprehensive Plan is a guide for the City's physical, economic and social development over the next 20 years. The State Growth Management Act (GMA) requires cities and counties to create Comprehensive Plans and to update them every seven years to ensure compliance with the GMA. Shoreline began review of its plan in fall 2003. At

the same time, the City began developing master plans for transportation, surface water and parks. Master Plans are addendums to the Comprehensive Plan that take a closer look at a whole system – such as transportation – to plan for future needs.

For a copy of Shoreline's Comprehensive Plan Update and draft master plans, or for more information, contact Senior Planner Andrea Spencer at (206) 546-1418 or visit www.cityofshoreline.com.

Draft update of Critical Areas Ordinance available for review

The City of Shoreline's Critical Areas Ordinance (CAO) protects wetlands, wildlife habitat and designates flood zones and geological hazards within the City. As required by the state, Shoreline's 2000 CAO has been updated and a draft is now available for review.

The Planning Commission will hold a public hearing on March 17 before presenting a recommendation to the City Council. Planning Commission meetings begin at 7:00 p.m. in the Board Room of the Shoreline Conference Center, 18560 First Ave. NE.

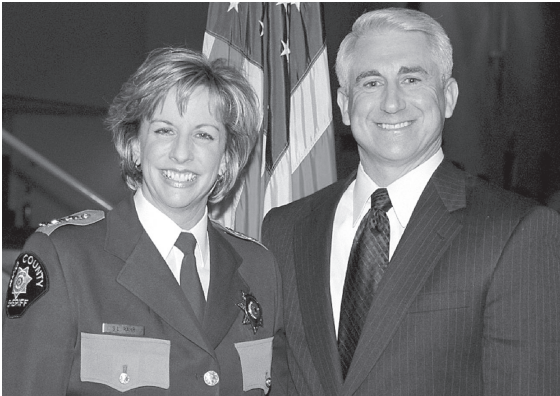
Highlights of the draft update include:

- Significant (15 to 250 percent) increases in stream and wetland buffers.
- Equal levels of protection for streams and wetlands.
- Significant increases in wet-

land replacement and enhancement ratios.

- Clarifications in the terms "hazardous tree" and "salmonid fish use."
- A provision encouraging "daylighting" or restoration of streams that have been redirected into underground pipes.
- A provision for view protection and enhancement projects if a Critical Area Stewardship Plan is approved.
- A provision to allow for the removal of up to six significant trees in a critical area if the functions of the area are protected.

Copies of the draft CAO are available from the Department of Planning and Development Services located at Shoreline City Hall Annex, 1110 N. 175th St., on the City's Web site at www.cityofshoreline.com or by calling Shoreline Planner Matt Torpey at (206) 546-3826.



Congratulations, Sheriff Rahr!

Former Shoreline Police Chief Sue Rahr was recently sworn in as King County Sheriff, becoming the first woman to lead the department in its 152-year history. Rahr was Shoreline's Chief of Police from 1998 to 2000 and is a 25-year veteran of the King County Sheriff's Office. She replaces former sheriff Dave Reichert (pictured above) who resigned Dec. 31 after being elected to Congress.

State of the City *from page 1*

evidence that our flooding problems have been significantly reduced.

Since we completed many of those smaller projects in the early years, we are now able to focus on some of the larger projects to make even more significant improvements in our City.

Two of these projects that are already underway are the Third Ave. NW Drainage Improvement Project to alleviate flooding to over 20 homes and adjacent streets and the Interurban Trail that will provide a path through the center of Shoreline, linking neighborhoods and commercial areas.

And two other big projects are set to begin construction this year — North City and Aurora Corridor. North City will be the culmination of years and years of hard work by the residents and business owners of that neighborhood and I look forward to seeing that investment pay off in a more thriving commercial area. The Aurora Corridor Project also is based on hundreds of hours of community participation. When completed, Aurora will be safer and will move traffic more efficiently.

Another big project getting underway this year is work on a City Hall. For the past ten years, Shoreline has been paying rent for office space and it has been a Council goal for a long time that one day we would own our City Hall (see the story on page 2). As you know, you receive no return paying rent, the money is just gone. And, just as buying your own home is part of a sound financial plan, putting our money into a City Hall is an investment

that will pay off in the future. Although we are just at the beginning stages of this project, I am looking forward to seeing it take shape.

Forming our City hasn't all been about repairing and replacing existing infrastructure. As a new City, we had to start from scratch on what services we would provide and how City departments would be organized to provide those services. We also had to develop major state-required planning tools such as the Comprehensive Plan, the Development Code and the Capital Improvement Program.

These documents reflect the hundreds of hours community members devoted to helping create them and provide important guidance as we make decisions about how Shoreline grows, improves and develops into the future.

In thinking about how many people in the Shoreline community participated in developing these various documents, I would also like to thank the community members who volunteer their time to the City of Shoreline either as advisory group members, at the Police Neighborhood Centers, in the parks, at special events and in various other ways. Without their dedication, the City would not be in the fine shape it is today.

Now that we have invested 10 years in building a stable foundation, what's next for Shoreline? What are our challenges for the next 10 years?

It is probably not a surprise,

but one of our biggest challenges likely will be financial. While we have budgeted conservatively over the years and are in a much better financial position than many other jurisdictions, we have been affected by the same factors that have hurt them: the slow economy and voter initiatives that reduced local tax revenues. Due to these factors, the cost of maintaining current services is expected to outpace our revenues in the coming years.

As we consider ways to meet this challenge, we will be coming to you, the Shoreline community, to help us set priorities for the services we provide and how we pay for them.

As I look around the City and see the changes and how much we've accomplished over the past 10 years, I can't help but be excited to see what we will accomplish in the next 10 years. I hope you are as proud of our City as I am and will join us in celebrating our first 10 years. We have all earned a big celebration to mark how far we have come as a community.

United Way Award

In 2004, Shoreline employees raised over \$20,000 for United Way and received the United Way Outstanding Employee Campaign Award for the third year in a row. The City's campaign ranked in the top 300 in King County (out of an estimated 2,800 companies that participate), putting Shoreline among businesses such as Boeing, Weyhauser and Microsoft.

Who, what, where in the City of Shoreline

City of Shoreline

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Fax (206) 546-7868

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Development Services Department
and Public Works Department
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available upon request.

City Council

City Councilmembers
Mayor Ron Hansen
Deputy Mayor Scott Jepsen
John Chang
Maggie Fimia
Paul Grace
Rich Gustafson
Bob Ransom

Meeting Location
Shoreline Conference Center
18560 First Ave. NE
Mt. Rainier Room

Workshop Meetings
First and third Mondays
beginning at 6:30 p.m.

Regular Meetings
Second and fourth Mondays
beginning at 7:30 p.m.

Agenda Line
(206) 546-2190

Televised City Council Meetings
Cable Channel 21
Tuesdays noon and 8 p.m.
Wednesday through Sunday
6 a.m., noon and 8 p.m.

Shoreline Police

Emergency: 911

Shoreline Police Station
Chief Tony Burt
1206 N. 185th St.
Shoreline, WA 98133
(206) 546-6730

Westside Neighborhood Police Ctr.
Officer Leona Obstler
624 NW Richmond Beach Road
Shoreline, WA 98177
(206) 546-3636

Eastside Neighborhood Police Ctr.
Officer Deneese Elfenson
521 NE 165th St.
Shoreline, WA 98155
(206) 363-8424

City of Shoreline Web site

Information about meetings,
projects and programs is
now available online.

www.cityofshoreline.com



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