

# Comprehensive Plan Update

Planning Commission

October 5, 2023



# Agenda

- Draft Vision Statement
- Racial Equity Analysis
- Phase II Outreach and Next Steps



# Draft Vision Statement

Current Vision Statement

Online Open House – March 31 to May 10

Survey – 286 Responses

Idea Wall – 153 ideas

# Draft Vision Statement

## Key Themes:

1. Housing
2. Safety
3. Nature
4. The Structure or “Feel” of the Community

# Draft Vision Statement

Housing:

Housing Affordability

Age in Place

Smaller-scale SFR

Proximity to Services and Amenities

# Draft Vision Statement

Safety:

Mobility and Accessibility

Sense of Security

Crime

Graffiti

# Draft Vision Statement

Nature:

Green Space and Parks

Tree Canopy

Sustainable and Renewable Building  
Features

# Draft Vision Statement

The Structure or “Feel” of the Community:  
Nature and Green Space.

Schools, Community Programs, and Cultural  
Activities.

Neighborhood Scale “Feel” and Walkability.

# Draft Vision Statement

Vision Alternative 1 – A slightly modified version of the existing statement.

Vision Alternative 2 – Focuses on the “place and environment”.

Vision Alternative 3 – Focuses on the “people”.

# Draft Vision Statement

In 2044, Shoreline is a city of well-connected and walkable neighborhoods, featuring diverse, desirable, and affordable housing types, parks and open spaces, public services, commercial offerings, and other amenities. The city is a welcoming place for all and prioritizes transparent and inclusive decision making. Shoreline has several vibrant commercial cores that encourage economic activity and draw in visitors from around the region, while continuing to serve city residents. The city's ongoing commitment to sustainability is evident. The two light rail stations, in conjunction with plentiful and safe sidewalks, bike routes, and bus connections, as well as nearby residential and commercial options, dramatically reduce the need for car travel in and out of Shoreline. Environmentally sustainable development patterns like these contribute to the protection of the natural environment for current and future generations.

# Draft Vision Statement

In 2044, Shoreline is a welcoming, safe, and inclusive home to people from a diverse set of cultures and economic backgrounds. The city is a place made for people and one that fosters connections to community. Shoreline is a city of well-connected, convenient, and walkable neighborhoods featuring abundant housing; award-winning schools; plentiful parks; vibrant commercial centers; and opportunities for cultural and artistic expression to meet one's daily needs. Shoreline's commitment to anti-racism drives decision making and equitable and inclusive community involvement helps to prioritize city action. People have affordable, diverse, and quality housing options to choose from in locations that suit their needs and lifestyles. The city is an innovator in emerging technologies, training, and employment. In the face of a changing climate, Shoreline is a model for a resilient, sustainable community. The city has reduced emissions by prioritizing investments in public transit, bike and pedestrian infrastructure; and increasing the tree canopy and green spaces. The people of Shoreline are committed to making the city even better for the next generation.

# Draft Vision Statement

1. Does the Commission agree with an abbreviated vision statement?
2. Does the Commission believe that the vision statement alternatives capture the comments and sentiment from the public?
3. Should staff use the language in the original vision statement somewhere else within the introduction of the Comprehensive Plan?
4. What alternative does the Commission prefer?
5. Changes or additions?

# Racial Equity Analysis

- Comprehensive Plan
- Housing & Racial Equity
- Department of Commerce Guidance
- Data & Policy Analysis
- Draft Report

# Racial Equity Analysis

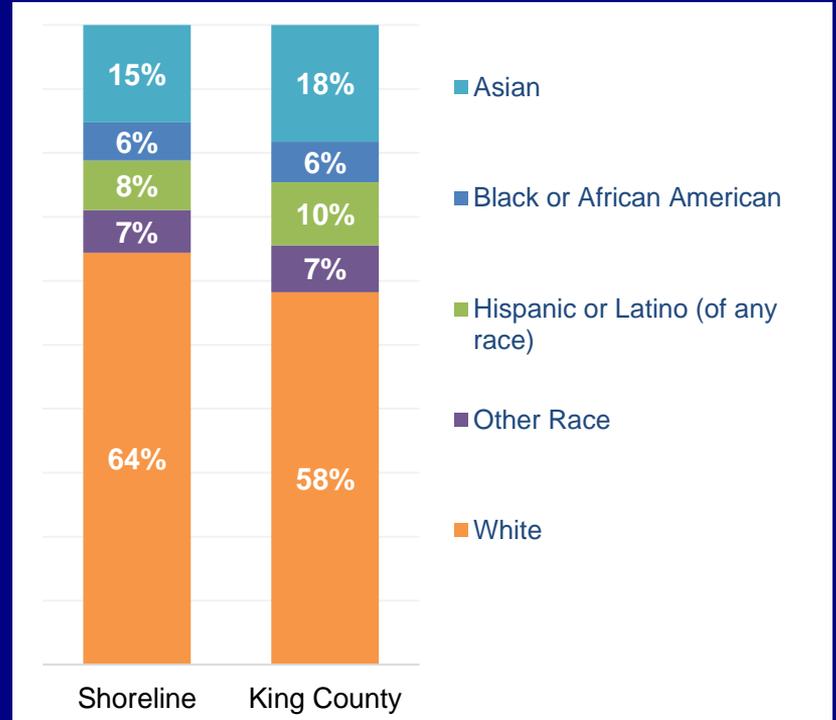
- Racially Disparate Impact
- Exclusion in Housing
- Displacement Risk

# Racial Equity Analysis: Methodology

- Demographics
- Housing & Race
- Spatial Analysis
- Displacement Risk Analysis

# Demographics

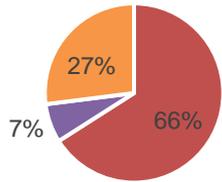
- Median Age 42
- Growing and Diversifying
- 29% Limited English Proficiency



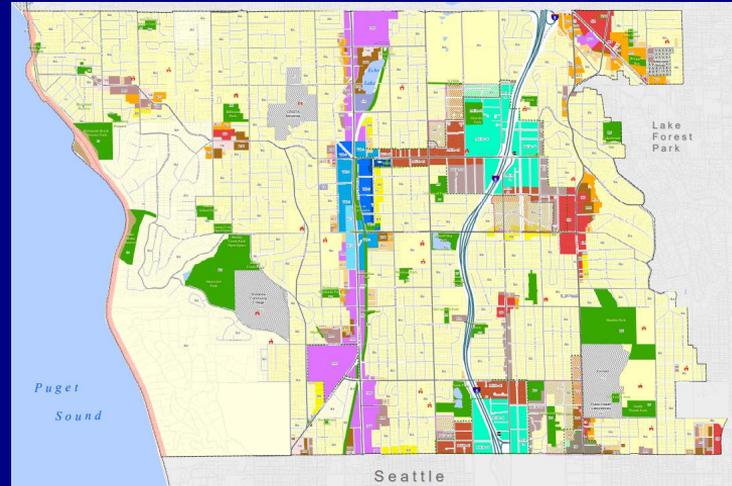
# Housing

- 66% housing stock in single-family detached homes
- 57% of housing units built between 1950-1980
- New residential growth mostly in multifamily units

Housing Types in Shoreline

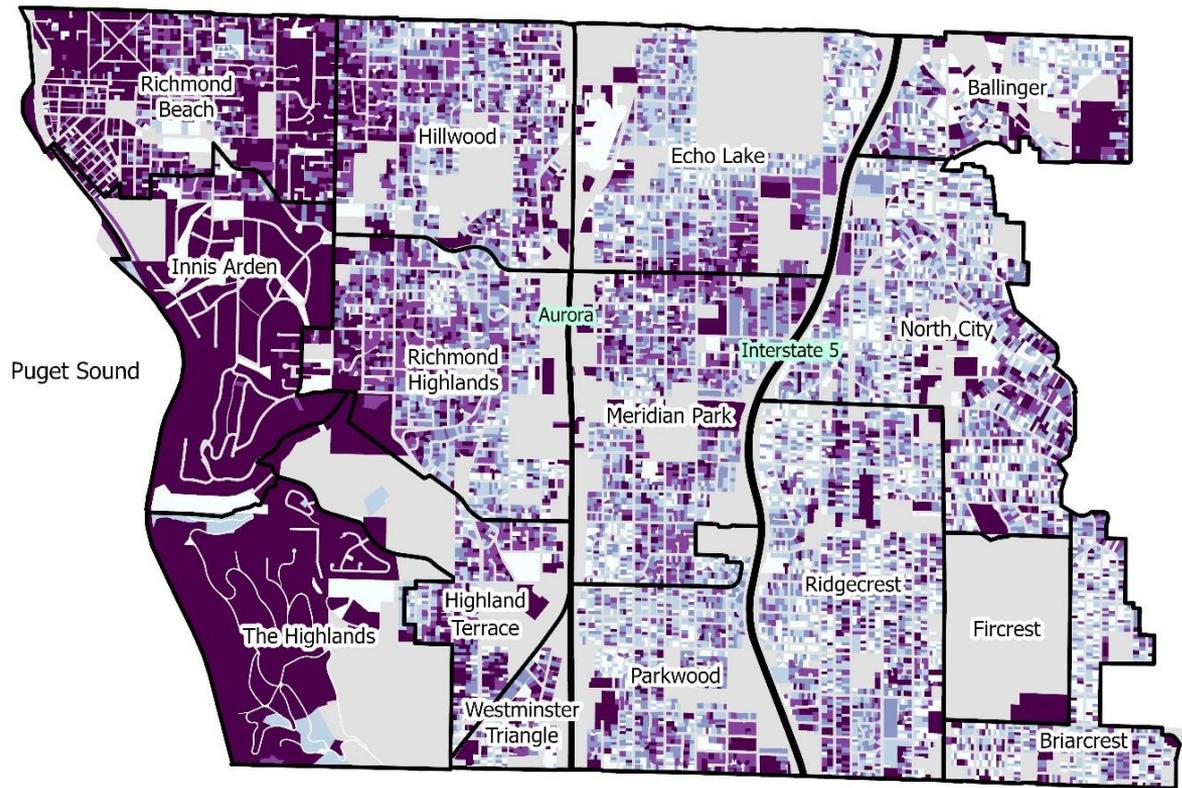


- single-family detached
- Single-family attached (townhouse)
- multifamily

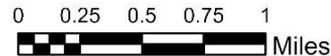
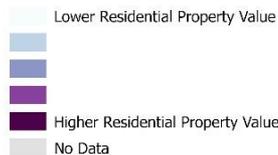


# Residential Property Values

High-value properties concentrated along waterfront



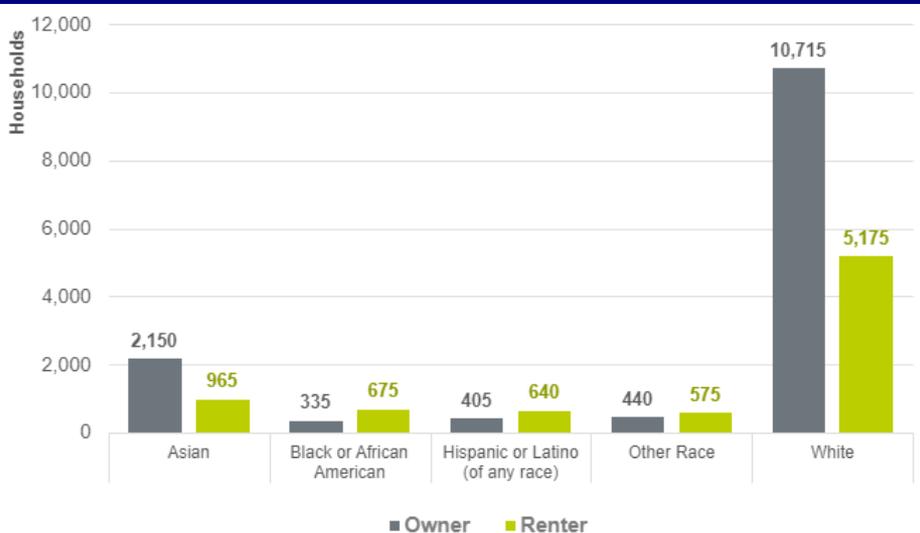
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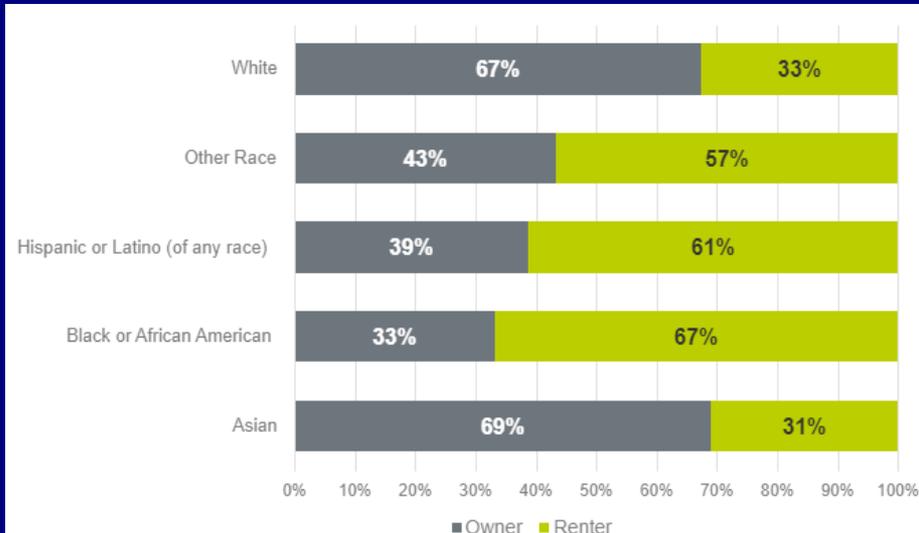
# Homeownership Rates

- 64% of homes are owner-occupied
- White and Asian households have higher homeownership rates

Total number of households by race and ethnicity, 2019

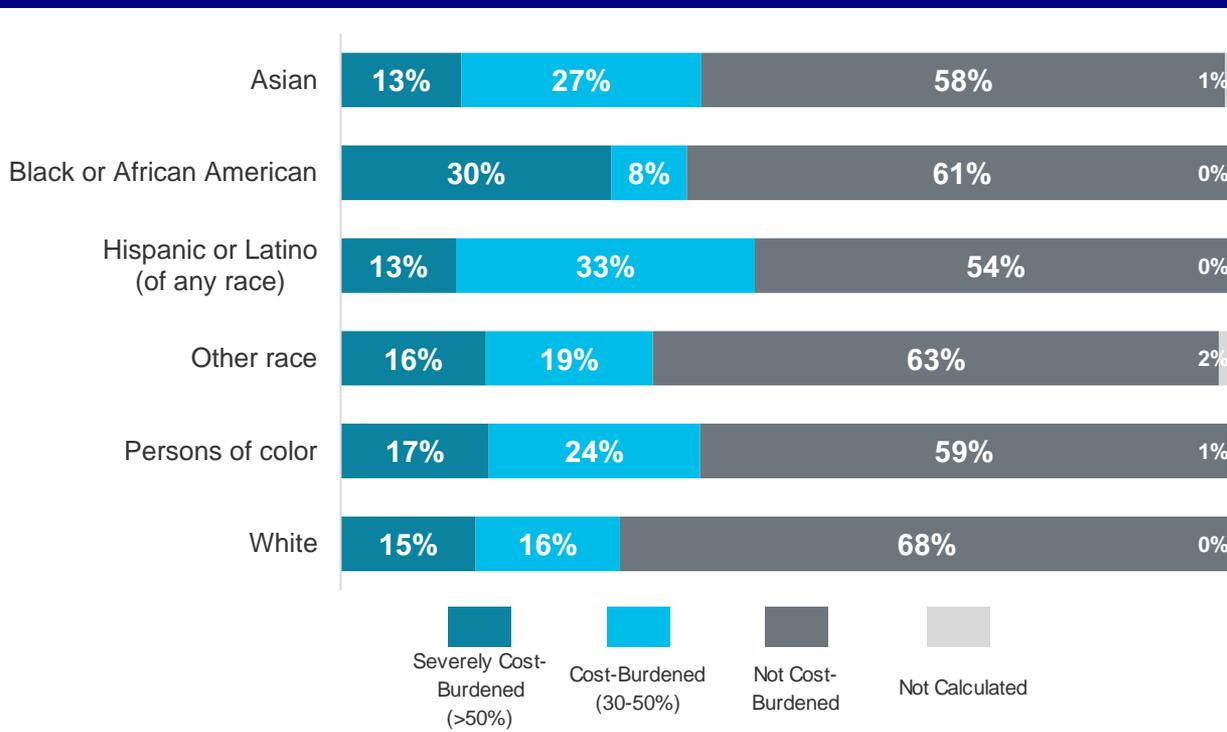


Percent owner and renter households by race and ethnicity, 2019



# Cost Burden

Shoreline percent of all households experiencing housing cost burden, 2019.



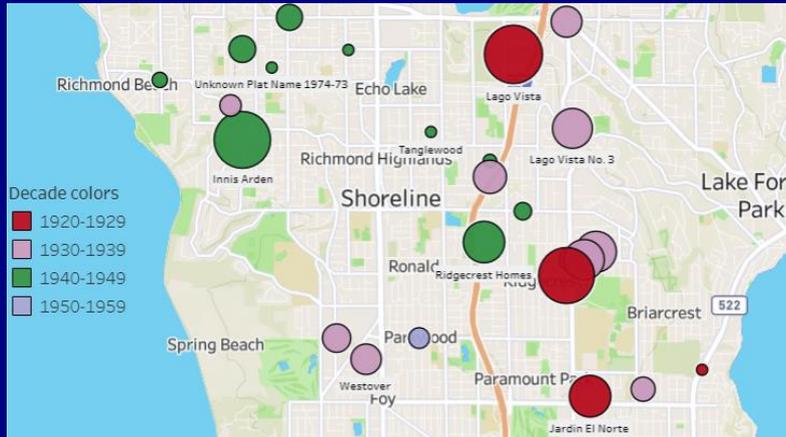
Cost Burden: more than 30% of household income spent on housing

Severe Cost Burden: more than 50% of household income spent on housing

# Housing Exclusion

- 26 Plats
- 2,376 Properties
- 1928-1950

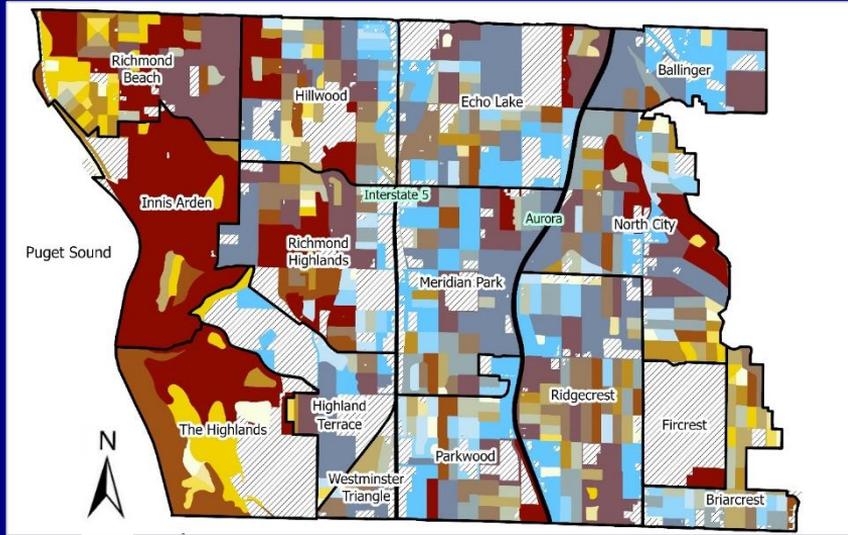
Exclusion: The act or effect of shutting or keeping certain populations out of housing within a specified area, in a manner that may be intentional or unintentional, but which leads to non-inclusive impacts.



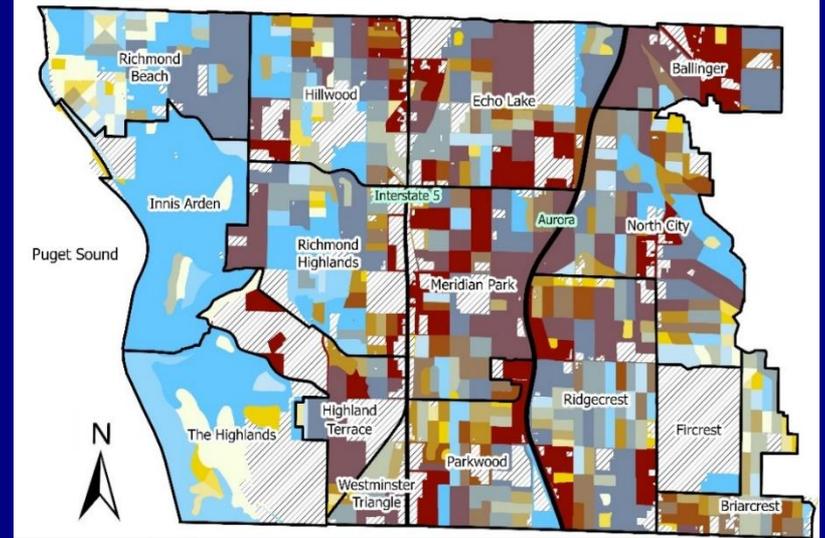
## RESTRICTIONS

*ONLY SINGLE DETACHED RESIDENCE COSTING NOT LESS THAN \$2000 TOGETHER WITH GARAGES MAY BE ERECTED UPON THESE TRACTS. PROVIDED, NO RESIDENCE TOGETHER WITH GARAGE, MAY BE ERECTED UPON ANY AREA CONTAINING LESS THAN 10.000 SQUARE FEET. UNTIL SEWER CONNECTIONS ARE AVAILABLE, EACH RESIDENCE SHALL BE SERVED WITH A SEPTIC TANK. NO PART OF THE PROPERTY HEREBY PLATTED SHALL BE USED FOR TRADE, MANUFACTURE OR BUSINESS PURPOSES OF ANY KIND, BUT SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY BY WHITE PERSONS, EXCEPT THAT SERVANTS, NOT OF THE WHITE RACE BUT ACTUALLY EMPLOYED BY WHITE OCCUPANT, MAY RESIDE ON SAID PROPERTY.*

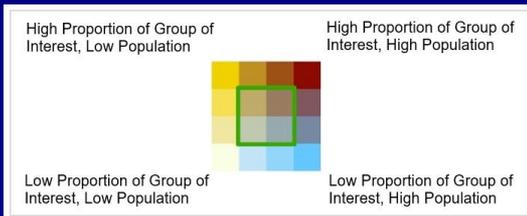
# Racial Distribution Today



White Distribution

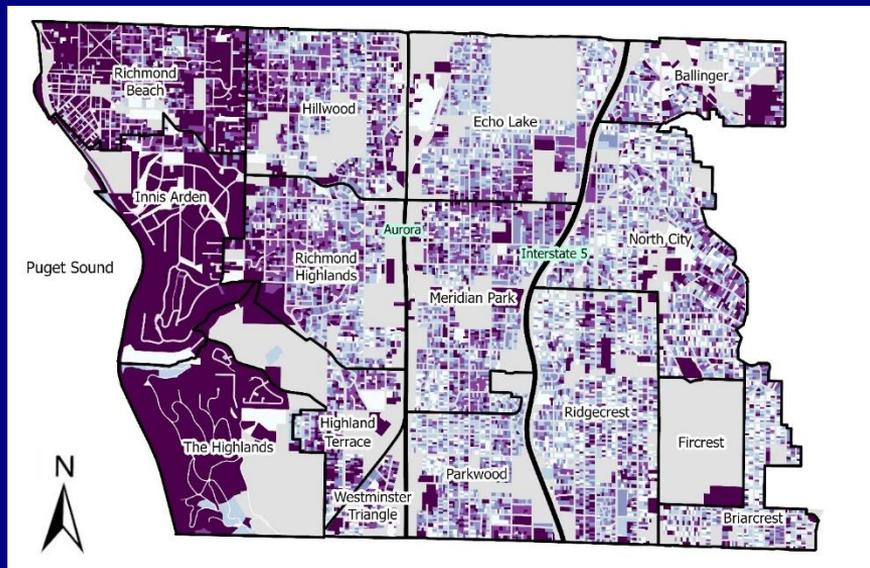


BIPOC Distribution

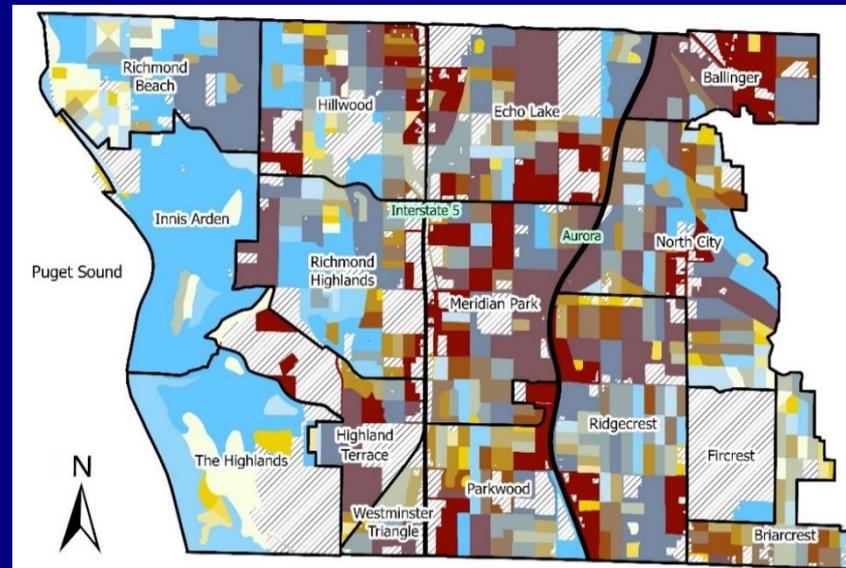


Areas in Red – high concentration of group  
Areas in Blue – low concentration of group

# Comparison

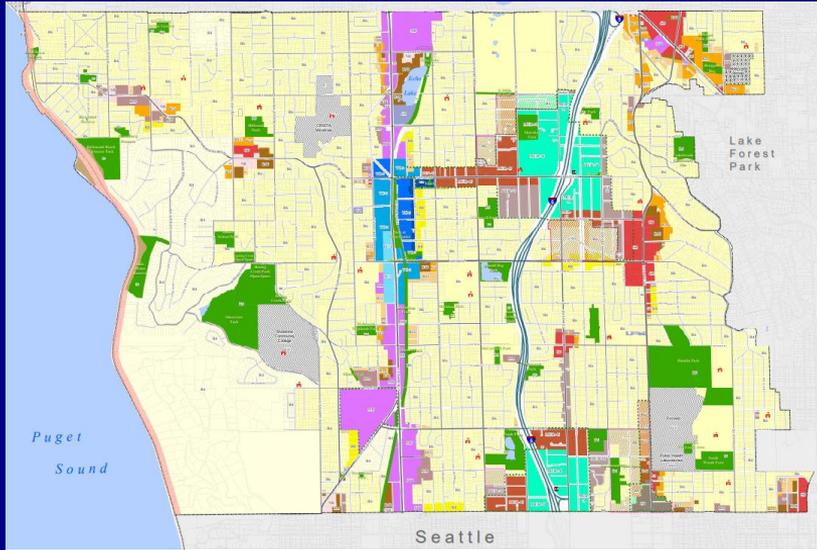


Residential Property Values

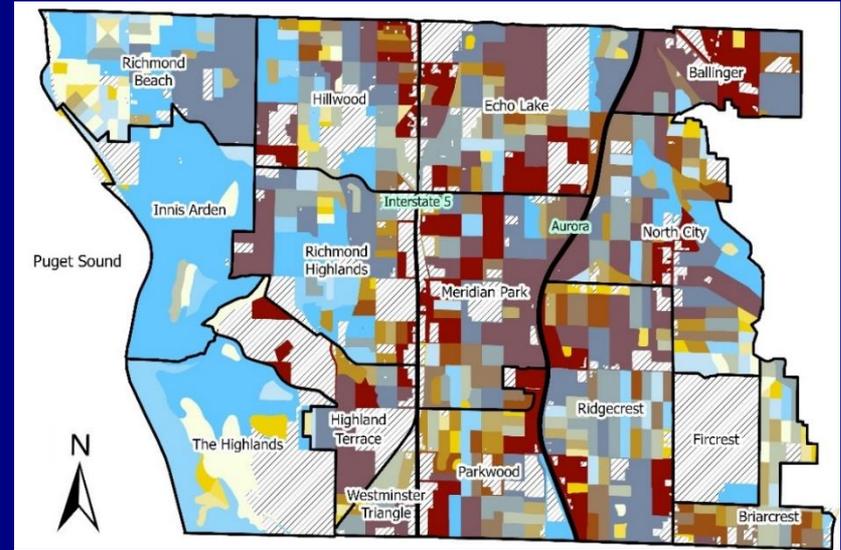


BIPOC Distribution

# Comparison



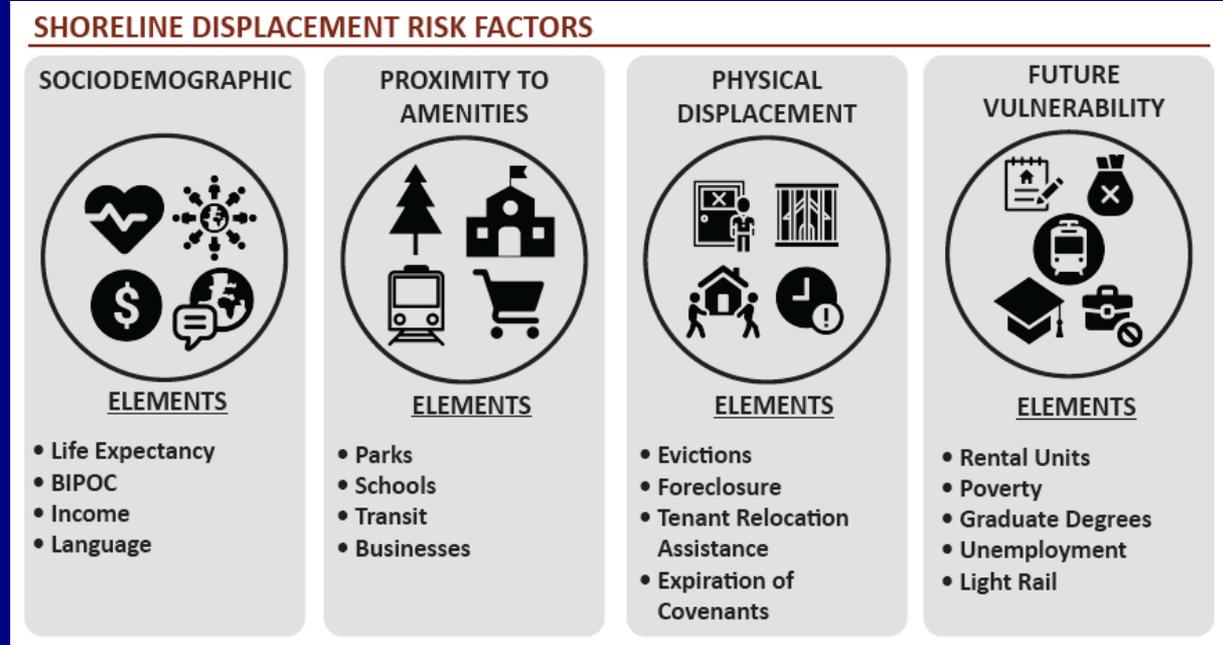
Zoning



BIPOC Distribution

# Multifactor Displacement Risk Analysis

- Multiple Measures
- Composite Scores
- Mapping

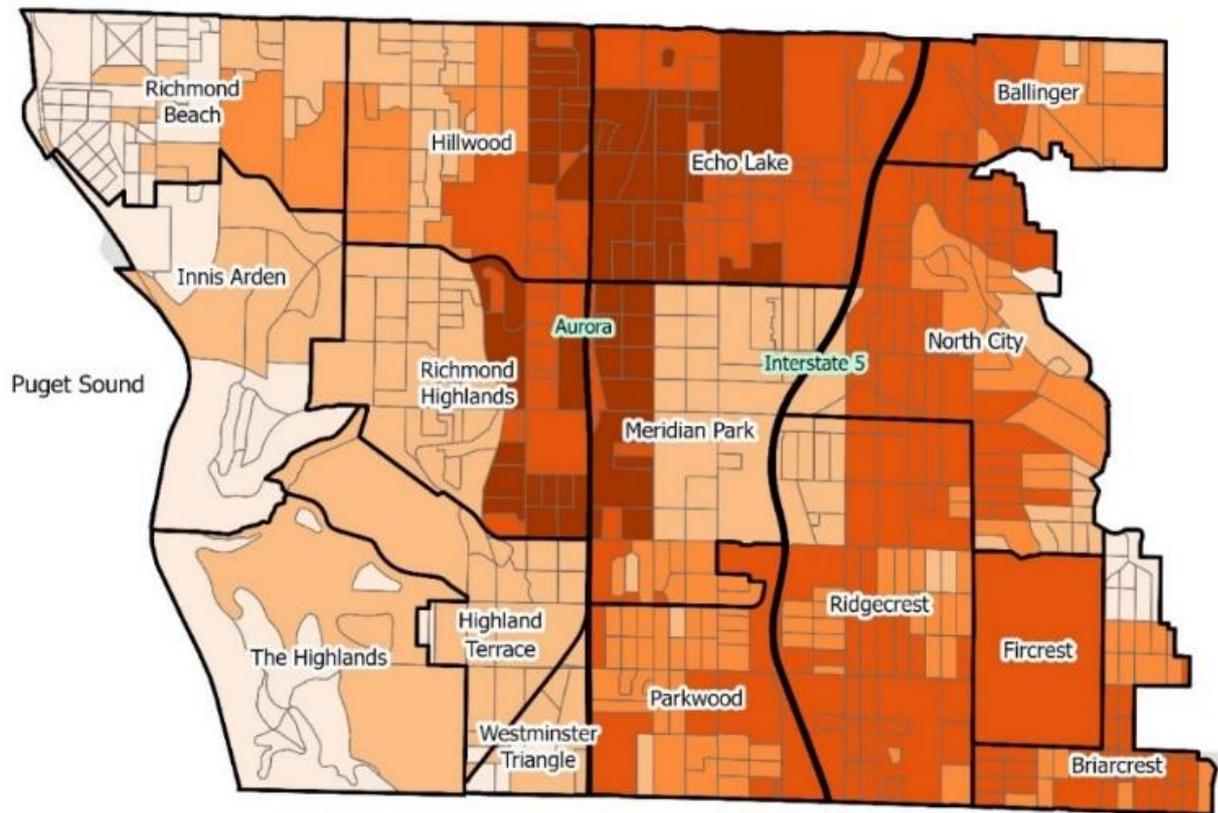


# Mapped Displacement Risk

Displacement risk highest around Aurora

Lower income areas at higher risk

Attractive redevelopment areas at higher risk



## Legend



# Findings Summary

- BIPOC households: lower rates of homeownership
- BIPOC households: more cost burdened
- Uneven distribution of racial groups
- Displacement risk along Aurora

# Draft Policies

- Increase Affordable Housing Production
- Preserve Existing Affordable Housing
- Anti-Displacement
- Equitable Benefits Distribution

# Questions

- Questions about Racial Equity Analysis?
- Any Surprises?
- Anything Need Further Study?
- Policy Approaches Adequate?
- Other Area of Focus?

# Phase 2 Engagement – Oct-Nov

- Applying lessons learned from Phase 1
- Focus on key audiences:
  - Youth
  - BIPOC communities
  - Renters

# Phase 2 Engagement Events

- Online open house
- In-person open house
- Chamber of Commerce workshop
- Community based organization interviews
- Activities focused on key audiences

# Discussion Questions

- Are the stated outreach methods appropriate for the next phase of engagement?
- Are there specific organizations that should be considered to engage with?

# Next Steps

TARGET	ACTION
Oct. 23 <sup>rd</sup>	Council update
Late Oct./Nov.	Determination of Significance and Scoping Notice
Early Nov.	Online Open House Launch
Nov. 15 <sup>th</sup>	In-Person Open House
Q1 2024	Identify growth alternatives for environmental review