



## Section I - Introduction

The Shoreline Comprehensive Plan—Picture It! Plan It! Build It! (Plan)—plans for the next twenty years (2024 to 2044) in line with the community’s vision and reflecting community values. The goals and policies included in this Plan provide a basis for the City’s regulations and guide future decision-making. The Plan also addresses anticipated population and employment growth, and how facilities and services will be maintained and improved to accommodate expected growth.

The City adopted its first Comprehensive Plan in 1998 in response to the requirements of the Growth Management Act (GMA). This update builds off of the 2012 Comprehensive Plan update and responds to the GMA’s requirement for periodic review. The Plan also conforms to the Puget Sound Regional Council VISION 2050 and King County Countywide Planning Policies.

### What is a Comprehensive Plan?

The Comprehensive Plan is a roadmap for the next 20 years of Shoreline’s future, and it guides the City’s decisions on housing, infrastructure, the natural environment, and all other elements that make Shoreline what it is today. This Comprehensive Plan provides the framework for the majority of the City’s decisions, and it is under this framework that the City’s **functional plans** and other guiding documents are developed. The Comprehensive Plan outlines how we will grow and accommodate that growth over the next 20 years, while also preserving and improving all the things that make Shoreline desirable place.

In order to appropriately plan for Shoreline’s future and align with the community’s desired vision and goals, the Comprehensive Plan broadly covers a range of planning topics while still providing enough detail to provide a thorough framework for next 20 years. The Comprehensive Plan has **three main characteristics: it is comprehensive, general, and long-range.**

Functional Plans that align with this Comprehensive Plan include but are not limited to the:

- Parks, Recreation, Open Space, and Arts (PROSA) Plan
- Transportation Master Plan
- Surface Water Master Plan

#### A COMPREHENSIVE PLAN IS...

##### COMPREHENSIVE

The plan encompasses all the geographic and functional elements that have an impact on the community’s physical development.

##### GENERAL

The plan summarizes the major policies and proposals of the City, but it does not usually provide specific locations or establish detailed regulations.

##### LONG-RANGE

The plan looks beyond the current pressing issues confronting the community to identify long-term goals, policies, and implementation strategies for achieving them.

## Why We Plan

The Washington Growth Management Act (GMA) is a series of state statutes, first adopted in 1990, that require fast-growing cities and counties to develop a Comprehensive Plan to manage and develop plans to accommodate their population growth. Under RCW 36.7A.020, the GMA establishes a series of **15 goals** that should act as the basis of all comprehensive plans. For a Comprehensive Plan to be valid, it must be consistent with these goals and the specific requirements of the GMA. Cities and counties are required to periodically update their Comprehensive Plans to ensure they comply with updates in regional and state requirements, as well as address changes in local conditions.

**15 Goals of the GMA**

These goals require that cities and counties plan for:

- Urban growth
- Sprawl reduction
- Transportation
- Housing
- Economic development
- Property rights
- Permits
- Natural resource industries
- Open space and recreation
- Environment
- Citizen participation and coordination
- Public facilities and services
- Historic preservation
- Climate change and resiliency
- Shoreline management.

As the region grows, changes, and adapts to a variety of trends including adverse issues related to climate change, unmet housing needs, racial and health disparities, increased traffic and congestion, and community resiliency, regional coordination is required to address these issues. The Puget Sound Regional Council’s (PSRC) review and certification of local plans and policies ensures regional collaboration and supports local governments and public agencies in addressing challenging regional issues.

## Growth in Context – Regional Coordination

The central Puget Sound region is expected to grow by 1.5 million people by 2050, meaning it will be home to some 5.8 million people. As our region grows, we must act in a coordinated manner at the local and regional levels to continue to provide exceptional quality of life, opportunities for everyone, connected communities, a healthy natural environment, and an innovative and thriving economy. The GMA’s guidelines are the first piece in a coordinated regional and local effort to achieve these goals.



Figure 1 Comprehensive Plan Planning Framework

Recent amendments to the GMA have changed the way jurisdictions approach Comprehensive Plan updates and how they address growth in general. The following list briefly summarizes the GMA amendments that affect this periodic update the most, though this is not a comprehensive list of updates. More detail on the requirements of the GMA amendments is provided in the individual Elements in Section III of this Plan.



- **House Bill 1241 – Periodic Review Due Dates**  
Changed the time cycle requirement for periodic updates to comprehensive plans from eight to ten year and requires jurisdictions to submit an implementation progress reports five years after the adoption of their Comprehensive Plan.
- **HB 1717 – Native Tribe Collaboration**  
Adds new regulations for cities and counties to include local and regional tribes in planning processes and decisions.
- **House Bill 1220 - Planning for Housing**  
Significantly changes the housing-related provisions and strengthens the GMA housing goal from “Encourage the availability of affordable housing to all economic segments of the population” to “Plan for and accommodate housing affordable to all economic segments of the population of this state.”
- **HB 2001 - Tiny House Communities**  
Expands the ability to build tiny houses by encouraging jurisdictions to include them in their affordable housing incentive programs.
- **SB 5042 - Encouraging Condominium Construction**  
Intends to reduce barriers to condominium construction.
- **SB 5235 - Occupants in a Dwelling Unit**  
Intends to increase housing unit inventory by removing limits on housing occupancy.
- **SB 5818 - Appeal protections**  
Promoting housing construction in cities through amendments to limiting appeals under the State Environmental Protection Act and GMA.
- **HB 1110 – Middle Housing**  
Increases ability to produce middle housing (e.g. duplexes, triplexes, etc.) in areas historically dedicated to single-family detached housing.
- **HB 1337 – Accessory Dwelling Units (ADUs)**  
Expands housing options by easing barriers to the construction and use of ADUs.

As part of the GMA, PSRC adopts Multicounty Planning Policies (MPPs) as part of VISION 2050. The MPPs provide a regional framework for goals and policies consistently throughout the region. King County also adopts a set of policies, the Countywide Planning Policies (CPPs), which provide a framework for the goals and policies of cities to align with those of the county.

Shoreline’s Comprehensive Plan takes into account the GMA and state legislation, PSRC VISION 2050 and MPPs, and King County CPPs when developing the goals, policies, and guidance within the Plan. City comprehensive plans provide the most specific guidance to meet the vision and needs of their communities while also aligning with the vision and needs of King County and the growing Central Puget Sound Region.

## VISION 2050

PSRC is the regional growth management, transportation, and economic development planning organization for the Central Puget Sound Region. In 2020, PSRC adopted VISION 2050 – an integrated, long-range vision for maintaining a healthy region. VISION 2050 contains an environmental framework, a



numeric regional growth strategy, overarching goals and policies, or **Multicounty Planning Policies** (MPPs) organized by elements, implementation actions, and measures to monitor progress.

See the **Appendix B** for more information on VISION 2050 and the Multicounty Planning Policies.

### King County’s Countywide Planning Policies

As noted above, King County and its cities have developed **Countywide Planning Policies** (CPPs) that go beyond individual city boundaries to provide a consistent framework for every city to follow. These policies were designed to help the cities and the County address growth management in a coordinated manner.

See the **Appendix C** for more information on King County’s Countywide Planning Policies.

### How a Plan is Made

Shoreline’s Comprehensive Plan was developed over a multi-year process of research, data analysis, and public engagement with different communities throughout the city. Research and data analysis is essential to understand how the city has changed since the last comprehensive plan update, and to identify the current challenges facing the city, such as racial inequalities, housing affordability, and climate change. It is also important to involve all members of the community when developing the Comprehensive Plan update to ensure the City is making informed decisions about how the future of Shoreline can better meet the needs of the community as well as align with their vision of the City.

See **Section II - Community Profile (pg. xx)** for more information on the data collected and analyzed during this Comprehensive Plan update process.

### Growth Targets

As part of the periodic update, Shoreline is required to plan for its share of the anticipated growth by 2044 in King County. This includes planning to provide capacity for jobs and housing units, including affordable housing. Through a collaborative process the cities within King County are assigned forecasted growth targets. It is each city’s responsibility to address in their comprehensive plan how they will accommodate their allotment of anticipated growth.

Accommodating this growth involves assessing the City’s zoning and infrastructure plans to ensure there is enough capacity to allow for the additional jobs and housing units forecasted for Shoreline. If the City’s current zoning and infrastructure plans do not provide enough capacity, the comprehensive plan will not receive official certification, which may limit grant funding opportunities and result in other consequences. Shoreline’s allocated growth targets formed the basis for this 2024 Comprehensive Plan periodic update, which summarizes and plans for potential growth throughout the city from 2024 through 2044. The table below outlines the **growth targets** assigned to Shoreline.



**Figure 2 – Growth Target Allocations**

	Baseline 2019	2044 Target	Increase by 2044 [SC1][SC2]
<b>Housing (units)</b>	24,042	37,342	13,330
<b>Employment (jobs)</b>	16,932	26,932 [SC3]	10,000

A description of the City’s strategy for how the growth targets will be allocated across the city is discussed in the Land Use Element supporting analysis.

### **Housing**

Shoreline is required to plan for and accommodate an additional **13,300 housing units** by 2044, but this target is further broken down into targets for different income bands. The table below identifies the number of housing units that Shoreline is required to accommodate **for each income band**. These income bands are identified by the percentage of the area median income (AMI) for King County, which is approximately \$146,500 (2023). [SC4][SC5]

**Figure 3 – Housing Targets by Income Band**

Income Band	Current Unit Count	2044 Unit Target
Emergency Housing	73	2,620
0-30% AMI – <i>permanent support housing</i>	89	1,902
0-30% AMI – <i>non-permanent supportive housing</i>	1,159	3,617
30-50% AMI	1,524	2,710
50-80% AMI	3,759	740
80-100% AMI	4,486	573
100-120% AMI	3,459	650
120% AMI +	9,566	3,138

The Land Capacity Analysis (Appendix H.3) developed by the City shows that Shoreline has more than enough zoned land capacity to accommodate the overall 13,330 housing units. However, additional actions will be required to serve the anticipated housing growth within the individual income bands noted above.

Shoreline is producing enough housing yearly to meet the needs of low- and moderate-income households (50-120 percent AMI). However, rates of production for units affordable to households earning under 50 percent of AMI, permanent supportive housing, and emergency housing have historically not been sufficient to meet Shoreline’s projected needs. Likewise, there is a lack of capacity for high-income units. However, Washington State through HB 1220 does not require the City to address this deficit.

To provide housing opportunities for households earning under 50 percent AMI, the City can implement a variety of strategies, such as providing incentives for affordable housing, removing barriers for the development of affordable units, and establishing partnerships with private, non-profit, and other

organizations. Strategies to encourage additional housing creation are further discussed in the Housing Element in Section III.

### **Employment**

Shoreline is required to plan for and provide capacity for an additional **10,000 jobs** by 2044. Through the Land Capacity Analysis (Appendix H.3) developed by the City, it was determined that Shoreline has sufficient zoned land capacity to support its jobs target, but additional actions would be required to actually achieve the creation of these jobs in Shoreline. In order to meet the job growth target, new commercial and office development must be denser in the future than the development seen in Shoreline’s past. To accomplish this, the City can take actions such as requiring ground floor commercial uses in mixed-use buildings and providing certain incentives for mixed use, commercial, and office developments. Strategies to encourage additional job creation are further discussed in the Land Use and Economic Development Elements in Section III.

### **Community Participation**

As part of the Comprehensive Plan updates, cities are required to establish a public participation plan to ensure public input is considered and incorporated into the comprehensive planning process. Shoreline implemented several different methods of community engagement outreach, including public meetings, questionnaires and surveys, interviews with community-based organizations, and other activities to gather feedback community wide. To read about the full extent of community engagement refer to the City’s Public Participation Plan and the Engagement Summary Report in Appendix D.

### **Key Themes for 2044**

Throughout the development of the Comprehensive Plan, the City aligned goals and policies with three key themes to create a cohesive and interconnected plan for the future. These three themes of climate, housing, and equity and social justice address important issues can help to define the direction of the community in the years to come and to ultimately meet Shoreline’s vision for the future (see Shoreline Vision for 2044 Section below). These key themes are interwoven throughout the Plan and were used to guide the development of goals and policies for each element of the plan.

#### **Climate**<sup>[SC6]</sup>

In August 2022, Shoreline’s City Council adopted Resolution 494, declaring a climate emergency, and stating, in part:

*“Climate change is an urgent unfolding crisis that presents a serious threat to the survival of human, animal, and plant communities and ecosystems around the world, including within the City of Shoreline.... If unchecked, climate change will bring increasingly drastic declines to the health and prosperity of future generations, particularly for the most vulnerable communities.”*

Climate was selected as a key theme to make sure climate change considerations are a factor in *all* city decision making processes. The Plan considered climate by evaluating goals and policies for their impacts on greenhouse gas reduction, resilience to climate change impacts, protecting ecosystem health, and climate and environmental justice for marginalized or vulnerable groups. These four areas of

focus were identified in the City’s **2022 Climate Action Plan** to align the actions recommended with the City’s commitment to addressing the climate crisis.

See the **Appendix H.1** for the Climate Action Plan, and major themes identified to help address the climate

### **Housing**

As noted in the Growth Target Section above, Shoreline is required to plan for 13,300 new housing units by 2044. Meanwhile, housing prices in Shoreline have seen a dramatic increase in recent years, while household incomes have not kept pace with those increases (see Section II - Community Profile for more information).

Additionally, House Bill 1220 changed the way communities are required to plan for housing (noted in the Growth in Context – Regional Coordination Section above, and further discussed in the Housing Element’s Supporting Analysis). The Bill instructs local governments to actively “plan for and accommodate” housing that is affordable to *all* income levels.

With these factors in mind, Housing was selected as a key theme to ensure Shoreline does its part to provide housing for all members of the community. This includes establishing policies and strategies to provide opportunities for increased housing affordability, variety, supply, and resident stability. These areas of focus come from House Bill 1220, the PSRC Regional Housing Strategy, and the City’s **2021 Shoreline Housing Action Plan**.

See the **Appendix H.4** for the 2021 Shoreline Housing Action Plan, and the broad goals of increasing the supply and variety of housing in Shoreline.

### **Equity and Social Justice**

In January 2017, Shoreline City Council passed Resolution 401 declaring the City’s commitment to making Shoreline an inviting, equitable, and safe community for everyone who lives, works, and visits the city. In November 2020, Shoreline City Council passed Resolution 467 declaring the City’s commitment to building an anti-racist community. This resolution identifies and defines racism, acknowledges the City’s *historical* involvement in maintaining and perpetuating structural racism, and declares the City’s commitment to advocate locally for policy reform to improve conditions for communities of color.

As a city government, Shoreline has a responsibility to address systemic racism, which leads to disparate outcomes in many areas of life including housing, education, employment, criminal justice, and health. Since racism impacts so many areas of peoples’ lives, Shoreline must and has taken an anti-racist and equitable approach to the development of *every* goal and policy in the Comprehensive Plan.

Equity and Social Justice was selected as a key theme to ensure that the Shoreline of the future is a welcoming place for *everyone* and remains accountable to its commitments to be an anti-racist city. Consideration of equity and social justice in the development of every goal and policy of the Comprehensive Plan has been a priority. Goals and policies were assessed for their potential to continue

racially disparate impacts and for possible language that could encode bias and/or result in discriminatory effects. The Equity and Social Justice lens also guided the plan writing to incorporate clear language promoting equitable access to opportunities and empowering vulnerable communities to adapt and thrive. These areas of focus come from the Washington State Department of Commerce Guidance to Address Racially Disparate Impacts, the American Planning Association Planning for Equity Policy Guide, and the City’s **Racial Equity Analysis Report**.

See the **Appendix H.2** for the Racial Equity Analysis Report, the racial disparities identified in the City, and the recommended actions to address these inequities.

## Living Document – Progress Tracking and Plan Updates

This Comprehensive Plan is designed to be a dynamic, living document that will be utilized on a regular basis for all planning decisions being made by the City of Shoreline. The purpose of the Plan is to provide goals and policies that guide the development of Shoreline in context of a coordinated regional planning effort and the community’s established vision for the future.

The City will implement the Comprehensive Plan through regulations, such as zoning and development standards, and through the investment in projects identified in the various functional plans developed by the City. The Plan will be made a reality through coordination efforts made by the City with, and the actions taken by, the private sector, non-profit, and community-based organizations. It is through these coordination efforts and partnerships that will contribute to the measuring the success of implementation of this Plan.

### Monitoring

To ensure this Plan will be a ‘living document’ and to ensure the City is achieving the vision, goals, and policies for how Shoreline will grow, the Plan will be closely monitored and updated regularly through the annual amendment process to adapt to the changing needs and ever-evolving environment. This monitoring will include regular reporting by the City on actions taken to implement the Plan, regular data collection and analysis of specific issues to assess the progress of measurable goals, and making information on the monitoring progress accessible and useful to the public. For more in-depth discussion of the monitoring process, refer to Section IV – Implementation and Monitoring.

## Structure of the Comprehensive Plan

Shoreline’s Comprehensive Plan consists of five sections including, the Introduction, Community Profile, Comprehensive Plan Elements, Implementation and Monitoring, and the Appendixes.

### Section I - Introduction.

This section includes a description of the comprehensive planning process and requirements; Shoreline’s allocated growth targets; public participation summary; and Shoreline’s key themes and vision for 2044.

### Section II – Community Profile.

This section includes a brief history of Shoreline and data and information describing Shoreline’s current population and demographics.



### Section III - Comprehensive Plan Elements.

This section includes background information and goals and policies organized by the following elements: Natural Environment, Land Use; Housing; Economic Development; Community Development; Parks, Recreation & Open Space; Transportation; Utilities; Capital Facilities; and the Shoreline Master Program.

Each element consists of an introduction describing the purpose and intent of the element; goals and policies that will be used to guide future decision making; and a supporting analysis section providing data and analyses that were used to inform the goals and policies.



#### ***Natural Environment***

This Element contains goals and policies necessary to support the City’s responsibility for protection of the natural environment, including resiliency, mitigation, and hazard preparedness. Aspects of the Climate Change and Resiliency element, newly required by the GMA, also are addressed in this element, providing a foundation for the future Climate Change and Resiliency element required by GMA to be implemented by 2029.



#### ***Land Use***

This Element contains the goals and policies necessary to support the City’s responsibility for managing land uses and accommodating growth. This element describes the human use of land, the modification of the natural environment into the built environment, and the management of these interrelated systems.



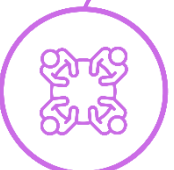
#### ***Housing***

This Element contains the goals and policies that identify steps the City of Shoreline will take to address on a local level the housing issues facing the region. This element encourages the use of innovative techniques to meet the housing needs of all members of the community and provides steps the City will take to increase opportunities and access to a diverse range of affordable housing options.



#### ***Economic Development***

This Element contains the goals and policies intended to improve local economic growth, vitality, and a high quality of life within the City of Shoreline. The element encourages the establishment of a greater number and variety of businesses to provide necessary services to the community and create employment opportunities for residents. The policies presented in this element will guide future City initiatives that, together with private sector actions, will contribute to establishing a strong local economy.



#### ***Community Development***

This Element recognizes and supports a resilient community that is made up of a wide variety of individuals with different ages, household types, and incomes. This element promotes opportunities for people to come together at events and activities and recognizes the important role that the preservation and celebration of local heritage, scenic beauty, and the natural atmosphere have in increasing the quality of life in Shoreline.



### ***Parks, Recreation, Open Space, and Art***

This Element provides the goals and policies that establish a framework for future actions involving parks, recreation, open space, and arts programs and services within Shoreline. This element identifies the existing and seeks to expand the network of parks, recreation, and open space opportunities to meet the demands of Shoreline’s growing community.



### ***Transportation***

This Element provides a framework that guides multi-modal transportation investments over the next 20 years to support the vision of the Comprehensive Plan. This element identifies a roadmap for creating a welcoming and functional multi-modal transportation systems for all users. This includes the consideration of including pedestrians, bicyclists, those using shared-use mobility devices, those riding transit, and those driving personal vehicles.



### ***Utilities***

This Element contains goals and policies to support the coordination with third-party utility providers to ensure residents have access to basic utilities. This includes, but is not limited to, electricity, telecommunications, natural gas, and waste management services. This element also provides a framework for ensuring the long-term viability and resiliency of these services.



### ***Capital Facilities***

This Element is intended to address public facilities and services provided by the City of Shoreline. These services include, but are not limited to, water, sewer, stormwater, park and recreation facilities, and other civic services provided by the City. This element also provides a forecast of the future demand for these services, and provides a framework for meeting those demands, while ensuring the long-term viability and resiliency of these services.



### ***Shoreline Master Program***

This Element provides framework goals and policies to ensure the protection, viable use, and resiliency of the City’s shoreline along the Puget Sound. This element includes guidance on public access and recreational opportunities, private shoreline uses regulations, conservation and restoration efforts, historical and cultural uses, and flood and other environmental hazards associated with the shoreline.

## **Section IV – Implementation and Monitoring**

This section outlines the Implementation and Monitoring Plan that provides strategies and action plans that can be used to implement the goals and policies of the Comprehensive Plan. This section also identifies the process in which the City will regularly monitor the progress Shoreline is making towards meeting the Comprehensive Plan’s vision, goals, policies, and implementation strategies.

## **Section V – Appendices – Shoreline Master Program Element and Subarea Plans.**

The following appendixes provide definitions and additional context that help to clarify the discussions within the Comprehensive Plan. Other appendixes consist of reports or functional plans that City has developed to provide more specific guidance on and in-depth analysis of certain elements of this plan.

### *A. Glossary*

- B. *VISION 2050 Multicounty Planning Policies*
- C. *King County Countywide Planning Policies*
- D. *Public Participation Program and Materials*
- E. *Department of Commerce Checklist*
- F. *Environmental Review Documentation*
- G. *Ordinance Adopting the Comprehensive Plan*
- H. *Background Reports*
  - 1. *Land Capacity Analysis*
  - 2. *Housing Background Report*
  - 3. *PROSA Plan*
  - 4. *Transportation Master Plan*
- I. *Environmental Review – SEPA/EIS*
- J. *Shoreline Master Plan*
- K. *Subarea Plans*
  - 1. *Aldercrest*
  - 2. *North City*
  - 3. *Southeast Neighborhood*
  - 4. *Town Center*
  - 5. *185th Street Station Subarea*
  - 6. *145th Street Station Subarea*

## Shoreline Vision for 2044

In the Spring and Summer of 2023, the City conducted a community survey and engaged with at a variety of events and festivals to gather information on how the community envisioned Shoreline in the future. In Fall 2023, the City began working with the Planning Commission and City Council to create a vision for the next 20 years to help maintain and enhance Shoreline’s quality of life. Based what was heard from the community and on the comments from Planning Commission and City Council, the vision statement below was prepared to be included in this updated Comprehensive Plan.

*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, making the city even better for future generations.*

*Shoreline is:*

- ***A leader in anti-racism***  
*The city is a welcoming place for all and prioritizes transparent and inclusive decision making. Shoreline’s commitment to anti-racism drives decision making and equitable and inclusive community involvement helps to prioritize city action.*
- ***A model for sustainability***



*Shoreline is a resilient and sustainable community. The city continues to reduce emissions by prioritizing investments in public transit, bike, and pedestrian infrastructure, and increasing the tree canopy and green spaces. Sustainable development of the built environment contributes to the protection of the city's tree canopy and green spaces.*

- ***An economic and employment innovator***

*The city is an innovator in emerging technologies, training, and employment. The city is a proponent for local businesses, thriving commercial centers, creative centers, and manufacturing space.*

- ***A city of walkable, well-connected neighborhoods***

*Shoreline is a city of well-connected, convenient, and walkable neighborhoods featuring affordable, diverse, and quality housing; award-winning schools; plentiful parks, and opportunities for cultural and artistic expression to meet one's daily needs and lifestyles.*

- ***A caring and informed community***

*Shoreline's commitment to the safety and well-being of its community helps to prioritize city actions and community services.*

*The people of Shoreline are committed to making the city even better for the next generation.*