

Proposal and Alternatives

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Chapter 2 – Proposal and Alternatives

Introduction

This chapter of the FEIS provides a more detailed description of the proposal and alternatives analyzed throughout the other chapters of the document. The target capacities studied for population, housing units, and jobs under each alternative also are presented.

Growth Targets Allocated to Shoreline

The City of Shoreline is updating its comprehensive plan to comply with the requirements of the Washington State Growth Management Act (GMA). This periodic update addresses projected population, housing units, and employment growth to the new planning horizon year of 2044. As part of this process, growth targets are allocated to cities in King County, and the allocations for Shoreline are shown in **Table 2-1**. The growth targets are developed by King County based on guidance from Washington State and in cooperation with Puget Sound Regional Council through a collaborative process with cities. As shown in Table 2-1, the City of Shoreline currently has sufficient zoned capacity to meet its allocated 2044 growth targets, without the added capacity that will occur related to pending adoption of middle housing provisions.

Table 2-1. Growth Targets for Shoreline

	Baseline ¹	Net New Capacity Allocated to Shoreline by King County (2018/2019-2044)	Totals with Allocated Targets (2044)	Current Zoned Capacity ²
Population	57,762	N/A ³	N/A ³	N/A
Housing Units (Total per King County CPPs)	24,042	+13,330	37,372	52,220
Jobs (PSRC Covered Employment)	16,932	+10,000	26,932	26,996

Notes:

- 1 2019 is the baseline year for population, housing units, and jobs. Data for population is from Washington State Office of Financial Management (OFM); data for housing units is from the King County CPPs; and data for jobs from PSRC covered employment.
- 2 Based on land capacity analysis completed by Leland Consulting Group for the Shoreline 2044 Comprehensive Plan.
- 3 Not applicable— King County does not allocate targets for population (see below).

King County does not allocate population targets to cities. The estimated population for Shoreline for 2044 would be in the range of 86,202 (PSRC LUV-IT Model) to 91,789+ (37,372 x 2020 census household size of 2.4561) in Shoreline. It should be noted that household size has been trending upward in Shoreline.

The process for determining growth targets is described in Appendix D of the King County Comprehensive Plan. The process applies several factors to determine growth targets for the 20-year planning period:

- Population and employment projections—predictions of future growth based on past trends
- Land capacity—an estimate of vacant land and the potential to redevelop partially developed or underutilized land
- The Regional Growth Strategy and the jurisdiction’s role in that strategy
- Promoting efficient use of urban land
- Supporting growth in areas with high opportunities, like transit station areas and designated centers
- Encouraging infill development
- Balancing housing and employment growth in communities
- Promoting coordinated planning across land use, transportation, and other facilities and services

The City’s comprehensive plan has been developed in parallel with the Environmental Impact Statement (EIS/DEIS/FEIS) process to address new guidance from the state, region, and county, including new legislative requirements related to housing affordability and other provisions. All elements of the plan are being updated.

Planning for housing and employment growth in coordinated manner that aligns with regional and county planning and allocated targets by income levels. It should be noted that the City is planning for equitable growth and has assessed potential racially disparate impacts that have influenced past land use patterns in line with the provisions the HB 1220 legislation. Considerations related to equity and social justice have been integral to the comprehensive planning process.

Summary of the Proposal and Alternatives

The proposal/proposed action is adoption of the City of Shoreline 2044 Comprehensive Plan. As part of updating the comprehensive plan, the DEIS analyzed the potential impacts of three different alternatives for future growth through the year 2044 and identified mitigation measures to address potential impacts related to the two action alternatives (Alternative 2 and Alternative 3). The FEIS republishes the outcomes of this alternatives analysis.

- **Alternative 1—No Action Alternative:** This alternative provided a basis of understanding what the implications of not taking action may be—in this case, not updating the comprehensive plan. The City does not intend to pursue this course, but SEPA requires study of a “No Action” alternative.
- **Alternative 2—Moderate Pace of Growth:** This alternative assumed that the level of growth that occurs over the next 20 years would be consistent with the growth targets allocated to Shoreline by King County.
- **Alternative 3—More Rapid Pace of Growth:** This alternative assumed that the same level of growth analyzed under Alternative 2 would occur more rapidly – such as in 10 years, rather than 20, and that the same level of mitigation, projects, and improvements would be needed, but within a shorter timeframe to serve that growth.

Shoreline may grow at a faster pace with the starting service of the two new light rail stations and given the community’s proximity to Seattle. As such, the City determined the need to study a growth alternative that would reach targets sooner, such as in 10 years instead of 20 years. **Table 2-2.**

The two action alternatives analyzed in the DEIS tested the same level of growth across the citywide geography, aligning with two different timeframes. Among the two Action Alternatives, no one alternative is proposed for adoption, and there will not be an identified “preferred alternative” due to the unpredictability of future growth that stems from the variability of market factors and other influences on potential development in Shoreline over the next 20 years. The range of alternatives studied provides a good foundation for monitoring growth in the city during the planning horizon and making decisions about programs, services, and improvements that may be needed to serve growth over time.

Table 2-2 Housing Units and Jobs Assumed in Alternatives Analysis

	Targets per King County Countywide Planning Policies (2044)	Alternative 1 No Action	Alternative 2 Slow to Moderate Pace of Growth (Targets Met in Approximately 20 years)	Alternative 3 Faster Pace of Growth (Targets Met in Approximately 10 Years)
Housing Units	37,342	37,342 (2044)	37,342 (2044)	37,342 (2034)
Jobs	26,932	26,932 (2044)	26,932 (2044)	26,932 (2034)

Analysis of a “no action” alternative is required under the Washington State Environmental Policy Act (SEPA). Analysis of this alternative provides the opportunity to address what the consequences may be if no action is taken; in other words, if the updated comprehensive plan is not adopted.

Existing adopted land use and zoning provisions in Shoreline generally would allow for either of the two alternatives to be implemented. However, if future trends show that growth is occurring at a faster pace, the City would need to evaluate zoning capacity for the future, after targets are met. It is expected that the pending middle housing provisions will add increased capacity citywide. The City will be monitoring growth on an annual basis and will be proactively coordinating with infrastructure, transportation, utilities, and service providers to align with growth projections.

Assumed Conditions and Constants Under the Alternatives

The “action” alternatives considered in the DEIS tested different rates of growth, but development under either would be allowed under existing land use and zoning provisions and would be consistent with development permits that have already been approved or are under review by the City (and for which separate SEPA processes have been completed). Other constants under the action alternatives include the following.

- All alternatives and development that would occur under each would be subject to compliance with applicable federal, state, regional, county, and local plans and regulations, as applicable (including the no action and action alternatives). This includes state legislative actions from recent years such as HB 1220, HB 1110, HB 1337, and others.
- All City of Shoreline code provisions and development requirements would continue to be in effect, including Critical Areas Ordinance requirements, applicable design and development standards, and the conditions of approval, project-level SEPA compliance, and other requirements applicable to specific projects.

Alternatives Further Described

Alternative 1—No Action

Under Alternative 1—No Action, the analysis in the DEIS (and republished in this FEIS) assumed that an updated comprehensive plan would not be adopted. The City does not intend to pursue this course; however, a “no action” alternative is required to be analyzed by SEPA to understand the potential implications and consequences of not taking action. Under this alternative, the current comprehensive plan would remain as the guiding planning documents. Current code requirements, functional plans, and development regulations would be in effect. Alternative 1—No Action also assumed zoning changes in compliance with HB 1110, HB1337, and other applicable legislation to accommodate middle housing and accessory dwelling units but assumed no other policy changes would be made.

While Alternative 1 assumed the same pace of growth as Alternative 2 (growth targets would be met in approximately 20 years), growth would not be managed in accordance with an up-to-date comprehensive plan with correlating policies under all elements that align with the most recent state, regional, and county policies and provisions.

If the proposed action of adopting the updated comprehensive plan does not occur, there could be potential outcomes and disadvantages that would affect Shoreline’s future, as analyzed in the DEIS. If adoption of the updated comprehensive plan does not occur, growth would still continue (under the previously adopted plan and current zoning and code provisions). However, the previously adopted plan does not fully reflect new circumstances, new legal requirements, updated growth forecasts, and economic development opportunities.

As addressed in the DEIS, not taking action to adopt the updated comprehensive plan creates a gap in the coordination of land use and capital facility planning that is required by GMA. There would not be an adopted plan that complies with the latest requirements of the GMA, as well as regional and countywide planning. The comprehensive plan would not receive current/up-to-date certification by the state or endorsement by the region or county, which could have adverse legal and financial consequences for the City, such as the inability to apply for grant funding for various types of capital projects.

Alternative 2—Slow to Moderate Pace of Growth

Alternative 2 assumed that growth targets are reached in approximately 20 years, through 2044. Growth would occur citywide, but would occur at greater levels in certain subareas, such as the two light rail station subareas and Town Center subarea, the Aurora Avenue corridor outside of Town Center, and other locations.

With the progression of growth and change over the next 20 years, the City would continue to plan to upgrade infrastructure, transportation facilities, utilities, and public services in line with capital improvements planning.

Alternative 3: Faster Pace of Growth

Alternative 3 assumed the same growth targets as under Alternative 2 but assumed that these would be reached at a faster pace, in approximately 10 years, through 2034. Growth would occur citywide, but would occur at greater levels in certain subareas, such as the two light rail station subareas and Town Center subarea, the Aurora Avenue corridor outside of Town Center, and other locations.

If growth progresses at this pace, the City would need to proactively plan to upgrade infrastructure, transportation facilities, utilities, and public services at a more intensive level to keep pace with growth. As mentioned above, the City will be closely monitoring growth trends on an annual basis.