



KEY ISSUES AND TALKING POINTS
October/November 2019

Proposition 1: General Obligations Bonds for Aquatic, Recreation, and Community Center and Parks and Recreation Improvements. On July 29, Council approved placing Shoreline Proposition 1 on the November 5 general election ballot. Approval of Proposition 1 will allow the City to construct a new aquatics, recreation, and community center. It will also allow the City to make improvements to four community parks. The City would issue up to \$103,600,000 in general obligation bonds to be paid back through an increase in property taxes.

The new Shoreline Aquatics, Recreation, and Community Center (ShARCC) would replace the almost 50-year-old Shoreline Pool and almost 70-year-old Spartan Recreation Center. It would also provide space for senior programming currently located at the Shoreline Center.

The ShARCC (to be located at 17828 Midvale Ave. N) would be approximately 75,000 square feet and include:

- Community spaces for classes, rentals, and informal gatherings.
- 6,000 square feet of space prioritized for senior programming, including a commercial kitchen for meal services.
- A two-court gymnasium and indoor walking and jogging track.
- Exercise and weight rooms.
- An activity pool with play features, such as a lazy river and splash-pad.

The four neighborhood parks that would be improved are: Brugger's Bog, Hillwood, Richmond Highlands, and Briarcrest Community (Hamlin). Park improvements would include such things as playgrounds, splash-pads, multi-sports courts, trails, and a fully accessible play area for people of all physical abilities.

The owner of a median valued home (\$480,000) could expect an annual increase in their property tax of approximately \$244, or \$20 a month, over what they are currently paying.

More information at shorelinewa.gov/prop1.

Talking points:

- A new community and aquatics center would provide Shoreline with a multigenerational facility to help meet the aquatics, recreational, and community gathering space needs of a growing and diverse Shoreline. This will be an open, caring, and inclusive community center for families, for athletes, for seniors, for teens... in short, for everyone.
- Over three years of public input is reflected in the designs for the park improvements and the ShARCC.



N. 145TH St. Interchange and Corridor. Shoreline has provided consistent regional leadership in advocating for funding and development of this project, and the efforts are starting to bear fruit. Shoreline is awaiting word, expected in November, on the success of its BUILD Grant application, which would provide 80% of the funding for the project. Given the uncertain outcome of this opportunity, Shoreline has also made tremendous progress toward a regional agreement on a local funding alternative. Funding partners may include Sound Transit (whose Bus Rapid Transit project will see great performance benefits from improvements to the interchange), Transportation Improvement Board (TIB), and WSDOT Mobility Grants.

Shoreline will seek to minimize use of Connecting Washington funds, due to the pressing need for improvements to the west of the interchange, up to Corliss—the “front door” of the western half of the station subarea. The design process, confirmed by WSDOT, has settled upon a configuration that uses roundabouts for best performance.

Talking points:

- The 145th Corridor is a major e/w arterial and it needs to function effectively to ensure the success of Lynnwood Link’s light rail station. It is also crucial to successful future TOD in the station subarea.
- The 145th St. Interchange is an important regional facility, and we are seeing a strong, truly collaborative regional partnership tackling this challenge.
- Shoreline is a small city with limited resources of its own, and we need to be careful stewards of the Connecting Washington dollars we have and use them to support the overall 145th Corridor, which is where our principal duty lies. We’ve stepped up big time on a major state facility!

N. 148th Bike/Ped Bridge. Shoreline is making incredible progress in its effort to develop a separate bike/ped bridge at N. 148th St. that will connect the neighborhoods west of I-5 directly to the Shoreline South light rail station. Last legislative session, the City was seeking nearly \$3 million for initial planning and design. Today, Shoreline has secured more than \$9 million in funding and is pursuing strategies to secure the approximately \$7 million to fully fund the project. To that end, Shoreline staff and Deputy Mayor McConnell hosted a tour of the 145th St. Corridor, with an emphasis on the 148th Bridge. Attendees included House Transportation Committee Chair Jake Fey, Senate Capital Committee Vice Chair Rebecca Saldana, Senate Capital Budget Committee Chair David Frockt, and 32nd District Rep. Lauren Davis.

Talking points:

- This bridge will place an additional 72 acres of the upzoned station subarea into walking distance to the light rail station, which is critical to building sustainable communities.



- This bridge will also serve as a key connector across I-5 for cyclists who need a connection between the Interurban and Burke-Gilman trails.
- This will also enhance the success of the Shoreline South/145th Light Rail Station by expanding access to pedestrians, bicyclists and commuters.
- A separate eight-lane lap pool for recreational and competitive swimming and diving; swim lessons; and shallow and deep-water exercise classes. There will also be a fully accessible viewing area for approximately 500 spectators.
- A courtyard for casual community gatherings and play.

Fircrest—Campus Development, Off-Leash Area, and Regulatory Moratorium. The current status of conversations relating to development of the Fircrest Campus is complex. Key parties/interests include:

- Department of Social and Health Services (DSHS), which operates the campus and is seeking to plan for improvements to the existing Residential Habilitation Center (RHC), but has also been tasked with a state-wide search for sites for residential behavioral health facilities.
- Department of Natural Resources (DNR), which leases a large portion of DNR Trust Land within the Fircrest Campus to DSHS pursuant to State law, but would like to find a way to generate revenue from this valuable land for trust beneficiaries.
- The Office of Financial Management (OFM), which is part of the Governor’s Office, which is partnering with DNR to fulfill a legislative proviso to undertake the planning and discussion needed to assess the potential for affordable housing, commercial land, and recreation/open space.
- The City of Shoreline, which serves as the land use regulator and is advocating for the formal designation of some portion of the Campus as recreation/open space as concurrent GMA-style amenity to offset the impacts of the proposed intensive redevelopment of the campus
- Advocates within the Developmentally Disabled (DD) community, which all seek the best interests of individuals currently residing in the RHC, but disagree on a number of specific points.
- Shoreline residents who live near the campus, enjoy the *de facto* open space, and/or utilize the off-leash area currently leased by the City from DSHS.

DSHS has recently restarted its master development planning process, aiming to secure City approval of its Master Development Plan (MDP). Initial efforts did not seem to address the DNR/OFM work to implement the legislative proviso. There appear to have been numerous conversations between and among many of these parties in an effort to coalesce Fircrest Campus discussions into a single conversation.

Recognizing that the City’s current regulations regarding both Campus Master Development Plans and Essential Public Facilities have room for improvement, the City Council imposed a 6-month moratorium on permit submissions for those specific elements, in order to allow the City time to ensure that its regulations are clear and in line with best practices.



Concurrently, after several months of negotiation between the City and DSHS about a multi-year extension of the City's lease of land for an Off-Leash Area (OLA), DSHS abruptly reversed course and, with little explanation, announced its decision to terminate the lease at the end of 2019. At the same time, DSHS imposed restrictions on access to the land between 6pm and 6am, citing safety or dumping problems that had never been previously mentioned. City staff are continuing their efforts to seek reversal of this decision.

Talking points:

- Any path forward needs to ensure and prioritize the well-being of the residents who currently live on-campus in the Fircrest Residential Habilitation Center.
- With the growth expected in Shoreline, especially after light rail opens, it will be very important to maximize every opportunity to add to our park and recreational space to maintain the quality of life that makes Shoreline special.
- The proposed moratorium is aimed at improving specific regulatory processes, not at restricting any particular land use. This time is needed to ensure that the rules are clear, fair to all parties, and aligned with best practices.
- The Off-Leash Area is a valuable asset to many members of our community and we haven't heard any good reasons for the abrupt decision to terminate the lease. Staff is meeting with representatives of DSHS on Wednesday, October 30, to further discuss the lease.

Community Court. The City is partnering with King County District Court to open a Community Court – an alternative problem-solving court – weekly in Shoreline's in City Hall. Community Court addresses the specific problem of repeatedly cycling through the criminal justice system non-violent misdemeanants who experience mental health issues, substance abuse issues, and extreme poverty. For these individuals, the criminal justice system – the intent of which is to punish and deter criminal behavior – is not working. It is not working because the criminal justice system does not address the root causes of the criminal behavior: substance abuse, mental health issues, poverty, and homelessness. These individuals are repeatedly arrested, booked, released, and the cycle repeats with no change in the behavior of the defendants. The Community Resource Center will be an integral component of Community Court. This Resource Center – open at City Hall during the hours of Community Court – will consist of community partners who provide a wide array of services. The Community Resource Center will be available to all members of the public in addition to the Community Court participants. Staff will be working closely with King County District Court to monitor data and evaluate outcomes related to this program.

Talking points:

- Community Court is an opportunity to provide wrap-around supports for defendants who are motivated to make a change in their life but need services and accountability to make the change happen.



- The Community Resource Center will serve as a hub of support once a week for all Shoreline residents – not just defendants – to access a variety of supports from basic food and housing, to behavioral health and addiction recovery support.

198th Affordable Housing Project. Shoreline partnered with King County to develop vacant land at 198th and Aurora for housing that supports individuals at risk for homelessness or who have exited homelessness. The housing will be owned and operated by Catholic Housing Services. An original partner in the project, Community Psychiatric Clinic, merged into another nonprofit behavioral healthcare entity, Sound, and is no longer available to provide that role. There will still on-site behavioral health services that will support those who live there. However, the presence of a clinic open to the public is no longer part of the project—the space will be used as community space for the residents. The project has been introduced to immediate neighbors and the wider Shoreline community and is now in the permitting process. HOWEVER, City staff will be working with project staff to fully understand the changes to the project driven by the changes to the ownership and ensure these are fully and accurately conveyed to the community

Talking points:

- Catholic Housing Services has a proven track record of working effectively with vulnerable populations while also being excellent neighbors.
- The City is committed to ensuring that continues to be the case with this project.
- The City is still working with Catholic Housing Services to fully understand the changes to the project that come as a result of the CPC/Sound merger, and will make sure these are conveyed to the community clearly, accurately and in a timely manner.
- We do not anticipate that the changes will increase impacts on the community due to traffic, noise, etc. To the contrary, there is a possibility that those impacts will be reduced.

CRA (Sears Property) Development Agreement. City Council established the Shoreline Place Community Renewal Area (CRA) in 2012, recognizing that the economic renewal of the 70-acre area is a matter of public interest. The CRA was created in response to the “economic blight” created by an underperforming shopping area. In 2017 Merlone Geier purchased the Sears property, which is 17-acres of the CRA, with the intention of redeveloping the area. The Planned Action Ordinance for the CRA and the City’s zoning allows for office, retail/restaurant, residential, and other uses. The zoning is similar to commercial zoning found in other parts of the city. The Project Development Agreement between the City and Merlone Geier was reviewed and developed through negotiations over the spring and summer of 2019 by the Planning Commission. The Commission forwarded the agreement with unanimous recommendation for its approval, to the City Council which adopted it by ordinance in the fall of 2019. Development Agreements between governmental jurisdictions and property owners/developers are common for large projects that will be built over an extended period of time. It ensures that all parties understand what is allowed and expected, even if conditions change. Key features of the development agreement include:



- \$400 million proposed redevelopment of the 17 acres, which is 25% of the Community Renewal Area
- Nine (9) new buildings similar in type and scale to developments throughout Shoreline's multifamily-zoned areas
- 75,000 square feet of retail/commercial. The City's zoning does not require any retail/commercial.
- 1,358 multi-family units. These may include apartments and/or condominiums. There is no density limit in the City's zoning.
- Nearly 3 acres of plazas and public space. The City's development regulations would require 0.5 acres of public space.

Talking points:

- Council established the CRA to help spark economic renewal of the 70+ acre commercial area formerly known as Aurora Square.
- Merlone Geier's proposed Shoreline Place redevelopment will provide housing, retail, and, public gathering spaces. This will help transform the area into an even more vibrant community hub for Shoreline.