

ORIGINAL

RESOLUTION NO. 333

A RESOLUTION OF THE CITY OF SHORELINE, WASHINGTON DETERMINING THAT THE PROPERTY WITHIN THE CITY, KNOWN GENERALLY AS AURORA SQUARE BOUNDED BY AURORA AVE. N., N 155TH ST, WESTMINSTER WAY N., FREMONT AVE. N, DAYTON AVE. N. AND DAYTON AVE. N. AND N. 160TH ST BE DESIGNATED AS A COMMUNITY RENEWAL AREA SUITABLE FOR A COMMUNITY RENEWAL PROJECT OR PROJECTS; AND DIRECTING THAT A COMMUNITY RENEWAL PLAN BE PREPARED FOR THE AREA

WHEREAS, under Chapter 35.81 RCW (the "Community Renewal Act") the City is authorized to undertake certain community renewal activities within areas of the City designated as "blighted"; and

WHEREAS, the City of Shoreline , Washington, desires to encourage and assist with the redevelopment of an approximately 70-acre parcel of property within the City known generally as Aurora Square; and

WHEREAS, the City of Shoreline respects private property rights and wants to work with the property owners in Aurora Square in a cooperative fashion; now, therefore

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON AS FOLLOWS:

Section 1. Findings. The City makes the following findings:

A. The property depicted in Exhibit 1 attached hereto and incorporated by reference herein (hereafter "Aurora Square") is a blighted area as defined in RCW 35.81.010(2) in following respects:

1. "Arrangement . . . and age of buildings"
 - a. The arrangement of the Sears buildings creates a physical barrier between the north and south shopping areas.
 - b. All buildings on site are over 25 years old; the Sears building is 45 years old, and the WSDOT building is 34 years old.
2. "Defective or inadequate street layout"
 - a. Aurora Square does not have adequate road or pedestrian connections to break the site down into manageable units.
 - b. No east/west through-streets are present.
 - c. The only north/south through-street, Westminster Way N, is exceptionally wide with 100' of ROW. It functionally acts as an off-ramp from Aurora Ave N to Westminster Way N rather than as a connector between the east and west sides of the Aurora Square

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site, effectively isolating the Joshua Green triangle from the rest of the site.

- d. Finally, motorists travelling southbound on Westminster Way N find that it surprisingly does not connect to the rest of the street grid.
3. "Excessive land coverage"
 - a. Aurora Square has a high percentage of impervious surface with very little landscaping.
 - b. A high percentage of the impervious surface at Aurora Square is devoted to surface parking, much of which is poorly located and seldom used.
4. "Diversity of ownership" and "faulty lot layout in relation to size, adequacy, accessibility or usefulness"
 - a. Aurora Square has 10 property owners
 - b. Aurora Square has no center-wide cooperative agreement, so a cohesive response to opportunities is extremely challenging.
5. "Substantially impairs or arrests the sound growth of the municipality or its environs"
 - a. Aurora Square and Aurora Village are the two established large scale shopping centers in Shoreline. Aurora Square is 6 ½ times less efficient at generating sales tax revenues to support city services.
 - b. Since no buildings have been built on the Aurora Square site in the past 25 years, the improvement property tax revenue is minimal. For example, the combined property tax paid for building improvements on the Sears, Central Market, and the Joshua Green sites is approximately \$10 per year.
 - c. Four buildings on site have been vacant for a number of years, providing no contribution in revenue, service, or community building to the City of Shoreline.
6. "Detrimental...to the public ...welfare...in its present condition and use"
 - a. Aurora Square is not delivering on its potential to be the only large-scale, walkable shopping center in Shoreline, causing our citizens to experience and spend their money outside of Shoreline.
 - b. Outstanding retailers currently are located on site, but their success is in spite of the area's economic blight rather than because of the synergies and anchored retail center should provide.
 - c. A renewed Aurora Square could provide entertainment and restaurant options that do not currently exist in Shoreline.

B. The rehabilitation, redevelopment, or a combination thereof, of Aurora Square is necessary in the interest of the public welfare of the residents of the City of Shoreline.

Section 2. Community Renewal Agency. Pursuant to RCW 35.81.150, the City Council elects to have the Council exercise community renewal project powers under Chapter 35.81 RCW, and authorizes the City Manager to:

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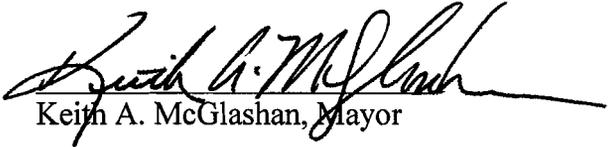
A. prepare a community renewal plan for Aurora Square for approval by the City Council and to coordinate and administer the approved plan;

B. undertake and carry out community renewal projects for Aurora Square as approved in the renewal plan, including appraisals, title searches, surveys, studies and other preliminary plans and work necessary to undertake community renewal projects;

C. acquire, own, lease, encumber and sell real or personal property as designated in the community renewal plan and consistent with the procedures of SMC 2.60, 3.50 and 3.55; provided, use of eminent domain is not authorized by this resolution and must be approved by future ordinance of the Council declaring that the acquisition is for a community renewal project approved in the renewal plan and establishing public use and necessity for the property interests condemned; and

D. disseminate community renewal information.

ADOPTED BY THE CITY COUNCIL ON SEPTEMBER 4, 2012.


Keith A. McGlashan, Mayor

ATTEST:

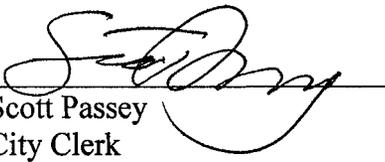

Scott Passey
City Clerk

EXHIBIT 1

