

Central Shoreline

Area: 002

Area Information for 2021 Assessment Roll



King County

Department of Assessments

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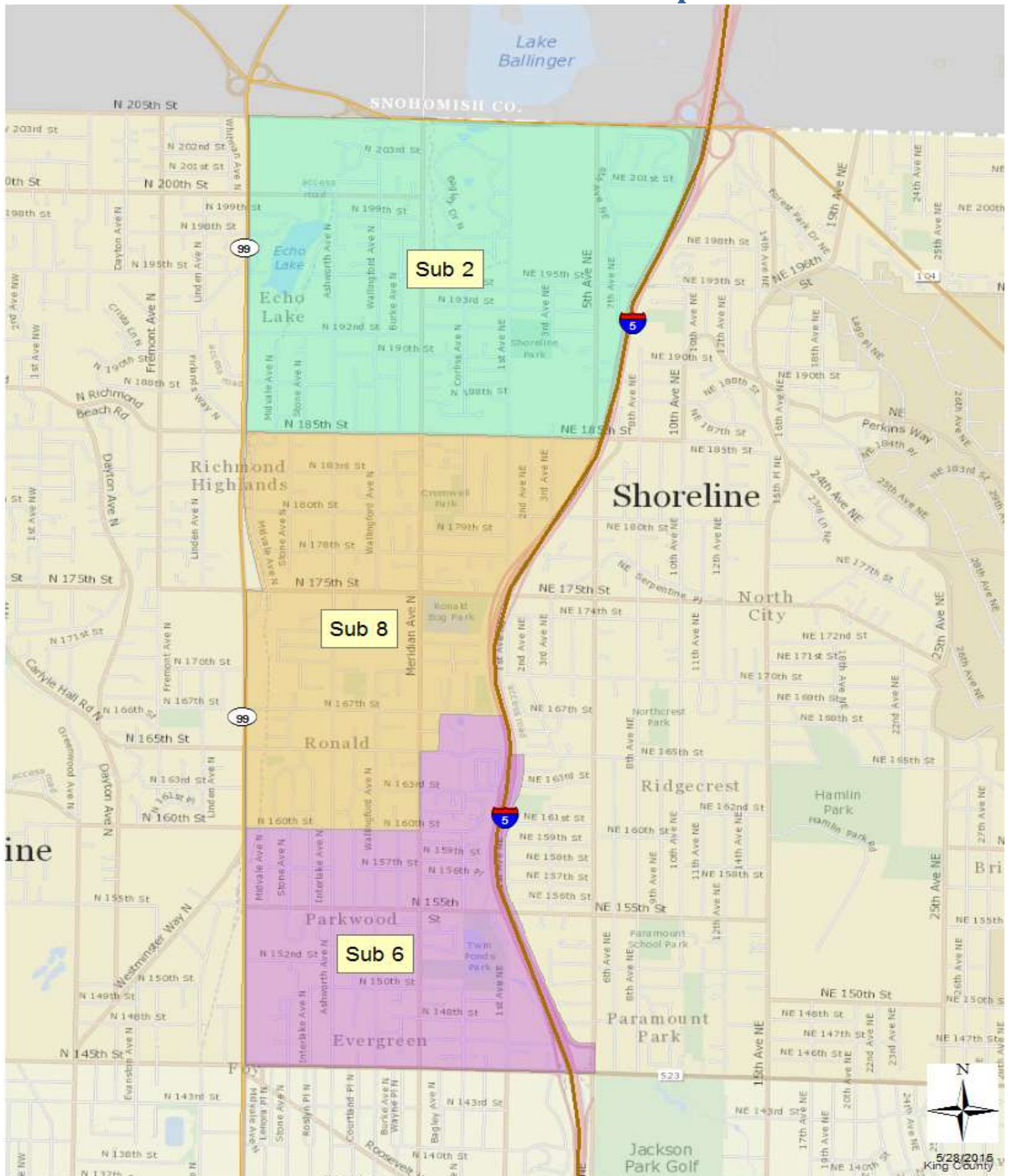
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Area 002 - Overview Map



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Area Information

Area 002 – Central Shoreline

Area 002 is located north of the Seattle City Limit boundaries and was annexed from Unincorporated King County to the City of Shoreline in August of 1995. It is considered to be a very homogeneous and suburban community. This area represents the interior portion of the City of Shoreline and is described municipally as Echo Lake, Meridian Park and Parkwood. Echo Lake corresponds to sub-area 2. Meridian Park corresponds to sub-area 8. Parkwood corresponds to sub-area 6.

There are 17 waterfront parcels located on Echo Lake which features Echo Lake Park. There are several additional recreational park facilities including Shoreline Center Park, Cromwell Park, Ronald Bog Park, Meridian Park, James Keogh Park, McCormick Park and Twin Ponds Park. The City of Shoreline Interurban Trail runs through this area from the south starting west of Aurora Avenue at N 145th Street and continuing along the western portion north past Echo Lake. Notable public landmarks and locations include Holyrood Cemetery, Echo Lake Elementary School, Meridian Park Elementary School, Parkwood Elementary School, King County District Court and the Shoreline City Hall. Shopping, services and additional recreational facilities are readily accessible on the western portion of the area along Aurora Avenue. Access to neighboring communities is convenient via Aurora Avenue (Highway 99) on the western border and Interstate 5 on the eastern boundary.

The majority of parcels, over 98%, in the central Shoreline area have been improved with residential structures. There are a total of 96 townhome parcels of which 18 are located in the plat at Echo Lake described as Shoreline Townhomes. The potential for additional high density townhouse style homes lies within the City of Shoreline's long term redevelopment project primarily on MUR Zone sites. There are 17 waterfront parcels, of these, 16 are improved on Echo Lake. These waterfront parcels are low bank and located on a very small lake that has limited recreational amenities. For the entire population, the typical house is a grade 7 in quality, has 1,400 square feet of above grade living area; 1,700 square feet total living area and is built between the 1950's to early 1960's. Views in this area are limited.

There are a total of 1,159 parcels coded for varying levels of traffic nuisance representing approximately 26% of the population. Extreme traffic nuisance on the western portion of the area is a result of a combination of arterial and commercial use along Aurora Avenue North (Highway 99). Extreme traffic nuisance along the eastern portion is from the Interstate 5 arterial some of which is partially mitigated by concrete buffer walls.

Residential zone designation (R6, R8, R12, R48) comprises 88% of the population. In April of 2015 and November of 2016 there were a total of 514 parcels rezoned in Area 002 from residential single family lot designations to Multi Use Residential (MUR) high density zoning as part of the 2015 Phased Zoning Schedule. This is part of the City of Shoreline's Phased Zoning for the planned NE 185th Street Light Rail Station. It will be located east of Interstate 5 and located in Area 003 of Shoreline which went through a similar rezoning in September, 2016. The area along and surrounding NE 145th Street has also been changed to reflect higher density zoning including Multi Use Residential (MUR) to take advantage of greater density development near the future Light Rail Station.



Area 002 Housing Profile



Grade 5/ Year Built 1947/ Total Living Area 590sf



Grade 6/ Year Built 1951/ Total Living Area 1,030sf



Grade 7/ Year Built 1969/ Total Living Area 1,730sf



Grade 8/ Year Built 1959/ Total Living Area 2,220sf



Grade 9/ Year Built 2005/ Total Living Area 2,710sf



Grade 10/ Year Built 1980/ Total Living Area 4,310sf

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration.
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain.
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

