Will -

Thanks for your comments. We'll see if we have any information on renter tenure. I think that the items you bring up will be good contributions to the discussion on Monday. One thing you will see in the contract recommendation coming forward to Council for the 145th Subarea Plan includes allocated dollars for evaluation of eco-district in the 145th subarea - I think the detailed analysis is approximately $8,000.

Debbie Tarry
City Manager
City of Shoreline
17500 Midvale Ave N.
Shoreline, WA 98133

-----Original Message-----
From: Will Hall
Sent: Friday, May 09, 2014 7:53 AM
To: Debbie Tarry; John Norris; Rachael Markle
Subject: Station areas

The difference in percent renters is striking. What is the average tenure for renters? A few years, maybe?

Can we estimate age distribution of homeowners in the station areas?

I also remain interested in median value of properties, with land and improvements separated.

While I think district energy systems are great, I am not sure whether I want to link that idea to 145th St. I might prefer to see such infrastructure outside the road prism in any event.

If you want a stretch goal from me, it would be to build regional and local support for a future growth center that could accommodate thousands of jobs in Shoreline with corporate campuses such as near Factoria. I could imagine drawing a building envelope for the entire station area starting at 35 feet where the boundary of the station area is adjacent to SFR and 120 feet where the boundary abuts parks, and then going up at a 50% slope or even a 100% slope toward the station itself. This would allow for high rises near the core without affecting solar access significantly for adjacent homes.

I still remain opposed to a parking garage, though I know I have been in the minority on that.

Will Hall
Shoreline City Council
Sent from a mobile device