



MEMORANDUM

TO: Mayor Winstead and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: January 27, 2015

RE: Documents received at 1/26/15 Council Meeting

CC: Debbie Tarry, City Manager
John Norris, Assistant City Manager

Attached hereto are documents received from the public at your January 26, 2015 City Council Business Meeting.

- 1) Written comments regarding light rail station subareas submitted by David Lange.
- 2) Comment Form regarding the Affordable Housing Agenda Item and the Public Comment Period submitted by Janet Way.
- 3) Comment Form regarding Affordable Housing and TOD submitted by Sarajane Siegfriedt.

Comments for the Shoreline City Council 1/26

My name is David Lange. I speak in favor of the 2nd alternative with phasing and also make a request for an addition of a 60 day further research step to the schedule. I was trained in project scheduling by 3 experts from Sound Transit and I live in Shoreline.

Shoreline adopted a comprehensive plan in 2012 that quotes the Growth Management Act that includes the phrase **encourage preservation of existing housing stock**, and under the chapter on Housing Goals it includes the phrase **through increased residential density along arterials** and the phrase **new development with consideration to design and scale that complements existing neighborhoods** and as well as the phrase **provide effective transitions between different uses and intensities**.

None of this growth will occur if owners are trapped in their homes unable to leave because of underwater mortgages and developer offers that are priced only on land value and home removal. What happens to future appraisals when real estate comps are drawn from these purchases? If you want to avoid a resident's rebellion you should re-think the alternatives and find ways to preserve home values while avoiding blight. I'll mention a number of practices where home values can be expected to drop.

Once an alternative is approved, there will be fewer residential buyers who want homes in the subareas. We can expect the metric of number of days to sell to climb, regardless whether there is construction next door or not. The residential buying process will be worse when the term Mixed Use is found by insurers and lenders.

Some of the new rules I have seen documented for single family will cause a drop in real estate value such as the kind of replacements that can be financed, limitations on remodeling, and the loss of side lot setbacks. I've seen plans for step downs between the MURs, but nothing from a new MUR to an existing single family home.

Real estate values also depend on sufficient parking onsite for the commercial businesses in the neighborhood. Are there private recourses when occupants of a high top are flooding on-street parking outside of their building? I frankly have lost track whether single family homes are a conforming use and are permitted or not? Since MUR 85+ has no limits on tree removals, they are bad neighbors for the green streets envisioned by the current neighbors.

There have been times around the world where governments buy out large blocks of land to promote change. The developers and low income housing proponents are pushing for the highest densities and largest blocks available while the current owners interested in staying would like much smaller blocks and density that starts farther away than their property line. Our neighbors must make enough money from the sale of their property to relocate.####

The Planning Commission has recommended a number of traffic assessments and changes for the 185 street station plan, and King County is working with the city for funding an improvement of the 145th corridor. Serious consideration should be given to fixing the existing infrastructure before any of

these alternatives are started. There will be less infrastructure needing improvement if growth is concentrated along corridors and not promoted randomly across vast neighborhoods.

About the timing of these sub area plans, where a surprising number of caring individuals managed to miss all of the notification efforts for the past 18 months. Honestly the early meetings and road signage did not do an adequate job focusing on the expected densities and public comment has been gaining strength and pitch as this exact topic has become more widely known. Now we are rushing through the final steps with some interesting questions remaining and answers that may or not be complete or current. We also have parts of the city saying none of this will happen soon and the Planning Commission has created a 5 year phase 1 effort. Lynnwood and Seattle Roosevelt are very busy building for the future; Northgate and South Seattle haven't seen much yet. What will happen in Shoreline?

City Council Comment Form

Shoreline City Council Meeting

Date: 1/26/15

Please use this form if you wish to provide written comments to the City Council. The form can be turned in to the City Clerk or left in the Comment box on the table. This comment form is Public Record, so any contact information you provide may be disclosed as part of a Public Record.

Name Janet Way for Shoreline Preservation Society

Address 940 NE 147th St.

Phone Number 206-734-5545

Agenda Item (if applicable) Affordable Housing

Comment:

Dear Council:

We strongly object to your allowing two affordable housing advocates have opportunities to make BOTH public comment AND sit at the table with staff. And still the mayor insists on trying to hold other citizens to the arbitrary 3 minutes per speaker and a total of no more than 30 minutes for public comment.

(over)

The appearance of fairness to have
these housing advocates speak both
at the podium AND sit with the
staff presentation table shows
the obvious bias of the proposal.

It is weighted heavily in favor of
the staff proposal.
Our is not about the content of
their presentations, but the fairness to everyone else!
Respectfully Submitted,

Janet Way
Shoreline Preservation Society

City Council Comment Form

Shoreline City Council Meeting

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Name Sarajane Siegfriedt

Address 11811 33rd Ave NE, Seattle 98125

Phone Number 206-440-5829

Agenda Item (if applicable) Affordable Housing & TOD

Comment:

For low-income people with disabilities and
seniors who can no longer drive, living near
(ideally at transit centers) is a major contribution
to quality of life. No affordable housing is
being built by the marketplace (including
microhousing). Affordable housing requires
subsidies and/or incentives. People with disabilities
who are very low income (0-30% AMI) require
both capital & operating subsidies for supportive
services (e.g. mental health services under Medicaid).

(over)

I'm concerned that the proposal omits very low income people and people making minimum wage, currently 30% of AMI. Thus retail, restaurant and long-term care workers making \$10 an hour ^(30% AMI) would not be able to live in Shoreline.