

From: [Kelly Geubtner](#)
To: [City Council](#)
Cc: [Dan Fernisse](#); [Shari Winstead](#); [Keith Scully](#); [Chris Roberts](#); [Will Hall](#); kmcglashan@shorlinewa.gov; [Doris McConnell](#)
Subject: Please reevaluate Shoreline's TIF
Date: Monday, January 04, 2016 7:11:04 PM

Dear Shoreline City Council members,

As an aspiring small business owner, I am writing the city council to urge reconsideration of the current transportation impact fee (TIF). In its current form, the TIF is prohibitive for independent entrepreneurs wanting to start a small business in Shoreline. In particular, small establishments unique to Shoreline that function as neighborhood centers and have the ability to promote local commerce would fulfill the public demand for Shoreline's Vision 2029.

Shoreline could look to its neighbors for alternatives to this developmentally prohibitive system. Lynnwood incentivizes business owners by waiving the TIF to encourage development around city centers that meet specific criteria (section 3.105.080 Exemptions.

<http://www.codepublishing.com/WA/Lynnwood/html/Lynnwood03/Lynnwood03105.html#3.105.070>).

From 2010, Lynnwood's 20 year vision states: "city center objectives include restructuring the city center's growth toward a more concentrated, mixed-use, pedestrian friendly and transit supportive center, developing a distinct, strong identity for the Lynnwood city center, creating an attractive, functional and comfortable place for Lynnwood residents to live, work and play." This parallels many of Shoreline's Vision 2029 objectives.

If exemptions are not a viable option, Edmonds has reduced their TIF schedule to magnitudes less in cost relative to Shoreline for their retail and service industry categories. This makes entrepreneurship in those categories more feasible in the Edmond's community

(http://www.edmondswa.gov/images/COE/Services/Permits_and_Development/Forms_and_Handouts/E82-Traffic_Analysis_Worksheet.pdf). Additionally, a TIF payment schedule should be considered over a single lump sum at start up as this is a critical financial time for businesses.

In the 13 years I have lived in Shoreline, I am happy to see my neighborhood grow and change with the Seattle area. As I look to the future, I am hopeful and excited for Shoreline to no longer be known simply as a northern suburb of Seattle but as a destination for commerce and dining, much like emerging businesses in Ballard or Greenwood. I want to live in a place where residents are given options to enjoy a local beverage or entertainment or purchase a local specialty item in their very own neighborhood.

How do you want Shoreline to evolve in the next 14 years? Please consider ways to motivate small businesses to open in Shoreline, starting with reevaluating the TIF. I wish to be a part of this local business community so that I may help contribute in a larger context in the place I call home.

Sincerely,

Kelly Geubtner