

From: [Megan Kogut](#)
To: [Shari Winstead](#)
Subject: Re: Ordinance 717
Date: Sunday, March 13, 2016 5:51:53 PM

Thanks for sharing this information.

FYI one of the business owners commenting is a dance and music school owner looking to open a second school in Shoreline, so that may muddy the water a bit for your amendment.

There are also two separate codes for coffee shops, one with drive-thru and one without. I would personally include both, using Café Aroma as an example of a neighborhood café that capitalizes on drive-thru traffic.

I'm not wildly enthusiastic about picking codes like this. I suppose it reduces some of the train wreck. But I think the impact of going from residential (\$6000 currently) to almost any other use (say general services at \$10/sf at 2000 sf for \$20,000, so a TIF of \$14,000) anywhere in rezoned areas remains too tough on small businesses.

And while City Hall seems to be focused on Aurora Square, which could be better but is okay now - it is a shopping center after all - I look mostly east of Aurora. Ridgecrest is still way too quiet, and North City has more than its share of pot shops plus now a gun accessory store. And I worry about who will fill in the first floor of all the mixed use areas in the rezones. And ironically, filling in these areas with a diverse collection of business would reduce traffic because people could walk to places. So... all that keeps me advocating for a 100% exemption for all businesses.

See you tomorrow! Crossing my fingers.

Megan

On Mar 13, 2016 5:21 PM, "Shari Winstead" <swinstead@shorelinewa.gov> wrote:

Hi Megan, I've requested that staff prepare an amendment that would limit the exemption to businesses that qualify under ITE codes ITE 932 and 937 (sit down restaurants and coffee shops). I am also interested in the Hotel and Movie theater ITE code, if it will make an impact in bringing those businesses to Shoreline, specifically with regard to redevelopment of Aurora Square.

IThanks for your email!

Shari Winstead
Deputy Mayor
City of Shoreline
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On Mar 13, 2016, at 4:24 PM, "mbkogut@gmail.com" <mbkogut@gmail.com> wrote:

Hi Shari,

I heard that you were going to propose an amendment to Ordinance 717 tomorrow. If you would be interested in sharing it I can try to align my comments accordingly in the meeting tomorrow and share them with others.

You should get comments from six business owners looking to locate high-TIF businesses in Shoreline. They will bring their stories in order to add some reality to the issue and are not really providing technical comments.

I'll be at the pub tonight. We expect windstorm refugees to make Sunday busier than usual. I hope you have power or have fun without it! And thank you for everything you do.

Megan

Sent from my T-Mobile 4G LTE device