

**From:** [Margaret Schuler](#)  
**To:** [City Council](#); [Steve Szafran](#); [Miranda Redinger](#)  
**Subject:** Comment on re-zoning --- Require developers/builders to put in sufficient parking and low-income housing  
**Date:** Monday, September 12, 2016 5:19:27 PM

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My house is at 2126 N 146<sup>th</sup> St. in Shoreline, which is planned to be re-zoned to MU45.

Here are my comments regarding the proposed re-zone.

As city planners you have the opportunity to make Shoreline a better place with this re-zoning.

Please don't let greedy developers dictate the terms on the zoning rules. They will whine that it will cost them too much money, but don't let them sway you.

These are the things that should be required in the zoning plan. (And don't let developers water it down.)

1. Each unit built should have a parking space. If a building has 20 condos or apartments, there should be 20 parking spaces. Developers will say this is expensive, but it's essential for quality of life. People will need a place to park their car.
2. Build a sufficiently large Park and Ride so that commuters don't steal the street parking from residents. This is what's happening on Capitol Hill right now. It's very frustrating for residents. See this article for more details. <http://q13fox.com/2016/02/09/neighbors-fight-to-take-street-parking-back/>
3. Consider creating Parking Benefit Districts (see this article for more details). <http://www.sightline.org/2016/09/01/how-seattle-is-suppressing-a-key-parking-fix/>
4. For every 20 units built (whether condo or apartment), there should be one unit designated for low-income residents to live in. It could be administered by the existing Section 8 program. That way we don't stuff all the low-income people in a ghetto. That way developers who profit from the increase in housing prices are also helping those who are most hurt by the increase.

Thank you for reading this. I hope you adopt these measures now....before construction. That's when it will make the most impact. Shoreline can lead the way to a well-considered, plan that preserves quality of life.

Best Regards,

Margaret Schuler

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