

Mayor Hall Questions & Answers
Related to MUR-70' Tree Code Amendments

1. What percent of the City is zoned MUR-70'?

208 acres = 3 % of the City

2. Are there affordable housing projects that have been permitted or are under review by the City that were required to retain trees? No, see chart below.

Development Projects with Affordable Housing – as of July 2018

Total Units	Project	Address	Affordable Units	Zone	Tree Retention Not required
Constructed					
60	Sunrise Eleven	20015 Ballinger	12	CB	per 20.50.310.A.5
80	Interurban Lofts	17020 Aurora	16	TC-2	per 20.50.310.A.5
129	Malmo	1210 N 152nd	26	MB	per 20.50.310.A.5
5	North City Development	1602 NE 179th	1	CB	per 20.50.310.A.5
165	Polaris	17536 12 th Ave	165	CB	per 20.50.310.A.5
60	Ronald Commons	17920 Linden	60	TC-2	per 20.50.310.A.5
Under Review/ Construction					
330	Alexan	15555 Aurora	66	MB	per 20.50.310.A.5
81	Arabella 2	1221 NE 180th	17		per 20.50.310.A.5
243	Post Office	17233 15 th	49	CB	per 20.50.310.A.5
163	Centerpointe	17962 Midvale	33	TC-3	per 20.50.310.A.5
221	Paceline	17200 Aurora	44	TC-2	per 20.50.310.A.5
72	205 Ballinger Apts.	1795 NE 205th	14	CB	per 20.50.310.A.5
15	Vihn 15-unit	1719 N. 185 th	3	MUR-45	per 20.50.310.B.1
31	Bullseye	18004 10th	7	MUR-35	per 20.50.310.B.1
Total Units			Total Affordable		
1655			513		

3. Does Shoreline required tree retention and replacement in any of the City's commercial zones: Mixed Business (MB), Neighborhood Business (NB), Community Business (CB), and Town Center (TC 1, 2, & 3)?

No.

4. Confirm urban tree canopy information.

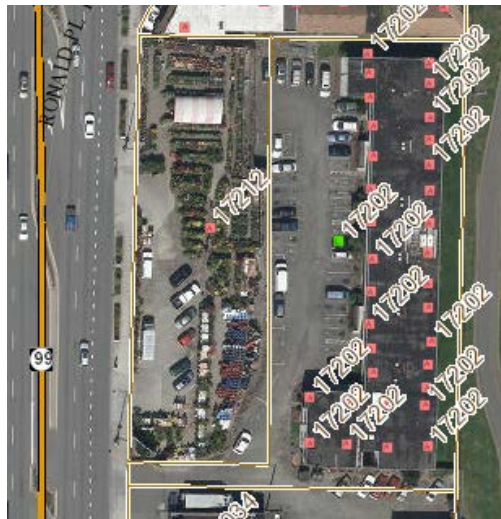
The 2011 Urban Tree Canopy Assessment (1992-2001) remained unchanged at 30.6 % canopy coverage. The 2018 Urban Tree Canopy Assessment (2010 – 2018) increased the canopy by 6% or 37% overall.

5. What is the rough estimate of the cost for this process of revisiting MUR-70' regulations from adoption of Ordinance 789 to planned adoption of Ordinance 833?

Expenditure	Cost
Estimated Staff Time: <i>Senior Planner, City Planning Manager; Planning Commission Clerk; City Manager; Asst. City Attorney; & PCD Director</i> (Code research & analysis; Code development; development of alternatives; presentations; attend meetings; staff report review and prep; legal review; SEPA review; documentation; Q & A, etc.): 311 hours	\$60,023 (based on \$193 per hour, rate for PCD staff in Fee Schedule)
Processing SEPA	\$ 3,090 (based on line item in Fee Schedule)
Conducting Public Hearing	\$ 3,605 (based on line item in Fee Schedule)
TOTAL ESTIMATED COST	\$66,718

6. Can you provide some examples of how the projects with affordable housing typically utilize a site?

Paceline @ 17200 Aurora Avenue North – 44 affordable housing units



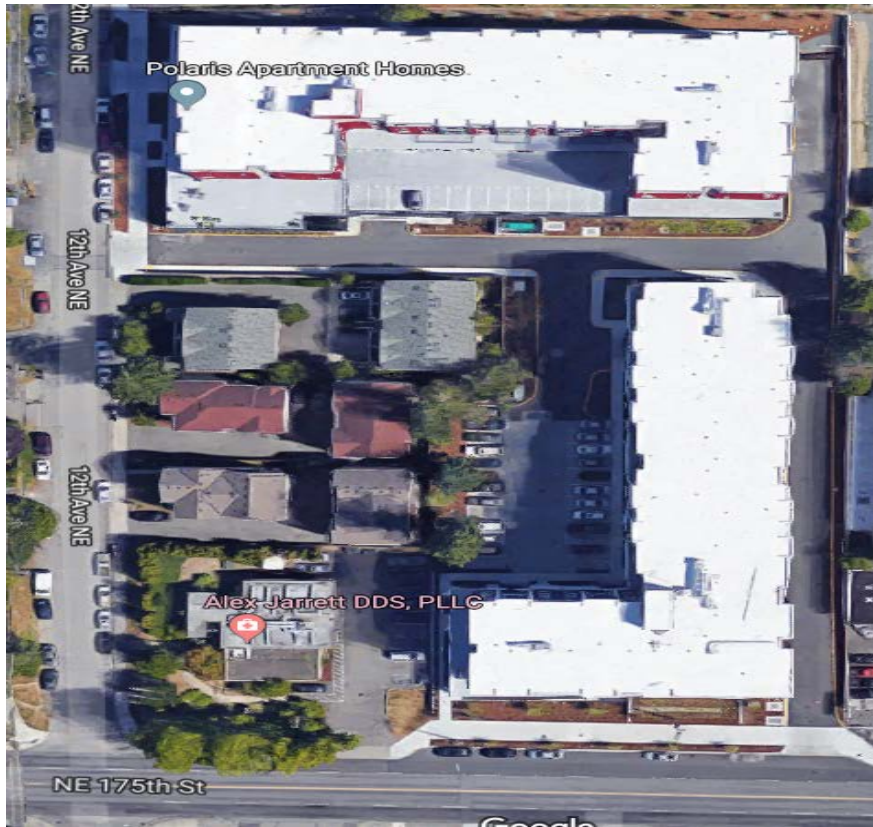
Pre-Construction site condition

Malmö @ 1210 N 152nd Street = 26 affordable housing units



Pre -Construction site condition

Polaris @ 17536 12th Avenue NE = 165 affordable units



Pre-Construction site condition

7. Can staff send Council the most relevant Comprehensive Plan policies supporting affordable housing and high density development around transit stations?

**POLICIES SUPPORTING AFFORDABLE HOUSING AND
HIGH DENSITY DEVELOPMENT AROUND TRANSIT STATIONS**

LEGEND:

Policy addresses affordable housing only = 1

Policy addresses high density development around transit stations = 2

Policy addresses affordable housing w/ high density development around transit=3

FG12: Support diverse and affordable housing choices that provide for Shoreline's population growth, including options accessible for older adults and people with disabilities. (1)

LU34: Create a strategy in partnership with the adjoining neighborhoods for phasing redevelopment of current land uses to those suited for Transit-Oriented Communities (TOCs), taking into account when the city's development needs and market demands are ready for change.(2)

LU35: Allow and encourage uses in station areas that will foster the creation of communities that are socially, environmentally, and economically sustainable. (3)

LU36: Regulate design of station areas to serve the greatest number of people traveling to and from Shoreline. Combine appropriate residential densities with a mix of commercial and office uses, and multi-modal transportation facilities. (2)

LU37: Pursue market studies to determine the feasibility of developing any of Shoreline's station areas as destinations (example: regional job, shopping, or entertainment centers). (2)

LU40: Regulate station area design to provide transition from high density multi-family residential and commercial development to single-family residential development. (2)

Housing

Goal H III: Preserve and develop housing throughout the city that addresses the needs of all economic segments of the community, including underserved populations, such as households making less than 30% of Area Median Income. (1)

Promote Affordable Housing Opportunities

H7: Create meaningful incentives to facilitate development of affordable housing in both residential and commercial zones, including consideration of exemptions from certain development standards in instances where strict application would make incentives infeasible. (1)

H8: Explore a variety and combination of incentives to encourage market rate and non-profit developers to build more units with deeper levels of affordability. (1)

H9: Explore the feasibility of creating a City housing trust fund for development of low income housing. (1)

H10: Explore all available options for financing affordable housing, including private foundations and federal, state, and local programs, and assist local organizations with obtaining funding when appropriate. (1)

H11: Encourage affordable housing availability in all neighborhoods throughout the city, particularly in proximity to transit, employment, and/or educational opportunities. (3)

H12: Encourage that any affordable housing funded in the city with public funds remains affordable for the longest possible term, with a minimum of 50 years. (1)

H13: Consider revising the Property Tax Exemption (PTE) incentive to include an affordability requirement in areas of Shoreline where it is not currently required, and incorporate tiered levels so that a smaller percentage of units would be required if they were affordable to lower income households. (1)

H14: Provide updated information to residents on affordable housing opportunities and first-time home ownership programs. (1)

H15: Identify and promote use of surplus public and quasi-publicly owned land for housing affordable to low and moderate income households. (3)

H16: Educate the public about community benefits of affordable housing in order to promote acceptance of local proposals. (1)

H17: Advocate for regional and state initiatives to increase funding for housing affordability. (1)

H18: Consider mandating an affordability component in Light Rail Station Areas or other Transit-Oriented Communities. (3)

Address Special Housing Needs

H25: Encourage, assist, and support social and health service organizations that offer housing programs for targeted populations. (1)

H26: Support development of emergency, transitional, and permanent supportive housing with appropriate services for people with special needs, such as those fleeing domestic violence, throughout the city and region. (1)

H28: Improve coordination among the County and other jurisdictions, housing and service providers, and funders to identify, promote, and implement local and regional strategies that increase housing opportunities. (1)

H29: Support the development of public and private, short-term and long term housing and services for Shoreline's population of people who are homeless. Participate in Regional Housing Initiatives. (1)

H30: Collaborate with King and Snohomish Counties, other neighboring jurisdictions, and the King County Housing Authority and Housing Development Consortium to assess housing needs, create affordable housing opportunities, and coordinate funding. (1)

H31: Partner with private and not-for-profit developers, social and health service agencies, funding institutions, and all levels of government to identify and address regional housing needs. (3)

H32: Work to increase the availability of public and private resources on a regional level for affordable housing and prevention of homelessness, including factors related to cost-burdened households, like availability of transit, food, health services, employment, and education. (3)

H33: Support and encourage legislation at the county, state, and federal levels that would promote the City's housing goals and policies. (3)

Quality Of Life

ED1: Improve economic vitality by:

- Promoting existing businesses;
- Recruiting new businesses;
- Assisting businesses to create strategies and action plans through the Small Business Accelerator Program;
- Encouraging increased housing density around commercial districts, especially those served by high capacity rapid transit, to expand customer base; and
- Developing design guidelines to enhance commercial areas with pedestrian amenities, and "protect and connect" adjacent residential areas. (2)

ED9: Promote land use and urban design that allows for smart growth and dense nodes of transit-supportive commercial activity to promote a self-sustaining local economy. (2)