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From: [Jack Malek 206-498-2189](mailto:jmalek@windermere.com)

Sent: Friday, January 3, 2020 5:32:24 PM

To: [City Council](#)

Subject: [EXTERNAL] Townhome Design Standards... Additional Comments

Sensitivity: Normal

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Prepared for the January 6, 2020 Meeting

Dear Shoreline City Council Members-

The pace of townhome development in Shoreline has escalated largely due to Seattle's Townhome Builders looking to escape the higher costs of building in Seattle (fees such as MHA's - Mandatory Housing Affordability) and extended timelines for permit review-and-approval at Seattle's Planning Counter.

I appreciated Mayor Hall's response to the escalation of Townhome development... "implementing better design standards [albeit they more rigorous] may allow the pace of development to slow down. Taking a more measured approach helps ensure more attractive, better quality buildings and allows more time for prospective businesses to integrate into the MUR-35 and MUR-45 zones."

My comments are the following:

- 1) The 40% rule is an unattractive building option (1 in front and 2 in back). It's better to require the assemblage of 2 or more interior lots whenever building townhomes mid-block.
- 2) To avoid being too prescriptive, Shoreline can limit the use of a mid-block assemblage rule to main thoroughfares such as, 145th Street NE, 185th Street NE, 15th Ave NE, and 5th Ave NE.
Perhaps a 25% Street Wall rule could be implemented for "left-over" single interior lots that are off the main thoroughfares.

Sincerely,
Jack

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