

Archived: Monday, January 27, 2020 9:28:06 AM

From: [Jessica Simulcik Smith](#)

Sent: Friday, January 24, 2020 4:03:34 PM

To: [Heidi Costello](#); [Pollie McCloskey](#); [Eric Friedli](#); [Nathan Daum](#)

Subject: FW: [EXTERNAL] Letter to City Council Supporting Proposed Ordinances 876 and 879 [IWOV-PDX.FID4173448]

Response requested: No

Sensitivity: Normal

Attachments:

[Shoreline Place - Parks and MFTE Letter to CC.pdf](#) 

I'm forwarding comment letter for Council supporting Ord 876 and 879 (scheduled for discussion on Monday night):

Discussing Ordinance No. 876 – Amending Chapter 3.70 of the Shoreline Municipal Code to Modify the System Improvements Eligible for Park Impact Fees
Discussing Ordinance No. 879 – Amending SMC Section 3.27 for Multi-family Property Tax Exemption Conditions within the Shoreline Place Community Renewal Area

From: Moss, Alison <AMoss@SCHWABE.com>

Sent: Friday, January 24, 2020 3:57 PM

To: Jessica Simulcik Smith <jsimulcik@shorelinewa.gov>

Cc: Margaret King <mking@shorelinewa.gov>; 'Jamas Gwilliam' <jgwilliam@merlonegeier.com>

Subject: [EXTERNAL] Letter to City Council Supporting Proposed Ordinances 876 and 879 [IWOV-PDX.FID4173448]

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Ms. Smith:

Could you please provide the Mayor and Councilmembers with the attached letter from Merlone Geier Partners supporting proposed Ordinances 876 and 879? Thank you for your assistance.

Regards,

[Alison Moss](#)

Shareholder

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[Schwabe Williamson & Wyatt](#)

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January 24, 2020

Mayor Will Hall
Councilmembers
City of Shoreline
17500 Midvale Ave. N.
Shoreline, WA 98133

RE: Proposed Ordinances 876 and 879

Dear Mayor Case and Councilmembers:

I write in support of proposed Ordinances 876 and 879, both of which will facilitate redevelopment of our Shoreline Place property as envisioned in the Shoreline Place Development Agreement.

Ordinance 876 - Parks Impact Fee Eligibility

As the Staff Report explains, the proposed amendment to Exhibit B1 of the *Rate Study for Impact Fees for Parks Open Space and Recreation Facilities* would implement the Development Agreement. Specifically, it would allow the components of the Open Space System identified in Exhibit M to qualify for park impact fee credits.

As explained below, our second phase will be Block D, which includes the East Plaza. As provided in Exhibit M, to qualify for park impact fees, the East Plaza will be a pedestrian only plaza landscaped for gatherings and events such as a farmer's market, musical performances, or art festivals. With the park fee credits the enhanced park requirements will include an interactive water feature that allows access to the water for small children and people with disabilities, movable outdoor seating, and public art.

Ordinance 879 - Property Tax Exemption (also known as Multi-family Tax Exemption)

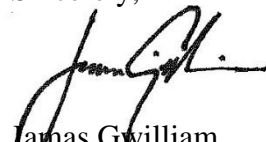
The Staff Report provides an excellent analysis of the benefits that repealing the current 500 unit cap on PTE within the Shoreline Place Community Renewal Area (CRA) would provide. Benefits include:

- It would advance the CRA Plan, as the CRA Plan explains that one of the keys to renewal is building residential development on site.

- It is an important incentive for multi-family investors, offsetting rising construction costs in the region while at the same time allowing for the inclusion of affordable units.
- Without removal of the cap, the remaining capacity is 170 units, a number insufficient for the next development slated for the CRA.
- Without the ability to utilize PTE the timeline for planned development in the CRA may be lengthened significantly.
- As explained in my October 15, 2019 letter, removing the cap would allow us to move forward more expeditiously than we had previously anticipated. We are currently in the process of establishing the timeline to move forward with Block D as our first residential phase, which will include:
 - The East Plaza
 - C Street connecting Central Market and other upper retail area establishments to the lower northeast corner retail area of the CRA
 - N. 157th Street with a bike sharrow lane from N. 160th Street to Westminster Way
 - The 160th street re-channelization and pedestrian crossing
- It could produce as many as 270 affordable units within our property alone over all of the phases, nearly equaling the number of affordable units developed under the PTE program to date.

Thank you in advance for your consideration. We look forward to continuing our work with the City to make Shoreline Place a reality.

Sincerely,



James Gwilliam
Vice President, Development
Merlone Geier Partners