

Archived: Monday, April 5, 2021 10:41:01 AM
From: [tian zhang](#)
Sent: Saturday, April 3, 2021 11:47:12 AM
To: [City Council](#)
Subject: Fwd: [EXTERNAL] Re: 5th Ave project
Response requested: Yes
Sensitivity: Normal

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Dear Council Members,

My name is Tian. I am a very small developer here in the City of Shoreline. I have finished a 16 unit new construction located in 3108 NE 145th St last year, and will have a couple of more projects on going. Thanks for all the help from the City Officials, I appreciate the opportunity very much!

Based on the conversations with Mr. Nate Daum, I was encouraged to provide my feelings regarding the "MUR-70 development" to the City Council, so here it is:

MUR-70 development needs to target a different market than MUR-45 & MUR-35 development (which build townhomes and sell to home buyers), MUR-70 development needs to face the renting market which is impacted pretty badly by the pandemic right now.

MUR-70 developers need to calculate all the costs and current renting market carefully and make moves only if the project makes financial sense.

Here are my observations of current situations:

Land Cost: Land price around the 145th St and 185th St stations is about 1/3-1/2 of the land price near Light Rail Stations in north Seattle. So I think it has potential to go up. In other words, I don't think land price is the factor which holds the developers.

Soft Cost: the City of Shoreline has increased the Impact (transportation, park, fire, etc) fees significantly. Right now, developers need to pay more than \$10k per unit in addition to other soft costs (design, permit, etc). If the City cannot lower these fees, allowing developers to pay them in a period of time (10 years, maybe?) may help them to make decisions (just like the Sewer Capacity Charges of the King County).

The other thing is the parking requirements (which I personally think is a good thing), but the developers can build a lot less units compared with the number of units that can be built using the same size of land in the City of Seattle which doesn't require parking. Lowering the parking requirements may help developers to make decisions.

BTW, PTE program is a good thing and helps developers a lot!

To help developers in an effort to remove RESTRICTIONS may also be a good thing. In my own experience trying to collect signatures to remove RESTRICTIONS, homeowners prefer to trust City Officials than people like me.

Hard Cost: This is determined by the market and nobody can do anything.

Renting Market: right now is low because of the pandemic. I think the market should be improved soon. Basically, it all comes to "can a developer make money or not?" When rent goes up, developers can have good returns, they will build.

These are only my own humble opinions. My Architect and myself feel that the City of Shoreline is one of the

best local governments to deal with, we again appreciate it very much!

Thanks for reading my poor writing, wish you and your family well and healthy!

Tian

Tian Shan Zhang
Tenreal, LLC

----- Forwarded message -----

From: **Nathan Daum** <ndaum@shorelinewa.gov>

Date: Thu, Apr 1, 2021 at 7:52 PM

Subject: RE: [EXTERNAL] Re: 5th Ave project

To: tian zhang <tian6173008@gmail.com>, Catherine Lee <clce@shorelinewa.gov>

Cc: Yu Wang <yuwang.pma@comcast.net>, Li Ma <malisea1956@gmail.com>, Caleb Miller <cmiller@shorelinewa.gov>

Thank you for sharing Tian!

The ways to participate in the meeting are below and if you would like to submit a letter directly by email that would be welcome as it would help the process. You can send that to council@shorelinewa.gov or use the written public comment form online (below).

Attend the Meeting via Zoom Webinar: <https://zoom.us/j/95015006341>

Call into the Live Meeting: 253-215-8782 | Webinar ID: 950 1500 6341

[Click Here to Sign-Up to Provide Oral Testimony](#)

Pre-registration is required by 6:30 p.m. the night of the meeting.

[Click Here to Submit Written Public Comment](#)

Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise they will be sent and posted the next day.

And I appreciate your perspective and your comments are helpful to us as staff as well and will share with our colleagues.

Sincerely,

Nate

Nathan Daum

desk: (206) 801-2218 | **mobile:** (206) 391-8473

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From: tian zhang <tian6173008@gmail.com>

Sent: Thursday, April 1, 2021 6:55 PM

To: Nathan Daum <ndaum@shorelinewa.gov>; Catherine Lee <clee@shorelinewa.gov>

Cc: Yu Wang <yuwang.pma@comcast.net>; Li Ma <malisea1956@gmail.com>; Caleb Miller <cmiller@shorelinewa.gov>

Subject: Re: [EXTERNAL] Re: 5th Ave project

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Hi, Nate,

Speaking of Restrictions, I have collected enough Owner Signatures for removing RESTRICTIONS from NICHOLS NORTH END TRACTS (South of NE 185th St & East of 3rd Ave NE), and have submitted all the required documents to the City. Ms. Catherine Lee is helping me with this application right now.

If that effort is successful, my 18038 3rd Ave NE project (30+ units) can be moved forward.

For "no construction in MUR-70 yet", I, as a small developer, have my own feelings, and would like to share with you and the City Officials.

MUR-70 developers face the renting market other than selling townhomes to home buyers like MUR-45 developers do,

they need to calculate all the costs and current rent market carefully and make moves only if the project makes financial sense.

Here are my observations of current situations:

Land Cost: Land price around the 145th St and 185th St is about 1/3-1/2 of the land price near most southern Light Rail Stations in Seattle. So I think it has potential to go up. In other words, I don't think land price is the factor which holds the developers.

Soft Cost: the City of Shoreline has increased the Impact (transportation, park, fire, etc) fees significantly. Right now, developers need to pay more than \$10k per unit in addition to other soft costs (design, permit, etc). If the City cannot lower these fees, allowing developers to pay them in a period of time (10 years, maybe?) may help them to make decisions (just like the Sewer Capacity Charges of the King County).

The other thing is the parking requirements (which I personally think is a good thing), but the developers can build a lot less units compared with the number of units that can be built using the same size of land in the City of Seattle which doesn't require parking. Lowering the parking requirements may help developers to make decisions.

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These are only my own humble opinions.

Thanks again for your help!

Tian

On Wed, Mar 31, 2021 at 4:55 PM Nathan Daum <ndaum@shorelinewa.gov> wrote:

Thanks for the update Tian, I am sorry to hear about that plat restriction issue, I know that can be a hurdle. I will pass this along to our Interim Planning Manager who is responding to Council questions about MUR-70 this Monday. You are welcome to contribute to the public comment on this issue or any other as Council is concerned that there has been no construction in MUR-70 yet, with Light Rail service just around the corner in 2024. It is item 9a on the agenda which links to the staff report prepared for the discussion and can be found online here:
<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/Agendas/Agendas2021/040521.htm>

Nate

Nathan Daum

desk: (206) 801-2218 | **mobile:** (206) 391-8473

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From: tian zhang <tian6173008@gmail.com>

Sent: Wednesday, March 31, 2021 3:28 PM

To: Nathan Daum <ndaum@shorelinewa.gov>; Yu Wang <yuwang.pma@comcast.net>; Li Ma <malisea1956@gmail.com>; Caleb Miller <cmiller@shorelinewa.gov>

Subject: [EXTERNAL] Re: 5th Ave project

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Hi, Nate,

It is nice to hear from you! Thank you so much for your help for my PTE application for 3108 NE 145th St, Shoreline WA.

We have some problems moving the 356 NE 151st St project forward, because there is some kind of Restriction in the Plat preventing multifamily development.

I have tried to collect signatures from local homeowners to remove the Restriction, but some of the homeowners there rather wait until later to decide what to do.

So our project has to be delayed as well.

However, We do have a 19232 5th Ave NE project under design phase right now, we plan to build 11 units there. The pre-application meeting has been done.

We hope that we can submit the detailed design to the City soon.

Please let me know if there is anything that I can do.

Thanks again!

Tian

On Wed, Mar 31, 2021 at 9:24 AM Nathan Daum <ndaum@shorelinewa.gov> wrote:

Hi Tian, I hope you and yours are well! I have been coordinating with City Light on their project plans for increased power on 5th Ave. Have you had any contact with them about your project proposal at 356 151st? It would be great to hear if that project is still going forward, and if there is anything I may be able to do to help in any way.

Sincerely,

Nate

Nathan Daum City of Shoreline Economic Development Program Manager

Pronouns: he/him/his

17500 Midvale Avenue N, Shoreline, WA 98133 | **desk** (206) 801-2218 | **mobile** (206) 391-8473 | shorelinewa.gov

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