



*City of Shoreline  
Planning & Development Services Dept.*

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**ADMINISTRATIVE ORDER #301305**  
**INTERPRETATION OF DEVELOPMENT CODE**

**CODE SECTIONS: 20.40.120, 20.40.130, 20.40.230 and 20.50.400.B**

Request for clarification that parking for a 21-unit affordable housing project may be accommodated on a parcel with R-24, R-12 and R-6 zoning, and a request for a reduction of minimum parking requirements for the proposed affordable housing development with an on-site Daycare II. The site has three different zones R-24, R-12 and R-6. Part of the required parking is proposed to be in the R-12 and R-6 zones.

**FINDINGS:**

S.M.C. 20.40.120 allows affordable housing in all zones. Density bonus is allowed under 20.50.230. This project is not requesting a density bonus. Base density allowed for this site is 21 units. No units are proposed on the R-6 portion of the property, which is mostly encumbered by the Seattle City Light transmission easement.

Daycare II is a permitted use in the R-24 zone.

S.M.C. Section 20.50.400(B) states:

*The Director may approve a reduction of up to 50 percent of the minimum required number of spaces if:*

- 1. The applicant can prove that parking demand can be adequately met with a reduced parking requirement through measures such as proximity to transit routes, commuter trip reduction programs, supplementary on-site non-motorized and high occupancy vehicle facilities, or*
- 2. The applicant can prove that parking demand can be adequately met through a shared parking agreement.*

The proposal presented here is for a development consisting of 21 affordable units, 17 two-bedroom units and 4 three-bedroom units. The code would normally require 39 parking spaces

for this many units. Further, the project will include a Daycare II for up to 60 children, which requires an additional 5 spaces. Six more spaces for the office space for the support staff adds up to 50 spaces.

The site is located within .3 miles of a bus stop. It is within walking and biking distance to the Ballinger commercial district. Further, the project owners estimate that probably 80% of the residents cannot afford to own cars. The project design includes approximately 2000 square feet of storage space, which could be used by the residents for bicycle storage.

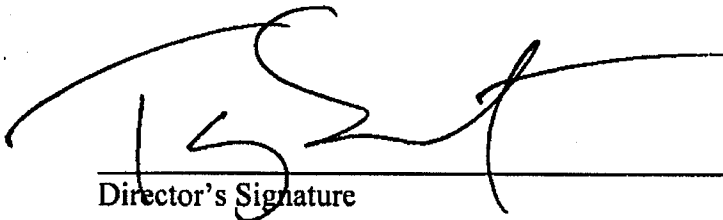
The proposal is to provide 35 parking spaces for the development. The reduction requested amounts to a 30% reduction, which is less than that (50%) allowed under the code.

**DECISION (pursuant to SMC 20.10.050):**

**Affordable Housing:** Since affordable housing is an allowed use in all zoning districts, parking for an affordable housing development is also allowed. The project may use the R-12 and R-6 portion of the site for parking for the project, as long as permission is obtained from Seattle City Light to use their transmission easement for parking.

**Daycare II:** Daycare II is an allowed use in the R-24 zone. Approximately 25% of the children served will come from off-site. Only 5 parking spaces are required for the proposed daycare, all of which can be accommodated on the R-24 portion of the site.

**Reduced Parking:** The units as proposed in this application meet the criteria for parking reduction under S.M.C. Section 20.50.400.B.1 (*proximity to transit routes and supplementary on-site non-motorized vehicle facilities*), and may be granted the requested parking reduction.

  
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Director's Signature

7-19-05  
Date