CITY OF
SHORELINE

Planning & Community Development

ADMINISTRATIVE ORDER#301850-120612
SITE – SPECIFIC DETERMINATION

CODE SECTION: ___20.50.400(B)___

I.   ISSUE:

The applicant requests a reduction of the minimum number of parking spaces required by Shoreline Municipal Code (SMC) 20.50.390. A parking requirement based on number of unit requires 198 parking stalls. The request assumes the following:

- Studio units require 1.2 stalls per unit (12 units x 1.2 stalls = 14.4 stalls)
- One bedroom units require 1.5 stalls per unit (90 units x 1.4 stalls = 135 stalls)
- Two bedroom units require 1.8 stalls per unit (27 units x 1.8 stalls = 48.6 stalls)

A reduction of 26% is requested, which will provide 146 parking stalls.

II.   FINDINGS:

- **SMC 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 nonmotorized and high occupancy vehicle facilities, or

2. The applicant can prove that parking demand can be adequately met through a shared parking agreement.

- **Proximity to transit routes.** Transit routes connecting the region are in close proximity – nearest bus stops are located within half-block from the site.

- **Supplementary on-site nonmotorized and high occupancy vehicle facilities.** One indoor bicycle stall for every 2-units will be provided and free vanpool spaces will be provided for Commuter Vanpool Program participants.

- **Transit passes.** The owner will provide transit passes (ORCA) as part of their lease-up/marketing effort.

- **Walking and biking opportunities.** The project's location is within easy walking and biking distance to the Interurban Trail, Shoreline Community College, Safeway, and a Starbuck's. The development is about a 25-minute walk (9-minute bike ride) from Shoreline Community College. The developer has contacted foreign student representatives, as well as the College administration to secure a number of students as renters. These discussions lead the developer to believe that most foreign students do not have a car and that there is a shortage of desirable rental accommodations within close proximity to the college.

- **Parking Rent Reduction/Unbundling.** Parking will be rented separately from the units (unbundled) and will be a primary reason most studios and some one-bedroom unit renters will not have vehicles. Unbundling is a successful technique for reducing parking need in apartment projects.

- Seven new parking spaces and a loading zone will be created on the street.

- The developer also investigated using neighboring parking during off-hours. It was determined that the negative issues of 'policing' usage and insurance concerns were major obstacles.

III. CONCLUSION:

The applicant has provided evidence of adequately meeting reduction conditions. The request assumes actual utilization of parking spaces for this development will be less than that required by SMC, due to its proximity to transit and Aurora Avenue North, along with other supplementary facilities being provided. A memorandum from Gibson Traffic Consultants supports this reduction, as does King County Right Size Parking estimates.

IV. DECISION:

A 26% parking reduction may be granted with the following conditions:

1. One indoor bicycle stall for every two units shall be provided;
2. Free vanpool space for Commuter Vanpool Program shall be provided on site.
3. Provide a minimum of 52 ORCA passes per year to non-car owner residents at a 20% discount for a period of five (5) years.
4. An annual summary of ORCA passes provided to tenants shall be submitted to the City's Planning & Community Development Department.
5. The above conditions shall be recorded on title with the county auditor.

_____   2/26/13

Director's Signature   Date

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