

Carla Hoekzema

From: webmaster@shorelinewa.gov
Sent: Wednesday, February 2, 2022 8:03 PM
To: Plancom; Carla Hoekzema
Subject: [EXTERNAL] Contact the Planning Commission

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A new entry to a form/survey has been submitted.

Form Name: Contact the Planning Commission
Date & Time: 02/02/2022 8:02 pm
Response #: 91
Submitter ID: 45837
IP address: 2601:601:4781:5c40:ed85:148b:f47:7af6
Time to complete: 5 min. , 12 sec.

Survey Details: Answers Only

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1. Not a Shoreline resident
2. No Response Needed
3. ROBERT GREGG
4. rrgregg@comcast.net
5. 2/3/22
6. Amendment A13 to 20.50.410C
7. RE: Amendment #A13 to 20.50.410 C Parking Unbundling
Comment: We fully support the proposed Development Code Amendment #A13 to unbundle parking.

Credentials:

- I began multifamily developing over 30 years ago with a 100 residential unit mixed use building at Green Lake where parking has been a challenge for decades. This project has 2 and half levels of underground parking....unbundled.
- Several more residential projects were built in downtown Edmonds; all with underground parking garages...all unbundled
- We are currently managing the construction of a 135 unit apartment project on Rose Hill in Kirkland. This project has over 200 parking stalls to be unbundled.
- We will be managing the construction of a new 35 unit apartment in Shoreline which is permit approved with an onsite parking garage.
- We are currently working on the permit for a 115 unit apartment project also in Shoreline which has passed Design Review. This project has a two level parking garage.

My point being that over many years, we have been involved with many decisions regarding parking for multifamily projects in a variety of jurisdictions. How many parking stalls to provide, whether to bundle or unbundle the parking with the apartments, how much to charge, etc...

Our support of the amendment to unbundle parking from the apartment rental price is not just a personal preference:

- As a LEED Accredited Professional, I advise clients that LEED has conducted numerous research projects in an effort to "right size" their parking recommendations for multifamily projects. Because building and maintaining parking structures is energy intensive, LEED strongly recommends shared parking agreements to minimize vacant parking stalls and UNBUNDLING because their research shows that unbundling parking results in tenants owning fewer cars. A bundled parking stall is perceived as "free" while an unbundled stall is a monthly reminder that owning fewer cars, carpooling, ride sharing, and public transportation are viable options and will save the tenants money.
- o Here is an excerpt from LEED's v4.1 Fact Sheet (https://www.buildinggreen.com/sites/default/files/leed_v4.1_fact_sheet.pdf), "Unbundling Parking also allows projects to earn a point by leasing parking separately from residential units or office space. This means that projects may design buildings to have a market- or code driven number of parking spots, but have the option of unbundling which encourages car sharing."
- The 135 unit apartment project currently under construction in Kirkland has a shared parking agreement as part of its permit. That agreement specifically requires the parking stalls to be unbundled. This is in part because the Institute of Traffic Engineers (ITE) concludes that unbundled parking stalls results in a more efficient use of the stalls while there are more unused stalls in a bundled garage.
 - Unbundling is a condition that Developers, Owners, and Property Managers widely support.

Thank you again for including me.

Thank you,
City of Shoreline

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