

Carla Hoekzema

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To: Plancom; Carla Hoekzema
Subject: [EXTERNAL] Contact the Planning Commission

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Survey Details: Answers Only

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1. North City
2. No Response Needed
3. Bracken Richardson
4. brichardson@shapartments.com
5. February 3, 2022
6. Amendment A13
7. Chair Pam Sager and Honorable Planning Commissioners -

SummerHill Apartment Communities (SHAC), an active multi-family apartment community developer in the greater Seattle market endorses Staff's

Recommendation – "Staff recommends approval of this Development Code amendment to support actions steps in the Public Works Station Area Parking Report".

SHAC notes the following observations for 'unbundling' parking stall fees from unit rental price:

1. Unbundled parking is the common practice in and around King County, East Side and neighboring Shoreline cities.
2. Apartment owners will charge an appropriate rate for parking that typically results in 90% usage of building stalls which will generally lead residents to not park on streets. If there is ample street parking, stall rates will be set low enough to attract high usage.
3. Most renters prefer the security and convenience of direct access, secured parking over unsecured street parking and are willing to pay a small fee for this benefit. This is especially true for renters who have electric vehicles and need the convenience of a charging station at their own rented stall. SHAC views secure parking stalls with charging stations as an attractive amenity for renters and renters are willing to pay for this perk.
4. Unbundled parking allows for renters to select if they want to pay for parking or not. If parking is 'free' then renters may 'hold' a stall just because they can and preclude other renters of the opportunity to get a stall if they really need it.

Respectfully submitted.

Bracken Richardson

Sr. Vice President

SummerHill Apartment Communities

Thank you,
City of Shoreline

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