

**Archived:** Monday, March 28, 2022 3:49:03 PM

**From:** [Jessica Roe](#)

**Sent:** Monday, March 28, 2022 3:34:00 PM

**To:** [City Council](#)

**Cc:** [Jessica Simulcik Smith](#); [Matt Quigley](#); [Steve Yoon](#)

**Subject:** [EXTERNAL] public comment in support of Amendment A13 / Agenda Item 8b-1

**Sensitivity:** Normal

**Attachments:**

[MCRT\\_Support Letter\\_Parking Unbundling\\_3.28.22.pdf](#) 

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Dear Councilmembers,

Attached please find the public comment letter on behalf of Mill Creek Residential in support of Amendment A13, Item 8b-1 on tonight's City Council agenda.

Thank you.

Jessica L. Roe

Attorney

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March 28, 2022

VIA ELECTRONIC SUBMITTAL

City of Shoreline  
City Council Meeting  
17500 Midvale Ave N  
Shoreline, WA 98133  
[council@shorelinewa.gov](mailto:council@shorelinewa.gov)

Re: Support for amendment to SMC 20.50.410 to unbundle parking from rental units

Dear Mr. Mayor and Councilmembers:

On behalf of Mill Creek Residential Trust (“Mill Creek”), we are writing to express our support for the proposed amendment to SMC 20.50.410, allowing for parking to be rented separately from the apartment unit, also known as parking unbundling. Mill Creek is under contract to purchase the property located 17802 Linden Ave N in Shoreline and contemplates redevelopment of the site with new multifamily housing. Mill Creek is considering participation in the City’s Multifamily Tax Exemption (“MFTE”) program, which would designate 20% of the proposed units to be as affordable. The property is located within a block of several transit stops along Aurora Avenue N. By providing housing density near transit, we believe the proposed community is a great opportunity to further the City’s goals related to sustainability and the reduction of single occupancy vehicle trips. Of course, the project will also comply with the on-site vehicle parking ratios required by the Land Use Code.

The Planning Commission and staff’s recommended amendment to remove SMC 20.50.410.C would allow for parking to be provided separately from the rental price of apartment units. This provides increased flexibility in leasing options for multifamily projects, making them more viable within the City. Encouraging multifamily development near transit is consistent with the City’s sustainability goals and also furthers the City’s housing goals to provide a variety of housing options by increasing their viability, including affordable housing.

We appreciate City staff and the Planning Commission for their time in preparing this amendment, and we thank the City Council for your consideration. Mill Creek is proud to be a part of the Shoreline community and we look forward to working with the City on this and other projects.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Yoon", with a stylized flourish at the end.

Steve Yoon



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