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To: [agenda comments](#)
Subject: [EXTERNAL] Agenda Comments
Date: Tuesday, August 16, 2022 8:54:39 AM

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Form Name: Comment on Agenda Items
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Survey Details: Answers Only

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1. Mr.
2. Jake McKinstry
3. Seattle
4. Not Applicable
5. jake@spectrumdevsolutions.com
6. 09/12/2022
7. Action on Ordinance No. 968 – MUR-70’ Zone Development Code Amendments to Sections 20.30, 20.40, and 20.50
8. Dear City Staff and Councilmembers,
I am writing on behalf of my development company Spectrum Development Solutions to voice our strong concern and opposition to the proposed amendment (Ordinance No. 968) to Sections 20.30, 20.40, and 20.50 of the development code. Spectrum is currently in the process of entitling over 530 units (across three separate sites) of mixed-income housing directly adjacent to the 145th Light Rail Station. If this Ordinance were to go through it would make all of our development projects infeasible as it would be impossible to redesign around the existing trees. In essence, this would stop all planned development in the MUR zone.

While we strongly support the use of natural vegetation and preservation of trees it is incompatible with the Transit Oriented Density and vision of the City for this MUR zone. Instead, all of our projects will be USGBC LEED Platinum Certified and feature new landscaping that will provide a lush vegetation at the street level for pedestrians.

We will also be developing over 100 units of affordable housing that will remain income restricted

for 99 years per the City's MFTE program. This type of affordability is essential for the future of Shoreline as is the density around the transit stations. There is only one opportunity to create this type of density and affordability - this amendment, if it goes through, would absolutely wipe this opportunity out.

We urge the Council to oppose this amendment as it is diametrically opposed to the Council's vision for density, affordability, and responsible growth in this area.

9. Oppose

Thank you,
City of Shoreline

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