

**From:** [Tom McCormick](#)  
**To:** [Keith Scully](#); [Betsy Robertson](#); [Laura Mork](#); [Eben Pobee](#); [Doris McConnell](#); [John Ramsdell](#); [Chris Roberts](#)  
**Cc:** [agenda comments](#); [Debbie Tarry](#)  
**Subject:** [EXTERNAL] [resending] 2044 housing growth target; we are growing too fast  
**Date:** Monday, October 3, 2022 5:19:03 PM  
**Attachments:** [City growth 10032022.pdf](#)

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*[Resending with corrected table, and attaching my 6-page spreadsheet of City growth. Please discard earlier email.]*

Councilmembers,

Counting all projects in the pipeline, the City has nearly met its 2019 - 2044 housing growth target.

I.

The following housing data is from the King County Urban Capacity Report (June 2021; adopted by King County Dec. 14, 2021 (Ordinance 19369); ratified by cities April 6, 2022; copy available via google search):

2018: City had 23,702 housing units.  
 2019 to 2044 GMA housing growth target (as updated this year): 13,330 new housing units.  
 2044 target housing units: 37,032 (=23,702 + 13,330).  
 2022: as of April 1, 2022, City had 25,241 housing units [source: filing submitted to WA Office of Financial Management].  
 2022: as of April 1, 2022, the City needs 11,791 new housing units to meet its 2044 target (=37,032 - 25,241).

II.

As of today, we have 11,180 new housing units in the pipeline as follows:

# units completed since April 1, 2022	# units currently under construction	# units with approved permits and groundbreaking ahead	# units with applications submitted and under review or awaiting customer information	# units with pre-applications submitted	TOTAL # units active + pre-apps
86	3,076	936	3,412	3,670	11,180

Source: Using the City's Permit Search Tool accessible at <https://services.shorelinewa.gov/etrakit/>, I gathered data and inserted it into a spreadsheet that details every mixed-use (MXU), multi-family residential (MFR), and townhouse (TWN) project in the city (copy attached).

III.

With the projects in the pipeline as of today, **we have nearly met our 2019 - 2044 housing**

**growth target.** The pipeline shortfall is just 611 housing units (=11,791 - 11,180), likely to be met when additional applications are submitted over the next several months. I would expect that five to seven years from now, virtually all of the projects in the pipeline will be completed, as well as many other projects not yet in the pipeline.

#### IV. Discussion of Scope for the 2024 Comprehensive Plan Update.

In its report, staff asks: "Are there particular issues or topics Council would like to include in the Plan update?"

The Council must redefine its vision for housing growth.

Recognizing that the City is on pace to exceed its 2044 housing target many years ahead of its 2044 deadline, the City ought to refine its vision to place greater emphasis on livability than growth, plus greater emphasis on the City's infrastructure, and our natural environment (including trees).

For instance, the City should resist up-zoning any property. Because additional growth is unneeded, up-zoning does not "benefit the community as a whole," as required by SMC 20.30.345(B)(3), and up-zoning often "adversely affect[s] community facilities, the public health, safety or general welfare." This is particularly so when up-zoning may result in lower tree retention.

Another example relates to Amendment #4 on the 2022 Comprehensive Plan amendment docket. Amendment #4 is a privately-initiated amendment, which reads: "*Housing development and the preservation of Significant trees can co-exist with the goal of maintaining and increasing Shoreline's urban tree canopy.*" Staff proposes different wording: "*Develop regulations to maintain and increase Shoreline's urban tree canopy with the goal of encouraging tree retention and protection while also increasing housing opportunities and choice.*" There is no doubt that the City's face pace of growth, especially in the higher density zones, has caused and continues to cause the destruction of hundreds of trees. In resolving the dispute over what text should be approved for Amendment #4, the Planning Commission and the City Council should give greater weight to substantial tree retention than additional unneeded growth.

A final example relates to the middle housing debate, including City-initiated Amendment #5 on the 2022 Comprehensive Plan amendment docket, which reads: "*Amend the Land Use Element to explicitly allow duplexes and triplexes and allow with conditions other dwelling types that are similar in scale with single family detached homes, in low density residential zones.*" (This amendment is being carried over and incorporated into the Comprehensive Plan update due to its broad scope—approximately 66% of the City is designated low density residential.) I submit that maybe 10 years from now we should consider modifying our Comprehensive Plan and development regulations to accommodate middle housing, but not now. Affordable housing is of course a laudable goal, but given that additional growth is not needed at all to meet our housing target, we should wait to adopt any middle housing changes until the next round of GMA growth targets are established.

#### V.

The City is on pace to vastly exceed its 2044 housing target.

Instead of adopting policies supportive of more growth, we should be adopting policies more supportive of the City's livability, the City's infrastructure, and our natural environment.

Thank you.

Tom McCormick

**Mixed-use (MXU), multi-family residential (MFR), and townhouse (TWN) projects in the City as of 10/03/2022 (plus projects completed between 04/01/2022 - 10/03/2022)**

# units completed since April 1, 2022	# units currently under construction	# units with approved permits and groundbreaking ahead	# units with applications submitted and under review or awaiting customer information	# units with pre-applications submitted	TOTAL # units active + pre-apps	All data on this spreadsheet was obtained using the City's Permit Search Tool accessible at <a href="https://services.shorelinewa.gov/etrakit/">https://services.shorelinewa.gov/etrakit/</a> Projects with no action since 01/01/2021 are not included.						
						Address	Permit status as of 10/03/2022	City application or permit number	Application date	Permit issue date, or other approval date	Short description from permit webpage (ALL CAPS)	linked applications
86	3,076	936	3,412	3,670	11,180							
<b>Aurora corridor north (185th to 205th)</b>												
	250					19022 Aurora Ave N	issued; under construction	MXU18-1501	07/25/2018	01/03/2022	7-STORY, 250-UNITS 192 SHORELINE (FORMERLY CRUX)	
	100					19804, 19806 Aurora Ave N, 1116 N 198th St	issued; under construction	MFR21-1231	05/14/2021	06/09/2022	100-UNITS OF LOW INCOME APARTMENTS ON 4-FLOORS - EXPEDITED	
	161					18551 Aurora Ave N	issued; under construction	MFR21-0117	01/08/2021	08/09/2021	7-STORY, 161 UNIT APT BLDG-PHASE 2 (DEEP GREEN)	
	315					18815 Aurora Ave N	issued; under construction	MRF20-0814	05/19/2020	02/12/2021	315 UNIT APT BUILDING - DEEP GREEN - CANOPY APTS	
	6					922 N 200th St	issued & under construction	TWN19-2620	10/24/2019	01/20/2022	CONSTRUCT ONE NEW BUILDING FOR SIX ATTACHED TOWNHOME UNITS	
				200		19600 AURORA AVE N	submitted	PRE22-0096	06/17/2022		7 STORY APARTMENT STRUCTURE OF APPROXIMATELY 200 UNITS	
0	832	0	0	200	1,032	← subtotals Aurora corridor north						
<b>Aurora corridor central (170th to 185th)</b>												
	210					18110 Midvale Ave N	issued; under construction	COM19-1122	05/13/2019	06/27/2022	DESIGN OF MFR (210 UNITS) - MIDVALE AVE	
			189			18005, 18019 Aurora Ave N, 18002 Linden Ave N	under review	MFR22-1644;	06/24/2022		189 UNIT APT BLDG (BLDG A, 1 OF 2) - BREA APTS - DEEP GREEN	
			197			18005, 18019 Aurora Ave N, 18002 Linden Ave N	under review	MFR22-1645	06/24/2022		197 UNIT APT BLDG (BLDG B, 2 OF 2) - BREA APTS - DEEP GREEN	
			399			17802 Linden Ave N	under review	MFR22-1623	06/22/2022		CONSTRUCT 399 UNIT MULTI-FAMILY BUILDING - MODERA	PRE21-0199
	215					18004 Midvale Ave N, 1132 N 180th St, 1122 N 180th St	issued; under construction	MRF20-1127	07/15/2020	02/11/2021	215 UNIT APARTMENT BUILDING, DEEP GREEN - VAIL 2	
	2					18029 Stone Ave N	issued & under construction	TWN19-2802	11/19/2019	03/08/2021	2-UNIT TOWNHOME BUILDING - EAST BUILDING	DEV19-2796
	2					18027 Stone Ave N	issued & under construction	TWN19-2804	11/19/2019	03/08/2021	2-UNIT TOWNHOME BUILDING - WEST BUILDING	DEV19-2796
		2				17919 Stone Ave N	issued	TWN19-2721	11/07/2019	04/15/2021	(2) TOWNHOMES WITH ATTACHED 2-CAR GARAGES-(1) BUILDING-EAST	DEV19-2716
		3				17917 Stone Ave N	issued	TWN19-2723	11/07/2019	04/15/2021	(3) TOWNHOMES WITH ATTACHED 2-CAR GARAGES-(1) BUILDING-WEST	DEV19-2716
0	429	5	785	0	1,219	← subtotals Aurora corridor central						
<b>Aurora Square Community Renewal Area (CRA); and Aurora corridor south (145th to 170th)</b>												
	1,358					15711 Westminster Way N	development agreement approved - 7 bldgs with residential units totaling 1,358	PLN18-0206 - Dev Agmt expires 09/08/2039	12/21/2018	09/09/2019 - City Council passed Res 441, approving the Dev Agmt	REDESIGN & DEVELOPMENT OF SEARS PROPERTY-NEW SHORELINE PLACE — DEVELOPMENT AGREEMENT	
	3					903 N 167th St	issued & under construction	TWN20-0003	01/02/2020	12/13/2021	3 ATTACHED SF TOWNHOUSES, EX SFR TO REMAIN, DEMO SHED	
				258		14927 Aurora Ave N	pre-app closed - expires 12/28/2022	PRE21-0203	11/18/2021	12/21/2021 - finalized	CONSTRUCT ONE APPROX 258 UNIT APARTMENT BLDG W/PARKING	
0	1,361	0	0	258	1,619	← subtotals Aurora CRA & Aurora corridor south						
<b>Westminster area</b>												
	48					14550 Westminster Way N	issued & under construction	MFR20-2471	12/21/2020	02/15/2022	4- STORY 48 UNIT LOW RISE CONDOMINIUM BLDG - 358 DEGREES	DEV20-2291
		3				14550 Westminster Way N	issued	TWN20-2346	12/17/2020	02/15/2022	3-STORIES TOWNHOUSE THREE UNITS W/ ATTACHED PARKING-BLD C	DEV20-2291
		3				14550 Westminster Way N	issued	TWN20-2347	12/17/2020	02/15/2022	3-STORIES TOWNHOUSE THREE UNIT W/ ATTACHED PARKING - BLD D	DEV20-2291

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86	3,076	936	3,412	3,670	11,180	Address	Permit status as of 10/03/2022	City application or permit number	Application date	Permit issue date, or other approval date	Short description from permit webpage (ALL CAPS)	linked applications	
	4					14550 Westminster Way N	issued & under construction	TWN20-2472	12/17/2020	02/15/2022	THIS IS A 3-STORY TOWNHOUSE FOUR UNIT - BLD - B	DEV20-2291	
		4				14550 Westminster Way N	issued	TWN20-2473	12/21/2020	02/15/2022	THIS IS A 3-STORY TOWNHOUSE FOUR UNIT - BLD - H	DEV20-2291	
		5				14550 Westminster Way N	issued	TWN21-0199	01/08/2021	02/15/2022	3-STORY TOWNHOUSE FIVE UNIT WITH ATTACHED PARKING - BLD A	DEV20-2291	
	5					14550 Westminster Way N	issued & under construction	TWN21-0200	01/08/2021	02/15/2022	3-STORY TOWNHOUSE FIVE UNIT WITH ATTACHED PARKING - BLD F	DEV20-2291	
	5					14550 Westminster Way N	issued & under construction	TWN21-0237	01/08/2021	02/15/2022	3 STORY TOWNHOUSE FIVE UNIT WITH ATTACHED PARKING - BLD G	DEV20-2291	
		7				14550 Westminster Way N	issued	TWN21-0305	01/08/2021	02/15/2022	3-STORIES TOWNHOUSE SEVEN UNIT W/ ATTACHED PARKING-BLDG E	DEV20-2291	
0	62	22	0	0	84	← subtotals Westminster area							
<b>145th Street Station planned action area</b>													
		252				x	345 NE 149th St	ready to issue	MXU21-2058	09/24/2021	MIXED USE BLDG W/252 APTS, 2,501 SF OF RETAIL - DEEP GREEN		
		241				x	132 NE 145th St	issued	MXU22-0025	01/06/2022	08/08/2022	THE LINE MIXED USE APARTMENT-241 UNITS/ RETAIL (DEEP GREEN)	
			115				305 NE 152nd St	under review	MFR22-1684	06/29/2022	TYPE VA APARTMENTS 115 UNITS		
			550			x	104 NE 145th St	under review	MFR22-1505	06/14/2022	550-UNIT MULTIFAMILY INCLUDES VAULT - DEEP GREEN		
			12				516 NE 145th St	waiting customer information	MFR22-0730	04/01/2022	NEW 12 UNIT APARTMENT BLDG WITH GARAGE PARKING		
			172				14802 5th Ave NE	waiting customer information	MFR22-0501	03/21/2022	NEW 7 STORY, MF BLDG, W/172 UNITS-THE BURL	PLN22-0028	
		76					2300 N 147th St	issued	MFR20-0322	02/14/2020	09/02/2022	BUILDING #1-76 UNIT APT BLDG AS PART OF (4) APT BLDGS	PLN19-0216
		81					2300 N 147th St	issued	MFR20-2312	11/25/2020	09/02/2022	BUILDING 2 - A (4) STORY APARTMENT BUILDING WITH 81	PLN19-0216
		67					2300 N 147th St	issued	MFR20-2329	11/20/2020	09/02/2022	BUILDING 3 - A (4) STORY APARTMENT BUILDING WITH 67 UNITS	PLN19-0216
		75					2300 N 147th St	issued	MFR20-2330	11/20/2020	09/02/2022	BUILDING - 4 IS A (4) STORY APARTMENT BUILDING WITH 75	PLN19-0216
	35					x	304 NE 152nd St	issued & under construction	MFR18-2671	12/21/2018	05/20/2022	CONSTRUCTION OF A 7-STORY 35 UNITS APT BLDG - PARAMOUNT APTS	
			6			x	605 NE 155th St	waiting customer information	MFR21-0326	01/29/2021	NEW CONSTRUCTION OF 6-UNIT TOWNHOUSE BUILDING		
			64				301 NE 155th St	under review	DEV22-1786	08/05/2022		SITE DEVELOPMENT FOR 64-UNIT TOWNHOUSE IN 12 BLDGS PLN22-0124 PRE21-0229	
			309				14540 5th Ave NE	administrative design review approved	PLN22-0123	07/07/2022	8/23/2022 ADR approved	ADR FOR 8-STORY APARTMENT BUILDING WITH 309 UNITS DGIP PRE22-0007	
			253				321 NE 149th St	administrative design review approved	PLN21-0089	04/20/2021	11/23/2021	253 UNIT 8-STORY APARTMENT BUILDING	
	7					x	2356 N 145th St	issued & under construction	TWN18-2634	12/17/2018	12/31/2019	7 UNIT TOWNHOME BUILDING - BUILDING 13 PLN18-0176	
	7					x	14513 1st Ave NE	issued & under construction	TWN18-2631	12/17/2018	12/31/2019	7 UNIT TOWNHOME BUILDING - BUILDING 12 PLN18-0176	
	6					x	2355 N 147th St	issued & under construction	TWN18-2212	10/23/2018	10/04/2019	6-UNIT TOWNHOME BUILDING - BUILDING 9 PLN18-0176	
8							14527 1st Ave NE	CERT OF OCCUPANCY - issued 05/05/2022	TWN18-2625	12/17/2018	12/30/2019	8 UNIT TOWNHOME BUILDING - BUILDING 10 PLN18-0176	
7							14517 1st Ave NE	CERT OF OCCUPANCY - issued 07/13/2022	TWN18-2627	12/17/2018	12/31/2019	7 UNIT TOWNHOME BUILDING - BUILDING 11 PLN18-0176	
5							2303 N 147th St	CERT OF OCCUPANCY - issued 09/09/2022	TWN19-0581	03/15/2019	11/25/2020	5 UNIT TOWNHOME BUILDING - BUILDING 1 PLN18-0176	
4							2309 N 147th St	CERT OF OCCUPANCY - issued 08/25/2022	TWN19-0583	03/15/2019	11/25/2020	4 UNIT TOWNHOME BUILDING - BUILDING 2 PLN18-0176	

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7						2317 N 147th St	CERT OF OCCUPANCY - issued 08/03/2022	TWN19-0584	03/15/2019	11/25/2020	7 UNIT TOWNHOME BUILDING - BUILDING 3	PLN18-0176
6						2151 N 147th St	CERT OF OCCUPANCY - issued 05/10/2022	TWN19-3047	12/17/2019	01/08/2021	6-UNIT TOWNHOME BUILDING - FUTURE SUDIVISION	
		5				14704 Meridian Ave N	issued	TWN20-1637	09/23/2020	04/06/2022	BLDG A - 5 TOWNHOUSE UNITS	DEV20-1621
		4				14704 Meridian Ave N	issued	TWN20-1638	09/23/2020	04/06/2022	BLDG B - 4 TOWNHOUSE UNITS	DEV20-1621
		3				14704 Meridian Ave N	issued	TWN20-1642	09/23/2020	04/06/2022	BUILDING C - 3 TOWNHOUSE UNITS	DEV20-1621
		5				14704 Meridian Ave N	issued	TWN20-1643	09/23/2020	04/06/2022	BLDG D - 5 TOWNHOUSE UNITS	DEV20-1621
		5				14704 Meridian Ave N	issued	TWN20-1644	09/23/2020	04/06/2022	BLDG E - 5 TOWNHOUSE UNITS	DEV20-1621
		5				14704 Meridian Ave N	issued	TWN20-1645	09/23/2020	04/06/2022	BLDG F - 5 TOWNHOUSE UNITS	DEV20-1621
		8				14704 Meridian Ave N	issued	TWN20-1648	09/23/2020	04/06/2022	BLDG G - 8 TOWNHOUSE UNITS	DEV20-1621
		5				14704 Meridian Ave N	issued	TWN20-1652	09/23/2020	04/06/2022	BLDG H - 5 TOWNHOUSE UNITS	DEV20-1621
		5				14704 Meridian Ave N	issued	TWN20-1655	09/23/2020	04/06/2022	BLDG I - 5 TOWNHOUSE UNITS	DEV20-1621
		6				14704 Meridian Ave N	issued	TWN20-1656	09/28/2020	04/08/2022	BLDG J - 6 TOWNHOUSE UNITS	DEV20-1621
		6				14704 Meridian Ave N	issued	TWN20-1659	09/28/2020	04/08/2022	BLDG K - 6 TOWNHOUSE UNITS	DEV20-1621
		4				14704 Meridian Ave N	issued	TWN20-1666	09/28/2020	04/08/2022	BLDG L - 4 TOWNHOUSE UNITS	DEV20-1621
		5				14704 Meridian Ave N	issued	TWN20-1672	09/28/2020	04/08/2022	BLDG M - 5 TOWNHOUSE UNITS	DEV20-1621
		4				14704 Meridian Ave N	issued	TWN20-1675	09/28/2020	04/08/2022	BLDG N - 4 TOWNHOUSE UNITS	DEV20-1621
			2			301 NE 155th St	under review	TWN22-1789	08/05/2022	04/08/2022	TWO UNIT 3-STORY TOWNHOUSE BUILDING-BUILDING 12	DEV22-1786
			3			14602 Corliss Ave N	under review	TWN22-2163	09/07/2022		NEW TOWNHOME BUILDING, 4 LEVELS, 3 UNITS - BLDG 'A'	DEV22-2161
			2			14602 Corliss Ave N	submitted	TWN22-2164	08/15/2022		NEW TOWNHOME BUILDING, 4 LEVELS, 2 UNITS - BLDG 'B'	DEV22-2161
			4			14602 Corliss Ave N	submitted	TWN22-2165	08/15/2022		NEW TOWNHOME BUILDING, 4 LEVELS, 4 UNITS - BLDG 'C'	DEV22-2161
			4			14602 Corliss Ave N	submitted	TWN22-2166	09/07/2022		NEW TOWNHOME BUILDING, 4 LEVELS, 4 UNITS - BLDG 'D'	DEV22-2161
6						x 2151 N 147th St	CERT OF OCCUPANCY - issued 04/26/2022	TWN19-3047	12/17/2019	01/08/2021	6-UNIT TOWNHOME BUILDING - FUTURE SUDIVISION	FSS22-0051
	3					x 14612 Corliss Ave N	issued & under construction	TWN19-1036	05/23/2019	07/09/2021	CONSTRUCTION OF (3) NEW ATTACHED TOWNHOUSES-SOUTH BUILDING	DEV19-1239
	3					x 14614 Corliss Ave N	issued & under construction	TWN19-1034	05/23/2019	07/09/2021	CONSTRUCTION OF (3) NEW ATTACHED TOWNHOUSES-NORTH BLDG	DEV19-1239
				340		x 332 NE 149th St	pre-app closed - expires 06/07/2023	PRE22-0070	05/05/2022	05/31/2022 pre-app finalized	7 PARCELS-MUR ZONE, MIXED USE RESIDENTIAL PROJECT-340 UNITS	
				208		x 14580 6th Ave NE	pre-app closed - expires 07/26/2023	PRE22-0094	05/24/2022	07/21/2022 pre-app finalized	208 APPROX UNIT TRANSIT ORIENTED DEVELOPMENT	
				159		14800 6th Ave NE	pre-app closed - expires 07/26/2023	PRE22-0095	05/24/2022	07/21/2022 pre-app finalized	APPROX 159 UNIT TRANSIT ORIENTED DEVELOPMENT	
				411		x 14562 6th Ave NE	pre-app closed - expires 05/31/2023	PRE22-0060	04/26/2022	05/24/2022 pre-app finalized	CONSTRUCT 411 APARTMENTS	
				20		15208 6th Ave NE	pre-app closed - no exp date assigned	PRE22-0005	01/07/2022		BUILD 20 TOWNHOMES	
				364		104 NE 147th St	pre-app closed - expires 03/08/2023	PRE22-0012	01/18/2022	03/07/2022 pre-app finalized	8 STORY APARTMENT BUILDING WITH APPROXIMATELY 364 UNITS	
				20		14540 Meridian Ave N	pre-app closed - no exp date assigned	PRE21-0207	11/19/2021		20 ATTACHED TOWNHOMES, 3 STORY WITH POSSIBLE ROOFTOP DECK	
43	61	862	1,496	1,522	3,984	← subtotals 145th Street Station planned action area						
<b>185th Street Station planned action area</b>												
			240			x 18553 8th Ave NE	under review	MXU22-0605	03/09/2022		240 UNIT APT BLDG W/GRND FLR COM SPACES (DEEP GREEN)-KINECT	PLN22-0033
			28			18005 12th Ave NE	under review	MFR21-0132	01/06/2021		NEW 28 UNIT APARTMENT STRUCTURE-RUDD SHORELINE	

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			11			19232 5th Ave NE	waiting customer information	MFR21-2783	11/30/2021		NEW 3-STORY APARTMENT BLDG, 11 UNITS	
7						18521 1st Ave NE	CERT OF OCCUPANCY issued 04/26/2022	MFR18-0667	04/18/2018	08/19/2020	ONE NEW BUILDING - 7 TOWNHOMES	
		22				2146 N 185th St	approved and ready to issue	MFR19-0928	04/02/2019		BUILD (1) NEW APARTMENT BUILDING WITH (22) UNITS	
		22				2152 N 185th St	issued	MFR19-0933	4/2/2019	09/28/2022	BUILD (1) NEW APARTMENT BUILDING WITH (22) UNITS	
			7			219 NE 185th St	administrative design review approved	PLN22-0013	01/19/2022	03/03/2022	DEMO EXISTING SFR AND BUILD A 7 UNIT TOWNHOME	PRE21-0188
			197			18910 8th Ave NE	under administrative design review	PLN22-0082	06/02/2022		ADR FOR 8-STORY MULTIFAMILY BUILDING	PRE21-0202
			305			811 N 188th St	under administrative design review	PLN22-0150	08/15/2022		NEW CONSTRUCTION OF 8 STORY APT-305 UNITS AND RETAIL SPACE	PRE22-0054
			13			1815 N 185th St	under review	PLN22-0132	07/20/2022		PRELIMINARY SUBDIVISION FOR 13 TOWNHOUSE LOTS	PLN22-0131
			45			1024 NE 180th St	under administrative design review	PLN22-0166	09/09/2022		ADR FOR 45-UNIT TOWNHOUSE DEVELOPMENT	PRE22-0038
5						206 NE 180th St	CERT OF OCCUPANCY issued 04/20/2022	TWN19-0867	04/15/2019	03/12/2021	5-UNIT TOWNHOME BUILDING - BUILDING A	DEV19-0865
3						212 NE 180th St	CERT OF OCCUPANCY issued 04/20/2022	TWN19-0869	04/15/2019	03/12/2021	3 - UNIT TOWNHOME BUILDING - BUILDING B	
	6					1202 NE 180th St	issued & under construction	TWN19-1936	07/26/2019	08/31/2021	BUILDING #1 - 6-UNIT TOWNHOME BUILDING	DEV19-1929 PLN19-0133
	6					18008 12th Ave NE	issued & under construction	TWN19-1939	07/26/2019	08/31/2021	BUILDING #2 - 6-UNIT TOWNHOME BUILDING	DEV19-1929 PLN19-0133
	7					18016 12th Ave NE	issued & under construction	TWN19-1941	07/26/2019	08/31/2021	BUILDING #3 - 7-UNIT TOWNHOME BUILDING	DEV19-1929 PLN19-0133
	3					18709 1st Ave NE	issued & under construction	TWN19-1034	05/23/2019	07/09/2021	CONSTRUCTION OF (3) NEW ATTACHED TOWNHOUSES-NORTH BLDG	DEV19-1239
	3					14612 Corliss Ave N	issued & under construction	TWN19-1036	05/23/2019	07/09/2021	CONSTRUCTION OF (3) NEW ATTACHED TOWNHOUSES-SOUTH BUILDING	DEV19-1239
		3				1317 N 185th St	issued	TWN19-1208	05/20/2019	03/07/2022	BUILDING 1- 3-UNIT TOWNHOME BUILDING	DEV19-1204
	3					1327 N 185th St	issued & under construction	TWN19-1209	05/20/2019	03/07/2022	BUILDING 2- 3-UNIT TOWNHOME BUILDING	DEV19-1204
	3					1325 N 185th St	issued & under construction	TWN19-1210	05/20/2019	03/07/2022	BUILDING 3- 3-UNIT TOWNHOME BUILDING	DEV19-1204
	3					1323 N 185th St	issued & under construction	TWN19-1211	05/20/2019	03/07/2022	BUILDING 4- 3-UNIT TOWNHOME BUILDING	DEV19-1204
	3					1321 N 185th St	issued & under construction	TWN19-1212	05/20/2019	03/07/2022	BUILDING 5- 3-UNIT TOWNHOME BUILDING	DEV19-1204
	3					1319 N 185th St	issued & under construction	TWN19-1213	05/20/2019	03/07/2022	BUILDING 6- 3-UNIT TOWNHOME BUILDING	DEV19-1204
	6					1202 NE 180th St	issued & under construction	TWN19-1936	07/26/2019	08/31/2021	BUILDING #1 - 6-UNIT TOWNHOME BUILDING	DEV19-1929
	6					18008 12th Ave NE	issued & under construction	TWN19-1939	07/26/2019	08/31/2021	BUILDING #2 - 6-UNIT TOWNHOME BUILDING	DEV19-1929
	6					18016 12th Ave NE	issued & under construction	TWN19-1941	07/26/2019	08/31/2021	BUILDING #3 - 7-UNIT TOWNHOME BUILDING	DEV19-1929
2						18526 Wallingford Ave N	CERT OF OCCUPANCY - issued 09/26/2022	TWN19-2214	09/04/2019	08/24/2021	LOT 1 - BUILDING 'B' - BUILD ONE BUILDING - 2 UNIT DUPLEX	FSS19-0117
2						18528 Wallingford Ave N	CERT OF OCCUPANCY - issued 09/26/2022	TWN19-2215	09/04/2019	08/24/2021	LOT 2 - BUILDING 'C' - BUILD ONE BUILDING - 2 UNIT DUPLEX	FSS19-0117
6						18527 1st Ave NE	CERT OF OCCUPANCY - issued 05/23/2022	TWN19-2398	09/26/2019	03/29/2021	NEW ONE (1) BUILDING SIX (6) TOWNHOME UNITS-SHORELINE CENTER	DEV19-2396
	2					112 NE 180th St	issued & under construction	TWN19-2878	11/26/2019	06/23/2021	2-UNIT TOWNHOME BUILDING - BUILDING A	DEV19-2873
	4					114 NE 180th St	issued & under construction	TWN19-2882	11/26/2019	06/23/2021	4-UNIT TOWNHOME BUILDING - BUILDING B	DEV19-2873

# units completed since April 1, 2022	# units currently under construction	# units with approved permits and groundbreaking ahead	# units with applications submitted and under review or awaiting customer information	# units with pre-applications submitted	TOTAL # units active + pre-apps							
86	3,076	936	3,412	3,670	11,180							
<p style="text-align: center;"><b>All data on this spreadsheet was obtained using the City's Permit Search Tool accessible at <a href="https://services.shorelineva.gov/etrakit/">https://services.shorelineva.gov/etrakit/</a> Projects with no action since 01/01/2021 are not included.</b></p>												
						Address	Permit status as of 10/03/2022	City application or permit number	Application date	Permit issue date, or other approval date	Short description from permit webpage (ALL CAPS)	linked applications
	7					18007 3rd Ave NE	issued & under construction	TWN19-2916	12/03/2019	11/23/2021	7-UNIT TOWNHOME BUILDING	
6						17737 12th Ave NE	CERT OF OCCUPANCY - issued 08/29/2022	TWN19-3039	12/16/2019	05/11/2021	6-UNIT TOWNHOME BUILDING	
	2					18030 2nd Ave NE	issued & under construction	TWN19-3098	12/23/2019	03/14/2022	BLDG 1 - 2-UNIT TOWNHOME BUILDING - MB1L OF 2 BLDGS/5 UNITS	DEV19-3092
	3					18032 2nd Ave NE	issued & under construction	TWN19-3101	12/23/2019	03/14/2022	BLDG 2 - 3-UNIT TOWNHOME BUILDING - MB1L OF 2 BLDGS/5 UNITS	DEV19-3092
	5					18327 1st Ave NE	issued & under construction	TWN20-2428	12/03/2020	03/23/2022	DEVELOPMENT OF (3) TOWNHOMES UNITS- WEST (3 OF 3 BUILDINGS)	DEV20-2439
	5					18329 1st Ave NE	issued & under construction	TWN20-2427	12/03/2020	03/23/2022	DEVELOPMENT OF (1) TOWNHOMES UNIT -UNIT B (2 OF 3 BUILDINGS)	DEV20-2439
	5					18331 1st Ave NE	issued & under construction	TWN20-2426	12/03/2020	03/23/2022	DEVELOPMENT OF (1) TOWNHOMES UNIT - UNIT A-1 (1 OF 3 BLDGS)	DEV20-2439
	3					18404 Corliss Ave N	issued & under construction	TWN21-0408	02/12/2021	03/11/2022	CONSTRUCT BUILDING #1, A 3-UNIT TOWNHOUSE	DEV21-0448
	4					18402 Corliss Ave N	issued & under construction	TWN21-0410	02/12/2021	03/11/2022	CONSTRUCT BUILDING #2, A 4-UNIT TOWNHOUSE	DEV21-0448
			4			18032 Sunnyside Ave N	nil entered	TWN21-2802	11/02/2021		BUILDING 2: 4 UNIT TOWNHOME, DEV21-2795	DEV21-2795
			3			18032 Sunnyside Ave N	nil entered	TWN21-2800	11/02/2021		BUILDING 1: 3 UNIT TOWNHOME, DEV21-2795	DEV21-2795
			4			18504 10th Ave NE	waiting customer information	TWN22-0147	02/11/2022		NEW TOWNHOUSE-ONE BLDG, FOUR UNITS- BUILDING 'A' (MBIL)	DEV22-0142
			4			18504 10th Ave NE	waiting customer information	TWN22-0149	02/11/2022		NEW TOWNHOUSE-ONE BLDG, FOUR UNITS- BUILDING 'B' (MBIL)	DEV22-0142
			3			18315 1st Ave NE	waiting customer information	TWN22-0790	04/04/2022		NEW 3 UNIT TOWNHOME (BLDG WEST)-MBIL	DEV22-0788
			3			18315 1st Ave NE	waiting customer information	TWN22-0791	04/04/2022		NEW 3 UNIT TOWNHOME (BLDG EAST)-MBIL	DEV22-0788
			5			1005 NE 180th St	waiting customer information	TWN22-1012	05/26/2022		FRONT BUILDING - 5 NEW TWN UNITS-MBIL	DEV22-1007
			3			1005 NE 180th St	waiting customer information	TWN22-1015	05/26/2022		BACK BUILDING - 3 NEW TWN UNITS-MBIL	DEV22-1007
			3			18004 & 18010 10th Ave NE	under review	TWN22-1660	06/27/2022		BUILDING "A" - 3 NEW TWN UNITS (UNITS 1, 2, & 3)- MBIL	DEV22-1357
			3			18004 & 18010 10th Ave NE	under review	TWN22-1665	06/27/2022		BUILDING "C"-3 NEW TWN UNITS (UNIT #5, #6, & #7)- MBI	DEV22-1357
			2			18004 & 18010 10th Ave NE	under review	TWN22-1667	06/27/2022		BUILDING "D" - 2 NEW TWN UNITS (UNITS #8 & #9)- MBIL	DEV22-1357
7					x	18709 1st Ave NE	CERT OF OCCUPANCY issued 06/08/2022	TWN19-0978	04/29/2019	10/16/2020	CONSTRUCTION OF 7 UNIT TOWNHOUSE	
			6			1702 N 185th St	under review	TWN22-1699	08/02/2022		BUILDING 1 OF 2 NEW TOWNHOME BLDGS, 6 UNITS PER BLDG	DEV22-1692
			6			1702 N 185th St	under review	TWN22-1700	08/02/2022		BUILDING 2 OF 2 NEW TOWNHOMES, 6 UNITS EACH BUILDING	DEV22-1692
				857		18820 8th Ave NE	pre-app closed - expires 07/28/2023	PRE22-0097	06/22/2022		857 UNIT APARTMENT	
				41		18038 3rd Ave NE	pre-app closed - no exp date assigned	PRE21-0191	10/18/2021		41 UNIT MIXED USE APARTMENT ON 12,810 SF LOT	
				27		18409 Meridian Ave N	pre-app closed - expires 11/30/2022	PRE21-0194	10/20/2021		BUILD 4-STORY APARTMENT BUILDING, 27 UNITS	
				350		18324 3rd Ave NE	pre-app closed - expires 01/11/2023	PRE21-0212	11/23/2021	1/4/2022 - finalized	CONSTRUCT A 6-STORY, 350 UNIT MULTI-FAMILY RESIDENTIAL BLDG	
				20		18522 10th Ave NE	pre-app closed - no exp date assigned	PRE22-0076	05/18/2022		DEMOLISH EXISTING STRUCTURES AND CONSTRUCT 20 NEW	
38	98	47	895	1,295	2,373	← subtotals 185th Street Station planned action area						
<b>Ballinger Way NE area</b>												
	227					20057 Ballinger Way NE	issued; under construction	MFR20-0806	05/01/2020	01/05/2021	227 UNIT APARTMENT BUILDING - QUINN BY VINTAGE	



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86	3,076	936	3,412	3,670	11,180							
						Address	Permit status as of 10/03/2022	City application or permit number	Application date	Permit issue date, or other approval date	Short description from permit webpage (ALL CAPS)	linked applications
			4			20313 14th Ave NE	waiting customer information	TWN22-0740	03/21/2022		NEW TOWNHOUSE-ONE BLDG. FOUR UNITS-BUILDING 'A' (MBIL)	DEV22-0733
			2			20313 14th Ave NE	waiting customer information	TWN22-0741	03/21/2022		NEW TOWNHOUSE-ONE BLDG. TWO UNITS-BUILDING 'B' (MBIL)	DEV22-0733
			2			20313 14th Ave NE	waiting customer information	TWN22-0742	03/21/2022		NEW TOWNHOUSE-ONE BLDG. TWO UNITS-BUILDING 'C' (MBIL)	DEV22-0733
				98		20016 19th Ave NE	pre-app closed - expires 06/21/2023	PRE22-0067	04/06/2022	6/15/2022 - finalized	7 STORY 98 UNIT APARTMENT BUILDING WITH BELOW GRADE PARKING	
0	227	0	8	98	333	← subtotals Ballinger Way NE area						
<b>North City &amp; 15th Ave NE</b>												
			228			17712 15th Ave NE	submitted	MXU22-2618	09/23/2022		CONSTRUCT 228-UNIT MIXED USE APT BUILDING	PRE21-0220
				50		17127 15th Ave NE	pre-app closed - no exp date assigned	PRE22-0045	03/01/2022		CONSTRUCT 50 TOWNHOME UNITS OR 6 FLOOR MULTIFAMILY APT	
0	0	0	228	50	278	← subtotals North City & 15th Ave NE						
<b>NE 145th St/Bothell Way NE area</b>												
	6					14551 32nd Ave NE	issued: under construction	MFR18-0313	02/26/2018	01/20/2021	CONSTRUCTION OF 6 NEW TOWNHOMES	
5						14709 32nd Ave NE	CERT OF OCCUPANCY issued 05/06/2022	MFR17-0498	06/09/2017	07/14/2020	FIVE NEW 3-STORY TOWNHOMES	
				21		14721 32nd Ave NE	pre-app closed - no exp date assigned	PRE22-0027	02/16/2022		DEMO, COMBINE AND CONSTRUCT 21 NEW SFR'S	
5	6	0	0	21	32	← subtotals 145th Street Station planned action area						
<b>Other locations in City</b>												
				226		18840 8th Ave NW	submitted	PRE22-0164	09/06/2022		CONSTRUCT 6 STORY 226 UNIT BUILDING	
0	0	0	0	226	226	← subtotals Other locations in City						
86	3,076	936	3,412	3,670	11,180	← totals						