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From: Michael Sweazey <mike.sweazey@gmail.com>
Sent: Friday, December 23, 2022 11:32 AM
To: ekeim@shoreline.gov
Cc: Steve Szafran; bellington@shoreline.com; Eben Pobe; Plancom
Subject: [EXTERNAL] Cottage Housing
Attachments: MY COMMENTS MOVING FORWARD.pdf; EXHIBITS A-B-C-D.pdf; BASEMENT COTTAGE HOME.pdf

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Because of the holidays, I am a little late getting this out to Elisa Keim and our planning commissioners. I am writing to chime in on the creation of our Cottage Home regulations currently being explored.

I am someone that supports Cottage Homes as one of the solutions to provide for the missing middle. 100% Cottage homes should be allowed as infill development combined with existing homes on large lots and not be limited to new construction of homes arranged around a shared interior courtyard of multiple parcels.

I am sorry my comments attached will be long-winded as I try and explain and expand on our current building codes that will significantly restrict Cottage Development in our area to 1/3 of its potential unless a few new bonus incentives are put into place by staff for builder and developers to use. I want you to know that single-story Cottage dwellings above grade are something I am quick to reference, knowing our community favors this type of structure.

The staff and commissioners have access to King County iMap just like myself, and if you zoom in on any of our Shoreline neighborhoods, you will very quickly see that what I will outline within the attached is a severe roadblock hindering your task of providing missing middle cottage housing.

I hope those reading my comments and looking over my exhibits attached are doing so after spending a wonderful time with family and friends over the holiday season!

Best wishes to all.

Michael Sweazey
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My comments moving forward:

As a developer that has found building sites for builders in the City of Shoreline over the past 20 years, we have an excellent opportunity to provide for the missing middle that I am very excited to see. When I listened to the planning commissioners meeting on **December 1, 2022**, Elise Keim did an excellent job outlining this type of housing that better meets the community's needs, coupled with discussions about Blueline's existing conditions report dated **June 30, 2022**.

Hearing the commissioner's response to questions from Elise on December 1, 2022, surprised me that it is obvious everyone is on the path to seizing the excellent opportunities to make changes. Hearing the support from the commissioners on this topic truly inspired me as someone that has fought for change over the years.

I took the time to research our Shoreline neighborhoods using **King County iMap** to find parcels that could support additional homes that could blend into our neighborhoods as Cottage Home developments. Two of our current development code regulations will seriously hinder the possibility of creating **2/3** of Cottage home development projects within the City of Shoreline.

The Planning Commission staff report dated **November 17, 2022**, outlining code amendment considerations, also mentions comments from developers that, based on the cost of land, new regulations should allow cottage development on one existing parcel rather than assembling multiple parcels. This statement is a fact and the foundation to build upon as we explore optional housing.

We have **many** existing homes with large lots that could apply the **50% density bonus** resulting in **two new** cottage homes at the same site. The problem I will share with you in my attachments is that 80%-90% of existing homes have already been built within 15' of property lines. Development Code **SMC 20.50.020 5**, restricts development consisting of three or more dwellings located on the same parcel. The code states that building setbacks shall be 15 feet along any property line abutting R-4 or R-6 zones. Removing portions of an existing home to meet this requirement is not feasible when exploring Cottage development projects and adding new dwelling units on building sites that support such development.

If a developer proposes two new "**single-story**" Cottage homes on a parcel with an existing home, the City should consider having exceptions towards the 15-foot setback restriction. **Exhibits A and D** attached show two developments that could support two new cottage homes, but the existing dwellings are within the 15-foot setback, hindering growth. **Exhibit A** shows 18 houses already built, all within 15 feet of property lines. You will find this is true with every Exhibit I have shared in this email, meaning most homes built within the City of Shoreline are within 15 feet of property lines.

The next development code obstacle a developer faces is **Chapter 11.3 C. Minimum Access Spacing** between driveway access currently needs to be 40 feet from the nearest point to the nearest point on the same side of the street. This code also kiboshes **2/3** of possible missing middle dwellings. **Exhibits B & C** show potential Cottage Homes sites behind existing homes if the 50% density bonus is applied, but the existing driveway access doesn't serve the rear yards. If you search **iMap** and look up parcels greater than 7,275 S/F, which can support additional homes when the 50% density bonus is applied, you will see that **2/3** of the sites do not have good access to the rear yards unless we change our current code **CHAPTER 11.3 C** to allow second driveway bonuses for **Cottage development** if the new home(s) are built as a **single-story** dwelling. **Single-story** homes should have plenty of incentives, so they are created instead of 2-story cottage homes. Doing so will please the community with fewer complaints.

The last obstacle developers encounter during feasibility studies is private street requirements **SMC 20.70.240** for access driveways that serve more than five detached dwellings. **Exhibit A** would trigger the private street requirements, including a Cul-De-Sac or a Hammerhead, a 4' amenity zone, and 6' sidewalks rendering the Cottage development non-feasible. Because of this current regulation, no new development would ever happen at site 19121 3RD AVE NW, shown within **Exhibit A**, because one or two new homes could not absorb the cost of development requirements, including the surrounding neighbors would not share the cost of improvements.

I understand that building codes are in place for safety reasons. Providing for the missing middle by building smaller homes, especially if they are single stories as infill, developers should have exemptions to some of our codes to allow for such development. I have never understood the 40-foot driveway separation. I have seen no data that suggest neighbors

were running each other over in their driveways, resulting in the restrictive safety code. In the past, our building code written by staff members was 50 feet from center to center of driveways which was rarely enforced until we hired a new city planner who has been focused on implementing the new 40-foot separation code, which now causes plenty of sites not to be developed.

I would like to see Cottage home development as onesie twosies coupled with existing homes that could blend into our neighborhoods nicely, especially if built as **single-story** above ground level. More significant Cottage developments, such as 4-12 cottage homes, should apply ROW and onsite improvements, including upgraded utilities because the cost can be shared by more of the homes being built.

When we wrote our **ADU/DADU** regulations, staff members knew we needed to keep things affordable; otherwise, Builders would never build the **ADU/DADU** Dwellings. The result of this thinking is that we do not require ROW improvements or upgraded sewer pipes to 6 inches out to the main when building ADU/DADU dwellings, which are smaller dwellings very similar to the Cottage Home development under consideration at less than 1,300 S/F. We need to apply the same kind of thinking when pondering Cottage Development as one or two new homes on an existing home oversized parcel.

Finale items. We should only apply the maximum floor square footage for Cottage Development to levels allowed above grade. Doing so opens the door for **basement** Cottage floor plans in two distinctive ways.

Because site square footage does restrict future development, smaller square footage sites could have smaller home footprints having 650 S/F+/- above grade with 650 S/F+/- within a basements area that could provide for half of our missing middle who would purchase a home with basement stairs, A second option for developers would be that they could build 1,300 S/F above grade with 1,300 S/F within a basement below grade. This type of housing is known across the USA as Multigenerational housing if open floor plans are applied, resulting in the basement having the ability to have second kitchens and a second laundry facility.

Our current code allows second kitchens within single-family homes if the stairways or hallways are kept open without doorways creating a Duplex. One out of five USA citizens is living in such accommodations because our current real estate values are skyrocketing across America. Lenders and real estate agents have told me that Multigenerational housing is becoming a trendy wave of the future.

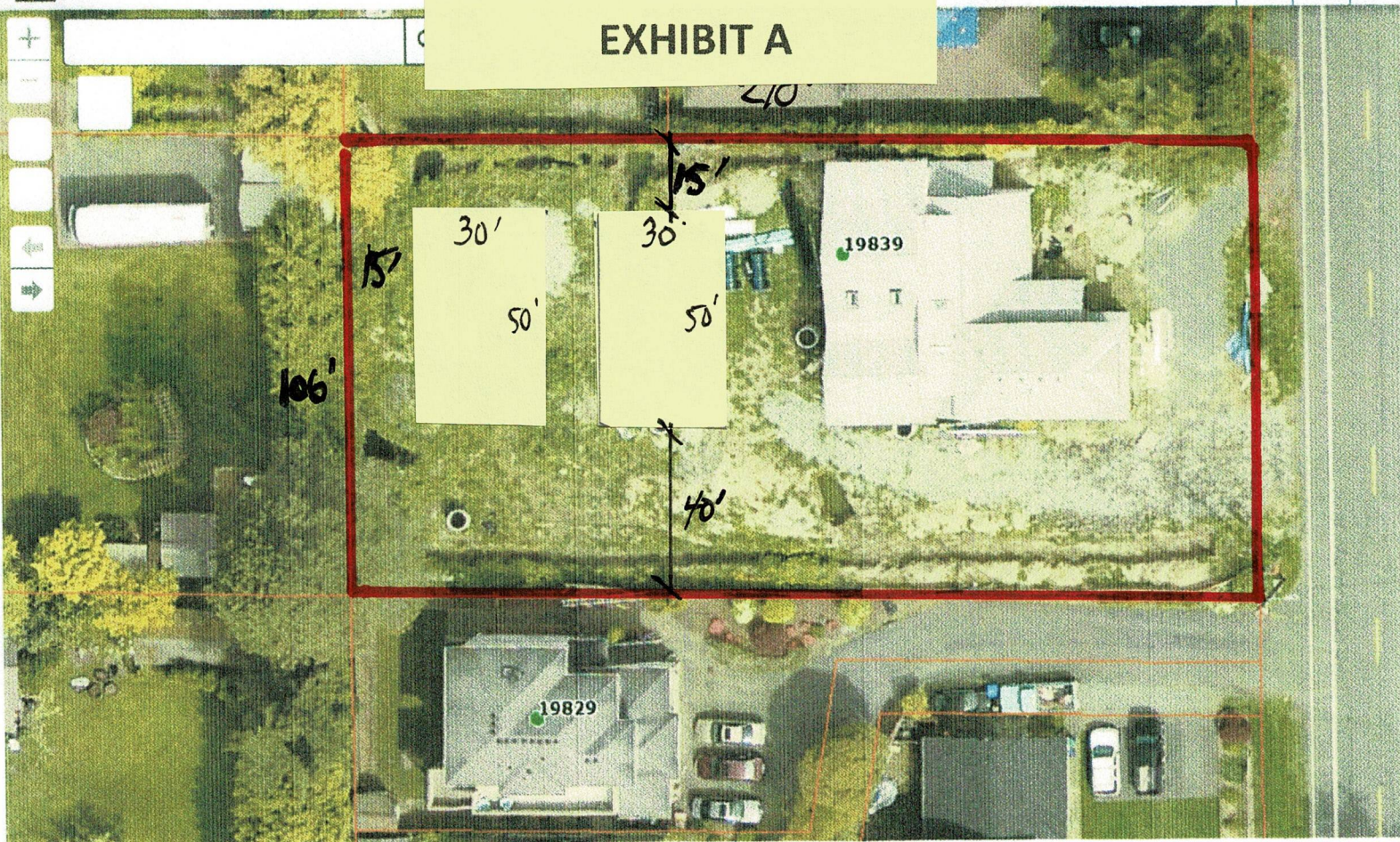
It would be nice to see the City of Shoreline address this type of housing while tweaking our building codes for cottages. Funding is now available for multigenerational housing dwellings using mutable incomes and names on the title.

Tweaking our current codes could allow for plenty of Single story above grade Cottage Dwellings, two-story Cottage Dwellings, and Multigenerational Basement Cottage Dwellings, which would genuinely provide a **variety** of housing choices for the missing middle and more.

I ran the numbers regarding a 5-unit project in Shoreline that a builder friend owns. The 50% density bonus allows him to build 7 smaller cottages. The numbers are not profitable for him to switch to building cottages. Increasing the 50% density bonus should be discussed if a developer proposes a **variety** of cottage-style homes allowing him to double the zoning density.

I hope my comments help staff and the commissioners pull things together, impressing those on the fence watching change unfold tackling today's housing crisis.

EXHIBIT A



INFILL DEVELOPMENT POSSIBILITIES

Aerial photo of an existing home under construction at 19839 8TH AVE NW Shoreline.

This 22,260 S/F parcel "could" become a 5-unit site by applying the 50% density bonus rule for cottage development. The existing home is 5 feet from the north property line hindering three units from being built on this oversized tax parcel.

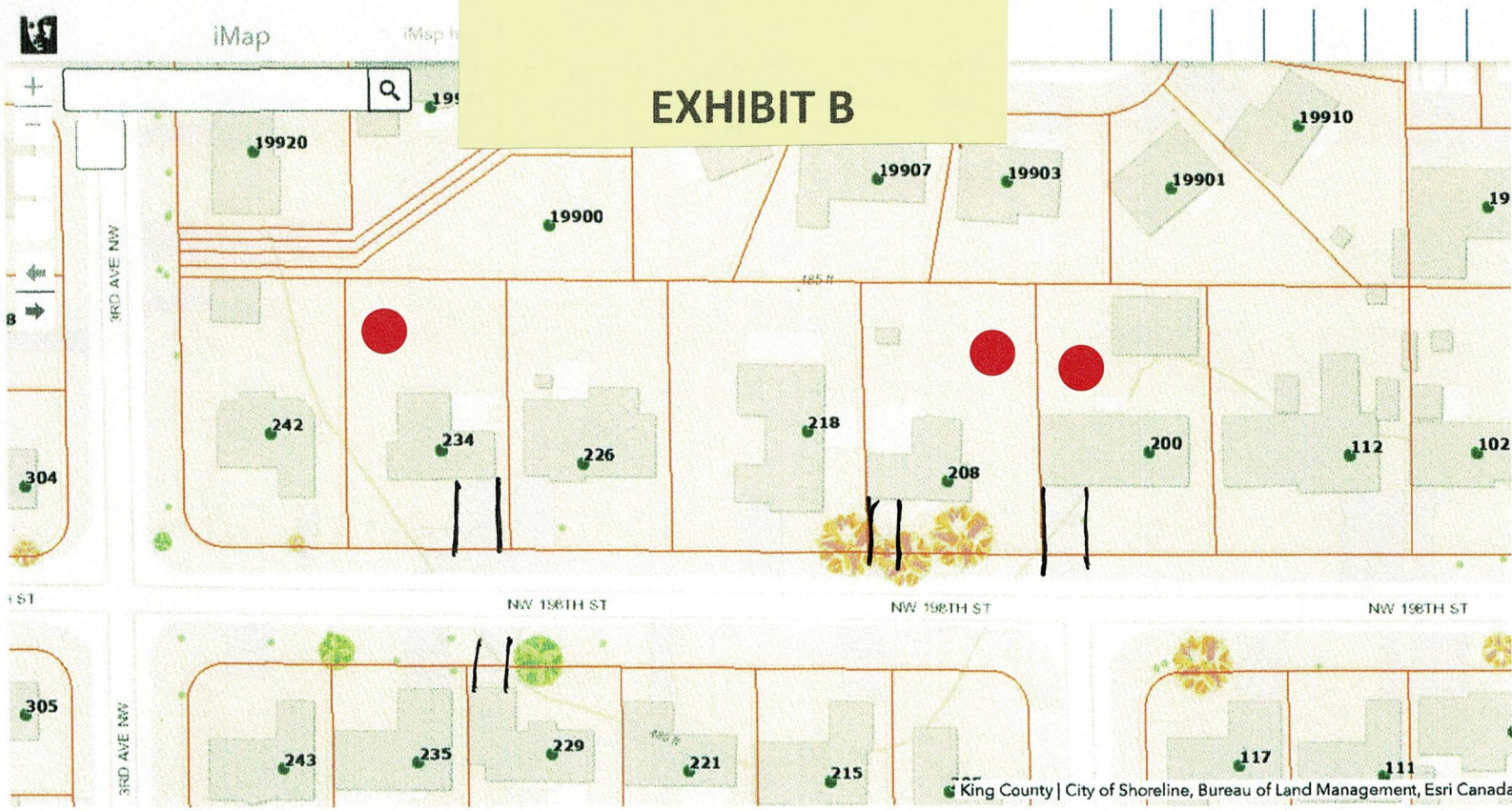
Allowing infill Cottage home developments to be exempt from the 15-foot setbacks noted within SMC 20.50.020 5. when there are three or more homes proposed on the same tax parcel could easily result in two new missing middle single-story homes for our community. It takes two weeks to condo a tax parcel and two years if the short plat process is used.

This project would not require a second driveway access. The two 1,500 S/F proposed new cottage home dwellings could have 1,100 S/F living spaces with 400 S/F for two inside garage parking stalls. The cottage home footprint could easily be increased at this site, providing 1,300 S/F living space if 1,300 S/F becomes the maximum cottage home living space restriction on the ground floor. Cottage home developments should be allowed to have basements below grade increasing living space. This type of basement home construction could become multigenerational Cottage dwellings with two kitchens if open floor plans and stairways are proposed.

One optional home design could show **one** inside garage parking area with one outside covered carport abutting the attached garage area that could be used for an additional covered parking area or for one outside 200 S/F covered porch area, depending on the end user's requirements. As shown, these 30' X 50' dwellings could have 1,100 S/F living space, 200 S/F covered porch area, 200 S/F one car inside parking, and one outside guest parking in front of the garage door area!

This site has plenty of options for additional guest parking, a common area for a jointly used open space, and much larger private backyards than what is shown for each unit. The new proposed homes at this site could remain 15' from property lines, but that would not always be the same result at other locations. There are no significant trees at this site to save.

Infill development always has limitations in making something work that the end-user will appreciate, including the need to provide the builder with profits. This site could have four much smaller cottage dwelling units. Exciting possibilities!



ACCESS ISSUES THROUGHOUT SHORELINE WOULD RENDER COTTAGE HOMES AS INFILL NOT POSSIBLE

● PARCEL ADDRESS 234, 208 AND 200 NW 198TH ST ARE 2-UNIT SITES USING THE 50% DENSITY BONUS RECOMMENDED FOR COTTAGE HOMES.

ALL OF THESE HOMES HAVE OVER 11,985 S/F LOTS.

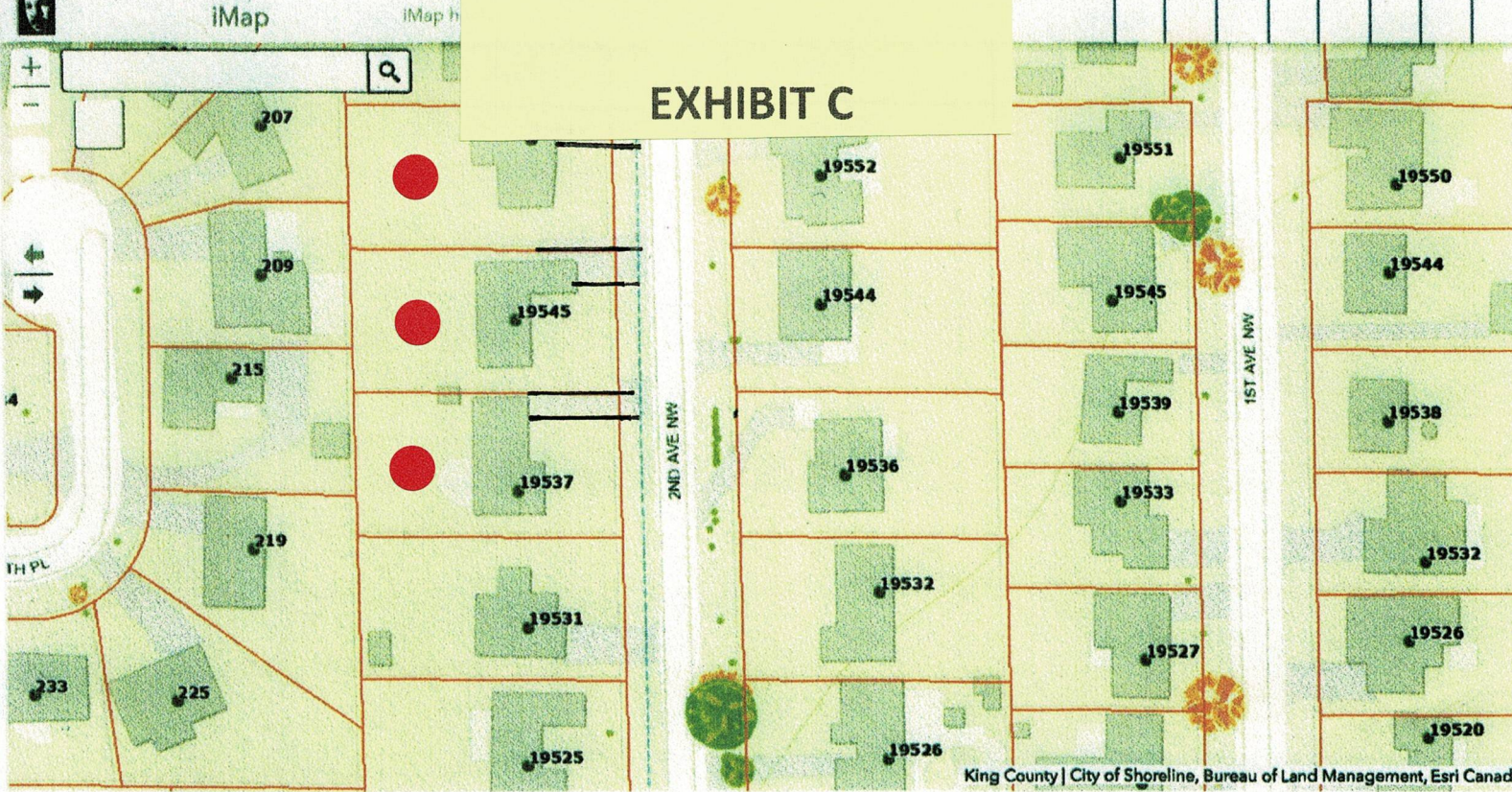
EXISTING DRIVEWAY ACCESS TO EXISTING GARAGES WOULD NOT PROVIDE ACCESS TO NEW COTTAGES HOMES BEHIND.

THESE POSSIBLE INFILL COTTAGE SITES WOULD NEED TO APPLY FOR SECOND DRIVEWAYS ACCESS ON THE SAME PARCEL WHICH WOULD NOT MEET THE CURRENT 40' EDGE TO EDGE DRIVEWAY SEPARATION FROM SAME DRIVEWAYS ON THE SAME SIDE OF THE STREET. (CHAPTER 11.3 C. MINIMUM ACCESS SPACING)

PARCEL ADDRESS 200 NW 198TH ST MIGHT RECEIVE DEVIATION APPROVAL AFTER PAYING A FEE BECAUSE THE PROPOSED SECOND DRIVEWAY WOULD MEET THE 40' EDGE TO EDGE SEPARATION REQUIREMENT.

NOTE: 2/3RDS OF POSSIBLE SHORELINE COTTAGE SITE WOULD BECOME NOT POSSIBLE IF COTTAGE HOMES CANNOT BECOME EXEMPT FROM THIS CURRENT REGULATION.





ACCESS ISSUES THROUGHOUT SHORELINE WOULD RENDER COTTAGE HOMES AS INFILL NOT POSSIBLE

● PARCEL ADDRESS 19537, 19545, 19551 2ND AVE NW ARE 2-UNIT SITES USING THE 50% DENSITY BONUS RECOMMENDED FOR COTTAGE HOMES.

ALL OF THESE HOMES HAVE 10,001 S/F LOTS.

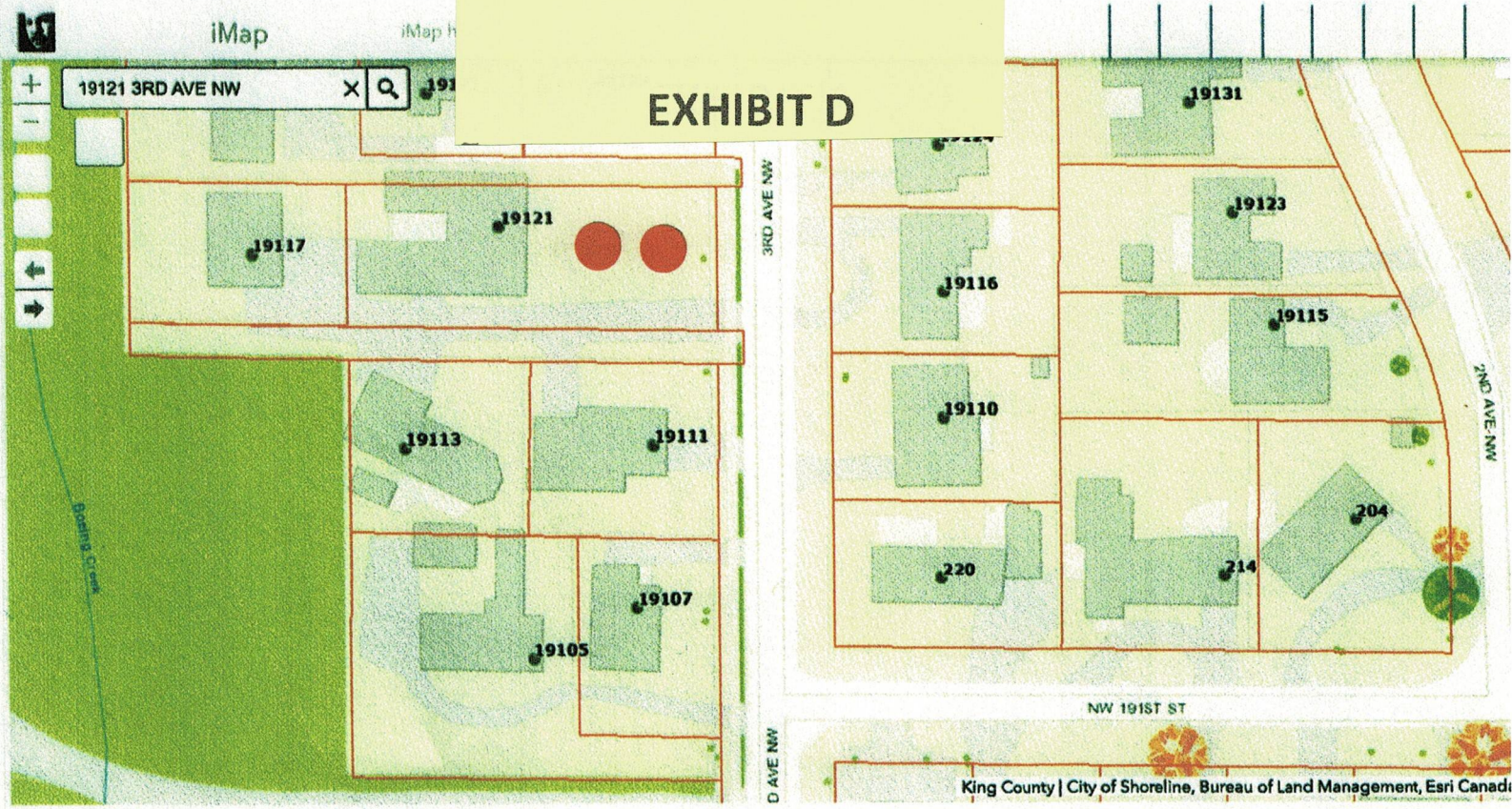
EXISTING DRIVEWAY ACCESS TO EXISTING GARAGES WOULD NOT PROVIDE ACCESS TO NEW COTTAGES HOMES BEHIND.

THESE POSSIBLE INFILL COTTAGE SITES WOULD NEED TO APPLY FOR SECOND DRIVEWAYS ACCESS ON THE SAME PARCEL WHICH WOULD NOT MEET THE CURRENT 40' EDGE TO EDGE DRIVEWAY SEPARATION FROM SAME DRIVEWAYS ON THE SAME SIDE OF THE STREET. (CHAPTER 11.3 C. MINIMUM ACCESS SPACING)

PARCEL ADDRESS 19537 2ND AVE NW MIGHT RECEIVE DEVIATION APPROVAL AFTER PAYING A FEE BECAUSE THE PROPOSED SECOND DRIVEWAY WOULD MEET THE 40' EDGE TO EDGE SEPARATION REQUIREMENT.

NOTE: 2/3RDS OF POSSIBLE SHORELINE COTTAGE SITE WOULD BECOME NOT POSSIBLE IF COTTAGE HOMES CANNOT BECOME EXEMPT FROM THIS CURRENT REGULATION.





THREE OR MORE UNITS ON THE SAME PARCEL MUST APPLY THE 15' YARD SETBACKS ALONG ANY PROPERTY LINE ABUTTING R-4 OR R-6.

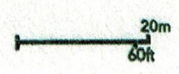
THIS SHORELINE CODE REQUIREMENT WOULD RENDER MANY COTTAGE HOME PROJECTS AS INFILL NOT POSSIBLE IF THE EXISTING HOME DOESN'T MEET THIS REQUIREMENT.

PARCEL ADDRESS 19121 3RD AVE NW COULD BE A 3-UNIT COTTAGE SITE USING THE 50% DENSITY BONUS RECOMMENDED FOR COTTAGE HOME BECAUSE THIS HOME HAS A 14,066 S/F LOT.

THIS POSSIBLE INFILL COTTAGE SITE WOULD ALSO NEED TO APPLY OUR PRIVATE STREET REQUIREMENTS INCLUDING STREET END CUL-DE-SAC OR HAMMERHEAD, AND A 4' FOOT AMENITY ZONE AND 6' FOOT SIDEWALK REQUIREMENTS CHAPTER 12.6 AND 12.8. BECAUSE IT WOULD NOW PROVIDE ACCESS TO 6- DWELLING UNITS.

ALL OF THESE REQUIREMENTS WOULD RENDER THIS COTTAGE DEVELOPMENT UNAFFORDABLE.

NOTE: 80-90% OF EXISTING HOMES ARE BUILT WITHIN 15-FEET OF ADJOINING PROPERTY LINES SO THIS SETBACK REQUIREMENT WOULD KILL 90% OF PROJECT FEASIBILITY STUDIES. ALL 18 OF THE EXISTING HOMES SHOWN ON THIS MAP DO NOT MEET THE 15' REQUIREMENT.

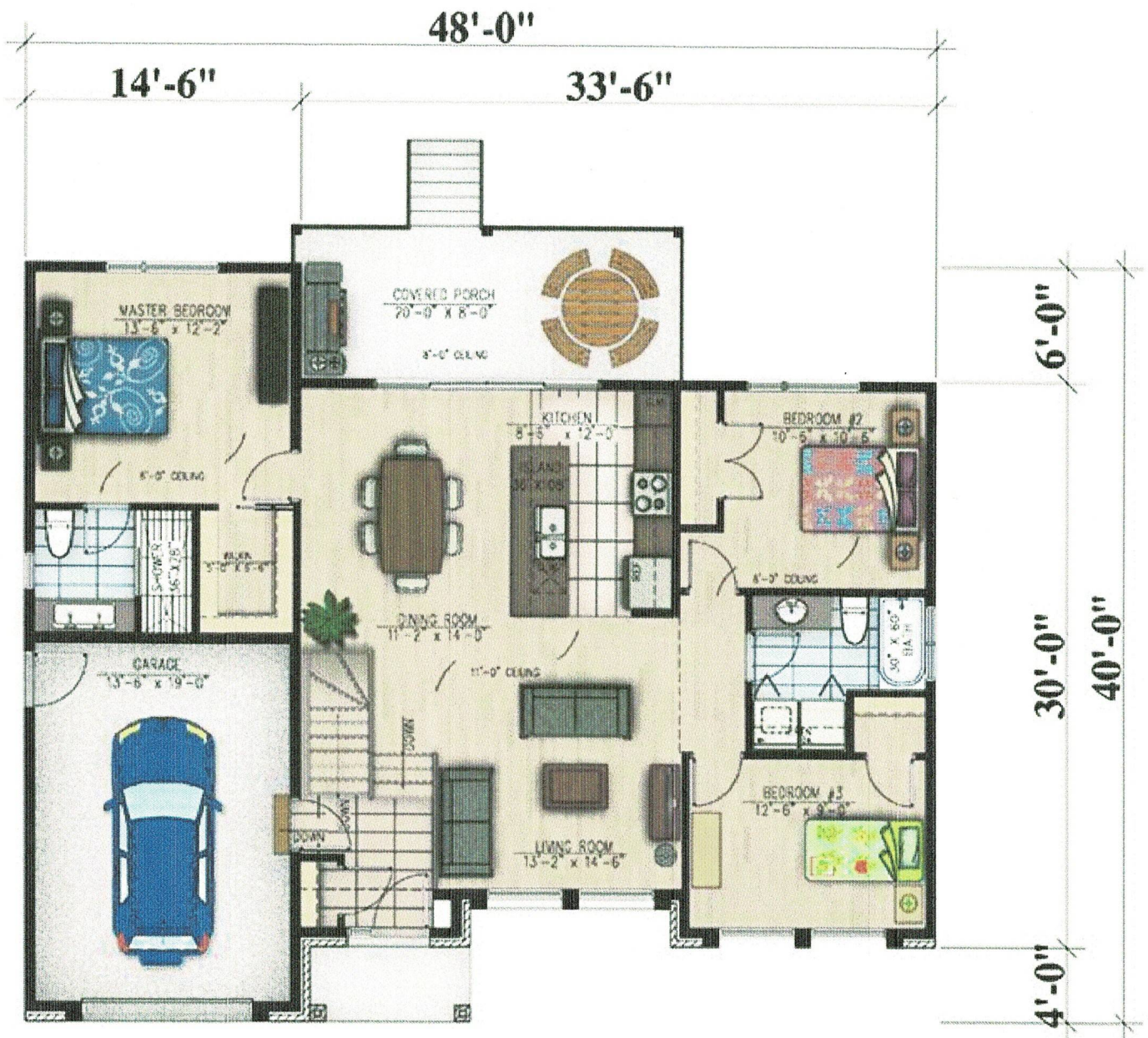


MID-ENTRY COTTAGE HOME STRUCTURE

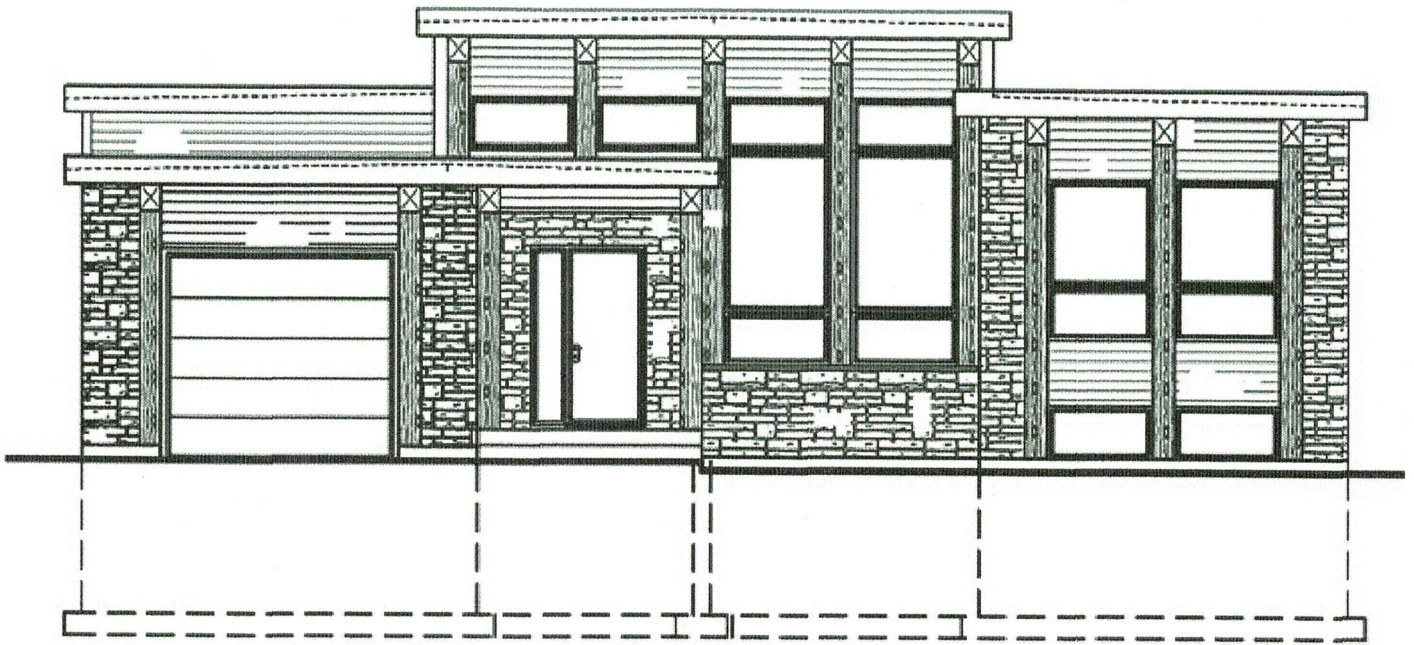
WITH 1,282 S/F MAIN FLOOR PLAN WITH 284 S/F GARAGE PARKING WITH COVERED ENTRY PORCH AREA. 2-BEDROOM 2-BATH WITH ONE OFFICE/GUEST-BEDROOM AND LAUNDRY FACILITIES. 160 S/F REAR COVERED PORCH AREA.



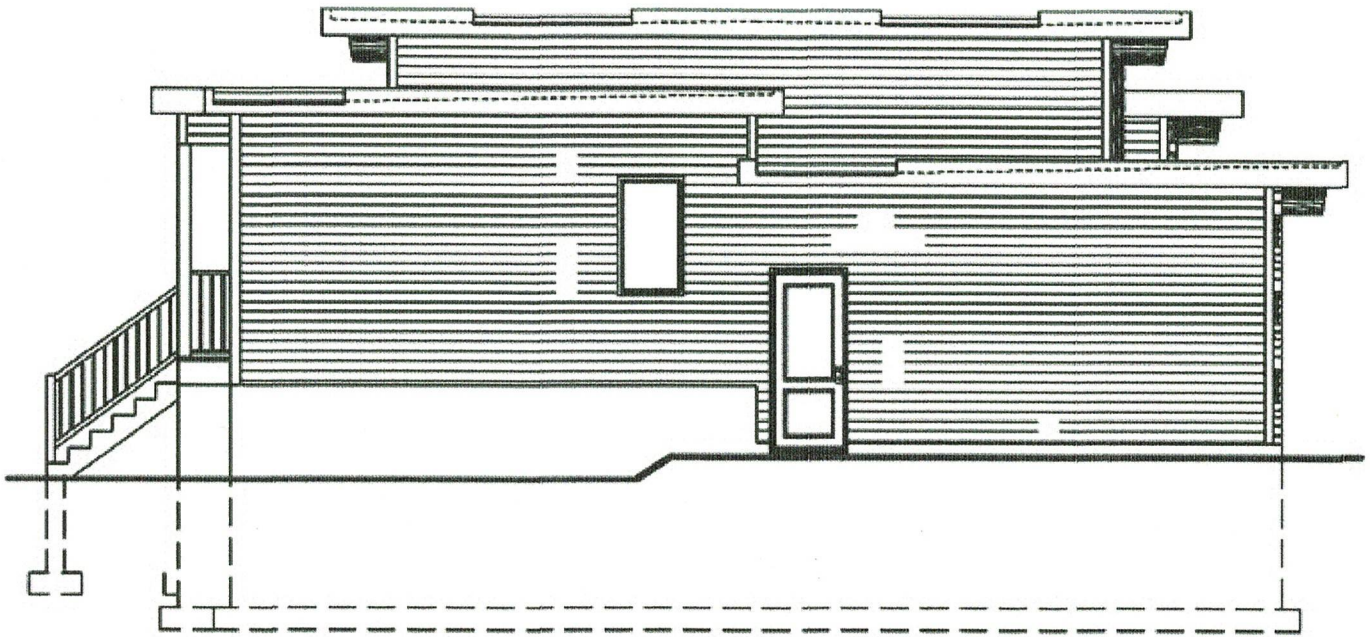
1,282 S/F ADDITIONAL BASEMENT LIVING SPACE WHICH COULD BE MULTI-GENERATIONAL COTTAGE HOME STRUCTURE WITH OPEN FLOOR PLAN HAVING TWO KITCHENS AND TWO LAUNDRY FACILITIES. ADDITIONAL PARKING SHOULD BE REQUIRED FOR MULTI-GENERATIONAL PERMIT APPROVAL.



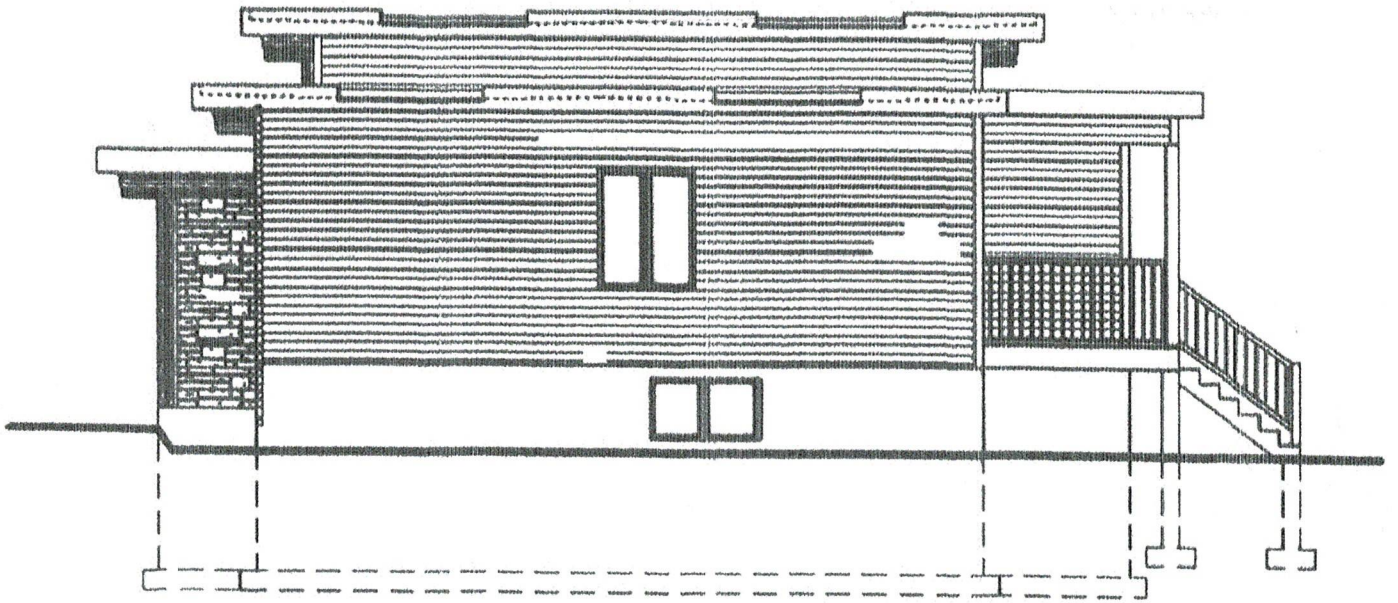
MAIN FLOOR : 1282 sq.ft.
GARAGE: 284 sq.ft.



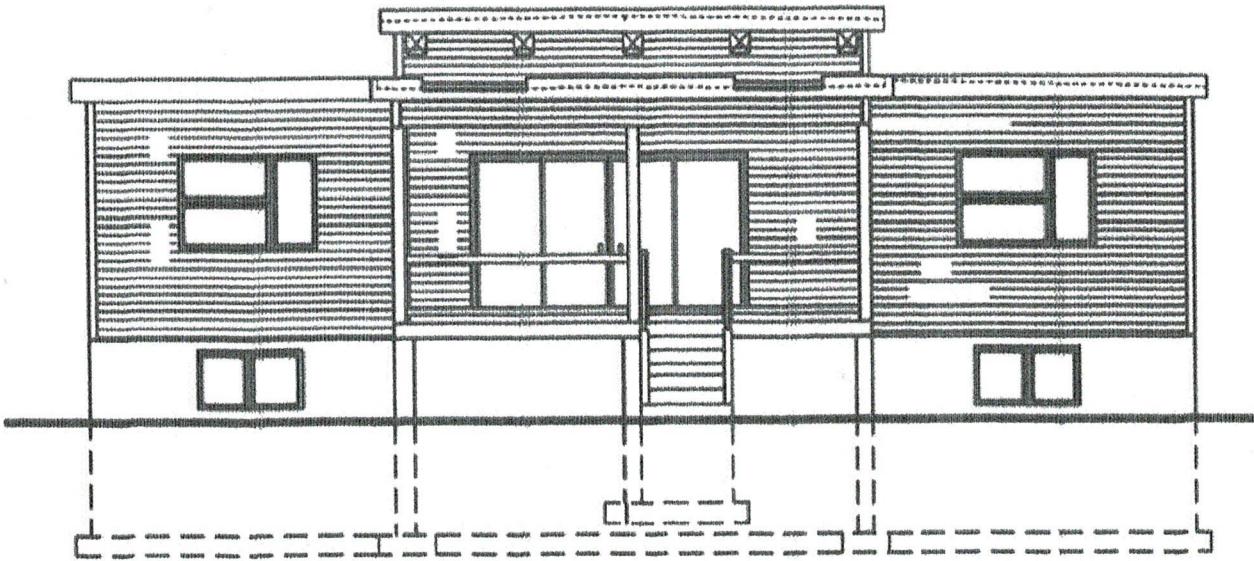
FRONT



LEFT



RIGHT



REAR