

From: [John Norris](#)
To: [Chris Roberts](#)
Cc: [Bristol Ellington](#); [Pollie McCloskey](#); [Rachael Markle](#); [Andrew Bauer](#); [Steve Szafran](#); [Elise Keim](#)
Subject: RE: Comp Plan Docket
Date: Friday, February 10, 2023 3:22:30 PM

Councilmember Roberts,

Staff have put together the following response to your question below. Please let us know if you have any additional questions and if you would like us to include this question and answer as a green folder item for Monday's Council meeting. Thanks and have a great weekend!

John

Staff would like to respond to your question about the proposed cottage housing Development Code amendments and consistency with Comprehensive Plan Policy LU1. Looking at the planning commission's work on cottage housing regulations, staff believes that a comprehensive plan amendment is *not* needed to LU1 to allow cottage development at a density greater than 6 dwelling units per acre.

Comp Plan Policy LU1 states cottage housing may be allowed under certain conditions, while also stating the base density may not exceed 6 du/acre. Staff has interpreted the policy, specifically the base density, is just that, a base density that can be exceeded under certain circumstances. For example, ADUs have been allowed and encouraged in the R-4 and R-6 zones since the incorporation of the City without regard for density.

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The cottage code bakes in the criteria for receiving an increase in density rather than letting a developer take an a-la-carte approach. The cottage code seeks to address community priorities by including incentives for higher levels of tree protection, requirements for smaller household sizes, requirements for pesticide-free pollinator habitat, reduced vehicle infrastructure with lower parking requirements and providing opportunities for people to age in place by requiring some units be single-story. These requirements are what allows cottages to be built at a greater density than the underlying zone.

The code does not allow an increase in density across the board in the low-density residential areas. By requiring compliance with specific standards for an increase in density it is like other density bonus provisions such as affordable housing and the Deep Green Incentive Program. Planning Commission currently recommends cottages be permitted to be developed at 2x the base density of the underlying zone and the draft code reflects that.

From: Chris Roberts <croberts@shorelinewa.gov>

Sent: Tuesday, February 7, 2023 11:36 AM

To: Bristol Ellington <bellington@shorelinewa.gov>

Cc: John Norris <jnorris@shorelinewa.gov>; Pollie McCloskey <pmccloskey@shorelinewa.gov>

Subject: Comp Plan Docket

Bristol,

Looking at the planning commission's work on cottage housing regulations, I wonder if staff believes that a comprehensive plan amendment is needed to low density residential (LU1) to allow a base density greater than 6 dwelling units per acre.

The Low Density Residential land use designation allows single-family detached dwelling units. Other dwelling types, such as duplexes, single-family attached, cottage housing, and accessory dwellings may be allowed under certain conditions. The permitted base density for this designation may not exceed 6 dwelling units per acre.

Thank you,

Chris

Chris Roberts (he/him)
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