

From: [Veronica Shakotko](#)
To: [City Council](#)
Cc: [Ben Taylor](#)
Subject: [EXTERNAL] Cottage Housing Development Code Amendments
Date: Friday, April 21, 2023 2:28:41 PM
Attachments: [image001.png](#)
[Shoreline Planning Commission Hearing - Cottage Housing 04062023.pdf](#)

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Members of the Council,

In preparation for Monday's discussion of the proposed amendments to the Cottage Housing Development Code (Ordinance No. 984), attached please find MBAKS' letter dated April 6, 2023. While MBAKS supports the city's intent, the likelihood of seeing market-rate cottage housing built under the current draft is low. More specifically, the letter outlines MBAKS' concerns with the effectiveness of the code amendments as they intertwine with other parts of the code, including zoning, density and design requirements.

Please reach out with any questions and consider us a resource in undertaking this important work.

All the best,



Veronica Shakotko

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April 6, 2023

Shoreline Planning Commission
17500 Midvale Ave N
Shoreline, WA 98133-4905

RE: Cottage Housing Development Code Amendments

Dear Commissioners:

The Master Builders Association of King and Snohomish Counties (MBAKS) takes pride in building communities. Our nearly 2,600 members are professional homebuilders, architects, remodelers, trades people, planners and engineers, suppliers, manufacturers, and sales and marketing professionals in your community.

MBAKS would like to thank the Shoreline Planning Commission, city staff, and Blueline Group for their time and effort in undertaking this important update to Shoreline's development code that would allow cottage housing to be built. The proposed amendments are comprehensive. However, MBAKS has concerns about the likely effectiveness of the code amendments as drafted. While we support the city's intent, the likelihood of seeing market-rate cottage housing built under the current draft amendments is low.

There is a critical need to build more housing in our region, including Shoreline. We support city's work to address its housing shortage, as identified in its Housing Action Plan, in part by increasing the types of housing that can be built in the city. Allowing middle housing types, including cottage housing, is a vital piece of the housing puzzle, as it expands the housing choices for families in neighborhoods close to jobs, transit, schools, and parks. A cottage is a more attainable homeownership and rental option for families and individuals than a typical single-family home.

Our members have a strong interest in building in Shoreline. However, they have flagged several intertwined issues that need to be addressed for the proposed cottage code to be successful, including:

- Ensuring that the maximum density allowed for cottage housing is economically feasible in the zones that the city targeted for this housing type (mostly R6).
- Granting more flexibility on proposed design requirements, such as height limits, garage placement, front porch requirement (consider allowing a back patio as an alternative), variation in unit size requirement, and landscaping.
- Considering the interplay between the cottage housing code and other existing city and state codes (i.e. trees, energy, stormwater) that can restrict developable area and add costs. Removing unnecessary or infeasible restrictions and barriers is vital for enabling construction.

Constraints on the remaining land available in the residential zones, as well as the need to comply with other existing regulations, make the proposal more restrictive than it may otherwise seem. When combined, these conditions will make many projects infeasible. Incentives alone, even if they are meaningfully increased, may not result in more cottage housing. If Shoreline desires cottage housing to be built, then it should also consider directly amending existing codes that are limiting needed homebuilding in the city.

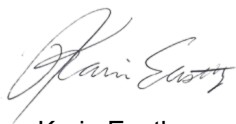


We support Shoreline's consideration of cottage housing and encourage you to allow this housing type in your city. Our feedback is intended to help the city best realize its housing vision and meet its housing targets.

MBAKS appreciates the time and effort that have gone into preparing these amendments. We especially appreciate the time that Blueline Group has taken to engage with MBAKS about the proposed changes.

Please reach out with any questions and consider us a resource in undertaking this important work.

Sincerely,



Karin Eastby
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