

From: webmaster@shorelinewa.gov
To: [agenda comments](#)
Subject: [EXTERNAL] Agenda Comments
Date: Sunday, May 21, 2023 2:48:24 PM

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Form Name: Comment on Agenda Items
Date & Time: 05/21/2023 2:48 pm
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Time to complete: 7 min. , 41 sec.

Survey Details: Answers Only

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1. (o) Ms.
2. Janelle Callahan
3. Shoreline
4. (o) Ridgecrest
5. janellecallahan@gmail.com
6. 05/22/2023
7. 8a-1
8. I support interim regulations to require ground floor commercial space in new multifamily buildings. I applaud Council for listening to the concerns of residents, monitoring the multifamily building trends, and for taking swift action.

Requiring the space to be built, however, does not guarantee it will be used. Property owners could have a "space for lease" sign up forever and take no action to fill it. Managing occupants requires more time and effort than keeping that space empty.

Hence, the city should explore the possibility of implementing a ground floor commercial vacancy ordinance.

Many cities require commercial property owners to register any vacancy and take steps toward occupancy. In the city of Everett, if a vacant commercial space is not occupied within 30 days, the owner is then required to install a window display to "maintain a vibrant streetscape and avoid adverse impacts on neighborhood character" (Everett Municipal Code, 16.16, <https://everett.municipal.codes/EMC/16.16.01>).

Vacant ground floor commercial properties cause blight and visibly detract from Shoreline's goals. The ground floor commercial space at the Geo Apartments, located .2 miles from Shoreline's City Hall, has been vacant since it opened in February 2021. Two years is way too long for a "space for lease" sign. Ideally, it should be filled with a business, but if that is not possible, there should be requirements for art installations, or some other activation of the space, such as a temporary "pop-up."

A vacancy ordinance would protect Shoreline against vacancy problems like the one at the Geo. It would also help developers understand that, in addition to building the space, Shoreline will require it to be utilized. This awareness may lead developers to more carefully consider how they can enhance the design of commercial spaces to appeal to potential tenants.

9. Support

Thank you,
City of Shoreline

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