

Carla Hoekzema

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Sent: Saturday, July 29, 2023 10:16 AM
To: Plancom; Carla Hoekzema
Subject: [EXTERNAL] Contact the Planning Commission

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Date & Time: 07/29/2023 10:15 am
Response #: 118
Submitter ID: 54790
IP address: 97.113.211.121
Time to complete: 18 min. , 25 sec.

Survey Details: Answers Only

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1. Parkwood
2. Email
3. Paul Malmsten
4. pmalmsten@gmail.com
5. 08/03/2023
6. 2024 Comprehensive Plan: Discussion of Middle Housing
7. Planning Commission, City Staff,

Thank you for providing the existing conditions report, public engagement summary, and for taking time to discuss middle housing on the Planning Commission

agenda. This is an exciting opportunity for the City to enable and foster growth in our communities.

Staff asked for input on additional areas of focus necessary to establish a Comprehensive Plan supportive of middle housing - one aspect that I would encourage Staff and Planning Commission to consider is how the City might allow more low-impact commercial uses in existing low/medium density residential zones.

The considerations noted in the existing conditions report and the public engagement summary include 1) proximity to key services and 2) the availability of parking. Both of those factors could be improved/mitigated by (say) allowing some existing single family homes to be easily/inexpensively converted into small grocery/convenience stores, coffee shops, etc. intended to serve nearby residents. Improving the walkability of the City in this way would help achieve multiple City goals: neighborhoods having easy access to such amenities would increase interest from prospective residents to live there, in turn incentivizing/enabling developers to build middle housing in more places; and residents with easy access to essentials in walking/biking distance would make fewer trips by car, reducing both demand for parking and the City's carbon emissions.

Care would of course need to be taken to limit negative impacts to residential communities - but that seems like a surmountable challenge worth taking on in furtherance of the City's broader pressing goals.

Thanks for your time and consideration,
~Paul

Thank you,
City of Shoreline

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