



June 23, 2020

Ms. Nora Gierloff
Planning Manager
Department of Planning and Community Development
City of Shoreline City Hall
17500 Midvale Avenue North
Shoreline, Washington 98133-0457

Dear Ms. Gierloff,

I work as a developer for a local firm, primarily in the mixed use and multifamily realm. Members of our firm have operated at one time or another in Shoreline over the past 15 years or so, with great results. And we feel that Shoreline is poised for a new era of growth with the impending arrival of Light Rail transit.

We've done some land assembly, and are in the market for another group of properties, but at this point, we feel we are going to have to abandon our efforts.

We recently came across a relatively new restriction in Shoreline's municipal code concerning parking in multifamily properties. The code reads: "Parking spaces cannot be rented, leased, sold, or otherwise be separate from the rental or sales price of a residential unit."

With this restriction in place, there is no way to effectively recover the cost of providing parking for a project trying to increase the density of a neighborhood. Land costs are far too high to consider surface parking; our only option is to build stalls either above or below grade. Construction costs are higher than ever, with no sign of significant abatement, even factoring in COVID-19. Our best estimates still put the cost at forty to fifty thousand dollars per stall. Though rents have been improving in the city, they do not, and will not at any time in the near future, generate the income necessary to cover costs, much less a profit.

We understand the rationale for the decision. Charging for parking leads to cars on the streets. But that's true in any municipality, and there are ways to mitigate this kind of impact through moderated street parking. This is what many growing communities have done in similar circumstances, and it works pretty well. If there is a mechanism through which we could request a waiver or change to the zoning, we would be very happy to pursue that. But as it stands, we are not going to be able to continue work in Shoreline, much as we wish we could.

We hope to see this change in the near future, and again, we'd be happy to participate in helping that come to pass. We very much appreciate your time and consideration, and would be happy to discuss this.

Sincerely,

David Cohanim
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