

NEWS BREAK

Sunday's News Break selects an article from Sunday, December 4, 2016 of The Seattle Times print replica for an in-depth reading of the news. Read the selected article and answer the attached study questions. **Please remember to always preview the content of the article before sharing with your students.**

Article: Scads of places to rent, no place to park (MAIN, A1)

Pre-Reading and Vocabulary

- Why do you think parking has become such a scarcity in Seattle?
- Why do you think newer apartment buildings in Seattle are not being required to offer parking?
- How is the street parking in your neighborhood?

Vocabulary: Match the words to the numbered definitions in the chart below.

A. Angst	1. A large amount or number
B. Dense	2. An excessive supply or amount
C. Glut	3. Having the component parts closely compacted together; crowded or compact
D. Scad	4. A feeling of dread, anxiety, or anguish.
E. Suburb	5. Living in a city
F. Urban	6. A district lying immediately outside a city or town, especially a smaller residential community.

Comprehension:

1. As Seattle grows into a larger and denser city, urban renters are giving up what long-held luxury?
2. It's now common for buildings to open completely free of parking in a city where, not long ago, the average renter was guaranteed what?
3. In downtown and areas near frequent transit service across Seattle, _____ percent of new apartment developments proposed in the past several years included no parking at all, according to new data analysis provided by the city.

4. On average across the city, developers now include _____ percent fewer parking spaces per unit at new buildings than they did a decade ago. Now, only about half of new apartments come with even an option for a parking space.
5. This change is based on what “bet?”
6. It costs how much to build the average underground space in Seattle, and even if each stall is occupied and paid for by tenants, the building owner often takes a financial loss?
7. Some researchers have argued that developers make up the cost by adding to rents across the board — even to tenants without parking. A local study by Sightline found buildings in Seattle with parking charged about \$_____ more per month for rent than those without a garage.

Group Discussion Questions or Extension Essay Questions:

“You’re seeing a major shift as the city grows up and gets dense,” said Greg Smith, CEO of local developer Urban Visions. “The trend clearly is less parking. We’re going through this transformation, and any time you go through changes, it’s stressful, and you see that right now.”

The parking spots began to disappear after the city put new regulations in place between 2007 and 2012 in an effort to reduce traffic and cut down on developer costs so they could add more apartments.

The change means that for the first time in the city’s history, anyone living in a new building in these neighborhoods is typically no longer guaranteed a parking space.

- What do you think about this new trend?
- Will it hurt or help the city?
- Will less parking cause other issues?

“I really value living somewhere I can walk everywhere, where there’s light rail and buses within a five-minute walk,” Sachnoff said. “It works out well for me, but I’m also willing to plan my day around the transit options available.”

“I think it’s very much the new thing,” Smith said, citing a younger generation of urban renters that is increasingly likely not to own a car. “If you’re going for the younger crowd, you better think like they do.”

- Do you think the younger generation are more likely not to own a car and lean towards mass transit? Why or why not?
- Are you willing to give up a car to live in the city? Why or why not?

The new parking rules combined with the ongoing building boom have had a big impact. Developers are now proposing or building about 5,000 parking-free living units per year in Seattle just downtown and in areas near transit — about the same as the number of units that do have parking in those areas.

Some buildings, especially those made up of super-small (and cheaper) micro-housing, can include dozens or even more than 100 living units without a single parking stall.

Long-term, the trend is likely to accelerate: With the passage in November of the \$54 billion light-rail and bus expansion measure — which includes big money to study housing near new stations — planners will likely move more neighborhoods into zones where parking isn’t required.

- Do you think this trend of large, parking-free apartment buildings is likely to accelerate? Why or why not?

“The need for housing outweighs the need for free street parking,” Knoll said. “My opinion is that free street parking is a privilege, not a right.”

- Do you agree with Knoll’s statement? Why or why not?

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Newsbreak Answer Key: December 4, 2016

Vocabulary

- A. 4
- B. 3
- C. 2
- D. 1
- E. 6
- F. 5

Comprehension Questions

1. The apartment-building parking space
2. Spots for one or two cars
3. 30%
4. 60%
5. That more people will give up their cars, and that cutting out costly parking garages will allow more apartments to spring up, helping ease the city's affordability crisis.
6. \$35,000
7. \$250