

From: [Lisa Surowiec](#)
To: [Will Hall](#)
Subject: Re: zoning question
Date: Friday, April 12, 2013 3:04:48 PM

Wow. That was a very political and well thought out response.

After watching the whole meeting, I am surprised and disappointed that the Council didn't follow Doris's train of thought about the community input into the Town Center zoning. It is very hard to champion public comment and be able to say with a straight face that it matters. It seemed like the TC zoning was going to be the blueprint for other commercial zoning, and that there was nothing to worry about.

It's not just 14 homes along Linden that are affected. It is walked by high school students and traversed (wheelchairs and pedestrians) by residents in the adult family homes along there.

Compass emailed me less than an hour ago saying that they do not plan to build to 0'. That will be a relief to those neighbors.

Lisa

On Fri, Apr 12, 2013 at 1:46 PM, Will Hall <whall@shorelinewa.gov> wrote:

Hi Lisa,

Thanks for the heads up. At least one neighbor on Linden contacted me as well, and then he spoke at a city council meeting. The maximum building height at the setback line is 35 feet (which matches the maximum height we allow for single family homes). Any parts of a building taller than 35 feet have to be set back an additional ten feet for each floor.

What we did recently was remove the special requirement for a 15 foot setback from the edge of the right-of-way when Town Center zoning is across the street from single family zones. This means that a building could be built up to 35 feet high with no setback from the right-of-way on Linden. Taller portions of the building must still be set back further.

I know that some neighbors are unhappy. Every day, council has to balance the interests of various residents and property owners. Any change in zoning or regulation affects different people differently. I agree that we made a change that will affect what people may see built across the street. Based on the testimony and information we have, I think the change is a good balance of the different interests of different people.

When we adopted the Town Center regulations a few years ago, we imposed special setback requirements to benefit the people living across the street. Unfortunately, those requirements meant that promising projects might not be able to go forward. Recognizing the new economy we are in, we rebalanced them a bit. We retained the upper floor

setbacks, but eliminated the initial 15-foot setback.

I am very familiar with Linden, and I walked it again before we took our recent vote. The right-of-way is 60 feet wide and the homes on the west side are generally 20 feet or more off the right-of-way. This means that with no setback in the Town Center zone, a 35-foot tall building could be built 80 feet away from those existing homes. By comparison, we only require a 10-foot separation between homes. So, anything built 35 feet high in Town Center will be about 70 feet further away, across a street, and on the other side of a bunch of power lines, than what could be built only ten feet away, next door, on the west side of Linden.

I am a strong supporter of providing a range of housing alternatives for all members of our community. I believe that the best place for affordable housing is in our Town Center, where residents can walk to services and to bus stops. In the past three years, we have not seen a single project built there. I look forward to seeing one.

I recognize and appreciate the interests and values of all our residents. In this case, with the best information I have available, I think this modest adjustment to make it a little easier to develop affordable housing is in the best long-term interest of our community, and consistent with our adopted vision and goals for our city and Town Center. I respect that other people may have different opinions. If people have good suggestions for better places or better ways to allow for safe and affordable housing, I am always open to input. I welcome any conversations and input from people who are interested.

Will Hall, Councilmember
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From: Lisa Surowiec [surowieclisa@gmail.com]
Sent: Saturday, April 06, 2013 9:48 PM
To: Will Hall
Subject: zoning question

I have a disgruntled neighbor (actually, a collection of them, but one that's emailing me right now) about the proposed Ronald Methodist Church/Hopelink project. This a new issue, though.

Can you explain what the changes from the March 18 Council meeting mean for the Town Center neighbors on Linden?

I have heard two concerns so far about that project. One is a crime element from the low income services that Hopelink offers. The other is

the enormous wall that the west side of Linden will be facing when that building goes up. My understanding was that the pictures shown at the public meeting did not accurately illustrate how tall the building would be - it actually ended up looking like a huge block, when in fact it has setbacks.

This neighbor is concerned that you, in particular, have introduced zoning that will impact those neighbors unfairly.

Can you explain to me which parts of the Town Center zoning that new scenario negate?

Watch for organized revolt...

Lisa