

From: [Christy Adams](#)
To: [City Council](#)
Subject: Setbacks and Transitions in rezone
Date: Sunday, March 15, 2015 9:48:59 AM

Dear City Council members,

I am writing with concern as a homeowner, and stakeholder, in the Phase I rezone area. My home is on the east side of 10th Ave NE, where the proposal is for MUR-35 zoning. My concern is the lack of transitioning between this side of the street, along much of 10th Avenue, and the proposed MUR-70 directly across the street.

There has been much talk of the transitional elements of the rezone, but this is one area where it seems to have not been addressed adequately.

As I read it, according to Table 20.50.020(2) – Densities and Dimensions in Mixed-Use Residential Zones, <http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2015/staffreport031615-8a.pdf>, there will be 0 feet setback requirements along arterials other than 185th. If it is considered a side or rear yard, there is only a 5 foot setback requirement. The *Exceptions* section provides for only a 10 foot setback for that portion of the building above 45 feet in height for fronting facades. This allows for too little transitioning, or buffering against the potential for a monolithic wall.

Section *20.50.021 Transition areas* addresses across street rights-of-way transitions, but only for across from R-4, R-6, or R-8 zones, which MUR-35 will no longer be considered as. My request is that MUR-35 be included in these transition areas requirements.

Additionally, the current territorial view will be lost, as well as access to any afternoon sunshine. These are important factors for quality of life and property value for current or future property owners along this side of the street.

Thank you for your time and consideration.

Sincerely,
Christy Adams