

January 21<sup>st</sup> 2016 Planning Commission Public Hearing

Thank you for taking public comment tonight.

As Secretary of Shoreline Preservation Society I have been authorized by the Board of Shoreline Preservation Society to speak on its behalf.

Shoreline Preservation Society requests Legal Standing and to be noted as a party of record in this public hearing concerning the proposed Development Regulations that apply to Light Rail Systems Facilities.

We advocate that the Public Hearing for the Type C Special Use Permit Process be conducted ~~either~~<sup>to</sup> by the Planning Commission ~~of~~ the City Council as both bodies are more accountable to the community than a Hearing Examiner.

Staff has made a list of existing development regulations that would apply to the design of light rail systems/facilities. The Planning Commission wisely requested more information regarding the Adequacy of Public Facilities and Engineering and Utilities Development Standards.

In the staff report I read notations about making sure the existing water supply system, surface water management system, and streets are sufficient to meet the needs of the Transit system. Concern for Tree conservation is also noted. There are notes that if there are inadequacies that the City will require Sound Transit to pay for the necessary upgrades.

Regarding Trees: In the last Planning Commission meeting it sounded like the city was preparing to trade trees for something. The point is we aren't trying to upgrade from trees to pavement. We have an investment in trees and if Shoreline can't get Sound Transit to pay for replacements, the city should add the replacements itself. A lot of these trees are in the freeway right of way and the future track will decimate a lot of them. While Shoreline has gotten the visual and environmental value from them previously, we should be increasing our stock somewhere else in Shoreline.

With regard to surface water management the City Staff has already determined through spot testing that our current system is grossly inadequate.

This raises the question of whether Sound Transit can be made to pay for existing deficiencies in the Surface Water System over and above what would be required to upgrade the system to what is needed? I understand

that it is not legal for a developer to be required to pay for existing system deficiencies when doing a development. They are only required to pay for the upgrades needed to support the future use post redevelopment. Please ask staff to determine if the same is true with regard to working with Sound Transit.

This all speaks to the need to assess the current condition of the existing infrastructure. It speaks to the need to collaborate with utility providers and indeed collaboration with utilities is mentioned in the Staff brief. It speaks to the need to determine ahead of time what the costs will be and who will pay.

Shoreline Preservation Society would like to point out that project level Capital Facilities Planning was missing from the 185<sup>th</sup> Street Rezone in addition to a project level Environmental Impact Statement.

If the Planning Commission and staff were to invest the time it takes to do project level Capital Facilities Planning for the Light Rail system but also for the 145<sup>th</sup> Street area prior to considering any rezoning two things will be accomplished:

- You will make it possible to plan for change effectively while minimizing disruption to the existing residents and the environment
- You will make it possible to provide the infrastructure needed for that change that includes a plan for how to pay the associated costs

On a personal note, I live on the top of a hill. Tonight I discovered ground water seeping up into our home. If I am having issues where I live, how much more of a challenge will it be for handling surface water along the Sound Transit Track in what used to be a stream bed? I hope the City plans to finish examining the Surface Water system in great detail within the Sound Transit footprint and in the two-rezone areas.

Thank you for your time and consideration, and thank you for listening.

