

From: [Tom P](#)
To: [Chris Roberts](#); [Shari Winstead](#); [Keith McGlashan](#); [Keith Scully](#); [Will Hall](#); [Doris McConnell](#); [Jesse Salomon](#); [Jessica Simulcik Smith](#)
Subject: COMMENTS ON 145TH ST COMPACT COMMUNITY - HYBRID MAP
Date: Wednesday, April 27, 2016 8:42:31 PM
Attachments: [COMMENTS ON 145TH COMPACT COMMUNITY - HYBRID.docx](#)

Dear City Council,

In the attached letter, Liz and I are requesting a small change be made to the 145th St Compact Community - Hybrid map, which you will be considering at the May 2, 2016 meeting. Thank you.

Tom Poitras

We are happy with the changes that the Planning Commission made to the initial Compact Community – Hybrid map in the area of the 5th Ave NE zoning north of 155th St, before they selected it as their preferred alternative map for the City Council. The initial Compact Community – Hybrid map had rezoned 5th Ave between 156th St and 158th St to MUR-45, which is even denser zoning than the MUR-35 that is in the Connecting Corridors map there. This seemed strange since no other non-commercially oriented location on the initial Compact Community - Hybrid map had been up zoned more densely than it was on either the Compact Community or Connecting Corridors maps. The Planning Commission lowered the MUR-45 to MUR-35 between about 156th St and 158th St. However, we would like an additional change. As we suggested to the Planning Commission, we would like to see the rezoning on both sides of 5th Ave stop at 157th St. and for it to remain R6 above 157th St. Below 157th St, 5th Ave would look just as it does on the final Preferred Alternative - Hybrid map now. Again, we appreciated the above Planning Commission action, however we still believe 5th Ave NE should not be rezoned above 157th St, otherwise it would not conform to the rest of the northern border of the rezone, and we haven't heard a viable argument for going the one extra block north to 158th St with MUR-35. The argument for rezoning the extra block included that it would provide more shopping opportunities. Given all the MUR-45 and MUR-35 projected to be to the west and east of 5th Ave on NE 155th St. and on 5th Ave south from 155th ST, there should be more than enough shopping, entertainment, and dwelling opportunities very nearby. The suggestion that going the extra block would provide a connection to the Ridgecrest Commercial District did not make sense because it is very close to ½ mile from that district.

We would also definitely oppose reversing the Planning Commission decision by reinstating MUR-45 above 156th St. Liz wrote a letter regarding the negative impact MUR-45 zoning would have there, and she read it to the Planning Commission. It is included below.

Liz Poitras, Shoreline

April 6, 2016

Public Comment for the Planning Commission

RE: The proposed Compact Community – Hybrid Map

I would like to comment on that portion of the hybrid map that shows two rectangles of MUR-45' east and west on 5th Ave NE north of NE 155th St. and request 3 changes.

First, the 3 changes are:

- 1) No re-zoning north of NE 157th on both sides of 5th Ave. NE

- 2) Then the remaining chunk of the MUR-45' rectangle that is shown on the east side of 5th NE would be divided into MUR-35' in the north portion and MUR-45' in the south portion OR it could become all MUR-35'
- 3) Continue the strip of MUR-35' that is south of NE 157th all the way to 5th NE (changing 3 parcels)

Explanation: Most of the perimeter of these two combined MUR-45' areas on the map will remain R6. Since the beginning of this project, the city has stated that it is important to buffer the R6 areas from MUR-45' and higher zones. If you drive around this area or look at google maps you will see that most of these homes are 1 or 1 ½ -stories, not even close to the maximum height allowed for R6 zones. If you look at the hybrid map you will also see that north and west of these areas there isn't even a road to separate the MUR-45' and R6 zones.

Also the topography of this area slopes downward going west from 5th NE. Even the land that abuts the west side of 5th NE is totally below the grade of the street. At the intersection of 5th and 156th the elevation is 409.7'¹ and at the west end of 156th the elevation is 355' – a 54' difference. For those R6 homes west of these proposed MUR-45' zones, 45' buildings will seem even taller than 45'.

With the changes above there would be no MUR-45' abutting R6 areas and note that MUR-35' is allowed to have businesses on an arterial like 5th NE.

Thank you,

Liz Poitras

¹ <http://localscape.property/#kingcountyassessor>