

From: [Yoshiko Saheki](#)
To: [City Council](#)
Cc: [Cik](#)
Subject: Comment on Item 8(b), May 2 Council Meeting
Date: Friday, April 29, 2016 12:11:26 PM
Attachments: [peverly_pond.pdf](#)

This comment is intended with two objectives in mind:

1. To provide one reason why current R-6 zoning is better for the protection and survival of our public wetlands and;
2. For the Council to consider further extending the R-6 zoning to the south side of North 149th Street.

1. R-6 zoning is better for public wetlands

At the March 17 Planning Commission meeting, I distributed the attached sheet with two aerial images taken from the City's [online interactive maps](#). Both images are of the same segment of 1st Avenue NE. The upper image is of the most recent aerial taken in 2012 and the lower image is from the previous aerial taken in 1999. The southern-most portion of Twin Ponds Park is on the left side of both images.

Please note that in 1999, Peverly Pond existed on the east side of 1st NE. In the 2012 aerial, the pond is nonexistent. Interestingly, Peverly Pond is illustrated in the maps depicting various zoning scenarios that have been considered for the subarea. The pond in the zoning maps has the same shape as can be seen in the 1999 aerial. Once upon a time, as an open body of water, Peverly Pond was visible from 1st NE. Today, the former pond area is choked with plants.

What happened between 1999 and 2012 was that Aegis Assisted Living was constructed. The two- and three-story Aegis structures are similar to the multi-family attached housing styles permitted under MUR-35. Somehow, these structures created an environment that led to the disappearance of Peverly Pond.

In contrast, single family residences in the buffer zones of Twin Ponds Park wetlands have not

caused the ponds and wetlands to disappear, even though they have been around decades longer than the Aegis buildings. Obviously, these houses could not be built today and any future alterations of those properties would be subject to the Critical Areas Ordinance. But built in an era that had less respect for critical areas than now, the single family homes at least have not crowded out the ponds and the wetlands the way Aegis structures caused Peeverly Pond to dry up or drain.

To prevent any future unintended consequences, I believe the areas near public wetlands and streams should remain R-6.

2. Extension of R-6 zoning near Twin Ponds Park

Page 34 of the [Addendum to the Draft EIS](#) is a map of Twin Ponds Park, its wetlands, streams and buffer zones as mapped by Otak (Figure AW-2). Otak did not delineate the wetlands for this Addendum but the Parks Department hired a consultant to do a full delineation earlier this year. That report is not yet publically available but wetland boundary flags placed by the consultant were visible after the field work was completed. Flags were placed very near or on the property line between the Park and houses on the north side of 149th Street. This is in the area south of the tennis court.

Otak's Addendum assigns a buffer of 165 feet for the Twin Ponds Park wetland. If the official delineation concurs on the size of the buffer for the wetland at the edge of the park abutting the houses on the north side of North 149th Street, the required buffer area will extend toward the south side of North 149th Street. I am therefore asking that the south side of North 149th Street to also remain as R-6.

As an aside, the maps of the zoning scenarios are awkward to reference in respect to wetlands. City blocks are largely used as the base unit for zoning. Wetlands are not neatly shaped by straight lines so their buffers will also not be in straight lines. However, it appears both the Planning Commission and the Council in the past have favored allotting zoning designation by city blocks. I am following suit by asking that the entire south side of North 149th Street retain R-6 zoning.

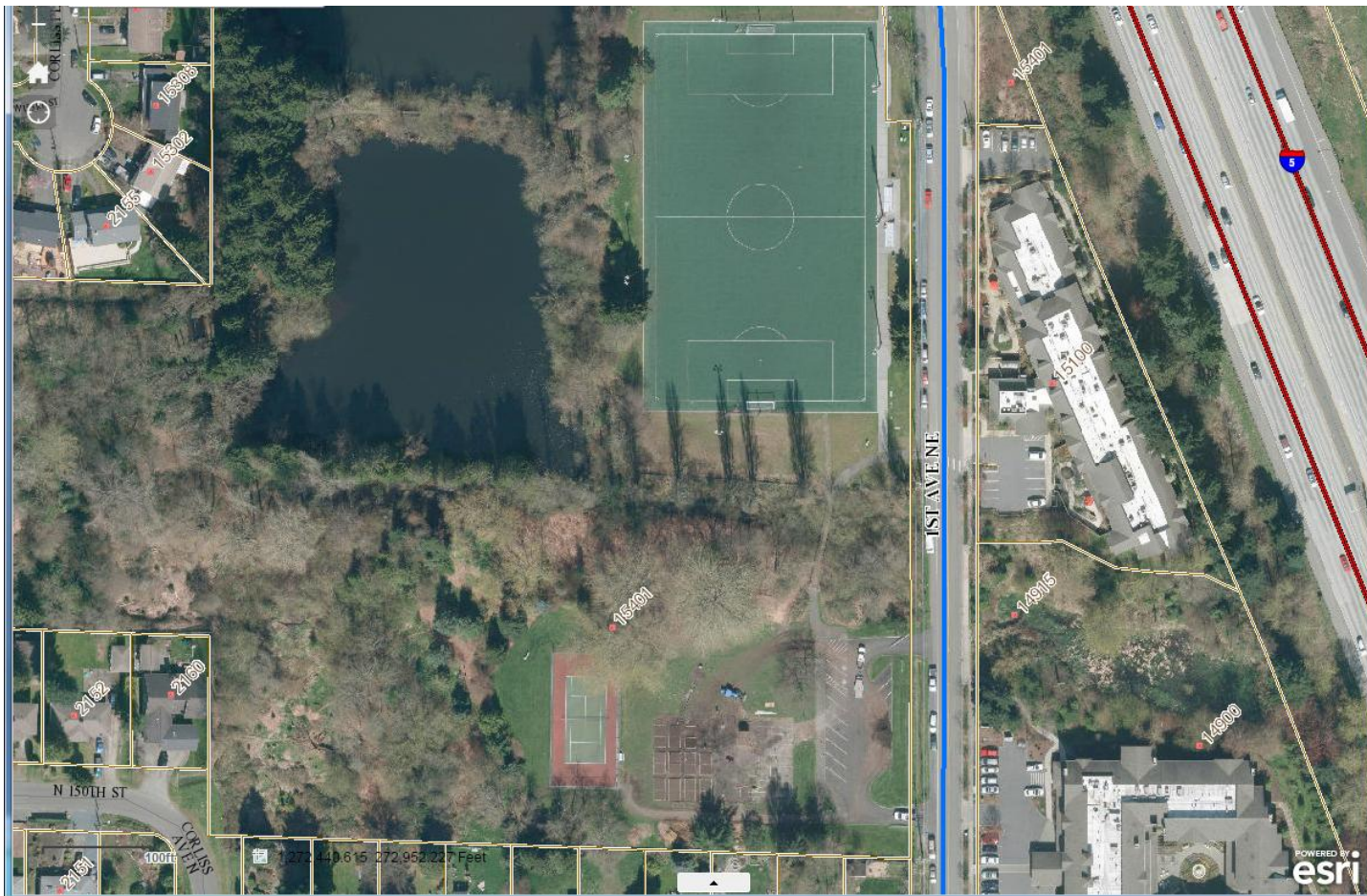
In an ideal future for Shoreline, the City would purchase private properties with streams and wetlands and buffer areas, and use those properties to expand the City's park system. But

before we even think about parks expansion, what is important is to protect the public critical areas we have already.

Thank you for your consideration.

Yoshiko Saheki, Shoreline (Parkwood)

2012 Aerial



1999 Aerial

