

From: [Boni Biery](#)
To: [City Council](#)
Subject: Public Comment for City Council Mtg 5/2/2016
Date: Sunday, May 01, 2016 10:28:36 PM
Attachments: [16 May 1 - Zoning Near Paramount Park.pdf](#)

Please include the attached in the public comment for May 2, 2016.

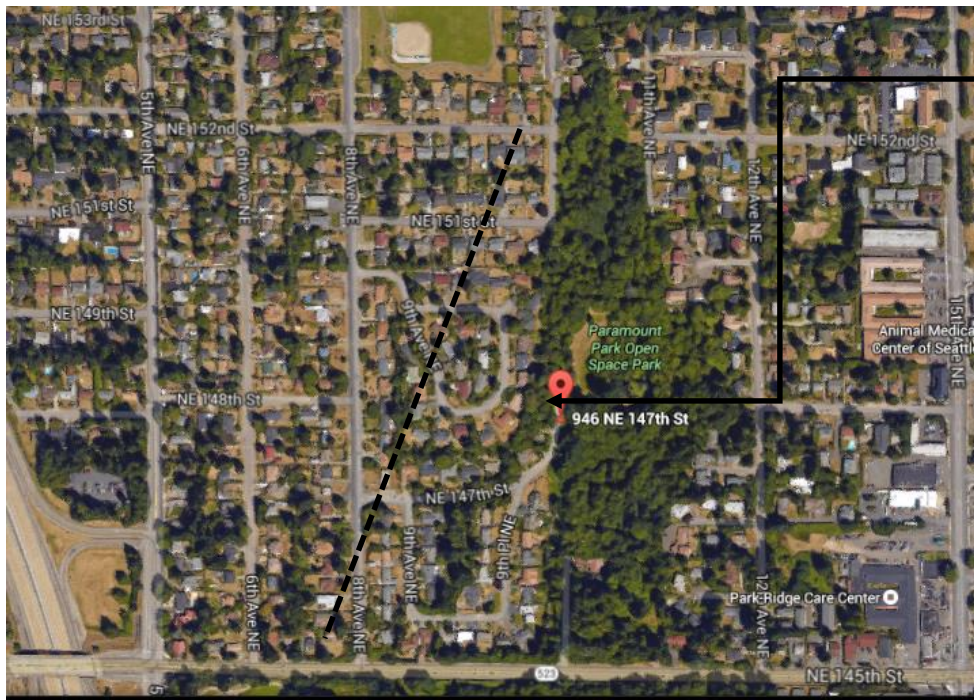
Thanks!

May 1, 2016

Dear City Council,

I am very concerned about preserving the wetlands at Paramount Park Open Space. It seems there is a general lack of understanding about the irreparable damage the proposed re-zoning in the area is likely to do. And once the damage occurs mitigation will cost far more than any potential property tax income the City might acquire from rushing to prematurely develop this area.

What the plan view "map" fails to show is the topography of the area. The photo below shows a wide line of trees that weaves along western edge of Paramount Park Open Space and into the neighborhood. These trees mark a very steep embankment that should be protected. It would seem only reasonable to retain the R-6 zoning for a band of at least two lots wide above (to the west) of the trees from Paramount School Park south to N145th Street



These trees mark an embankment that needs to be protected. The area which lies above and to the west of the tree-covered bluff should maintain its R-6 zoning at least as far west as the dashed line.

This will help to protect the bluff and the wetlands below.

It only makes sense to do a couple of things in this area:

- 1) Stage the development in phases leaving the area closest to this sensitive area untouched for as long as possible; say only after there is 90 percent build-out of the other areas with 85 percent occupancy.
- 2) Do a **Zoning Overlay** in lieu of a Planned Action

Together, these two things would protect the area from immediate development and create the opportunity to apply the knowledge of "lessons learned" from the early development phases to be applied to this sensitive wetland and Little's Creek. I do hope you will seriously consider the wisdom of going slowly so as to avoid unanticipated expense to the City, potential developers, and the environment.

Sincerely,
Boni Biery