

From: [Plancom](#)
To: [Rachael Markle](#); [Steve Szafran](#); [Easton Craft](#); [David Maul](#); [William Montero](#); [Paul Cohen](#); [Lisa Basher](#); [Jack Malek](#); [Laura Mork](#); [Miranda Redinger](#); [Julie Ainsworth-Taylor](#); [Susan Chang](#); [Donna M. Moss](#)
Subject: FW: 145th Subarea Plan
Date: Thursday, August 04, 2016 1:57:30 PM

From: Steve Schneider[SMTP:SGSCHNEIDER@EARTHLINK.NET]
Sent: Thursday, August 04, 2016 1:57:13 PM
To: Plancom
Cc: City Council
Subject: 145th Subarea Plan
Auto forwarded by a Rule

Dear Planning Commission,

We have many concerns about what impacts the planned action ordinance will have on our neighborhoods, the environment, and the citizens rights. There are conflicts with the 145th Subarea and the Southeast Subarea plans. The Southeast Subarea plan was adopted by the Council in 2011. The 145th Subarea plan completely overrules the Southeast Subarea. Below are quotes from the Southeast Subarea plan where it wants to "preserve the existing aspects of the neighborhood."

"Yet while contemplating these uncertainties and determining how to incorporate them into the long-range vision for the subarea, the City wants to preserve existing aspects of these neighborhoods. The single-family character, friendly atmosphere, natural amenities, and other characteristics are all of paramount importance. Change may be inevitable, but it can be channeled to provide amenities and improvements and prevented from negatively affecting the quality of life that is why people choose to live in this part of Shoreline....."

"In general, the plan preserves the single-family character of the neighborhoods. However, a major focus of the plan is to increase housing choice by encouraging styles of "appropriate" infill development, such as Accessory Dwelling Units and small houses on small lots, rather than zoning large areas for higher density. This way, growth is diffused throughout the area, has minimal visual impact on neighboring houses, and provides extra living space for extended families or rental income."

We disagree that the 145th Subarea plan is consistent with the City's Comprehensive Plan. We recommend that you keep the R-6 zoning from the West side of 8th Av. NE to 10 Av. NE, from NE 155th to NE 145th St. Also, include the area around Paramount Park and Paramount open space to protect these valuable public open spaces.

The Planned Action Ordinance does not provide sufficient detail on how local infrastructure such as roads, parking, water, sewer, waste, Fire and Police service and Schools and Open Space will be provided or paid for. Also, there seems to be little to no mitigation of the traffic and noise impacts to the neighborhood caused by the construction of new infrastructure.

We believe the Planned Action Ordinance is in conflict with the City's Comprehensive Plan,

the Growth Management Act, SEPA and the Southeast Subarea Plan. The mitigation suggested is not adequate.

We ask that the City reconsider and correct this proposal to be more based on logic and reason and fairness to existing residents and taxpayers and not merely to satisfy aspirational goals. Real people will be affected.

Thank you,

Steve Schneider
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