

**From:** [Yoshiko Saheki](#)  
**To:** [City Council](#); [Debbie Tarry](#); [Clk](#)  
**Subject:** public comment for Sept 26 meeting  
**Date:** Monday, September 19, 2016 7:28:55 AM  
**Attachments:** [9\\_19\\_16\\_council.pdf](#)

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I have attached my comments for tonight's meeting. Thank you.

Yoshiko Saheki

September 19, 2016

TO: City Council  
FROM: Yoshiko Saheki, Parkwood

I wish to comment on two items that surfaced at the September 12 Council meeting.

First, Councilmember Hall spoke about two new homes on 1st Avenue NE as examples of negative aspects of R6 zoning. He stated that R6 does not create affordability and does not necessarily save trees. I agree on both points.

However, these homes are not examples of R6. Currently, this block is zoned R8, which, if I'm reading the code correctly, allows for 65% hardscape.

On the issue of trees, this is what the property (or properties) looked like in 2011 (it was for rent), taken off the internet:



Below is a 2015 Google Maps image of the two new homes, 14516 on the left and 14512 on the right. Three evergreens are in front of 14516 and there are three maples in front of 14512. A fourth, southernmost maple was cut down: you can see the stump if you walk by the house, as well as a cedar in the backyard of 14512 towering over the house. The trees in front appear to have been pruned, which may account for the dramatic difference when looking at aerials but it seems to me the developer took some pains to preserve the trees as much as possible: note that both houses share a driveway, in the same location as when there was just a single house. Other smaller trees were removed in order to build the houses.



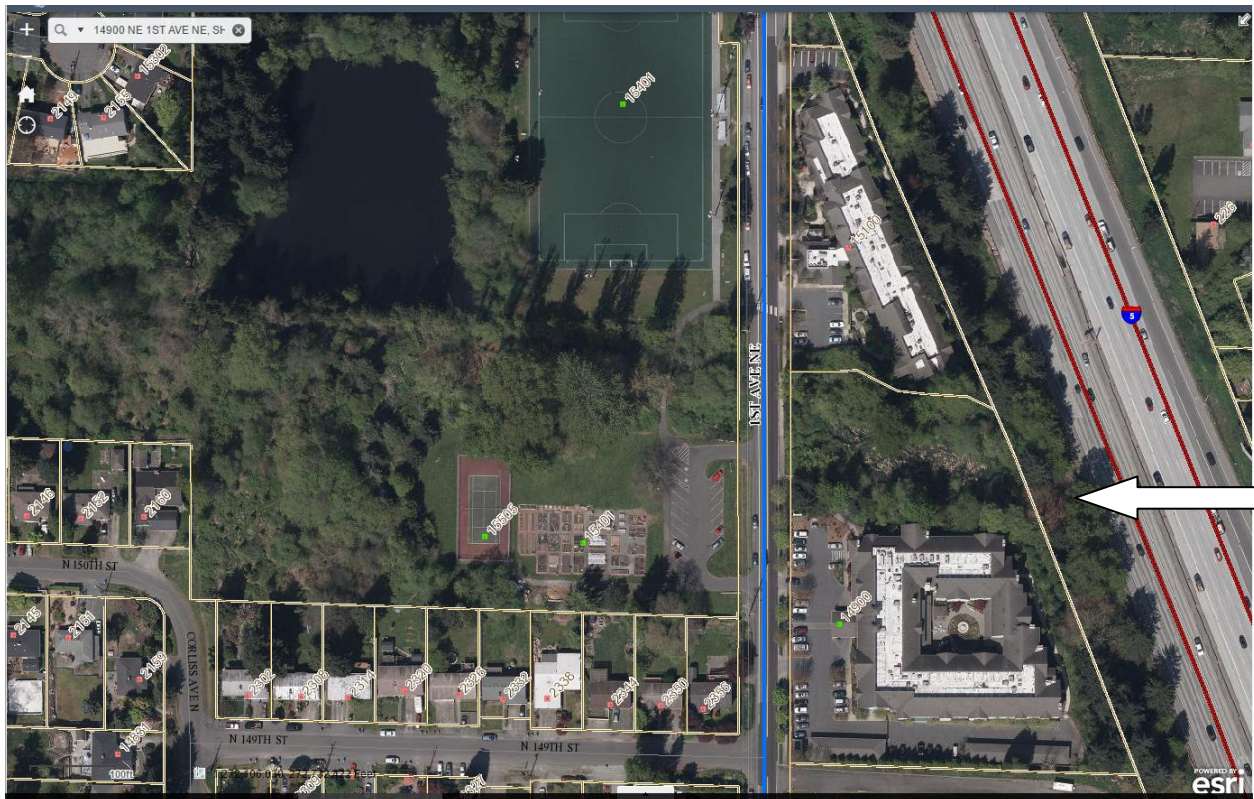
But for me, it was not the trees (whether lost or retained) that struck me about these houses, but that these houses were built in the last two years, after the City started to make plans to rezone the area. I live nearby and saw the homes being constructed. Why did the developer build two houses when in a few years, he could have built to a much higher density and therefore, make even more of a profit? Possibly, the developer did not know about the rezoning plans, reflecting some of the comments from the community of the less than ideal outreach done by the City in the beginning of the subarea planning. Or, is it possible that the developer knew about the future rezone but thought there was more of a market for single family homes?

My second comment has to do with wetlands and their buffers shown by the dotted lines on the map titled "Potential Zoning Scenario Planning Commission Recommendation" (Attachment B - Exhibit A). Miranda Redinger explained the map takes into account the recent delineation of Twin Ponds Park. Unfortunately, in her enthusiasm during her explanation, she also pointed to the former Peverly Pond situated on Aegis Assisted Living property. Since that is private property, it was not part of the Twin Ponds Park wetland delineation. However, by making it contiguous on the map, it looks as if it *IS* part of Twin Ponds Park. But it is not, even if it is all part of the larger Thornton Creek Watershed. Moreover, as I have provided to you previously (May 2, 2016), Peverly Pond no longer exists, having dried up after Aegis Assisted Living was built.

Here is Peverly Pond in 1999, as indicated by the arrow:



And here it is in 2015:



Once again, I will say that there was something about the Aegis structures, which are like the buildings that can be built as MUR35, that caused Peverly Pond to either drain or dry up. In contrast, we still have

the Twin Ponds, which, since the 1970s, have had single family homes built very close to the Ponds, particularly the north pond.

I will further add that because the delineation was of the wetlands just in the park, the buffer line in the map represents the buffer of the wetlands in the park only, and not the entire network of wetlands that may exist in the area. In the delineation, the wetland biologist placed boundary flags virtually on the property line at some places along the southern border of Twin Ponds Park. Since it is unlikely that Mother Nature heeds to manmade property lines, my guess is that the wetland in the southern portion of Twin Ponds Park actually extends into private properties. Of course, wetlands on private property will not be delineated until a property owner decides to develop and the CAO is applied.

There is less clarity in respect to the exact location of wetlands in Paramount Park Open Space. I say it is better to be safe than sorry and to keep as much R6 around the park as possible.

For your information, the Twin Ponds Park delineation was commissioned by the Parks Department and part of EarthCorp's "Proposal to provide habitat mapping, vegetation surveys, wetland delineations, and management planning for Twin Ponds Park in Shoreline, WA." In closing, I want to express my appreciation for the Parks Department staff for obtaining a grant to pay for this project.

Thank you for reading.