

From: [Lance Young](#)
To: [City Council](#)
Subject: 145th Street Transit Station Subarea Plan & Wetlands
Date: Monday, September 19, 2016 10:30:58 AM

Dear Council Members

Subject: 145th Street Transit Station Subarea Plan

Last council meeting I spoke to you about the critical importance of wetland infiltration zone preservation, like that east of 8th Ave NE, as it related to the Paramount Park wetland. I wanted to provide some further information for consideration before any critical and irreversible decisions are made regarding this important few blocks of residential R-6 zoning, which may be changed to mixed residential MRU-35'. This up zoning triples the building density from six units per acre to 18 units per acre, and limits the structure height to 35' (only 2,400 sq feet per unit). It would also allow small commercial structures. This up-zoning would increase the hard surface in this area to cover the vast majority of the soil surface. Builders and developers have few options, and very little choice in the matter. Once it is up-zoned they have open market competition to pay for the "highest and best" value of the property and then have to recover those costs by fully developing the land, to this "highest and best" use.

The referenced, Low Impact Development Guide developed by Washington State University and the Puget Sound Partnership, and is viewable at: http://www.psp.wa.gov/downloads/LID/20121221_LIDmanual_FINAL_secure.pdf

It is designed for policy makers, and technical people in the stormwater management field, and presents study results specifically for the Puget Sound area. One of the stunning results of the study is that over 40% of the precipitation that our area receives is intercepted by our trees, in particular evergreens, and then re-evaporated into the atmosphere. The evaporation process of course cleans the water (like distilling it). The other amazing result is that the remainder of the runoff is almost entirely absorbed by the soil and slowly filtered and released into wetlands, streams and lakes. This leaves only about one percent that is not somehow filtered/cleaned by nature. As hardscapes increase and tree cover is reduced, the surface runoff can increase from 1% (no development) to 30% or more. This rapid runoff is not filtered, comes all at once instead of filtering into these areas over many days or weeks, and it carries not only sediment but heavy metals and chemicals from the urban environment.

The studies (p 26) show that when wetland infiltration zone hardscape land coverage increases above 10-15% is when these effects become critical, or beyond the carrying capacity of the land. The Paramount Park area is currently at about this coverage now. So we are at the tipping point. Increasing the zoning would irreparably damage the healthy wetland we have here now.

Please consider keeping the land east of 8th Ave NE zoned as R-6. The east side of the street here is a Power Company Transmission Line right of way (unsuitable for building under) and just east of that is the ridge crest of the Paramount Park drainage. Please also preserve the

R-6 residential zones immediately adjacent to Paramount Park on the east and north sides. We need the light rail transit system, but we also need the forest canopy green space and wetlands to maintain our healthy quality of life here in Shoreline.

Thank You!
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