

From: [John Lombard](#)
To: [City Council](#)
Cc: [Miranda Redinger](#)
Subject: Comments on Council-Proposed Amendments to NE 145th St Station Subarea Plan
Date: Friday, September 23, 2016 11:38:06 PM

Dear Councilmembers:

Thornton Creek Alliance strongly supports proposed amendments F1, G1 and K1 to the Planning Commission's recommended zoning for the NE 145th St Station Subarea Plan. Additional R-6 zoning beyond this in the vicinity of Paramount Open Space would further support habitat goals, but we recognize that the Council must balance a variety of growth management considerations with this plan and so we do not take a formal position on those proposed amendments.

We would like to suggest that the Council consider making all rezoning in the subarea west of I-5 contingent on approval of a non-motorized bridge connecting this area with the planned Sound Transit station. This is both a logical reading of the half-mile watershed map and potentially a strong bargaining chip with Sound Transit and other potential partners who might help fund the bridge and who have an interest in increasing ridership for the NE 145th St Station.

Briefly, our reasons for asking that R-6 zoning be maintained in the steep slope areas near Paramount Open Space are as follows:

- Today, these slopes are mostly heavily forested—to the extent that the privately owned slopes are functionally part of the open space, both from a habitat and from an aesthetic point of view.
- If the associated properties become MUR-35, almost all of these trees are coming down if and when landowners decide to build more than one home on their properties.
- Since trees and vegetation are the best natural way to keep a steep slope stable, new development would have to be heavily engineered to make up for their loss. This would discourage replacement or redevelopment of single family homes in the R-6 zone that would be like the ones Councilmember Hall highlighted elsewhere.
- The heavy engineering involved would be a further incentive to develop as intensively as possible with MUR-35 zoning—because more units would be needed to help recoup the engineering costs.

We would like to thank Councilmembers Scully, McConnell and Salomon for their thoughtful consideration of the issues we have raised concerning how zoning relates to landscape ecology in the area surrounding Paramount Open Space. We hope the rest of the Council joins them in supporting amendments F1, G1 and K1.

Sincerely,

John Lombard

Thornton Creek Alliance