

**From:** [Ryan Basile](#)  
**To:** [City Council](#); [Chris Roberts](#); [Doris McConnell](#); [Jesse Salomon](#); [Keith Scully](#)  
**Subject:** 145th area rezone public comment  
**Date:** Monday, September 26, 2016 10:03:27 AM

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Hello. Please submit my comments for public comment to the city council.

I would like to discuss the neighborhood consisting of the area contained between NE 147th St, NE 146th St, and 9th Ave NE and 9th Pl NE. This neighborhood's topography is not conducive to MUR development. I recommend against rezoning this neighborhood.

There are many steep grades, and the only road is narrow and contains two turns (one 90 degrees, and the more difficult one is 50 degrees) which are both on blind corner slopes that are under shade. It is very common when it is icy or snows that drivers with non-4x4 vehicles looking for a shortcut during rush-hour get stuck in the neighborhood and have to wait a few days to retrieve their vehicles.

All of 9th Pl NE is inside of the wetlands area. The maps used during your presentation are also not an accurate representation of the neighborhood wetland area or Little's creek. The water table here is very high. When there are heavy rains, the stream backs up into the drainage ditches halfway between 9th Ave NE and 9th Pl NE. The stream culvert under 145th street is in my neighbor's yard, approximately 17 feet from my property line, yet the map you use during your presentation makes it look like it is over 50 feet away. A complete environmental study is seriously needed in this neighborhood. Also, within the residential properties there are trees that are homes to hawks, owls, and eagles. There are also coyote packs living in Paramount Open Space Park and Jackson park that frequently roam the neighborhood.

Only two of the homes along NE 146th street are at the level of NE 145th street. The homes closest to 9th Pl NE are between 40-60 feet below NE 145th St. The NE 145th St roadway is held stable by the vegetation. Any changes to the property on NE 146th St will have severe impacts on the stability of NE 145th St. More than 80% of the NE 145th St roadway between 8th Ave NE and 10th Ave NE is built on infill that has steep slopes right at the edge of the sidewalks. The properties located on the inside area of the neighborhood are also on steep slopes. The homes on 9th Pl NE are 40-60 feet below their neighbor's homes above them on 9th Ave NE. This neighborhood, along with the similar shaped neighborhood north of us bound by NE 150th St, NE 148th St, and 9th Ave NE and 9th Pl NE are not conducive to MUR development.

Thank you  
Ryan