

1/4/17

Planning Commission:

My name is Barbara Twaddell. I am a Shoreline resident. When I first heard of Deep Green I didn't pay much attention. From the title it sounded like it might be a good idea. But then I read more about it. I have serious concerns about the Deep Green incentive program, particularly the part where any 10,000 square foot lot could now be subdivided as long as the new houses were Green enough. We were told that the subarea rezones would "preserve the single family residential" neighborhoods outside of the rezones. Clearly this is one more step to increase density in all Shoreline neighborhoods. It is as if the city planning commission is declaring war on single family residences either by pushing ADU's, backyard encampments, and now this, two houses on many single family zoned lots.

"Deep Green" appears to me to be just another way to let developers build more homes in residential areas, while claiming to be environmentally friendly. It should be called DEEP GREED. Through a Zillow search I found at least 598 properties in Shoreline that might be subdivided this way. This potential increase in density in far flung neighborhoods is about as far from green as can be. The proposal does NOT do enough to mitigate increased lot coverage and along with that, increase in runoff. Some parts of the proposal try, but the displacement of mature trees and vegetation by the footprint of the new home can not be mitigated. We have seen in our neighborhood that developers really have no choice but to remove virtually all the trees on an existing lot to accommodate another home. Lack of trees and increased runoff will have a detrimental effect on salmon runs and bird habitat. Trees help decrease carbon dioxide and increase oxygen. Has the clear cutting of mature trees been taken into account in the equation for greenness?

This proposal will bring increased density in residential neighborhoods that are far from transportation hubs. There will be increased traffic, increased carbon monoxide and carbon dioxide pollution, and increased congestion. How is this green? This is an example of politicians and policy makers promoting eco-fads. No Shoreline resident is clamoring to the city and asking for increased density. Where is this coming from? Certainly the city can try out its "Deep Green" policies in established high density zoning and not in single family neighborhoods. The degradation of our neighborhoods by this questionable unproven method is just the opposite of green. It will likely cause a net increase in all the things that contribute to global warming. Please keep this Green/GREED incentive out of single family neighborhoods.

Sincerely,  
Barbara Twaddell