

From: webmaster@shorelinewa.gov
To: [Plancom](#); [Carla Hoekzema](#)
Subject: City of Shoreline: Contact the Planning Commission
Date: Wednesday, January 04, 2017 10:32:15 AM

A new entry to a form/survey has been submitted.

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Survey Details: Answers Only

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1. ☐ Richmond Beach
2. ☐ Email
3. Sheri Ashleman
4. 19803 15th Avenue NW
5. 2065429147
6. sashleman@comcast.net
7. Shoreline Planning Commission Members:

Re: Proposed Development Code Amendments for Deep Green Incentive Program – Ordinance No. 760

I am writing to express my support for the concept of the Deep Green Incentives Program. It is imperative that we preserve the environment for future generations. However, of equal importance, is the preservation of our residential neighborhoods and quality of life for future generations. The decisions made today can never be reversed. If we allow excessive density, height, lot coverage and a reduction of parking spaces to erode our neighborhoods, the quality of life will deteriorate.

It makes sense to offer incentives for developers to build green in all areas, but the development code should not be changed in single family residential areas. Existing minimum lot sizes, height restrictions, lot coverage restrictions and parking requirements should be upheld in order to maintain the character of our neighborhoods. It is up to our governing leaders to preserve the quality of life for their citizens. No one wants our beloved City to end up like Ballard, which has lost its character, has allowed excessive in growth in residential areas and suffers from a serious lack of parking. Neighborhood streets become congested with traffic and parked cars, sunshine and light are lost to towering buildings and there is no sense of community.

Recently the 185th and 145th Street Sub Area Plans were created to attract growth near future light rail stations. To date, minimal re-development has occurred in these areas. Re-development should be supported in these areas rather than increasing density in single family zoned areas and contributing to the very sprawl and traffic congestion we hope to minimize through our support of light rail. As a City, we should support managed targeted growth in areas that can support it.

The neighborhood meeting requirements should also apply to DGIP projects—and not just an informational meeting, but an opportunity for those living directly in relation to the project to give input as to how the project will impact the surrounding area and how those impacts can be reduced. No one knows the area and is better suited to address these concerns than those who currently reside or do business in the area affected by the proposed development.

Further, the penalty for developers who receive incentives but do not meet green standards has no teeth. The maximum fine of 5% of the construction value could easily be built into the cost of doing business for companies. The fine needs to be stiff enough to discourage abuse.

Please protect our neighborhoods by maintaining the current development code in single family residential areas. Allow for growth only in appropriately zoned areas.

Respectfully,
Sheri Ashleman

Thank you,
City of Shoreline

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