

# Walgamott Development Code Amendment Application - Attachment 5

302184



**City of Shoreline**  
**Planning & Community Development**  
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Permit Hours: M - F \* 8:00 a.m. to 4:00 p.m.

Print Form

## DEVELOPMENT CODE AMENDMENT APPLICATION

Please note: Amendment proposals may be submitted at any time, however if is not submitted prior to the deadline for consideration during the annual amendment cycle ending the last business day of the year, the amendment proposal will not be considered until the next annual amendment cycle.

**Purpose:** An amendment to the Development Code (and where applicable amendment of the zoning map) is a mechanism by which the City may bring its land use and development regulations into conformity with the Comprehensive Plan or respond to changing conditions or needs of the City.

**Decision Criteria:** The City Council may approve or approve with modifications a proposal for the text of the Land Use Code if:

1. The amendment is in accordance with the Comprehensive Plan;
2. The amendment will not adversely affect the public health, safety or general welfare; and
3. The amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

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Please complete the following:

Applicant for Amendment Amy Walgamott  
Address 14802 5th Ave NE City Shoreline State WA Zip 98155  
Phone 206 853 7701 Email wigglemott@gmail.com

PLEASE SPECIFY: Shoreline Development Code Chapter 20 Section 50 (310)

AMENDMENT PROPOSAL: Please describe your amendment proposal.

specifically for the 145th St. station subarea (rezoned MUR70), I propose that developers not be completely exempt from the city's tree regulations. I would suggest the following amendments:  
The city will:

- a) provide incentives for builders in the MUR70 area to retain large trees (build around), especially with diameters above 20 inches at 4.5 feet, such as tax breaks, additional height or units, etc., and/or
- b) require cut trees of 30-inch diameter to be replaced by 3 trees within a quarter mile of the property and taken care of for 3 years (could include street trees, but prefer habitat-providing settings, and/or
- c) require landscaping to include planting of eventual significant trees (at least one per parcel acquired) and room for them to grow.

REASON FOR AMENDMENT: Please describe your amendment proposal.

The city of Shoreline prides itself on being a Tree City and on their tree canopy (30% more than Seattle). With the large rezone area in the substation area to MUR70 and the tree regulation exemption that currently goes with that, the adverse affect on shade, habitat, climate-control, pollution and aesthetics would be huge for local residents and residents of the city as a whole. The rezone to MUR70 encompasses 11 blocks, from 1st Ave N to 8th Ave NE, and NE 145th to NE 153rd St. This is a massive area to submit to tree clearing without requiring replanting or tree preservation.

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## DECISION CRITERIA EXPLANATION:

Please describe how the amendment is in accordance with the Comprehensive Plan.

My amendment is in accordance with all the goals of Element 6 of the Comprehensive Plan regarding Natural Environment, specifically goals NE I, NE IV, NE V, and NE X. In addition, these are extremely relevant:

### Vegetation Protection

NE18. Develop educational materials, incentives, policies, and regulations to conserve native vegetation on public and private land for wildlife habitat, erosion control, and human enjoyment. The City should establish regulations to protect mature trees and other native vegetation from the adverse impacts of residential and commercial development, including short-plat development.

NE19. Minimize removal of healthy trees, and encourage planting of native species in appropriate locations.

Please describe how the amendment will not adversely affect the public health, safety and general welfare.

Planting trees has beneficial effects on citizens, including health, mental health, economics and comfort. See more attached.

Please describe how the amendment is not contrary to the best interest of the citizens and property owners of the City of Shoreline.

Keeping and planting trees is in the best interest of citizens of Shoreline. Trees provide great shade, climate control, wildlife habitat and more. I've attached a document titled "Benefits of Trees" from the Arbor Day Foundation that lists some great statistics.

Please attach additional sheets if necessary.

Please submit your request to the City of Shoreline, Planning & Community Development.

# Benefits of Trees

Trees can add value to your home, help cool your home and neighborhood, break the cold winds to lower your heating costs, and provide food for wildlife.

## The Value of Trees to a Community

The following are some statistics on just how important trees are in a community setting.

The net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day. *U.S. Department of Agriculture*

If you plant a tree today on the west side of your home, in 5 years your energy bills should be 3% less. In 15 years the savings will be nearly 12%. *Dr. E. Greg McPherson, Center for Urban Forest Research*

A mature tree can often have an appraised value of between \$1,000 and \$10,000. *Council of Tree and Landscape Appraisers*

In one study, 83% of realtors believe that mature trees have a 'strong or moderate impact' on the salability of homes listed for under \$150,000; on homes over \$250,000, this perception increases to 98%. *Arbor National Mortgage & American Forests*

Landscaping, especially with trees, can increase property values as much as 20 percent. *Management Information Services/ICMA*

One acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the annual needs of 18 people. *U.S. Department of Agriculture*

There are about 60- to 200-million spaces along our city streets where trees could be planted. This translates to the potential to absorb 33 million more tons of CO<sub>2</sub> every year, and saving \$4 billion in energy costs. *National Wildlife Federation*

Trees properly placed around buildings can reduce air conditioning needs by 30 percent and can save 20-50 percent in energy used for heating. *USDA Forest Service*

Trees can be a stimulus to economic development, attracting new business and tourism. Commercial retail areas are more attractive to shoppers, apartments rent more quickly, tenants stay longer, and space in a wooded setting is more valuable to sell or rent. *The Arbor Day Foundation*

Healthy, mature trees add an average of 10 percent to a property's value. *USDA Forest Service*

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The planting of trees means improved water quality, resulting in less runoff and erosion. This allows more recharging of the ground water supply. Wooded areas help prevent the transport of sediment and chemicals into streams. *USDA Forest Service*

In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension. *Dr. Roger S. Ulrich Texas A&M University*

Nationally, the 60 million street trees have an average value of \$525 per tree. *Management Information Services*