

From: webmaster@shorelinewa.gov
To: [agenda comments](#)
Subject: [EXTERNAL] Agenda Comments
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A new entry to a form/survey has been submitted.

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1. Marvin Lee
2. Shoreline
3. (O) Richmond Beach
4. marvlee58@gmail.com
5. 06/11/2018
6. ROW street vacation
7. The following discussion points are offered to the Shoreline City Council in support of the proposed street vacation.
The proposed street vacation would support several of the Shoreline Community Design policies (summarized):
CD16. preserve significant trees and mature vegetation.
CD17. prohibit use of invasive species; encourage native species
CD18. promote open spaces
CD19. preserve and enhance views
CD20. provide public spaces

As described in the application to vacate, the portion of land under consideration is a 30' x 120' strip of the 60' x 120' undeveloped street ROW. This half of the ROW is located the farthest from the Richmond Reserve Park. It is arguably the least desirable for use by the neighborhood, whether people or wildlife, due to both the terrain grade (critical steepness), and vegetation (noxious Himalayan blackberry). It is inaccessible.

It is a requirement that our design be acceptable and complete without the ROW acquisition. This we accomplished. Though not as functionally elegant as we had conceived our initial design called for a dwelling that would provide comfortable room for our family and out-of-town guests, as well as accommodate space for a full-time caregiver plus physical therapies that are anticipated as my medical condition progresses. Approval of our application will enable us to add exterior finishes

commensurate with the neighborhood. We want to not only enhance the scenic view of our property for all to enjoy but contribute in other ways to the community.

We support the desires of our neighbors that the ROW continue to contribute to slope stabilization, wildlife corridors, and terrific open spaces. Indeed, we believe that support for the ROW vacation will enhance slope stabilization by aligning the grade of our abutting property to the ROW. The design proposal is projected to mitigate roughly 1000 sf of surface classified as Very High Landslide Area associated with the SW portion of the ROW property. Mitigating this risk and capturing the economic benefits derived from both the sale of and addition to the City's property tax base are highly quantifiable benefits to the City and the neighborhood.

The Parks PROS plan suggests that the addition of undeveloped ROW's (like the subject) could be a means to increasing the overall total acreage of Shoreline parks. However, as a participant of and in conjunction with the staff report recommending the approval of the application to vacate, the Shoreline Parks department has apparently determined that this subset of the ROW adjacent to the Richmond Reserve Park is not a good fit, and that they have no current or future plans regarding it. How does approval of our application help?

Support of City Staff and the Hearing Examiner notwithstanding we have continued to strive to address neighbors concerns. For example, recent conversations with our neighbors, the Shoreline City Manager, and City Attorney's Office confirm interest in the ROW open space remaining as such for the long term. We have willingly shared that our total planned intrusion into the ROW is less than 50% of the subject property, and that primarily being a driveway hugging the SW property line. Furthermore, we intend for the remaining 50% to the NE to remain as-is open space. As resources allow we propose to work together to repopulate this open space with native plantings.

We have also confirmed that an easement height restriction for both structure and vegetation as attached to our property title would transfer to the portion of ROW following the ROW approval and assimilation into our tax parcel. When coupled with codified impervious surface area limitations we have together conceived a proposal that we believe supports a 'win-win' for us all. Please refer to the proposal being prepared by the City Attorney's Office.

This application will directly support design efforts addressing SMC 20.50.370 Tree Protection Standards. There are several large trees nearby. It is with the concurrence of a risk credentialed and City approved arborist that securing this portion of the ROW will allow mitigation of all potential damage to these trees by shifting the entire house structure 5'-0 to the NE.

The complete set of Municipal Codes, Community Design Policies, Economic Develop Goals, etc., display our values and document how we as a community, and as a collection of neighborhoods will operate. Indeed, there may even be some tension at play when two bodies of instruction appear to be in conflict. This forum provides each of us with the opportunity to express their opinion. However, it is the public servants of our City who must ensure that every person receives fair and equitable treatment, whether one voice or many.

The City staff representing all invested agencies and authorities doing the work of our City government has vetted and weighed the questions surrounding this application to vacate, and has prepared a conclusive report in support of the decision to vacate this portion of the ROW. We have confidence that the City staff applied due diligence in preparing their report. The Hearing Examiner has also expressed support of our application. However, more importantly we have gained the support of our Richmond Beach neighbors. Therefore, we agree with the recommendation of the City staff that this street vacation should be approved as set forth in their report.

Thank you.

8. (o) Support

Thank you,
City of Shoreline

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