

## Carla Hoekzema

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**From:** Chris <crlightfoot@gmail.com>  
**Sent:** Monday, February 1, 2021 7:11 PM  
**To:** Plancom  
**Subject:** [EXTERNAL] Planning Commission Meeting Date: February 4, 2021 Agenda Item: 6b

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Dear Shoreline Planning Commission and City of Shoreline representatives,

I am writing in response to the proposed rezone along the west side of the Shoreline Park and Ride at Aurora Ave N and N 192<sup>nd</sup> Street. I urge the Planning Commission and those with the appropriate discretion not to advance this proposal to the 2021 Comprehensive Plan Docket.

I can only guess at the pressures and concerns surrounding this proposal. Why is such a steep increase in density being considered? It was my understanding that the city's intent has been to phase from High Density fronting Aurora Avenue north, stepping to Medium Density then to Low Density to preserve the privacy and green space east of the single-family dwellings along Firlands Way North. Given development of the surrounding area, developing even more High Density immediately backing so many resident's homes continues to erode the health and livability of the neighborhood.

The proposed escalation in zoning is, in a word, extreme. It is not a measured step but a dangerous leap.

It would eliminate the trees and green space that buffers existing homes from the noise of Aurora Avenue North, the Park and Ride, and the hundreds of new apartment units. This is not conjecture, this is recent concrete experience from prior rezoning and development. Once trees that have stood for decades are cut down and native wildlife has fled or died off for lack of a healthy environment, no amount of "Deep Green Building" will bring them back to life.

This is not a case of "Not In My Backyard." I am south of the proposed area, and developments are already in my backyard. This is a concern for myself and my neighbors that we will even \*have\* backyards, or our homes, in next few years.

I completely understand the development by Shea Properties at 18815 Aurora Ave N is part of the changing character of the Aurora corridor and the need for higher density housing in the area. Of course, I would rather have my view of trees restored (trees which we were assured would survive) rather than looking at rows of apartment windows, but so it goes. I was, however, surprised when without fanfare Shea Properties announced a "second building" with the amusingly named "Shoreline Outreach" website. As a result we'll have about 150% of the units that were first announced. More trees down and more hardscape. But that's how that went as well.

We as a community are growing and have increasingly vital decisions to make. This zoning proposal strikes me as not well-considered given immediate and long term implications. Not just for these parcels, but for the entire area.

Intentional or not, I see this proposal as a step firmly on the path to entirely eliminating single-family homes and green space between Aurora Ave N and and Firlands Way North. If this is to be the case, I would much rather that the city be honest with itself, and with Shoreline residents. We have futures to plan for ourselves and our families too. I've raised a family here and intended on retiring in my current home. Changing my living situation would be a significant financial burden as well as an emotional loss, and I know that my neighbors share many of my same concerns.

But I understand that trees do not pay taxes; and that the revenue of my family's 21 years of residence and support of local businesses might look paltry next to hundreds of multi-family dwellings. But it is all I have to give. I wonder if a price can be placed on the character and camaraderie of a neighborhood or city, and the health of the natural environment. Perhaps not a dollar value, but certainly there is a value in having a city where people choose to buy homes, raise families, plan retirement, and be proud to call Shoreline home all the while. Perhaps there is an economic advantage to that after all.

I hope that all residents – both existing families and the many more who will be welcomed with current developments – will enjoy a pleasant and healthy environment in which to live.

I respectfully request that the proposed zone change not be advanced to the 2021 comprehensive plan docket, and that any future proposals include a more measured approach.

Sincerely,

Christopher R. Lightfoot  
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