

Dear Shoreline Planning Commission,

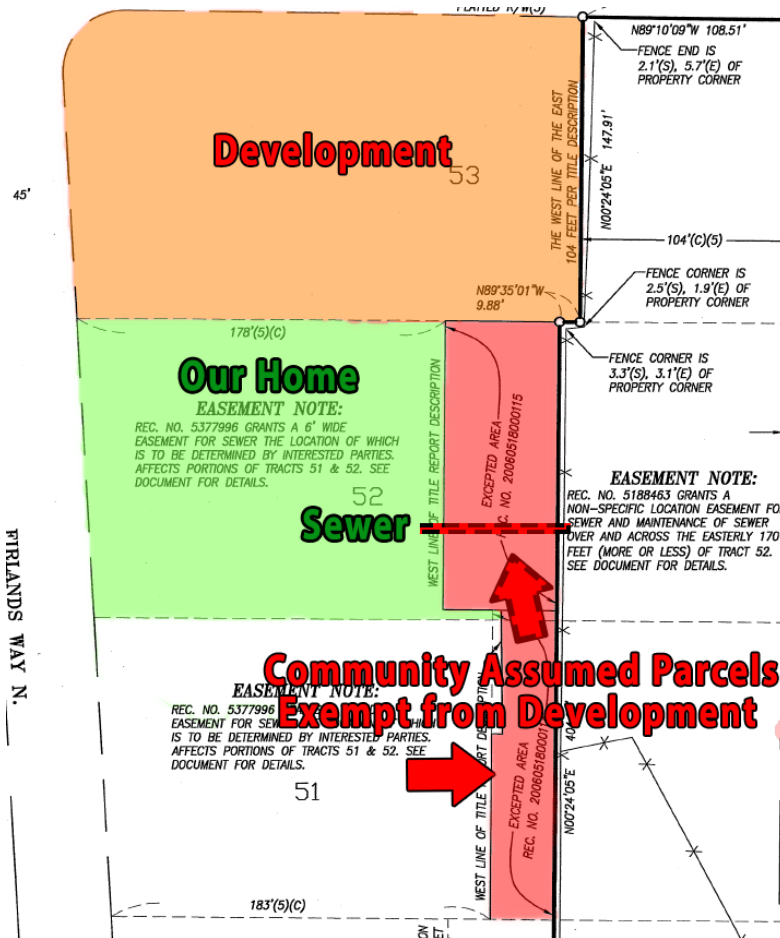
I am writing to you in regards the 2021 Comprehensive Plan Docket to raise a strong objection to amendment #1 and request that the city council deny the amendment. I am the owner of 19004 Firlands Way N. which borders both of the parcels that are being proposed for rezoning to high-density residential.

When I purchased this home for my family, I was comforted in my understanding that our home would retain some sense of privacy and be sheltered from development by the exempt zones immediately in front of our home. The exempt zones buffered us from local crime and acted as a natural buffer from the city. I was shocked to see that the surveys exemption zones that I had studied so closely prior to purchasing my home, had quickly transformed into zones of great concern. Had I known a private developer would attempt to turn these exempt zones into a wall of high-density commercial housing units for profit and irreversibly change the natural landscape of our small community, I would not have sunk my life savings into purchasing a home here.

This development plan will take what this small residential neighborhood community believed to be an exempt, forested buffer zone, and will allow it to be paved over with high-density housing units for a profit at the expense of this neighborhood's local residents.

This development plan is **completely inappropriate for this neighborhood** for several reasons.

- This community is well known for its mature evergreen trees and wooded appearance that make it attractive to home buyers. The name of the road "Firlands Way" even gives tribute to the appeal the wooded surroundings of this small and quiet neighborhood. Allowing high-density development in these previously exempt zones would be detrimental to the communities mature wooded landscape as they are crucial to preserving the neighborhoods wooded and private residential atmosphere.
- Wildlife, including bald eagles, heron, eagles, and squirrels, use this community's wooded area exclusively as it has some of the largest and most mature trees remaining in close proximity to the East side of Echo lake. It just so happens that a large amount of the trees are located on the previously exempt zones that the developer is targeting for development.



- Introducing high-density development that is inconsistent in this small neighborhood of quality homes from the 1950s negatively affects the nearby residents home values and violates the reasonable expectations of living in a small residential neighborhood.
- This development plan appears to be counter intuitive to the city's stated development goals. This plan does not appear to be catered to the "low or very low" income community that would foster home ownership.
- The development plan appears to have put minimal effort and thought into meeting the city's goal of creating environmentally friendly housing as it is trampling on the last few sections of mature evergreen trees and fails to promote the use of public transportation by including carports for housing that is unusually close to public transportation and the new light-rail.

The last item that should be mentioned is that this developer has shown little respect for due diligence in their activities so far. The property survey clearly states that a 6-foot easement exists through parcel 7283900524, which parallels the south wall of my home (19004 Firlands Way N.) and splits the developers parcel. To my surprise, I pulled into my driveway as an excavator was actively digging deep holes in the immediate area of the utilities. After reaching out to the parties involved, they stated that they were digging these exceedingly deep holes with the excavator in order to determine the viability/quality of the soil and had stated they had no idea that utilities ran through the property that they were carelessly excavating. I have significant doubts that the developer has considered this easement in their plans or what implications it may have, as their design currently shows a paved road and possibly a housing unit over my septic line.

Please take the time to consider the detrimental effects of that this high-density development plan will have on the current residents, the private and quiet atmosphere of this small residential neighborhood built in the 1950s, the negative impact on wildlife related to the removal of some of the few remaining mature evergreen trees in the area East of Echo lake, the home values and privacy of the current residents, and the fact that these plans are counter-intuitive with what the city is trying to accomplish and are rather the plans of a private developer who seeks to profit at the expense of local residents. Instead of drastically re-zoning one of the few nice communities remaining in the city, the city should instead seek to meet its goals of providing low-income housing on one of the numerous and already vacant commercially zoned properties.

Regards,

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