

Carla Hoekzema

From: webmaster@shorelinewa.gov
Sent: Wednesday, February 3, 2021 9:26 PM
To: Plancom; Carla Hoekzema
Subject: [EXTERNAL] Contact the Planning Commission

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Survey Details: Answers Only

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1. [Select an answer]
2. Email
3. Kathleen Russell
4. krussell@russell-gordon.com
5. 2-4-21
6. 6B
7. Planning Commission Meeting 2/4/21
Agenda Item 6B: 2021 Comprehensive Plan Amendment #1

To the Planning Commission,

This letter pertains to the privately initiated request that the zoning be changed for parcel 7283900532, located at the corner of N. 192nd with east boundary of the Park and Ride lot, and parcel 7283900524 the adjacent parcel to the south. Unfortunately, these two parcels are perfect sites for open green spaces and it is a loss to the City of Shoreline and King County that this land has not been preserved.

This is a sloped lot and a critical area study is requested to determine if this property does indeed fall under the critical area code of Shoreline's SMC. If this is a critical area, more of the significant trees at this site would be retained.

This private initiative requests changing the zoning from R-18 (18 units per acre) to R-48 (48 units per acre) and will affect both parcels. Parcel 7283900532 is 23,662 square feet, less than one acre, and the south parcel is 7,669 square feet. These are relatively small parcels narrowly located between the Park and Ride service street and R-6 housing. There is direction in the Shoreline Municipal Code that should be considered before making this decision. According to SMC 20.50.290(C): "Promotion of building and site planning practices that are consistent with the City's natural topography and vegetative cover." Is this site really appropriate for R-48 zoning? There will be remarkable impact to the Hillwood neighborhood including increased noise from ingress and egress activity if this is re-zoned from the

existing R-18 zoning to R-48 zoning. The current zone R-18 allows a total of 13 units on these two parcels.

Importantly, even though the plan submitted by the owner is for 17 attached townhomes on a R-48 zone site, the owner would have the right and the opportunity to revise the plans and increase the design from 17 units to 35 units (26 units on the corner parcel and 9 units on the south parcel).

When evaluating this request please consider the Comprehensive Plan Framework Goal 10: "Respect neighborhood character and engage the community in decisions that affect them...". The houses located in the neighborhood above this parcel, are already impacted by the adjacent Shea developments along Aurora at 18815 Aurora Avenue (315 units) and 18551 Aurora Avenue (161 units) and added stress to an established Shoreline neighborhood is most certainly not the intent of our City planners. Many residents moved to Shoreline to enjoy the urban forests and trees, as stated in the Comprehensive Plan: "Residents characterize the city as a wooded community; this is often cited as a key reason for locating in the area." ¹

For the above reasons, changing this zoning to R-48 is "contrary to the best interest of citizens and the property owners of the City of Shoreline" which is one of the key criteria questions when submitting an amendment to the City for review.

I encourage the Planning Commission to make the recommendation that parcel 7283900532 and parcel 7283900524 remain with the zoning classification of R-18.

Sincerely,
Kathleen Russell
Resident of Shoreline

¹ Supporting Analysis for Element 6, Natural Environment of the Comprehensive Plan

Thank you,
City of Shoreline

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