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From: Nancy Morris <taweyahnan@gmail.com>
Sent: Thursday, February 4, 2021 2:50 PM
To: Plancom
Cc: City Council
Subject: [EXTERNAL] Comment to N 192nd Street Re-Zone proposal for the 2021 Comprehensive Plan Docket

Importance: High

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Dear Planning Commission:

The decision to rezone the strip of land along the westside of the 'Park and Ride' for the 2021 Comprehensive Plan Docket will be made today, February 4, 2021 by your commission. Why is the Planning Commission even considering up-zoning to High Density (Residential-48 or 48 homes per acre) property that is just next to low R-6 density? The City of Shoreline with its own Comprehensive Plan (Community Design CD37) established a goal "to minimize the removal of existing vegetation, especially mature trees, when improving streets or developing property." I request this proposed re-zone not be advanced to the 2021 Comprehensive Plan Docket.

Our city will lose many significant trees that help define this area and our city. They even stand next to the historic Firlands Way. The trees provide a buffering from the noise of the 'Park N Ride.' If we lose these trees, we lose important habitat for many birds that include the Bald Eagle, Blue Heron, and Osprey that hunt fish from Echo Lake. This wooded area provides habitat for our native Douglas Squirrel.

If you move forward with this rezone, you will allow the destruction of important wooded areas that are also at the top of the McAleer Creek Watershed, which runs along Firlands Way with its important clusters of native trees that include Lodgepole pine, Madrone, Douglas Fir, Hazel nuts, and native maple species.

Because the City of Shoreline has already permitted the Shea Apartments project and removal of numerous trees, to change the zoning density to R-48 on N 192nd Street will have an accumulative effect of losing so many trees and over densifying the area with apartment and townhouse development.

We need to save as many trees and green space as we can. Developers must look to new standards of design now implemented more and more around the world that preserves trees and green space as much as possible. We can't continue to develop land in the slash and clear manner

going forward. This because of the impending climate change impacts we as a society will all face and the need to preserve trees and habitat that cannot be replaced in our lifetimes.

To save and preserve trees and habitat will require innovative project design, but it is the way forward for our communities. This quoted article is just a sampling of a growing field of architecture and property development: **"12 Architects Who Build Houses Around Trees Instead Of Cutting Them"** <https://www.demilked.com/green-architecture-houses-built-around-trees/>. *"The unfortunate reality of urbanization is that trees get in the way. However, creative architects find ways to build around the issue. The result is a tree that melds into the house – or the other way around. It's a nice blend of architecture and nature. One thing I always found off about some of the bigger cities was the lack of trees – I feel like a bit of green improves many a desolate city location."* There are now more architecture programs at universities that design for the landscape under development to preserve trees.

To reiterate, I request that the proposed R-48 re-zone along the westside of the 'Park and Ride' on N 192nd Street not be advanced to the 2021 Comprehensive Plan Docket.

Regards,
Nancy Morris
Shoreline, WA resident