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From: Kevin Corrigan <kevin.corrigan@pomeroy.com>
Sent: Thursday, February 4, 2021 8:38 PM
To: Plancom
Cc: Kevin Corrigan; Dawn Sadowsky
Subject: [EXTERNAL] Proposed Changes to N 192nd Park and Ride RE-Zone to Comprehensive plan docket

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Hello Shoreline Planning Commission:

I am writing this to express both my voice and concerns regarding the proposed rezoning change to the property of the Shoreline Park and Ride location.

As a house hold that has 39 years of Shoreline Richmond Highlands community living, we enjoy the green spaces and park like settings our streets and community provides. This is a major reason we chose to live in Shoreline, it feels like a small forest within the city. But over the last 5 years we have been inundated with the following:

Echo Lake Apartments – 6 story/289 units

The Blakely @ Echo Lake – 6 story/200 units

The Blakeley Senior Apartments – 8 story/200 units

High Hill Apartments – 5 story 33 units

Artiste Apartments – 6 story 148 units

Not to mention the Extra Space Storage on Aurora which is another 6 story dwelling that blocks what was wonderful views of Echo Lake, South to Seattle and East to the Cascades.

Just to provide clarity, that is 870 units of housing added within a 8 block radius.

This has forced Aurora Ave N to be and even more major artery for traffic congestion. And due to further restrictions to Richmond Beach Road the congestion has only gotten worse.

If you refer to the Shoreline's Comprehensive Plan of 2012 it clearly designates Shoreline to become a Tree City, USA city under the Natural Environment Goals. So why is this small greenspace being redesignated contrary to the Shoreline active policies?

Under Shorelines Land Use Element Goals and Policies for Residential Land Use are also listed as:

LU1: The Low Density Residential land use designation allows single-family detached dwelling units. Other dwelling types, such as duplexes, single family attached, cottage housing, and accessory dwellings may be allowed under certain conditions. The permitted base density for this designation may not exceed 6 dwelling units per acre.

LU2: The Medium Density Residential land use designation allows single-family dwelling units, duplexes, triplexes, zero lot line houses, townhouses, and cottage housing. Apartments and professional offices may be allowed under certain conditions. The permitted base density for this designation may not exceed 12 dwelling units per acre.

With the mass density we have experienced with the last few years there must be point that mother nature must be able to flourish. We are all aware of Global Warming, we know trees help clean the air and cool the environment. Yet you plan on taking this greenspace away for mass density housing in a R6 Residential zone. At what cost? For what reason?

I have not mentioned the tree loss due to the ST3 Light Rail Expansion along Interstate 5 or the planned elimination of trees behind the WASDOT/Shoreline Place expansion plans. In this Shoreline approved project which will hold 330 apartment units under the Trammel Crow Alexan plan and an additional 1400 apartments under the Merlone Geirs plan, it really doesn't make any sense to develop the Shoreline Park and Ride 192nd Street properly.

That accounts to 2600 units of proposed and built housing added to Shoreline in an already congested area. We can't keep adding housing without adding the infrastructure to support the housing and keeping the beautiful greenspaces Shoreline has provided for all of its citizens.

Do the right thing to both the neighborhood of Hillwood, and the people of Shoreline by denying this proposed rezoning.

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