

Planning Commission Meeting 2/4/21; **revised 2/5/21**
Agenda Item 6B: 2021 Comprehensive Plan Amendment #1
Re: Parcel 7283900532; 192nd St corner lot across from Park and Ride

To the Planning Commission and City Council,

This is a revision of the letter I emailed on 2/3/21 as updated information was provided by City Staff on 2/4/21: several years ago, parcel 7283900532 and parcel 7283900524 merged into one parcel 7283900532, and additional information as highlighted in bold face below.

This letter pertains to the privately initiated proposed amendment that the zoning be changed for parcel 7283900532, located at the corner of N. 192nd with east boundary of the Park and Ride lot. Unfortunately, this parcel is a perfect site 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 private initiative requests changing the zoning from R-18 (18 units per acre) to R-48 (48 units per acre). The parcel in question measures 26,662 square feet, less than an acre. This is a relatively narrow parcel 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 10 units on this parcel.**

Importantly, even though the plan submitted by the owner is for 17 attached townhomes on a **R-48 site, the owner would have the right and the opportunity to revise the plans and increase the design to 26 units**, or sell to another developer.

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. Since the tree code is the same for an R-18 lot and an R-48 lot, an arborist report and Tree Retention Calculation Worksheet based on the design submitted by the owner is requested for presentation to Shoreline residents prior to the decision by City Council regarding the change from Zone R-18 to Zone R-48. Without a tree report, there is no understanding which trees will be impacted. At the 2/4/21 Planning Commission meeting, there was discussion regarding the southern portion of this lot being highly treed. These trees protect the community above this property and stabilize the slope, in addition to providing a noise barrier and cleaning the air.

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 City Council to confirm that parcel 7283900532 remain under the classification of R-18 zoning.

Sincerely,
Kathleen Russell
Resident of Shoreline

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