

Carla Hoekzema

From: Ameer Dixit <ameer.dixit@gmail.com>
Sent: Monday, February 15, 2021 9:27 PM
To: Plancom; City Council
Subject: [EXTERNAL] Comments to N. 192nd St Re-Zone Process

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To:
Shoreline Planning Commission Plancom@shorelinewa.gov
Shoreline City Council council@shorelinewa.gov

Re:
N. 192nd St Re-Zone to Comprehensive Plan Document:
Amend the Comprehensive Plan Land Use Map Designation from Public Facility to High Density Residential for one Parcel (7283900532) and change the Zoning from Residential, 18 units/acre (R-18) to Residential, 48 units/acre (R-48) of two Parcels (7283900532 and 7283900524).

Members of the Shoreline Planning Commission and City Council,

Thank you for your service to our community. I am writing to strongly disagree with the decision to proceed with evaluating parcel re-zoning made by the planning commission on February 4th, 2021.

During the meeting, the property nearby was described as nearly abandoned and overgrown, when it directly abuts existing well maintained properties with mature trees. The photos did not represent the proximity to homes to clearly show the impact of the rezoning to the existing property owners.

Furthermore, there was no discussion of the overwhelming disapproval of all property neighbors and community members, in written letters as well as public comment during the meeting.

As pointed out to the commission, there are already 500 units permitted within several hundred feet of these properties under construction. There is also another commercial property directly across the street (19022 Aurora Ave N, Shoreline WA 98133 \ Mattress Factory and former Rat City Roller girls facility), which is commercially zoned and already approved for high density development with hundreds of units planned prior to the pandemic. The condition of the existing building makes it very likely to be redeveloped in the near future.

The construction on the approved projects have already changed our neighborhood and reduced green space and mature trees cover. Less units on the proposed property will allow the retention of more trees, and less impact on nearby homes and neighborhoods.

Finally, I would like to point out that this property was purchased in 2014 and the owner was well aware of the existing zoning. The current zoning allows for the development of townhomes as is, and there were already artist renderings created by the property owner with a plan with the existing zoning.

Why increase the density when the community overwhelmingly disagrees and there is more than enough high density land actively being developed on commercially zoned parcels? I respectfully ask for concerns above to be addressed, as they represent the interests of homeowners in Hillwood, many of whom have lived in this city for decades. As more public comment is legally required for the rezoning process, you can expect to hear from us as this process continues. Also, please make me a person of record with standing on this issue.

Sincerely,
Ameer Dixit