

Archived: Monday, March 15, 2021 2:40:13 PM

From: [Boni Biery](#)

Sent: Monday, March 15, 2021 2:15:23 PM

To: [City Council](#); [Plancom](#); [Debbie Tarry](#); [Rachael Markle](#); [Betsy Robertson](#); [Chris Roberts](#)

Subject: [EXTERNAL] Tonight's Agenda Item 9-b1

Sensitivity: Normal

Attachments:

[21 Mar 15 to Council.pdf](#)

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Please see the attached letter regarding the Study Item on moving a proposed up-zone in a fragile area to the Comprehensive Plan Agenda.

always,
Boni

903 N 188th St
Shoreline, WA 98133
March 15, 2021

To: City Council
cc: Debbie Tarry, City Manager
Rachael Markle, Planning & Community Development Director

Subject: Proposed Up-zone of Parcel 7283900532

Dear Councilmembers

I am asking the City Council to carefully study this item and then vote to deny moving it to the Preliminary 2021 Comprehensive Plan Amendment Docket.

ABOUT PROPOSED REZONE

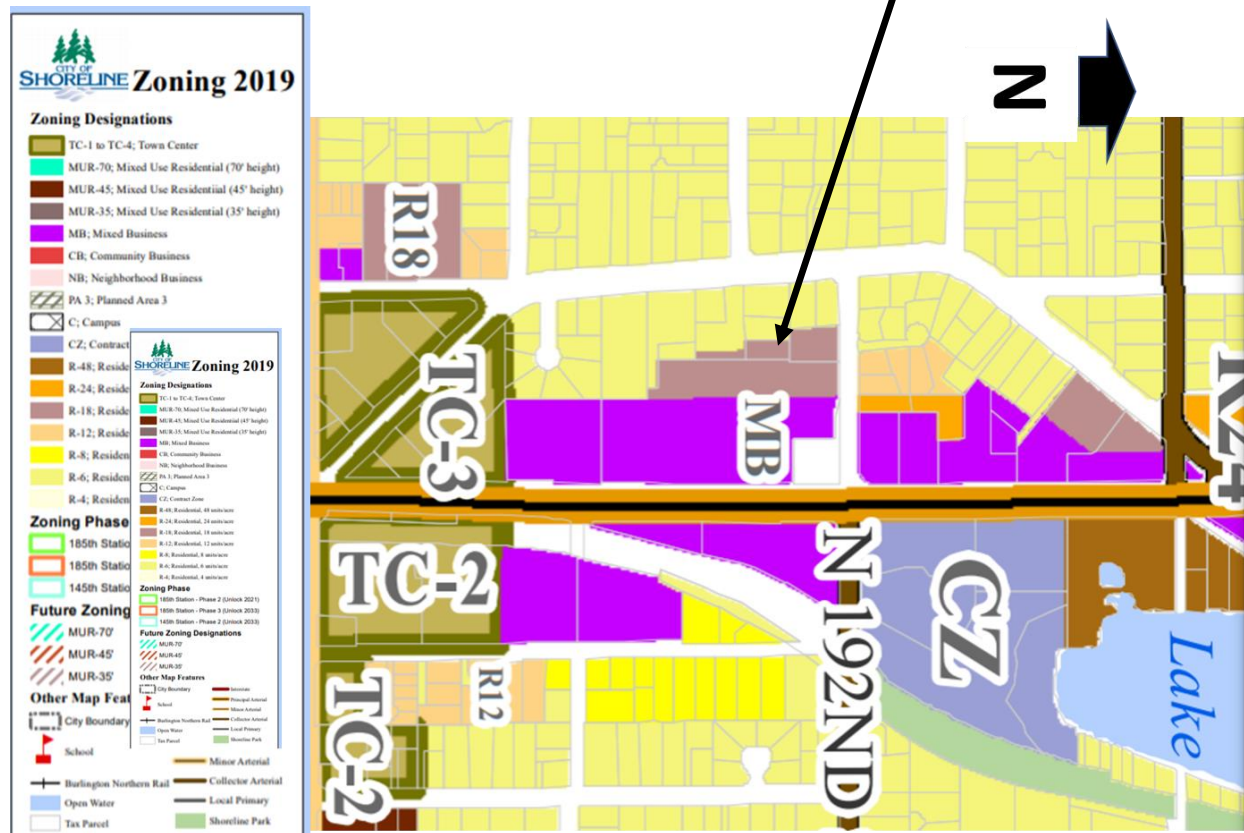
This hillside has long established drainage issues as noted by the facts:

- King County identifies it as an Erosion Hazard
- Water collects in an open area at the base of the hillside,
- The Park and Ride has a large water retention area under it to mitigate the water which flows down the hillside from the crest just above Firlands Way. These waters flow through Echo Lake into Lake Ballinger, then McAleer Creek into Lake Washington and eventually Puget Sound.

A LITTLE HISTORY

The very fact that Firlands Way exists at all is due to the drainage and wetland issues associated with this area. In the early 1900's when what is now Aurora was being planned the area was so wet that planners chose to literally "go around it" by crating Firlands Way. The same drainage issues remain today. I believe the city is putting itself "at risk" of a landslide if this hillside is disturbed.

ZONING MAP AND SITE



CUMULATIVE IMPACTS

- Currently zoned as R-18 which will allow the construction of 10 townhomes and 85% impervious surface.
- Our neighborhood is being inundated by dense housing along Aurora Avenue. With three big projects already in some state of planning/construction for at least **721** housing units-

- As can be seen, this little pocket of healthy, native trees is all that provides the entire area with a space of native trees and habitat from the onslaught of development that will bring many more neighbors into the area who will also need connections to nature if crime levels are to be kept under control.

1. *What are the plans to provide park and recreational space for all these new residents? This area is already considered to a “Park Desert” due to lack of nearby park accessibility.*
2. *What will the current Park N Ride become? It could easily become park space to accommodate all these new residents and should be rezoned for this future use.*

The cumulative impacts of so much density should be more thoughtfully evaluated, especially in light of the risks associated with building anything on long established Eroison Hazard. As best as I have been able to determine, King County had officially established that designation in 1990 or before. The heavy soils and high water retention on this is stabilized by the mature trees which hold the soils in place.

NEIGHBORHOOD CHARACTER & WILDLIFE

These same trees are used by large birds for “spotting” and finshing in Echo Lake. It is a nesting area for the Little Brown Bats living in and sustained by local insects and the waters of Echo Lake too.

This green belt is the one half of the forested area which currently defines the neighborhood (just look at the zoning map) along Firlands Way. Allowing these tree to be removed, even for the 85% pervious surface allowed by R-18 development will destroy:

- The character of this neighborhood which City Council has promised to protect in its own goals.
- Strip the neighborhood of single family homes of air and sound pollution from Aurora Avenue while also destroying critical habitat as this greenbelt.
- Deny use by our local wildlife which will left without placing to feed, rest, procreate and enrich our lives.
- In observing the Planning Commission meeting of March 4th, it was quite apparent the Commissioners had not read the written materials from citizens before meeting and therefore made their decision with very little, information. Much of what was provided by Planning was incomplete, confusing and/or misleading. Had they had they read the materials provided by the citizens I suspect they would have voted to not forward this to City Council, but they did.

KING COUNTY ZONING

I believe this land was improperly zoned as R-18 by King County and the City Council should work to have King County acknowledge their error and purchase the land from the current owner with its R-18 zoning. Then, Shoreline can reinstate it's former zoning so that it remains intact to stabilize the hillside, protect the downstream, salmon bearing waters of McAleer Creek, and preserve our neighborhood.

ACCOUNTABILITY

The decision to advance this proposal to the Comprehensive Plan Docket is now up to Council. I encourage you to carefully read and consider your decision. Many people have offered input and, to my knowledge, every single voter who has raised their voice, strongly objects to this proposed upzone. City Council is elected to represent the citizens, not the Planning Department and I, for one, hope you will do so.

Respectfully,

Boni Biery
Shoreline Citizen & Voter

Photo looking south along the eastern edge of the parcel (see the fence?)

