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From: [Boni Biery](#)

Sent: Thursday, March 25, 2021 2:20:39 PM

To: [City Council](#); [Rachael Markle](#); [Debbie Tarry](#)

Subject: [EXTERNAL] Letter to City Council

Sensitivity: Normal

Attachments:

[21 Mar 29 to City Council.pdf](#) 

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Please see attached letter in advance of the March 29th Council meeting.

always,
Boni

903 N 188th St
Shoreline, WA 98133
March 26, 2021

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

Subject: Adoption of Comprehensive Plan Docket Regarding the
Proposed Up-zone of Parcel 7283900532

Dear Councilmembers

I am writing to ask that you not approve putting this item on the Comprehensive Plan Docket.

This piece of property is a defining feature which is instrumental in establishing the character and “feel” of the whole neighborhood. It is also a critical buffer for our homes from the ill effects of nearby Aurora Ave which are numerous.

Based upon the information provided by Mr. Szafran and City Council discussion from the March 15th 2021 City Council, King County is or will be studying the Park and Ride for use as TOD (Transportation Oriented Development) housing, business(es) or both.

Whether King County decides to develop some of the Park and Ride in the near future or a few years from now, it looks as though it will happen eventually. And will probably add hundreds more housing units. This makes maintaining the buffer this property provides essential. To that end, I encourage the City of Shoreline to not just refuse to increase the zoning density, but to exercise some informed foresight and purchase this property and designate it as park space. This will retain the trees, wildlife and at least a bit of the neighborhood character.

Shoreline is currently in great need of additional park spaces and as our population grows, finding spaces to purchase will become more and more difficult. Here is a piece of land that already has many trees on it right were a park is needed. And, with so many

more families due to arrive in this area over the next couple of years it's important the Council consider the long-range benefits of protecting this little green buffer for the future. This is a golden opportunity to acquire some much-needed park space and solve the zoning issue as well.

I sincerely hope the Council will wisely invest in the livability of our neighborhood and buy this property as park space.

always,

Boni Biery
Hillwood Neighbor and Voter

Timeframe	Event
1990 or earlier	King County identified this parcel as an Erosion Hazard
1990 - 1995	Before Shoreline Incorporated KC sold property to private citizen(s) and zoned it as R-18
1995	Shoreline incorporated
2021	Request to rezone from R-18 to R-48 even though this land abuts R-6 homes
2021	King County to begin a study of the Park and Ride lot for Transportation Oriented Development (TOD) "very soon."
Near future	Over 700 new housing units within 2 blocks of this property
Next	Traffic Oriented Development of the Park and Ride – adding business(es) and/or more housing units