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From: [Kathleen Russell](#)

Sent: Tuesday, March 16, 2021 12:04:26 PM

To: [City Council](#)

Cc: [Plancom](#)

Subject: [EXTERNAL] Hillwood Neighborhood: 192nd St Parcel Rezoning (3/15/21 public comment correction)

Sensitivity: Normal

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Below is my comment to the Council on Monday, 3/15/21. This includes a correction to the count of trees. John Hushagen, Shoreline resident and Consulting Arborist, counted approximately 62 Significant trees on the parcel. I reviewed the approximate tree calculations with Steve Szafran, City Senior Planner, on 3/16/21.

Regarding Amendment #1 rezoning parcel 7283900532 from R-18 to R-48. This is a narrow lot west of the Park & Ride, below Firlands Way N. Since this property is 26,662 square feet, less than an acre, the Planning Department confirmed that **10 units** can currently be built on this R-18 lot. The owner submitted a design for 17 units and is requesting a rezone to R-48. Per the Planning Department, the owner has options including changing the design and building up to **26 units** with R-48 zoning or the owner could sell the lot to another developer.

However, there is a problem with this lot. Not only is it very narrow, it butts right up to the slope of R-6 houses. There are approximately **62¹ Significant trees** on this lot including mature Douglas Firs, Red Alders, and Pacific Madrones. The tree codes for R-18 and R-48 zones are the same. Per existing SMC code, the owner can cut down approximately 51 trees². These tall, mature trees stabilize this property, and numerous letters to the City have warned about the stabilization of the hillside.

As reported by John Hushagen, Consulting Arborist, (and with his permission I quote): *"I observed an old water retention pond near the southeast corner of this site. This indicates to me that the area has issues with excess water at times during the year. While it is almost impossible to quantify how many mature trees positively affect soil and slope stability, we know that their contribution is significant and when too many large and rapid-growing trees are removed from a site, additional drainage problems are common."*

Whether 10, 17 or 26 units are built on this lot, if 51 mature trees are removed, it could be a disaster for the owners along Firlands Way N, the property owner, and the City. Building on this property is problematic. The current R-18 zoning is questionable but rezoning this lot to R-48 zone classification is not in the best interests of the citizens of Shoreline.

Kathleen Russell
Resident of Shoreline/Speaking on behalf of Save Shoreline Trees

¹correction to my verbal comment on 3/15/21

²SMC 20.50.310; 20.50.350

Tree removal and retention as cited above is an approximate calculation based on 20% retention after deduction of exempt trees. If this area is designated as a critical area the tree retention would increase to 30%. **Note:** the Tree Retention Calculation Worksheet and the Geotechnical Report are not required until after the application for a permit. This information will not be available during the rezoning consideration.