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Sent: Thursday, March 25, 2021 12:44:39 PM

To: [agenda comments](#)

Subject: [EXTERNAL] Agenda Comments

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**Date & Time:** 03/25/2021 12:44 pm  
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Survey Details: Answers Only

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Page 1

1. MARLIN GABBERT
2. SHORELINE
3. (o) North City
4. marlin.g@gabbertarchitects.com
5. 03/29/2021
6. 8b
7. Mayor Will Hall & Shoreline City Council  
17500 Midvale Ave. N.  
Shoreline, WA 98133

RE: Comprehensive Plan Change for NE 192nd Street

Honorable Mr. Hall and Council,

This letter is regarding the application to amend the Shoreline Comprehensive Plan for parcel number 728390-0532. After the council meeting on Monday, March 15, 2021, we are aware that more information, documentation, and study needs to be done for city council to make an informed decision regarding the use of this parcel in the context of the area and future growth of City of Shoreline.

Our team was focused on the property from a limited viewpoint and would appreciate the opportunity to look deeper into the points and positions addressed at the meeting. As I am a resident of Shoreline in North City and a past member of the Shoreline Planning Commission, I have a passion for city land use issues and would much appreciate the opportunity to find a "win-win" solution for land use decisions.

In addition, the planning commission, and staff recommended that the reclassification impacts be further studied, and we agree due to the proximate requirements of the multifamily zoning i.e., there is no difference in the number of trees that needed to remain, the developer would need to provide additional planting of trees per code, there is only a 5% difference in the allowed impervious surface, and in either case normal mitigation is recommended to deal with stormwater per the Geological Report submitted to staff. We will explore these distinctions as well as other questions raised at the meeting e.g., do single-family home developments remove more trees per person than high density developments? The Growth Management Act goal was to reduce urban sprawl, vehicle traffic, and emissions, does the proposed change help achieve these goals as well as saving trees.

Lastly, our client paid for Over \$26,000 to go through the whole comp plan revision process including: staff time, public hearings, hearing examiner time, and process as required by the City of Shoreline. We are only a quarter of the way through the process, and it is in our client's and the City's best interest to study further the site, environment, and community concerns regarding the impacts of the before a decision is made at the council level.

In this light, we would very much appreciate if you would remove this item from the consent calendar while we provide a further due diligence on the impacts of our request.

Best regards,

Marlin Gabbert, AIA  
Principal, Gabbert Architects Planners

marlin.g@gabbertarchitects.com

8. (o) Support

Thank you,  
**City of Shoreline**

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