

**PLN19-0133 Blue Fern Townhomes
Preliminary Formal Subdivision
Public Comment List**

<i>Comment Number</i>	<i>Commenter</i>
<i>Comment 1a</i>	Janet Way, Shoreline Preservation Society, received 14 January 2022
<i>Comment 1b</i>	Janet Way Addendum I, received 17 January 2022
<i>Comment 1c</i>	Janet Way Addendum II, received 18 January 2022
<i>Comment 2</i>	Susanne Tsoming, received 17 January 2022
<i>Comment 3</i>	Sandy Shettler, received 17 January 2022
<i>Comment 4</i>	Bethany Williamson, received 17 January 2022
<i>Comment 5</i>	Sam Beatt, received 17 January 2022
<i>Comment 6</i>	Dan Keefe, received 18 January 2022
<i>Comment 7</i>	Gordon Dass Adams, received 18 January 2022
<i>Comment 8</i>	Nancy Morris, received 18 January 2022
<i>Comment 9</i>	Josh Morris, received 18 January 2022
<i>Comment 10</i>	Isis Charest, received 18 January 2022
<i>Comment 11</i>	David Moehring, received 3 January 2022
<i>Comment 12</i>	Eric Sieverling, received 18 January 2022



c/o Janet Way
940 NE 147th St
Shoreline, WA 98155

January 14, 2022

Hearing Examiner
c/o Hearing Examiner Clerk @ hearingex@shorelinewa.gov
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98155

**Subject: Pulte Homes of Washington, Inc, Application No.: PLN20-0139, Permit Requested:
Preliminary Formal Subdivision**

Location: 2105, 2117, and 2123 N 148th St; 2116, 2122, 2132, 2142, and 2150 N 147th St; 14704, 14710 and 14718 Meridian Ave N (Parcel #7771300055, 7771300065, 7771300070, 7771300140, 7771300135, 7771300125, 7771300115, 7771300110, 7771300150, 7771300145 and 7771300060). Description of Project: Division of eleven (11) parcels of land into seventy (70) lots to facilitate development of seventy (70) townhouse units.

Dear Hearing Examiner:

Please accept our comments here regarding the Pulte 5Degree Development Proposal Preliminary Formal Subdivision. We may follow up with further comment in addition to this letter.

I represent Shoreline Preservation Society which is a Party of Record, and we request Legal Standing on the matter before you. We have previously submitted comments during the preliminary comment period. Shoreline Preservation Society (SPS) is an all-volunteer WA State Non-profit which works to preserve places and important assets of Shoreline for their environmental and historic value. Our group includes persons who would be negatively affected by this project.

We believe the decisions made to allow this project to proceed were incorrect and we are disappointed that the staff did not advocate for more creative solutions with the developer to preserve the extraordinary huge trees on the site or to find ways to comply with the City's environmental goals for replacement trees.

Staff admit that this project greatly exceeds the amount of development required for a subdivision in this modest residential neighborhood. Senior Planner Catherine Lee states in her memo to Planning Director Rachel Markle, “*Environmental review was triggered by both the preliminary formal subdivision proposing 70 units lots, which exceeds the categorical exemption threshold for short subdivisions of nine (9) lots, and the proposed number of units (70), which exceeds the exemption threshold of 30 units for a residential structure.*”

1. Concerns about environmental impacts

We are extremely concerned about the potential environmental impact of the proposed development in the Meridian Park neighborhood, due to the planned loss of an Urban Forest grove of approximately 67 significant trees, many of which are large conifers, many of which are a half century old. To quote a statement from our previous letter, “*These trees are exceptional, especially since many of them form a contiguous cluster. This configuration protects against windfall, mitigates stormwater runoff, provides cooling and oxygenation, and provides valuable and rare wildlife habitat.*”

This forested grove which graces the existing neighborhood, has a significant size and with large coniferous trees which tower above the nearby Twin Ponds Park which lies only two blocks North, providing valuable migratory bird habitat and habitat for priority species such as raptors, pileated woodpecker, and according to WDFW the Little Brown Bat. Many of the bird species which also frequent the salmon habitat at Twin Ponds and other nearby forested groves depend upon these tall trees. The loss of this Urban Forest Grove will contribute to what is known by the organization the city partners with, Forterra, as “habitat fragmentation.” To quote a nearby neighbor, Claudia Turner who wrote in a comment letter on this proposal, “*Twin Ponds is rich with birds, reptiles, fish and other wildlife (even otters!) that can’t thrive without these connecting habitats.*”

We believe that the decision by staff to allow the extreme cutting of a valuable Urban Forest ecosystem with inadequate replacement trees required is very destructive to the local ecosystem and community values expressed in the Shoreline Comprehensive Plan. This was done with an “Exception” given to the developer because of fear of reduction of housing units to protect the significant trees that will be permitted for saving.

In the memo from Ms. Lee to Ms. Markle the “exception” is described:

Of these 67 trees, 16 are exempt from replacement and retention requirements, which means 27% of significant sized trees will be retained (19 / 70 = 0.2714). The code requires one hundred and thirty-nine (139) replacement trees. The applicant has requested, and been granted, a reduction as allowed by Exception SMC 20.50.360(C)(b), to one hundred and ten (110) replacement trees.

The above calculations, seem to us to highlight some fairly “fuzzy math” and demonstrate pretzel logic.

We believe this “Exception” is not warranted and deprives the community of the replacement trees it deserves. Shoreline has lost thousands of large, significant trees over the last few years, due to development and Light Rail expansion. This loss exacerbates ongoing impacts from Climate Change such as Heat Island Effect, demonstrated during the June 2021 Heat Wave and urban flooding resulting from recent storms. We believe that the Impact Fees the developer will be charged could pay for many of these replacement trees to be planted in nearby parks, or even school grounds, or other nearby streets to compensate for the devastating loss of the huge existing trees on site.

2. Destroying this Forested Grove goes against City Comprehensive Plan Goals on preventing Climate Change:

The Shoreline Comprehensive Plan serves as a guide to why this Pulte Development is not meeting our Goals or Policies on the Natural Environment. The loss of the 67 trees proposed at the Pulte Homes will contribute to air, water quality and climate change impacts for the entire city and work in direct opposition to the Goals and Policies in our Comprehensive Plan.

The first page highlights how Shoreline is designated as a Tree City USA and describes how we have pledged actions in signing on to many national and international accords.

“To demonstrate this commitment to sustainability, the City has also signed on to the U.S. Conference of Mayor’s Climate Protection Agreement, the Cascade Agenda, the Green City Partnerships Program, and the King County- Cities Climate Collaboration. In 2008, the City adopted an Environmental Sustainability Strategy and created a Green Team tasked with its implementation. By 2012, the Team completed substantial implementation of the Strategy, including launch of the Forevergreen website at: <http://shorelinewa.gov/forevergreen>”

The next page highlights all of our laudible goals on protecting our Natural Environment. This is all well and good if it were to actually apply to the development in question. However, the Pulte Development is clearly a negative zone in virtual denial of the Comp Plan environmental goals. Goal #10 is case in point how this project proposal goes directly against our Comprehensive Plan.

GOALS

Goal NE I. *Minimize adverse impacts on the natural environment through leadership, policy, and regulation, and address impacts of past practices where feasible.*

Goal NE II. *Lead and support efforts to protect and improve the natural environment, protect and preserve environmentally critical areas, minimize pollution, and reduce waste of energy and materials.*

Goal NE III. *Regulate land disturbances and development to conserve soil resources and protect people, property, and the environment from geologic hazards, such as steep slope, landslide, seismic, flood, or erosion hazard areas.*

Goal NE IV. *Protect, enhance, and restore habitat of sufficient diversity and abundance to sustain indigenous fish and wildlife populations.*

Goal NE V. *Protect clean air and the climate for present and future generations through significant reduction of greenhouse gas emissions, to support Paris Climate Accord targets of limiting global warming to less than 1.5° C above pre-industrial levels. Local reduction targets will also promote efficient and effective solutions for transportation, clean industries, and development.*

Goal NE VI. *Manage the stormwater system through the preservation of natural systems and structural solutions in order to:*

- *Protect water quality;*
- *Provide for public safety and services;*
- *Preserve and enhance fish and wildlife habitat, and critical areas;*
- *Maintain a hydrologic balance; and*
- *Prevent property damage from flooding and erosion.*

Goal NE VII. *Continue to require that natural and on-site solutions, such as infiltration and rain gardens, be proven infeasible before considering engineered solutions, such as detention.*

Goal NE VIII. *Preserve, protect, and where feasible, restore wetlands, shorelines, and streams for wildlife, appropriate human use, and the maintenance of hydrological and ecological processes.*

Goal NE IX. *Use education and outreach to increase understanding, stewardship, and protection of the natural environment.*

Goal NE X. *Maintain and improve the city's tree canopy.*

And further on the actual Policies section, the plan is quite specific in “Vegetation Protection” policies which would pertain to the Pulte Development.

These two policies in particular are pertinent:

- *NE19. Minimize removal of healthy trees, and encourage planting of native species in appropriate locations*
- *NE21. Identify and protect wildlife corridors prior to, during, and after land development through public education, incentives, regulation, and code enforcement.*

Also, under “Sustainability” the following policies should apply directly to this project proposal to prevent loss of the entire Urban Forest Grove:

- *NE45. Design natural infrastructure into projects whenever feasible to mimic ecological processes.*
- *NE46. Create incentives to encourage enhancement and restoration of wildlife habitat on both public and private property through new and existing programs, such as the Backyard Wildlife Habitat stewardship certification program.*

And policy NE 42 points out how we could govern more equitably by not only thinking about how much revenue a development could bring in? But how in the long run, a Sustainable Policy might pan out better by protecting these big trees for the benefit of the new residents and existing citizens of Shoreline?

- *NE42. Recognize that a sustainable community requires and supports economic development, human health, and social benefit. Make decisions using the “triple bottom line” approach to sustainability (environment, economy, and social equity).*

3. Stormwater treatment should include Natural Drainage Strategies

As far as we can perceive there is no attempt to provide any natural drainage solutions to the massive development replacing 11 single family lots and Urban Forest proposed, with over 70 townhome units, driveways and sidewalks. The expansion of impervious surface to this part of the Thornton Creek Watershed, which is already greatly stressed from expansions in development, is not mitigated by any strategy to address this problem. As previously discussed, Twin Ponds Park is only two blocks to the North and downhill. Groundwater and runoff are important issues for the water quality and quantity that supplies the ponds which are actually part of the Thornton Creek Waterway. The impervious surface will also contribute greatly to the Heat Island Effect already plaguing the region.

We believe that this development project shows yet another detrimental mark environmentally to this already massive blight for Shoreline and the Meridian Park neighborhood.

We ask how this massive expansion of development will replenish the ecosystem it has destroyed, especially the existing natural drainage and stormwater retention provided by the 67 tall trees that will be lost?

In Shoreline's Comprehensive Plan Capital Facilities element, the following policies should be adhered to with Natural Drainage Systems within the development plans. This could include preserving more of the existing large tree groves to anchor and enhance stormwater retention. This would require designs that leave more areas to allow for natural drainage designs and raingardens.

- **CF16:** *Promote water reuse and water conservation opportunities that diminish impacts on water, wastewater, and surface water systems, Sidewalk Boeing Creek Stormwater Improvements 76 COMPREHENSIVE PLAN Element 8 CAPITAL FACILITIES Goals and Policies and promote conservation or improvement of natural systems.*
- **CF17:** *Encourage the use of ecologically sound site design in ways that enhance provision of utility services. CF18: Support local efforts to minimize inflow and infiltration and reduce excessive discharge of surface water into wastewater systems.*

4. Impacts from additional traffic generated by this development

The additional traffic to be generated at this new development will exacerbate already excessive traffic on adjacent roadways and especially on N 145th, a State Highway (SR 523.) The Highway is backed up frequently during peak hours and is expected to be much worse as Light Rail goes online in two years. Those intersections for Meridian Ave and others are already near Level "F."

The project would generate "new impacts" not just those anticipated in a previous Planned Action review.

Also, there are calculations that are not realistic. According to experts we've consulted In our previous comment letter, we stated "*The project's traffic study underestimates expected traffic volumes. This is due to various factors, including a misapplication of sections of the Highway Capacity Manual including Special Report 209, the selection of the am peak instead of the commonly used pm peak, unreasonable trip allocations, and inaccurate assumptions of existing traffic volumes and pipeline project impacts.*"

The traffic analysis that was presented by the developer, assumes these units are smaller and for “low rise apartment/condo” and would not generate as many trips as we believe are likely. The analysis should be based on Single family sized units.

Another serious concern is that a private school in only a block and a half away to the North on Meridian Ave. The Evergreen School in the mornings and afternoons, generates large volumes of traffic, or parents picking up or dropping off children. This could present a serious safety concern and conflicts as impatience could produce collisions or even worse, pedestrian accidents. And, there are at least two other schools in the vicinity. Lakeside School is just a few blocks away on the Seattle side on 145th and Parkwood Elementary School is just a few more blocks to the NW on N 155th. So, this development, which will presumably be home to some school aged children, will be contributing traffic volumes and density to an already congested area.

This School zone safety issue has not been addressed as far as we can tell in the plans.

For all of the above reasons, we respectfully urge that you DENY approval of this project and require that it be remanded to address the many detrimental impacts to our community that are likely to result otherwise.

Thank you for your attention..

Respectfully Submitted,

Janet Way, Chair

Shoreline Preservation Society



c/o Janet Way
940 NE 147th St
Shoreline, WA 98155

January 17, 2022

Hearing Examiner
c/o Hearing Examiner Clerk @ hearingex@shorelinewa.gov
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98155

Subject: Addendum to previous comment letter re Pulte Homes of Washington, Inc, Application No.: PLN20-0139, Permit Requested: Preliminary Formal Subdivision

Location: 2105, 2117, and 2123 N 148th St; 2116, 2122, 2132, 2142, and 2150 N 147th St; 14704, 14710 and 14718 Meridian Ave N (Parcel #7771300055, 7771300065, 7771300070, 7771300140, 7771300135, 7771300125, 7771300115, 7771300110, 7771300150, 7771300145 and 7771300060). Description of Project: Division of eleven (11) parcels of land into seventy (70) lots to facilitate development of seventy (70) townhouse units.

Dear Shoreline Hearing Examiner:

Please accept this additional comment on the Pulte Homes of Washington, Inc Application No, PLN20-0139 from our organization Shoreline Preservation Society.

Upon inspection after a drive around the extended Parkwood neighborhood within one or two blocks, we noticed there are now many blocks of pending developments very near the Pulte Homes properties in question. All of these dozens of additional homes have large tree canopy which are also now at risk in the same neighborhood and watershed for Twin Ponds and Thornton Creek. There are at least 40 homes now boarded up and fenced for development surrounded by their existing large trees and vegetation.

This is in addition to the 11 homes in the development before the Hearing Examiner. And not counting another batch of 20 or more homes already gone and replaced by townhomes in adjacent blocks

containing virtually no landscaping, trees or vegetation to soften their look or livability for their residents.

It occurs to us that the ultimate impact to the watershed and community will be gravely affect by the “cumulative impacts” to the ecosystems by the massive loss of likely hundreds of significant trees, pervious surfaces, and other elements such as additional traffic. It boggles the mind to think of all the potential cumulative impacts of all of this development on the Parkwood neighborhood,

- the Thornton Creek Watershed, the air quality in summer when future “heat domes” descend,
- or when Climate Change events such as “100-year storms” hit,
- not to mention impact to wildlife habitat on site or downstream,
- and even to consider the carbon effect of hauling all these homes to landfills
- or when the Shoreline Fire Department uses them for practice drills as it appears will happen.
(See photos)

So, we ask what is the “cumulative impact” of all of this massive redevelopment? We ask that the additional upcoming development impacts be considered when deliberating on the Pulte Development project in context of the ongoing impacts, environmental and otherwise to our community.

We are attaching some photos of what is going on and ask that they be added to the record and considered by the Hearing Examiner and member of the public who care to consider.

Thank you for considering these additional concerns when deciding whether to permit the proposed development.

Sincerely,

Janet Way, Chair

Shoreline Preservation Society











c/o Janet Way
940 NE 147th St
Shoreline, WA 98155

January 18, 2022

Hearing Examiner
c/o Hearing Examiner Clerk @ hearingex@shorelinewa.gov
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98155

Subject: Addendum II to previous comment letter re Pulte Homes of Washington, Inc, Application No.: PLN20-0139, Permit Requested: Preliminary Formal Subdivision

Location: 2105, 2117, and 2123 N 148th St; 2116, 2122, 2132, 2142, and 2150 N 147th St; 14704, 14710 and 14718 Meridian Ave N (Parcel #7771300055, 7771300065, 7771300070, 7771300140, 7771300135, 7771300125, 7771300115, 7771300110, 7771300150, 7771300145 and 7771300060). Description of Project: Division of eleven (11) parcels of land into seventy (70) lots to facilitate development of seventy (70) townhouse units.

Dear Shoreline Hearing Examiner:

Please accept this Addendum to our previous comments and comment points to be presented at the Hearing this evening. We appreciate your attention to the points we are raising about the proposed development.

Points for Hearing Examiner on Pulte

1. We believe that the determinations and decisions by staff violate the Goals and Policies of the Shoreline Comprehensive Plan. In particular, as we have highlighted the "Natural Environment"

and Capital Facilities chapters there are specific goals and policies, which are clearly being violated. The most obvious is **Goal NE X “Maintain and improve the city’s tree canopy.”**

2. We are concerned and question the staff determination that an "exception" in order to require fewer replacement trees is warranted. Any determination as to which trees could be cut is a "micro" decision that should be based on very specific locational information. While the arborist seems to believe that planting more replacement trees will somehow “harm” existing trees, we are not clear how that is scientifically supported?
3. “Cumulative Impacts” of the repeated development approvals in the surrounding neighborhood to the Pulte Development should be considered. We made a recent count and it’s clear that over 50 currently habitable “affordable” middle class homes are slated for destruction in the Pulte and surrounding neighborhood.
 - a. What is the cumulative impact to the Twin Ponds ecosystem, which is in fact a channel of Thornton Creek, drainage and groundwaters?
 - b. What is the cumulative impact to the bird habitat and the Migratory Bird Flyway in the hundreds of trees in the vicinity that will be eliminated by the Pulte and other nearby developments?
 - c. What is the cumulative impact of sending the tons of destroyed home materials to the landfill from the Pulte development and other nearby housing? Isn’t that adding additional methane producing material and increasing Climate Change impacts?
4. Also, the idea that reducing the canopy will eventually increase the health of the canopy is probably incorrect if a qualified arborist could offer an opinion.

There is a great deal of scientific study and evidence that trees actually thrive off of the interconnectedness to other nearby trees and in the soil from the network of fungus there.

Trees thrive quite close together in communities, and there is no analysis whatsoever of this connectivity of the existing trees in the soil discussed in the documents produced by the City or the developer to justify the “Exception”, and there is lots of new science about the nutrient exchange that occurs between trees.

From her book “Finding the Mother Tree” Suzanne Simard, Professor of **Forest Ecology** at the University of British Columbia. This excerpt describes how the trees in forest groves even ones like the Pulte Development Urban Forest Grove at risk have an interconnectedness:

“The trees soon revealed startling secrets. I discovered that they are in a web of interdependence, linked by a system of underground channels, where they perceive and connect and relate with an ancient intricacy and wisdom that can no longer be denied. I conducted hundreds of experiments, with one discovery leading to the next, and through this quest I uncovered the lessons of tree-to-tree communication, of the relationships that create a forest society. The evidence was at first highly controversial, but the science is now known to be rigorous, peer-reviewed, and widely published. It is no fairy tale, no flight of fancy, no magical unicorn, and no fiction in a Hollywood movie.

<https://suzannesimard.com/finding-the-mother-tree-book>

5. We find no provisions or requirement for requiring “natural drainage systems” in this development design. This is an obvious fault. Shoreline is well known for designing such systems in municipal projects, such as the Aurora Phase II and III, and the Natural drainage street design in Briarcrest neighborhood along 17th Ave NE. The developer could easily find options for doing this to benefit groundwater infiltration and the downstream area of Twin Ponds Park and the

immediate health and quality of the landscaping and enjoyment of the residents. This is actually recommended in the Shoreline Comprehensive Plan and the Sustainability Strategy. We request that this be required by the Hearing Examiner to mitigate the impacts of destruction of this valuable Urban Forest ecosystem.

We appreciate the time being taken by the Hearing Examiner to listen to our opinion and those of other citizens who care about our community.

Respectfully Submitted,

Janet Way, Chair

Shoreline Preservation Society

Kendyl Hardy

From: stsoming <stsoming@frontier.com>
Sent: Monday, January 17, 2022 4:09 PM
To: Hearing Examiner
Cc: Janet Way; Kathleen Russell
Subject: [EXTERNAL] 1/18/22 Public Hearing of Appl. No. PLN20-0139

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Hearing Examiner Clerk,

Pursuant to the publication of the Notice of Public Hearing in the "Seattle Times" for the above-mentioned application, I submit the following written comments:

My name is Susanne Tsoming. I am a Shoreline resident and a member of the Tree Preservation Code Team and Save Shoreline Trees. I support Shoreline Preservation Society's 1/14/22 letter, particularly its remarks, "the decision by staff to allow the extreme cutting of a valuable urban forest ecosystem with inadequate replacement trees required is very destructive to the local ecosystem and community values expressed in the Shoreline Comprehensive Plan." (para. 3, pg. 2).

The city planner, Ms. Cate Lee properly reviewed the Project and found it technically in compliance with City Code requirements. Yet, in the middle of climate change, it is counter-intuitive to remove a grove of 67 trees. Climate change should change our priorities. Everyone, including developers like Pulte Homes of Washington, need to revise their approach about the way we do things. Retaining urban tree canopies should be one of those priorities. By reducing the number of buildings on the project site and integrating more of the existing mature trees into the building site plan, Pulte's "5 Degrees" project could become an example of how thoughtful design can lead to developments that respect the environment and public welfare.

Thank you,

Susanne Tsoming

Kendyl Hardy

From: Sandy Shettler <SSHETTLER@msn.com>
Sent: Monday, January 17, 2022 4:49 PM
To: Hearing Examiner
Subject: [EXTERNAL] Comment on Pulte Homes Application No.: PLN20-0139

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shoreline Hearing Examiner:

Pulte Homes, a private, for-profit national developer, should not be allowed to cut down the forest grove for a townhouse development at 147th and Meridian, and instead should be asked to provide a plan which incorporates these trees.

This grove of mature conifers is a community treasure. Forests are resilient because they are themselves a community--the trees shelter each other from winds and the interlocking root mass provides a strong base which supports their height. Removing large numbers of them leave the few that remain vulnerable, particularly given our hotter/dryer summers and stronger storms due to climate change. Within just a few years we will lose the few that remain, along with the many benefits they provide, including stormwater absorption, carbon sequestration, summer cooling, wildlife habitat, and joy!

I am familiar with Pulte. They are an experienced national development company and are well able to meet their townhome objective with a more creative approach which incorporates this forest.

Please send them back to the drawing board to provide a plan which respects this community resource, rather than exploiting it.

Sincerely,

Sandy Shettler
206-412-2333

Kendyl Hardy

From: H.R.H Bethany Williamson <petewil@msn.com>
Sent: Monday, January 17, 2022 5:11 PM
To: Hearing Examiner
Subject: [EXTERNAL] Comment on Pulte Homes Application No.: PLN20-0139

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Shoreline Hearing Examiner:

Pulte Homes, a private, for-profit national developer, should not be allowed to cut down the forest grove for a townhouse development at 147th and Meridian, and instead should be asked to provide a plan which incorporates these trees.

This grove of mature conifers is a community treasure. Forests are resilient because they are themselves a community--the trees shelter each other from winds and the interlocking root mass provides a strong base which supports their height. Removing large numbers of them leave the few that remain vulnerable, particularly given our hotter/drier summers and stronger storms due to climate change. Within just a few years we will lose the few that remain, along with the many benefits they provide, including stormwater absorption, carbon sequestration, summer cooling, wildlife habitat, and joy!

I am familiar with Pulte. They are an experienced national development company and are well able to meet their townhome objective with a more creative approach which incorporates this forest.

Please send them back to the drawing board to provide a plan which respects this community resource, rather than exploiting it.

Sincerely,

Bethany Williamson

425 922 0701

Sent from my iPhone

Kendyl Hardy

From: Sam Beatt <smbeatt@gmail.com>
Sent: Monday, January 17, 2022 7:36 PM
To: Hearing Examiner
Subject: [EXTERNAL] Public Comment: Pulte Homes of Washington, Inc, Application No.: PLN20-0139

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Hearing Examiner,

Thank you for offering public comment on this project. I am concerned about this project due to the extreme loss of important tree canopy in an area that has seen significant tree loss as the Light Rail moves in. Housing is a major issue here in the Puget Sound area, however development at the cost of environmental degradation and comfortable community is not ever worth it.

According to the arborist report, this large grove, including 86 significant trees, will be cut down to 19 significant trees, with the rest of the site to be cleared.

- The SEPA checklist indicates that other than songbirds there is no wildlife in this mature landscape of 2.44 acres. This defies credulity, and we appreciate the City reviewer noting that the habitat is conducive to the presence of the little brown bat and that the location is inside the Pacific flyway. In addition, at the very least there are sure to be Steller's jays and a variety of woodpeckers. Raptors, either nesting or transient, are a virtual certainty, and so are squirrels and Norway rats.
- This action comes on the heels of the Shoreline area's loss of 5,000 trees for the construction of the Sound Transit line. In addition to that, mature trees are constantly falling way to hardscape for added density. Balance is needed.

This project will also affect traffic in the area, and add to an already congested area.

Thank you for your consideration.

-Sam Beatt

Kendyl Hardy

From: Thornton Creek Alliance <thorntoncreekalliance@gmail.com>
Sent: Tuesday, January 18, 2022 8:00 AM
To: Hearing Examiner
Subject: [EXTERNAL] Public Comment: Pulte Homes of Washington, Inc, Application No.: PLN20-0139

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Via Email Only

Thornton Creek Alliance
Post Office Box 25690
Seattle, Washington 98165-1190

Hearing Examiner
City of Shoreline
17500 Midvale Ave N
Shoreline, WA 98155

Dear Hearing Examiner:

Thank you for the opportunity to comment on this project which is situated in the curve created by the riparian corridor of Thornton Creek as it flows through Twin Ponds Park and then south along the west side of the freeway. Because of the on-site tree grove creating a supporting and nearly contiguous habitat for the park and creek, we earnestly request that you scale back the project and save the trees. This urban forest is important to the Thornton Creek watershed and Twin Ponds ecosystem, but according to the arborist report, this large grove, including 86 significant trees, will be cut down to 19 significant trees, with the rest of the site to be cleared.

- The SEPA checklist indicates that other than songbirds there is no wildlife in this mature landscape of 2.44 acres. This defies credulity, and we appreciate the City reviewer noting that the habitat is conducive to the presence of the little brown bat and that the location is inside the Pacific flyway. In addition, at the very least

there are sure to be Steller's jays and a variety of woodpeckers. Raptors, either nesting or transiting, are a virtual certainty, and so are squirrels and Norway rats.

- This action comes on the heels of the Shoreline area loss 5,000 trees for the construction of the Sound Transit line.

With this continuous reduction in tree cover the City's commitments to carbon sequestration and mitigating the effects of climate change will be harder to accomplish. Keeping forest is crucial to maintaining any kind of biological diversity. People benefit too from the cooling shade, the retention of stormwater, and the cleansing of the air we breathe.

The documents indicate stormwater run-off will be detained in storage vaults. We would like to know what the maintenance schedule is, and who will be responsible for ensuring that it is followed.

Please add Thornton Creek Alliance as a party of record. Thank you for your consideration.

Sincerely,

Dan Keefe,

President

--

www.thornton-creek-alliance.org

www.facebook.com/Thornton.Creek.Alliance

Kendyl Hardy

From: Gordon Dass Adams <gordondass@yahoo.com>
Sent: Tuesday, January 18, 2022 10:54 AM
To: Hearing Examiner
Subject: [EXTERNAL] PLN20-0139,

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The loss of this many mature trees will be a blow to Shoreline's livability - shade, coolness, wildlife — thrown aside for overly dense development.

Gordon Dass Adams

Gordon Dass Adams 206-227-3864
Seattle gordondass@yahoo.com

Kendyl Hardy

From: Nancy Morris <taweyahnan@gmail.com>
Sent: Tuesday, January 18, 2022 12:38 PM
To: Hearing Examiner
Cc: Rachael Markle; Catherine Lee
Subject: [EXTERNAL] Addendum to previous comment on Pulte Homes Site, PLN20-0139 (Pulte 5 Degrees)
Attachments: DEV20-1621 Tree Replacement Exception final.pdf
Importance: High

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attention Hearing Examiner:

cc: Rachael Markle, Cate Lee

RE: Addendum to previous comment on Pulte Homes Site, PLN20-0139 including one attachment

As the Pulte Homes Site, PLN20-0139 is still not built, the City of Shoreline Planning Department and the Pulte Home Site developers must look to new standards of design now implemented more and more around the world that preserves trees and green space as much as possible, due to the impending climate change impacts we as a society are now experiencing. We can't continue to develop land in the slash-and-clear manner going forward and destroy precious habitat, not only for future residents of Shoreline, but also for our Northwest bird species that will be losing foraging and nesting habitat with this horrendous loss of trees.

Design Buildings to Preserve Trees

City of Bellevue, WA codes mandate designing buildings and developments around existing mature trees in the landscape (included by reference: ***Trees and Tree Retention in City of Bellevue, WA*** <https://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/zoning-requirements/trees>). Shoreline is far from this goal, especially given the incredible loss of landscape for the Pulte development site. And Shoreline's practice of planting young deciduous trees to

replace the loss of our mature conifers, is a false solution. Young saplings never in even 20 years sequester the carbon dioxide that is done NOW by our mature conifer trees. Young saplings do nothing for our resident and migratory bird species as well. City of Shoreline and developers need to join other jurisdictions who are now more aware about the value and importance of their trees and the contiguous tree canopy. Designing with this in mind is the way of the future.

Concern about Bird Nesting

I also have significant reservations about the letter from Director Markle to the applicant Pulte Homes “Dev 20-1621 [PLN20-0139] Tree Replacement Exception” on November 10, 2021, page 3, bullet 5 (attached PDF below): *“Trees shall not be removed during bird nesting season, which stretches from the last week of February to the first week of August, unless the project ecologist is onsite to facilitate bird nest relocation. If a young bird is encountered and is unable to fly, the project ecologist shall contact the approved rehabilitation facility, PAWS in Lynnwood, WA.”*

Director Markle’s remarks may be well intended and a considered first step in reducing bird mortality, however I don’t believe it is feasible to relocate bird nests based on known bird behavior. It is unlikely that bird nests in these significant conifers can even be spotted by a project ecologist or relocated in a manner to save the birds. And does “the first week of August” mean the end of first week as August 8, or does it mean August 1, the beginning of the week? The best solution is to wait until September 1.

I will add that delaying tree removal from the end of February through the beginning of August (provided this is specified as August 15), goes a long way to protect breeding and fledging birds, but better protection could be provided during this critical time if tree cutting were delayed from Feb 1-August 31. This offers protection to birds during courtship and nest building in late winter, and helps protect birds that rear multiple broods late into the season.

In an email exchange, Josh Morris, Urban Conservation Manager at Seattle Audubon, suggested the following language: "to protect breeding and fledging birds, trees should not be removed between February 1-August 31. If juvenile birds that are unable to fly are encountered during project activities, response shall follow guidance from PAWS at <https://www.paws.org/wp-content/uploads/2019/11/wild-baby-bird.pdf>. If any injured

birds are detected during project activities, the project ecologist shall contact the project sponsor. All birds injured or dead from any cause, project-related or otherwise, that are detected during project activities shall be reported at <https://dBird.org>." ~~COMPANYS~~

I urge Director Markle to review best practices as put forth by organizations such as Seattle Audubon and Seward Park Audubon Center who have bird scientists and ecologists on staff. To reiterate, the recommended time period should be extended to September 1.

I so hope the Shoreline City staff and the Hearing Examiner fully consider already important information submitted by a number of Shoreline citizens and organizations to see what can be done to save more of our tall significant conifer trees before they are lost forever at the Pulte Homes site, PLN20-0139. If people truly want to save and preserve trees to help mitigate climate change emergencies and preserve this natural resource for future residents of Shoreline and our previous wildlife, then new project design should be considered to enhance the livability of our communities. I urge you to deny the Pulte 5 Degree project as currently designed until more thought is given to create a sustainable development at this area. The redesigned "Pulte 5 Degree" project built with many more mature trees intact could be an inspiration for other cities to show such projects are possible given what we know about the climate emergencies we now face.

References listed below are to be included as part of my comment on the Pulte Homes of Washington, Inc, Application No.: PLN20-0139 (Pulte "5 Degrees").

Sincerely,

Nancy Morris
Resident of Shoreline, WA

References:

"Tree and Tree Retention in City of Bellevue" <https://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/zoning-requirements/trees> . Bellevue codes mandate designing building around existing mature trees in the landscape.

“Urban Forests and Birds That Need Them” | Seattle Audubon Program Meeting
July 15, 2021 <https://vimeo.com/575918179>

“Amid climate crisis, a proposal to save Washington’s state forests”
<https://www.seattletimes.com/seattle-news/environment/amid-climate-crisis-a-proposal-to-save-washington-state-forests-for-carbon-storage-not-logging/> by Lynda Mapes, March 21, 2021. . . . “Hilary Franz, state commissioner of public lands, pulled back nearly 40 acres with most of the biggest, oldest trees from the sale. Now, this timber sale named Smuggler (sales are often whimsically named by state foresters) also is swinging open a door to a broader conversation in Washington, home to the second largest lumber producer in the nation, to rethink the value of trees on state lands not as logs, but as trees to help address the twin crises of species extinction and climate warming.” . . .

“What Technology Could Reduce Heat Deaths? TREES.”
<https://www.nytimes.com/2021/07/02/climate/trees-cities-heat-waves.html>, from the New York Times July 2, 2021

“Learn About Heat Islands,” EPA report <https://www.epa.gov/heatislands/learn-about-heat-islands>

“Reduce Urban Heat Island Effect,” EPA Report - <https://www.epa.gov/green-infrastructure/reduce-urban-heat-island-effect>).

“2021 heat wave is now the deadliest weather-related event in Washington history” <https://www.kuow.org/stories/heat-wave-death-toll-in-washington-state-jumps-to-112-people> 112 people died during the most serious heat wave in our state end of June 2021.

“Florida is ditching palm trees to fight the climate crisis”https://www.cnn.com/2021/10/23/weather/weather-trees-adapt-climate-change/index.html?utm_medium=social&utm_source=fbCNN&utm_content=2021-10-23T19%3A00%3A13&utm_term=link . . . “Scientists are working on solutions to capture and safely contain atmospheric carbon. One approach is called “terrestrial sequestration” -- which is essentially planting trees. A tree absorbs carbon during photosynthesis and stores it for the life of the tree” . . .

UN Climate Statement / 09 Aug, 2021, “UN Climate Change Welcomes IPCC’s Summary for Policy Makers on the Physical Science Basis of Climate Change” <https://unfccc.int/news/un-climate-change-welcomes-ipcc-s-summary-for-policy-makers-on-the-physical-science-basis-of-climate>

The 26th “Conference of the Parties” (COP26) and represents a gathering of all the countries signed on to the U.N. Framework Convention on **COP26: What is it and why is it happening in Glasgow in 2021?** Climate Change and the Paris Climate Agreement. <https://www.bbc.co.uk/newsround/51372486>

“Climate change has destabilized the Earth’s poles, putting the rest of the planet in peril. New research shows how rising temperatures have irreversibly altered both the Arctic and Antarctic. Ripple effects will be felt around the globe.” <https://www.washingtonpost.com/climate-environment/2021/12/14/climate-change-arctic-antarctic-poles/>

**SHORELINE
CITY COUNCIL**

Will Hall
Mayor
Keith Scully
Deputy Mayor
Susan Chang
Doris McConnell
Keith A. McGlashan
Chris Roberts
Betsy Robertson

November 10, 2021

Jim Sprott
Pulte Homes of Washington, Inc.
jim.sprott@pulethgroup.com

RE: DEV20-1621 (2105, 2117, and 2123 N 148th St; 2116, 2122, 2132, 2142, and 2150 N 147th St; 14704, 14710 and 14718 Meridian Ave N) - Tree Replacement Exception Request

Dear Mr. Sprott,

The City of Shoreline Planning & Community Development Department has received and reviewed your request to reduce the number of required replacement trees from 139 replacement trees to 110 replacement trees.

The site contains 86 significant sized trees, 67 of which are proposed for removal, 19 of which are proposed for retention, 16 of which are partially exempt from retention and replacement requirements, resulting in a retention percentage of 27 percent ($19 / 70 = 0.271$). The code required minimum retention is 20 percent, or 14 trees ($70 \times 0.20 = 14$).

A reduction to the number of replacement trees requires an exception request to the Planning Director addressing the criteria in accordance with SMC 20.50.360(C)(b)(i-iv):

- i. There are special circumstances related to the size, shape, topography, location or surroundings of the subject property; and
- ii. Strict compliance with the provisions of this Code may jeopardize reasonable use of property; and
- iii. Proposed vegetation removal, replacement, and any mitigation measures are consistent with the purpose and intent of the regulations; and
- iv. The granting of the exception or standard reduction will not be detrimental to the public welfare or injurious to other property in the vicinity.

Note: The cited code section was amended by [Ordinance No. 907](#), effective December 15, 2020, but appears in this letter as it did when this application

was vested on October 19, 2020.

The reduction of required replacement trees is requested primarily due to retention of additional significant sized trees beyond the minimum requirement; off-site tree canopy that extends onsite which limits the ability to replant new trees within the existing canopy; and providing the level of density desired in the MUR-35' zoning district. Planting the required replacement trees in the critical root zones of trees to be retained, both onsite and offsite, would disturb established root systems. Planting the required replacement trees on the remaining part of the site would lead to overcrowding and competition for water and sunlight.

The proposed landscape plan incorporates 110 out of the 139 required replacement trees. The area needed to plant an additional 29 trees onsite would require between 5,000 and 20,000 square feet. The 5,000 square feet is based on the canopy dimensions of a small tree (serviceberry) and the 20,000 square feet is based on the canopy dimensions of a medium tree (mature hedge maple). This would reduce the density of the proposed project. The average unit size in this proposal is 640 square feet at the ground level, which would mean a reduction in unit count of eight (8) to thirty-one (31), meaning the density would decrease from 70 units to 62 units at the high end to 39 units at the low end. The code required minimum density for this site is thirty (30) units. The initial proposal for this project was 72 units, which was reduced to 70 units through the revision process to provide more adequate tree protection for trees to be retained. The required spacing of trees from buildings, each other, and driveways does not allow for full compliance while also allowing for the proposed and remaining trees to grow in a healthy manner.

The Planning and Community Development Department finds that the applicant has sufficiently demonstrated that special circumstances exist due to the previously mentioned retained significant onsite trees and offsite trees with canopy extending onsite. The granting of a tree replacement reduction will not be detrimental to the public welfare because it will maximize tree canopy coverage over the long term by allowing replacement trees the space to maximize photosynthetic capacity and develop good structure.

The request for the exception to allow for a reduction to the number of replacement trees meets the criteria of SMC 20.50.360(C)(b)(i-iv) and shall be granted on the following conditions, which will be listed as conditions of permit approval for DEV20-1621, related to onsite trees:

- Tree protection shall be in place at time of pre-construction meeting as shown on approved plans. Tree protection shall remain in place until final inspection and shall not be removed except as outlined in the approved arborist report.
- Pre-construction meeting required. Project arborist shall attend pre-construction meeting with city building inspector and project general contractor.

- Project arborist shall be onsite for removal of hardscape adjacent to tree protection area on the southeast corner of the site.
- Applicant shall provide city planner with monitoring reports (electronic, PDF file) from project arborist on retained trees as follows:
 - Start of construction (post-demolition, pre-site grading work)
 - Beginning of dry season (May), annually if construction spans more than one year
 - End of dry season (September), annually if construction spans more than one year
 - End of site grading and utility installation
- Trees shall not be removed during bird nesting season, which stretches from the last week of February to the first week of August, unless the project ecologist is onsite to facilitate bird nest relocation. If a young bird is encountered and is unable to fly, the project ecologist shall contact the approved rehabilitation facility, PAWS in Lynnwood, WA.

The tree replacements shall be planted as shown on Sheet L1.0 Landscape Layout Plan, dated 08/19/2021. A tree replacement performance bond is required prior to permit approval, and a 3-year maintenance bond is required prior to final inspection.

Should you have any questions, please contact Cate Lee, Senior Planner, at 206-801-2557, or via e-mail at clee@shorelinewa.gov.

Sincerely,



Rachael Markle
Planning Director
Planning & Community Development Department
206-801-2531

Attachments: Arborist Report with Reduction Request, Sheet L1.0 Landscape Layout Plan

c.c.: Ben Wolk, Board & Vellum, ben@boardandvellum.com
Yi-Chun Lin, Board & Vellum, yi-chun@boardandvellum.com



January 18, 2022

Director Rachel Markle
Office of Planning and Community Development
17500 Midvale Ave N
Shoreline, WA 98133
Via email to rmarkle@shorelinewa.gov

RE: Protecting Nesting Birds from Tree Removal: PLN20-0139 (Pulte 5 Degrees)

Dear Director Markle,

Greetings from Seattle Audubon. We are an urban conservation organization based in the Wedgewood neighborhood of Seattle, serving an area from Shoreline to Des Moines and east to Mercer Island. We are supported by more than 4,000 local members who care deeply about protecting birds and their habitats.

We write to thank you for considering nesting birds during tree removal and to offer a suggestion that could protect more birds during this critical part of their life cycle.

Before our specific comment, a general thought about tree loss. Our urban forests will play an important role in how we mitigate and adapt to climate change. We know that we cannot protect every tree as our cities grow and densify, but we also know that every tree we lose weakens our cities' ability to absorb climate impacts from extreme heat, intense precipitation, and wildfire smoke. Decisions to remove trees should be judicious. Development should maximize tree retention. And where we must lose trees, we must then replace them with as many as possible, as quickly as possible, and as equitably as possible.

Our specific comment relates to your letter dated November 10, 2021 to Jim Sprott of Pulte Homes of Washington, Inc, regarding a request to reduce the number of replacement trees. Passages on page two and three read:

The request for the exception to allow for a reduction to the number of replacement trees meets the criteria of SMC 20.50.360(C)(b)(i-iv) and shall be granted on the following conditions, which will be listed as conditions of permit approval for DEV20-1621, related to onsite trees:

- ...
- *Trees shall not be removed during bird nesting season, which stretches from the last week of February to the first week of August, unless the project ecologist is onsite to facilitate bird nest relocation. If a young bird is encountered and is unable to fly, the project ecologist shall contact the approved rehabilitation facility, PAWS in Lynnwood, WA.*

Director Markle
Shoreline Office of Planning and Community Development
RE: Comments on PLN20-0139
January 18, 2022
Pg. 2

First, thank you for considering the needs of birds during the development process. We commend you for this and hope to see considerations for a wide array of urban biodiversity become mainstream in development decisions, land use policy, and urban planning.

Second, we respectfully ask you to consider an alternate phrasing for the condition on tree removal during nesting season. We propose:

To protect breeding and fledging birds, trees shall not be removed between February 1-August 31. If juvenile birds that are unable to fly are encountered during project activities, response shall follow guidance from PAWS at <https://www.paws.org/wp-content/uploads/2019/11/wild-baby-bird.pdf>. If any injured birds are detected during project activities, the project ecologist shall contact PAWS. All birds injured or dead from any cause, project-related or otherwise, that are detected during project activities shall be reported at <https://dBird.org>."

Our rationale:

1. *"To protect breeding and fledging birds, trees shall not be removed between February 1-August 31."* Breeding is a complex set of behaviors that occurs over months, from courtship and pair formation to nest building, egg laying, incubation, and rearing the young brood. Each species is on its own timeline. Bald Eagles, for example, a year-round resident in our area, begin courting and nest building in January. Migratory birds, like Swainson's Thrush, must travel from Central or South America and may not begin nest building until June. Similarly, each species fledges at a different rate, and some species may attempt to rear two or more broods in a season with sensitive young birds present into August. Given this, best protection can be given to birds during critical reproductive and fledging periods by limiting tree removal from February 1-August 31.

We recommend removing the exemption on tree removal during nesting season if a project ecologist is onsite to facilitate bird nest relocation. It is not strictly legal to relocate bird nests without a permit under the Migratory Bird Treaty Act, and, more practically, bird nests are unlikely to be detected without searching closely up in the trees, which seems unlikely to occur. Best to assume nests are present and wait until September.

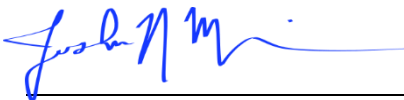
2. *"If juvenile birds that are unable to fly are encountered during project activities, response shall follow guidance from PAWS at <https://www.paws.org/wp-content/uploads/2019/11/wild-baby-bird.pdf>."* Sometimes the best thing to do with a juvenile bird that cannot fly is to leave it alone. PAWS has a process for determining when to intervene or call for further guidance.
3. *"If any injured birds are detected during project activities, the project ecologist shall contact PAWS."* Injured birds can often be rehabilitated. Always call a wildlife rehabber for guidance.
4. *"All birds injured or dead from any cause, project-related or otherwise, that are detected during project activities shall be reported at <https://dBird.org>."* dBird.org is an online platform for reporting dead and injured birds. Conservationists and scientists across the country use the tool to track causes of bird

Director Markle
Shoreline Office of Planning and Community Development
RE: Comments on PLN20-0139
January 18, 2022
Pg. 3

mortality and injury. Requiring developers to report incidents of dead and injured birds can help us understand and prevent some human-related causes of bird death.

Thank you for your consideration. If Seattle Audubon can be a resource to you or your office, please do not hesitate to email or call.

Sincerely,



Joshua Morris
Urban Conservation Manager

Cc: Cate Lee, Senior Planner | clee@shoreline.gov

Kendyl Hardy

From: Isis Charest <isis.charest@gmail.com>
Sent: Tuesday, January 18, 2022 5:36 PM
To: Hearing Examiner; save-shoreline-trees@googlegroups.org
Subject: [EXTERNAL] ordinance #953

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I feel deeply saddened that the City of Shoreline Planning Commission thinks it has to choose between creating more housing and supporting the city of Shoreline environmentally. The block between 147th and 148th off Meridian has a lot of significant Trees and yet ordinance 953 would allow all of them to be cut down. This is so wrong environmentally.

The rows of townhomes being built on 145th are a disgrace to our current environment. One with any empathy can feel the death of the land these rows of homes sit on. How does that affect the people living in them? Who cares?

Most of us know that we have already entered a time of extreme weather conditions and Trees are our only friend to help curb that extreme. But sadly here we/you are choosing ... as if they are really not necessary ... as if there is nothing to worry about.

We are speaking of an area within hearing distance to the freeway where DOT already cut down over 5000 trees. What do you think is going to absorb all that extreme amount of carbon and other pollutants? What will absorb all the traffic noise?

But of course wealthier citizens will be able to afford living in an area where there are abundant Trees. The available housing for the less wealthy of us are most often devoid of nature, next to the loudest traffic and the most pollution. It is the penalty of being poor and the gift of being in control.

Thank you for seeing the Benefits of Trees now ... not 20 years from now.
Isis Charest

Kendyl Hardy

From: Catherine Lee
Sent: Monday, January 3, 2022 9:51 AM
To: Hearing Examiner
Subject: FW: [EXTERNAL] Jan 18 Public Hearing: PLN20-0139 (Pulte 5 Degrees)
Attachments: PLN20-0139 - Notice of PH - Post w Map.pdf; IMG_9743.jpeg; IMG_9742.jpeg

FYI—this got stuck in my quarantine email and may have also got stuck in yours so am forwarding on.

From: dmoehring@consultant.com <dmoehring@consultant.com>
Sent: Sunday, January 2, 2022 8:35 AM
To: Hearing Examiner <hearingex@shorelinewa.gov>
Cc: Treepac <Treepac@groups.outlook.com>; Catherine Lee <clee@shorelinewa.gov>
Subject: [EXTERNAL] Jan 18 Public Hearing: PLN20-0139 (Pulte 5 Degrees)

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re: 2123 N 148th St and surrounding area within the multifamily development of Shoreline,
WA 98133

Dear Hearing Examiner,

The proposed development before you either can be a model for sustainable design considering both density and urban forest, or it may ignore the site plan options to maximize the retention of existing significant trees at the cost to the regional environment and natural habitats.

We all have a right to property capitalization. We all have a greater responsibility, however, to our future generations to smartly design with groves of large trees included. Please visit this heavily wooded site prior to the public hearing.

This proposal, as you may see, does not take any environmental responsibility needed for sustainable growth, and purely seeks to maximize its capital gain. Your authority must be applied to this matter.

Thank you,
David Moehring AIA
TREPAC

From: Catherine Lee <clee@shorelinewa.gov>
Date: December 29, 2021 at 9:46:20 AM PST
To: Catherine Lee <clee@shorelinewa.gov>
Subject: Notice of Public Hearing: PLN20-0139 (Pulte 5 Degrees)

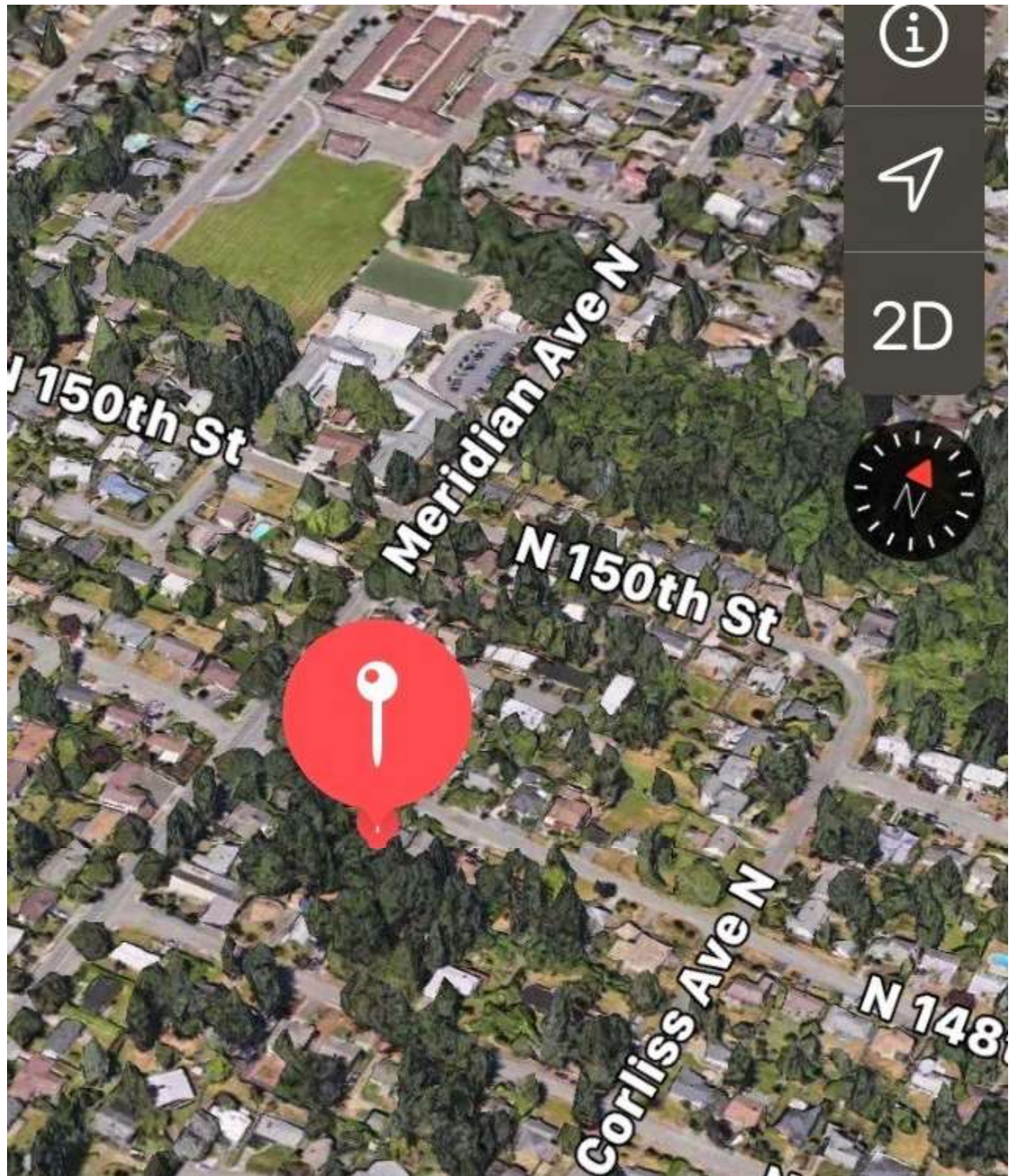
Hello,

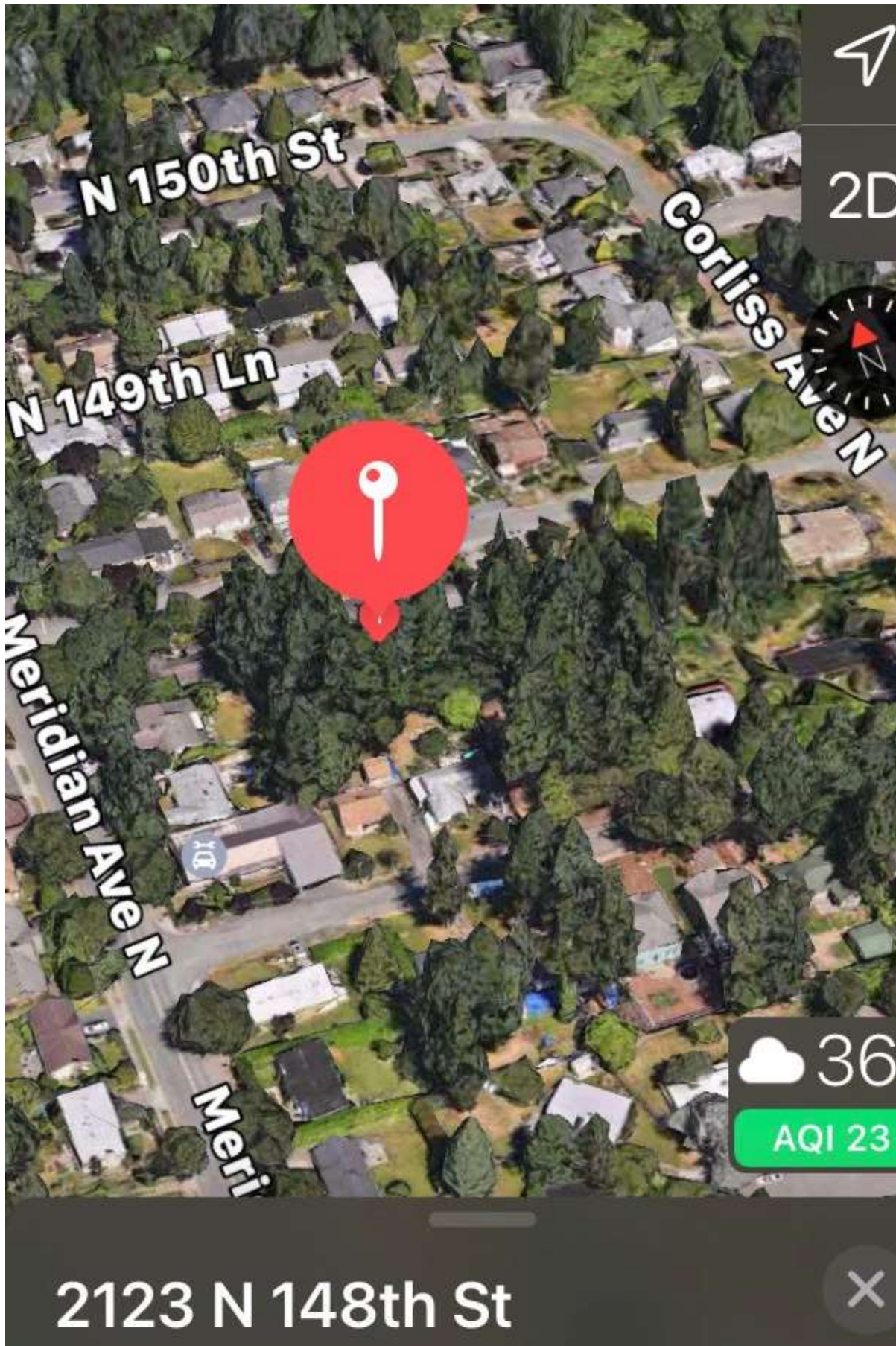
If you are receiving this email, you provided comment during the notice of application of this preliminary formal subdivision. This application is scheduled to go to Hearing Examiner for a Public Hearing on **January 18, 2022 at 7:00 PM** via Zoom Webinar.

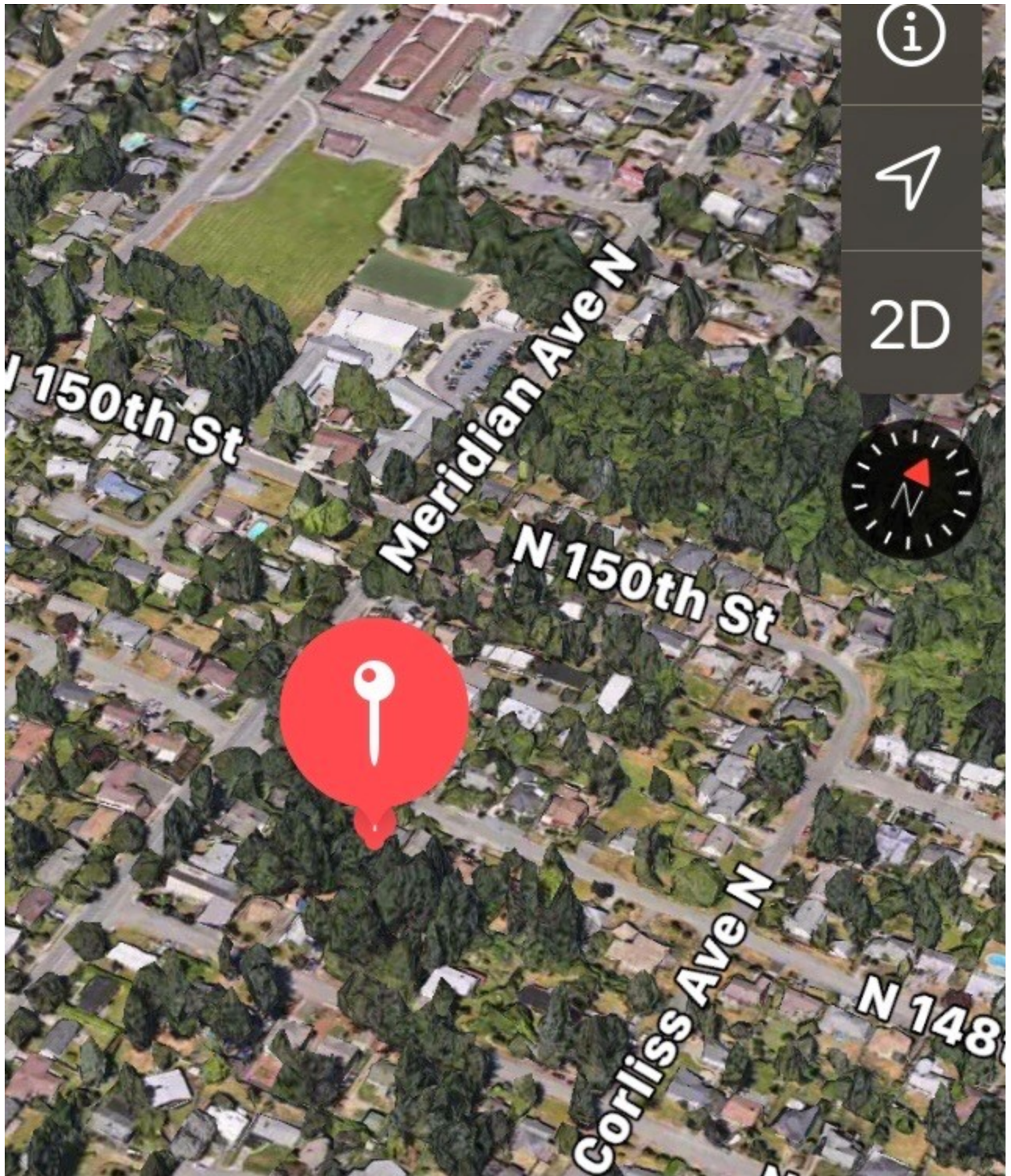
Please see attached notice for meeting details, including how to provide public comment.

If you are also a property owner within 500 feet of the subject site you will receive a paper mail notice through the USPS in the coming week (notice has to occur 15 days prior to the hearing, so by January 3, 2022).

Best Regards,









Kendyl Hardy

From: ericsi@seanet.com
Sent: Tuesday, January 18, 2022 6:33 PM
To: Hearing Examiner
Subject: [EXTERNAL] Public Hearing 01-18-2022

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to submit the following comment to the public hearing regarding application number PLN20-0139:

There was a previous public comment period about a year ago. From the response I got when I submitted a comment, it was very clear that the "comment period" was just a formality, and that the city government had no interest in actually hearing from the public. Therefore, I am quite confident that this so-called "hearing" is also nothing but theater, and that the actual decisions have already been made in favor of the developers.

Building a 72-unit complex is a massive change that will have a huge negative impact on this neighborhood. Traffic on Meridian is already quite bad at times, but now it's going to get MUCH worse, and parking will be worse too.

When this complex is finished, I would not be surprised if traffic is backed up so much that I won't be able to get onto Meridian at all. Once this project is finished, it seems very likely that it will open the floodgates for further projects, until a once-beautiful neighborhood has been completely destroyed and turned into an area as dense as Capitol Hill.

I realize that the developers almost always win and ordinary citizens have almost no power, but for what little it's worth, please register my vehement disapproval of this project and of a city government that clearly does not represent me.

sincerely,
Eric Sieverling