

Pollie McCloskey

From: stsoming <stsoming@frontier.com>
Sent: Friday, September 9, 2022 4:23 PM
To: City Council
Cc: Pollie McCloskey
Subject: [EXTERNAL] City Council 9/12/22 Meeting - Public Comment re Agenda Item 8(a) MUR-70' Zone Tree Retention Amendment
Attachments: Final TPCT 9-9-22 ltr re MUR-70 tree retention.docx

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Dear Shoreline City Council,

Attached is an additional statement dated 9-9-22 from the Tree Preservation Code Team regarding the above-referenced subject.

Ms. McCloskey, please post the attached letter dated 9/9/22 to Public Comments from the Tree Preservation Code Team.

Thank you all for your time and attention.

Sincerely,

Susanne Tsoming for and on behalf of the Tree Preservation Code Team



September 9, 2022

VIA EMAIL

Mayor Keith Scully
Deputy Mayor Betsy Robertson
City Council Members McConnell, Mork, Pobee, Ramsdell and Roberts
17500 Midvale Ave N.
Shoreline, WA 98133

Re: 9/12/22 City Council Meeting Agenda Item 8(a) – MUR-70' Zone Tree Retention Amendment

Dear Mayor Scully, Dep. Mayor Robertson and City Council Members:

This is a follow-up letter to TPCT's 9/6/22 letter emailed on 9/6/22. We object to Staff's proposed changes to Council Amendment #8 as follows:

6. The Director may allow a reduction, or waiver, of the minimum significant tree percentage in the MUR-70' zone, provided the development shall agree to purchase Transfer of Development Rights (TDR) credits as outlined in the City's TDR program. A minimum of one TDR credit shall be purchased for each significant tree removed that would have otherwise been required to be retained." (pg. 19 of Agenda Item 8a).

According to City Staff, the City's TDR program "is currently finalizing a consultant contract and work plan to prepare amendments that would establish a TDR program as part of the Development Code". However, it further states that "[c]urrently, the City is not positioned to manage a TDR transaction" (pg. 15 of Agenda Item 8a). Developers consider trees as impediments and obstructions to construction pace and timelines. This is the motivation for a developer to accept a TDR credit as a condition without a final TDR program in place.

Alternatively, we ask that a fee-in-lieu be paid to the City's dedicated tree fund. Not another impact fee, cry the developers. Costly and burdensome impact fees are in our City Code not as a punishment, but to mitigate. We acknowledge that developers are already under design and working in good faith. Both City Staff and developers will have "added process and cost on development and potentially reduced developmental potential on some sites." (pg. 20 of Agenda Item 8a). We were told at the inception of our formation of TPCT that all decisions are by Code. The Shoreline Municipal Code should not only reflect the urban plan for our City, but it should represent the values of the City. Preserving and maintaining our urban tree canopy is one of those values.



In the upcoming 5-7 years, Shoreline will go through an unprecedented growth. According to Nathan Daum, City's Economic Program Development Manager presentation on June 16, 2022, approximately 10,000+ multi-family housing units will be built in Shoreline beginning in 2024 through 2031. The City is well on target to meet King County's housing goals. Yet in the flurry and race to build now, the Council needs to step back and envision the before and after. Should residents have to go to parks to see and be among trees? Will residents in the new apartments be deprived of the benefits of our City's trees because there is no other choice? People need green space for their physical and mental well-being.

TPCT and Save Shoreline Trees Advisory Board are all Shoreline residents/voters, as are most of our supporters. We are also stakeholders in our City. Years later no one will remember the name of the builder of such & such apartment complex but will remark how well or badly it fits into the City's vision. We want Shoreline residents/homeowners to be proud of its new developments and to reflect the balance between new housing and its natural environment.

Sincerely,

Kathleen Russell
Melody Fosmore
Susanne Tsoming
Kathy Kaye
Claudia Turner
John Hushagen
Barbara Johnstone