

Carla Hoekzema

From: webmaster@shorelinewa.gov
Sent: Wednesday, May 17, 2023 10:55 AM
To: Plancom; Carla Hoekzema
Subject: [EXTERNAL] Contact the Planning Commission

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1. Echo Lake
2. Email
3. Jonna S Reeder
4. jonnasreeder@gmail.com
5. May 18, 2023
6. Middle Housing and related impacted
7. I thank the planning commission members for their service to the residents of the City of Shoreline.

As middle housing policies are developed and then specific projects considered I have three comments. The comment on transportation may be partially beyond

the scope of the Planning Commission's Work.

Overall, I favor a modest increase in density - duplexes, triplexes, cottage housing that may better permit housing and neighborhoods to maintain a green, livable vibe.

1. I encourage that all housing, especially middle housing, pay attention to building orientation and building scale and massing that are referenced in the staff report. Quite a number of the townhomes recently constructed are oriented away from streets and are massive "to the property line" (no setbacks, no trees) buildings. Maximum building, maximum price - neither affordable nor climate-friendly. In my opinion, too much of the current housing is "big box" from apartment buildings to town homes packed into a lot. A few medium-sized apartment complexes (80-240 units) are good.
2. I encourage that every project retains as many existing mature trees on the property as possible, as well as having natural areas with native plants for the protection of the climate and the mental well-being of residents of the properties and their neighbors. Concrete & pavement increase heating & pollution while plants and trees reduce them.
3. On the maps in the middle housing staff report, it shows the Aurora Corridor a focus area for transportation. I live near that corridor and am very concerned about two rounds of proposed reduction of bus service by Metro Transit. (I understand that funding from the City of Shoreline can increase or decrease bus service to Shoreline, among other factors - staffing, financing - when Metro makes decisions.) In September 2022, Metro has announced reductions of buses that serve Shoreline including suspending routes 301 & 304 (also 64 and 320 along the eastern edge of Shoreline) and reducing service on 345. With the opening of the LINK light rail to Lynnwood, there are proposals to eliminate 346, 347, 331 and other key routes that serve Shoreline. (The LINK is not an adequate replacement for these routes that serve areas parallel to I-5.) It is of little value to increase density along corridors where bus service is being reduced. Having to ride a bus, then the LINK, and then another bus where currently a single bus is enough is not an improvement in transportation.

Thank you for listening.
Jonna S. Reeder
Shoreline

Thank you,
City of Shoreline

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