



Memorandum

DATE: February 16, 2011

TO: Shoreline Planning Commission

FROM: Joseph W Tovar, FAICP
Director, Planning and Development Services

RE: Supplemental Information for the February 17 Public Hearing

Since the staff report was delivered to the Planning Commission last week, a number of citizen comments have come in to the City, and passed along to the Commissioners via PLANCOM. At the hearing, we will present you with an updated "List of Exhibits" which will reflect all the emails we receive through 4 pm tomorrow afternoon.

This memorandum presents some supplemental information, partially in response to questions and concerns in the PLANCOM comments. This supplemental staff information is organized below topically:

1. Future Park Uses

A number of people expressed their support for the creation of a park use at the Aldercrest site, some of them suggested specific park uses like pea-patches, and others asked about the process for making final decisions about the park uses. To clarify, the specific future uses of the park will be determined at a future date through a very public and inclusive process. This will include notice to the neighborhood and a series of public meetings involving the Park Board and City Council.

In addition, once a specific set of proposed park improvements emerges from that process, Special Regulation 8 of the proposed Planned Area 3 zoning would require a special use permit for any park project, which would involve additional notice, environmental review including analysis of traffic, parking, lighting and other potential impacts, a public hearing on the permit, and a subsequent decision by the City Council.

2. Alternative densities and the Range of Institutional Uses

Several people have suggested lower densities than are proposed with the PLA 3 zoning, with particular concern expressed about the 48 units per acre density with building heights up to 60 feet. Another commenter was concerned that the range of



institutional uses not be overly broad, with specific concerns that “methadone clinics”, “jails” or “housing for sex offenders” not be permitted as institutional uses.

During the preparation of the proposed plan and zoning amendments, the City’s Economic Development Manager, Dan Eernisse, did an assessment of the market demand for different types of residential and other uses for a property of this size and location. In his expert opinion, the most viable land use for the site would be for the 28 unit per acre residential density option which would be limited to the 45 foot building height. However, in the staff’s opinion, the site’s topography, access points, existing high density residential to the west, and significant existing vegetation to the east, do not make even the 60 foot option an unreasonable fit as a site development option. We hope to have Mr. Eernisse at the hearing to answer questions that the Commissioners may have about real estate economics.

As to the range of allowed “institutional uses”, Special Regulation 10 explicitly states that “For purposes of the PLA 3 zone, “institutional uses” are all educational facilities, places of worship, and conference centers. Retail or restaurant uses are not considered institutional uses but may be included as accessory uses to the primary residential use.” Therefore, methadone clinics, correctional facilities and housing for sex offenders (or even group homes) are not explicitly permitted by the proposed zoning. However, both “correctional facilities” and “group homes” are listed under state law as “essential public facilities” which may not be excluded by local zoning. This pre-emption applies to all zones in all jurisdictions, regardless of whether these uses are named as permitted or prohibited by the local code. We think it is highly unlikely that such uses would be proposed for the Aldercrest site, however, by it is probably wise to not list them among the permitted uses in the PLA 3 zone to convey that the City believes that this property is not well suited for those uses.

3. Traffic from a future development of the Aldercrest site

Several citizens expressed concerns about future traffic generated by developments built under the proposed zoning. As noted in the staff report, any future project would be subject to an environmental review which would calculate expected traffic behaviors for the specific use mix and site configuration of that future project. Here, with a “non-project” action, our discussion of likely traffic impacts is more general and abstract.

Working with our Public Works staff, we have done calculations using traffic generation estimates generated by the ITE (Institute of Transportation Engineers) in 2008. Those studies show the following traffic generation characteristics during the PM peak hour:

- Single Family: 1.01 trips per unit
- Apartments/Condos: .62 trips per unit



For traffic generation estimates, we can multiply the number of units by the PM Peak Trip Generation to gauge the expected impact we will see on nearby streets when a development is built and occupied.

In the case of development of the Aldercrest site, we might expect the following range of impacts:

1. If developed as single family, likely development would be from 70-80 units with an equal number of trips during the PM peak.
2. If developed as garden apartments, a likely development would be 220-280 units that would result in 135-175 PM peak hour trips.
3. If developed at an R-48 density, the “worst-case” would result in 432 units and 268 PM peak hour trips.

What might be the impacts to the nearby streets?

A cursory look at the street system led public works staff to suggest that as traffic exists in the morning, 70-80% of the trips would probably head south towards Ballinger Way, with the balance would head north. In the evening though (as people are coming home from work), it is more difficult to predict how people will come in. Probably a worst case scenario would have 50% of the people coming in from 205th, with the balance coming in from Ballinger Way. However, for residential development, during the PM peak, studies have shown that approximately 2/3 of the trips will be heading in and 1/3 heading out.

Putting all this information together, during the PM peak hour, this would translate to:

- For single family development, between 29-39 trips traveling to or from the north and 43-58 trips travelling to or from the south.
- For garden apartments, between 55 and 70 trips travelling to or from the north and 136-174 trips travelling to or from the south.
- For the worst case (R-48 density), approximately 108 trips traveling to or from the north and 160 trips to or from the south. This would translate to between 2-3 new trips a minute over the peak hour period.

In terms of current traffic, if we assume that the PM peak is 10% of total traffic the total traffic impact of trips heading north on 25th would range from 390 additional trips to 1080 additional trips. The mid-range of garden apartments would result in about 620 new trips heading north on 25th.



In comparison, the existing traffic on 25th is 1122 ADT, on 205th, approximately 11,000 and on Ballinger, about 21,500.

These are meant to be used as estimates to provide the Commission with a general sense of the magnitude of potential traffic impacts. If you have additional questions about the methodology or the results, please contact me or Senior Planner Steve Cohn at scohn@shorelinewa.gov or call him at 206-801-2511.

February 7, 2011

Shoreline Planning Commission
c/o Joseph W. Tovar, FAICP
Planning Director, City of Shoreline
(206) 801-2501, jtovar@shorelinewa.gov

Dear Planning Commissioners:

We are owners of property that abut the southern boundary of the Aldercrest Annex property owned by the Shoreline School District. Our property is identified as 2500-2506 NE 195th Place.

We totally support the proposal presented by the Aldercrest Task Force. Parks are an important element of a desirable community.

- Parks bring nature to the city.
- Parks provide safe areas for neighbors to play and gather. Children with idle time can be engaged in sports and other activities that promote good health and positive outlets for their energy.
- Parks promote community cohesion by providing a gathering place for young and old for both active & passive recreational activities.
- They also provide environmental & economic benefits to the community.

Parks are an essential component to a city's infrastructure. The City of Shoreline is running out of opportunities to provide this important amenity for its residents. This property has been used informally by the community for a portion of all of the above goals for years. Maintaining part of the property for continued community use is critical to Shoreline's efforts if it wants to be a sustainable, livable and vibrant city.

We hope that you will agree with the Task Force recommendations for amendments to the City's Comprehensive Plan and Zoning Code to enable this proposal to move forward.

Thank you for your attention & consideration.

Respectfully,

Nancy & Gary Jang

February 11, 2011

Dear Shoreline Planning Commission:

I am a resident of Ballinger neighborhood and live across 25th NE from the Aldercrest playground. Every day I exercise and walk my dogs at this site. One morning 4X8 plywood signs appeared announcing Aldercrest as a proposed regional jail site. I remember that wake-up call vividly. While relatively new to the neighborhood, I knew that the neighborhood was in serious jeopardy of losing a vital green space and recreational area. What we had taken for granted was about to slip away.

That event spurred the community to action to preserve this vitally important feature of the neighborhood. Fortunately, the jail proposal was taken off the table but we understood that we remained in jeopardy of losing what we had begun talking about as "our park". In the past couple of years, I have talked with dozens of residents and users of this play ground and everyone, without exception, wants to preserve this space especially for the benefit of our children.

The Shoreline School District has made it clear that the financial drain of maintaining the property taken together with the increasing liability of maintaining ownership, requires sale of this 'surplus' property. As a retired lawyer, I recognize that the District must use resources to maximize the educational opportunities for their students. Giving the property or selling it for less than full market value to the community is not an option for the District.

We searched for funding for a community organization or the City of Shoreline to purchase the property and dedicate it for use as a park. It is painfully apparent we have zero prospects of finding the funding, either private or public, to purchase the property, especially in this economic climate where the State, county and city governments are scrambling to avoid big deficits.

Friends of Aldercrest developed a proposal and convinced the City and the School District that on its face the proposal had merit and that it deserved serious discussion and consideration. I must admit that I was skeptical of getting all the necessary decision-makers on board. My professional experience informs me that bringing public agencies together to promptly and seriously work together to promote an agenda that doesn't have obvious and immediate payoffs is really tough. And in this instance, I knew we were up against a very short timeline. The School District had made it clear they were not interested in protracted discussions as they needed to act. And city governments typically have a certain amount of inertia and process that make speedy action difficult.

Ms. Margie King and I were asked by the Ballinger Neighborhood Association to serve on a task force to work on this proposal. From the very first meeting it was apparent that we had a group intent on finding solutions. In fact, we had unanimous agreement on the goal of preserving as much space as possible for a park. **What I want to emphasize is that the District and the City carefully and thoughtfully presented their positions and then set about to resolve the concerns. Hard work, goodwill and creative problem solving carried the day. This is great example of how the public's work can be done. It serves as a model of constructive engagement of the community and decision makers of governmental agencies.** I strongly urge your support of this proposal.

Sincerely,

Garry Lingerfelt

Jessica Simulcik Smith

From: Jessica Simulcik Smith
Sent: Friday, February 11, 2011 4:19 PM
To: Plancom
Subject: FW: city plan for Aldercrest Annex

From: tbirtley@aol.com [tbirtley@aol.com]
Sent: Friday, February 11, 2011 3:24 PM
To: Joe Tovar
Subject: city plan for Aldercrest Annex

Dear Mr. Tovar,

Thank you for the presentation you made on the 'Old Kellogg' park project at the recent meeting at Aldercrest Annex. I realize that officials from Shoreline who take time after hours to respond to community concerns are often contributing more than just their city hours and official expertise.

As a Ballinger Neighborhood resident, I am quite pleased that the proposed property development will include a park area and that the development of commercial sites will endeavor to maintain the character of the neighborhood.

I am most appreciative of the effort you and others have made to this end.

-Tom Birtley



February 10, 2011

City of Shoreline Planning Commission
17500 Midvale Avenue N
Shoreline, WA 98133

Re: Aldercrest Annex Property– Comprehensive Plan and Zoning Amendment

Dear Planning Commissioners:

We, the Shoreline PTA Council Board of Directors, would like to extend our support for the proposed Comprehensive Plan and Zoning amendments related to the Shoreline School District's Aldercrest Annex property.

As Shoreline School District property, the Aldercrest Annex has served the children and families of Shoreline and Lake Forest Park for decades. In addition to housing educational services, it has also provided an important recreational area and open space for local children, families and community sports clubs. While the District no longer needs the property for housing school activities, the recreational needs of the community have not diminished.

The Shoreline PTA Council seeks to be proactive in promoting the wellness of children. We have initiated a *Healthy Lifestyles* committee to focus on ways we can work across the District to improve nutrition and wellness of children. We believe preserving outdoor recreational space, especially those large enough for group sports, is definitely a critical part of promoting healthy lifestyles and a healthy community.

This is especially true in the case of the Aldercrest property, which has large amounts of multi-family housing in the area, making it a safe place for children living in apartments, condos and the Ballinger Homes complex to be active.

In these times of shrinking education budgets, we definitely want the School District to maximize the funds raised by the sale of the Aldercrest property. Yet at the same time we want to protect open space whenever possible. We believe the Aldercrest proposal amendments are an innovative solution to achieving both of these goals for the families of Shoreline and Lake Forest Park.

Sincerely Yours,

Kathy Carrow and Sarah-Ann Woodfield
Shoreline PTA Council Co-Presidents

Shoreline PTA Council Board of Directors:

<i>Jenny Brown & Mary Mehlert, VPs Family Services</i>	<i>Sherry S. Marlin, Leadership</i>	<i>Alice Lawson, Secretary</i>
<i>Alfred Frates & Lori Woodfield, VPs Legislation</i>	<i>Lisa Sharrat, The WORKS</i>	<i>Vickie Fontaine, Treasurer</i>
<i>Kelly Stoecker & Christie Ferris, Healthy Lifestyles</i>	<i>Kammie Saunders, Reflections</i>	<i>Betty Vanderveen, Membership</i>

Jessica Simulcik Smith

From: Nancy Moreyra [nmoreyra@comcast.net]
Sent: Monday, February 14, 2011 12:11 AM
To: Joe Tovar; Plancom; Brian Lee
Subject: Aldercrest Subarea Plan Zoning: comment on Traffic impact

Dear Shoreline Planning Commission,

As a follow up to our statement submitted on February 8, 2011, we would like to comment briefly on traffic impacts from the Aldercrest proposal. The proposal calls for the new development to provide access to/from both NE 200th street (a Local Street) and 25th Ave NE (a Neighborhood Collector). Both of these street classifications are intended for streets with a volume less than 4,000 vehicles per day (vpd) on average, as per the city's transportation plan.

According to 2009 data collected by the City, the current average volumes are as follows (as per information in the staff report for the Commission meeting of January 21, 2011 regarding street reclassification):

NE 200th St: 420 vpd
25th Ave NE: 1,122 vpd

While any new development will likely increase traffic in the immediate area, it appears highly unlikely that either of these streets would become congested as a result of a future Aldercrest development. Moreover, as we noted in our first comment letter, Aldercrest Annex has a current use as a middle school, though that use has been dormant for 25 years. Each of Shoreline's middle schools has between 600-700 students, plus staff. Average daily traffic, and especially peak-hour traffic, would likely be substantially higher were the middle school to be in operation.

Respectfully,

Nancy Moreyra, Friends of Aldercrest

February 14, 2011

Michelle Wagner, Chair
City of Shoreline Planning Commission
Planning and Development Services Department
City of Shoreline
17500 Midvale Avenue North
Shoreline, WA 98133

**Re: Aldercrest Annex – Comprehensive Plan Amendment, Development Code Update, and Site Rezone
February 17, 2011 Public Hearing Agenda Item 7.A**

Chair Wagner-

I am a resident of the Briarcrest neighborhood. I commonly drive, walk, bike and am a frequent user of the street and park systems located on the east side of the City of Shoreline. I know these areas as a resident and am familiar with the problems these neighborhoods face. I am writing to you in advance of the February 17, 2011 Public Hearing to urge your support the Aldercrest proposal to amend the City's Comprehensive Plan, update the Development Code, and Rezone the property known as the Aldercrest School site.

My following of this proposal began with the City's evaluation of the Aldercrest School site as a potential location for a regional jail facility. I am pleased today to see, due to the hard work on the part of the community that surrounds the site, that you are presented with a logical solution that benefits the whole community, both in the immediate present and into the future. After review of analysis provided by staff, discussion with members of the community, and actual site visit it is clear that this proposal, including the scale and intensity allowed under the proposed zoning, is a correct fit for the site.

In preparation for the upcoming public hearing, I ask that you consider how the proposed change in vision for this site, if realized, will affect the community in which it is located, both locally and regionally. Surely there are elements that could potentially impact adjacent residents who have grown used to this vacant school site as a quiet part of their community but who may not fully understand the nuance of what "could" be developed there. However, please keep in mind that this is a proposal that was conceived in partnership with members of the community who have explored what could be developed on the site under current policy and rule. After understanding what is allowed today, the community, in partnership with the property owner and the City, developed a proposal that took the beneficial components of today's rules, density and housing, and added a vision for the site that includes the retention of park and open space lands and improves the residential capacity. This new revised vision will retain a space that has been used by the community for decades and will allow for an integration of this open space with new residents ultimately enhancing the sense of community and the diversity within.

You may be aware that I am familiar with the City of Shoreline Comprehensive Plan and Development Code. I have reviewed the current Development Code criteria for a Comprehensive Plan amendment and Rezone and have concluded that, with the specific restrictions proposed by staff, this proposal is consistent with the vision established in the Plan and does support the broader public interest. Specifically, this proposal is supported by, and does also support the implementation of the following Comprehensive Plan policies:

LU-3, LU-6, LU-7, LU-13, LU-87, LU-107, H-28, PR-1, PR-3, PR-4, PR-9, PR-10, PR-13, CD-24, CD-53

As you proceed with a public hearing, please keep in mind the benefit this proposal can bring to the community if properly executed, that you identify the strategies presented by staff and the community by which the community can reach its goals and vision, as established in the Comprehensive Plan. Please consider Development Code language that will promote effective implementation and preserve features identified in the community as valuable through the right balance of new development supported by essential services, environmental protection, and innovative change. This is an opportunity to enhance the community and offer better choices for where and how people live.

Thank you for your service to the Shoreline Community.

Electronic Copy Sent Via Email

David Pyle
d-a-p2@hotmail.com

Cc: City of Shoreline Planning Commission
Joe Tovar, Planning and Development Services Director
Jessica Smith, Planning Commission Clerk

Jessica Simulcik Smith

From: Eve Buckle [Eve.Buckle@nlcinc.com]
Sent: Monday, February 14, 2011 9:30 AM
To: Plancom
Subject: comment regarding the aldercrest plan

Dear Planning Committee,

I am the principal at Lake Forest Park Montessori. This school currently services 200 children. We have approximately 150 families that attend our school every year. We have been in part of the community for over 30 years. Our school is owned by Nobel Learning Communities which has 180 schools across the United States. Our school is within 2 blocks of the Aldercrest property. Our children could easily walk and use the park on a regular basis. We currently reserve the Hamlin Park and Edmonds City Park for our family events (picnic, graduation, field day etc.). If we had this park we would use it for these special events. Our children would benefit and enjoy the park. The families and staff would be very supportive to have a park near the school. Currently we do use the "Bog" however it is limited due to the lack of bathrooms.

Please consider this option of a park in our community. This would enhance this area and encourage other businesses to grow here.

Thank you

Eve Buckle

Lake Forest Park Montessori

Nobel Learning Communities

Jessica Simulcik Smith

From: Andrew M. Bradner [andrew@mediaagentsinc.com]
Sent: Monday, February 14, 2011 3:14 PM
To: Plancom
Subject: Aldercrest Park

Go...for...It! Sounds wonderful. I Vote for a Park! The East side of I-5 is very much in need of more park space for it's citizens.

I also feel strongly that the old Cedarbrook school on Perkins Way should also be turned into a community park.

Once this land is gone.....it's gone forever. Please don't let this happen.
Thank you,
Andrew Bradner

Jessica Simulcik Smith

From: Jill Brady [JillB@Electroimpact.com]
Sent: Monday, February 14, 2011 4:21 PM
To: Plancom
Subject: aldercrest learning center--make it happen!

I live just 2 blocks from this property and my 2 children attend Shoreline School District elementary schools. I most wanted the district to get full market value from this surplus property because their job is to educate my children and that takes money. I could not be more thrilled with getting that plus a park. Higher density housing in this area makes sense. Please approve the plan as written. It is well thought out by knowledgeable people who have taken into consideration our community, our schools, and city planning.

Sincerely,

Jill Brady

Jessica Simulcik Smith

From: Mary White [mary.virginia.white@gmail.com]
Sent: Monday, February 14, 2011 6:14 PM
To: Plancom
Subject: Aldercrest Annex public comment

Hello,

This is my written comment for the upcoming hearing on the rezone on the Aldercrest Annex property.

I own a single family home in Lake Forest Park and live three blocks from the site and frequently use the track and field for recreation for myself and family and have done so for twenty years, almost....

The open space is beautiful and rare, in our community. Particularly since it is easy to access, unlike Horizon View. The wide open field ringed by trees is really quite special and peaceful.

I do not object to the combination of higher density development with a park, but the park should not be TINY. The park should still have a big grass field, places for kids to play soccer/ frisbee, and to run around, fly model planes and kites, and for people to jog, walk, talk and enjoy the community in open space. There is NO other place comparable nearby. Paramount Park is the closest example; something like that would be nice. Lake Forest Park is full of wealthy older and retired citizens with time on their hands who would volunteer in work parties/ community projects, too... Similarly, you would find volunteers in LFP to work on landscaping/ gardens/ flowers - it is a community itching to put its "

Please make sure the commercial uses have enough parking and that streets are adequate so we don't have kids and dogs getting run over due to the increased traffic. It took decades of complaints for the light and crosswalk to be installed on Ballinger way by the Lake

Forest Park Market near LFP Elementary, and that was SHAMEFUL. The restroom and water fountain at Paramount Park also set a good example; by locking these at night Shoreline has prevented real problems and minimized abuse and vagrancy usage...

Thank you, I welcome any questions.

Mary V. White, J.D., M.Ed.
18993 Forest Park Drive NE
Lake Forest Park WA 98155
(206) 235-6463

Jessica Simulcik Smith

From: rxgarzon@comcast.net
Sent: Tuesday, February 15, 2011 10:03 AM
To: Plancom
Subject: Aldercrest Annex

There is a need for affordable multi- use housing, but please consider a lower density than R-48. Perhaps duplex units which would allow a small yard area for the tenants. There are not any units like this in Shoreline to my knowledge. The higher density area will cause a burden to the Shoreline school district since they have recently closed North City Elementary School. The overflow will go where?

Please consider the natural topography of the area when planning the park. Most of the area being considered as open space is prone to flooding and boggy areas in the winter. This would be a great place for a "rain garden" that would help with the runoff to Lyon's creek or a natural habitat area for breeding Pacific Chorus frogs. Shoreline does not have a "nature" education center-perhaps that could be put into the existing building site and could also be used as a community gathering place. Shoreline has a plethora of turf soccer fields. Please do not consider another turf area for soccer. A community garden area would also be a welcome addition and a way for the community to come together.

Roxanne Garzon

Jessica Simulcik Smith

From: Hansen, Clifford H (Cliff) [clifford.hansen@verizonbusiness.com]
Sent: Tuesday, February 15, 2011 7:33 PM
To: Plancom
Subject: FW: Aldercrest Annex Zoning Hearing

Please do not sell any of the land the city owns. This is a limited resource and should be kept.

If the city wants to turn all the land into a park that would be a good use of this limited resource "land". Selling city owned land for short term gain is not a good long term strategy.

Thanks

Clifford Hansen

206-777-2254 Desk
206-407-7891 Cell

From: Shoreline Schools [mailto:public.info@shorelineschools.org]
Sent: Monday, February 14, 2011 3:06 PM
To: Hansen, Clifford H (Cliff)
Subject: Aldercrest Annex Zoning Hearing

On Thursday, February 17 at 7 p.m. at City Hall, the Shoreline Planning Commission will decide whether to recommend proposed changes to zoning and land use at Aldercrest Annex, the 16-acre School District site at 2545 N.E. 200th St. that many in Shoreline remember as the former site of Kellogg Middle School.

If approved, the proposal will create a new 6 to 7 acre permanent city park, while allowing higher-density development on the remainder, with several provisions in place to buffer neighboring properties from new development.

The plan is a win for the School District, a win for the neighborhood, and a win for the city. Everyone who participated in the negotiations truly sought to understand the interests and challenges faced by the other parties. The District owns the property and has a right and obligation to sell it for fair market value. The community representatives understood and respected that fact from the outset. By recognizing and respecting the rights and interests of all parties, we were able to reach an agreement in November.

The community is welcome to submit comments at the hearing or by sending comments to the Planning Commission, plancom@shorelinewa.gov. If approved, the amendments will then go to the Shoreline City Council for final approval in March.

For more information on the Aldercrest Annex Plan, visit <http://www.shorelinewa.gov>

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Jessica Simulcik Smith

From: Barbara El Naby [pharohswife40@gmail.com]
Sent: Tuesday, February 15, 2011 10:48 PM
To: Plancom
Subject: Aldercrest Annex Park

February 15, 2011

To whom it may concern,

My name is Barbara El Naby. I live at 20301 19th Ave NE #312 in Shoreline. I have lived in the SnoKing area all of my life and when it came time to purchase a place to live, my husband and I chose Shoreline because we believe it has the best schools in the area. Since then, we have found that Shoreline has some of the best parks in the area as well and with all of the improvements that have been made to those parks over the past few years, the best have gotten better.

Our only complaint is that we have to drive to get to the parks that we like, Paramount, Twin Ponds, Hamlin and now Cromwell (which is spectacular) all require piling into the car and driving to them. Our Ballinger neighborhood needs a good sized multi use park that residents can utilize without having to drive to.

As Cromwell has basketball courts and Paramount has a skateboard area, I think it would be nice if the Aldercrest park had its own 'neighborhood attraction' that would make it a unique park as the others are.

I would like to say that I am happy that we 'dodged' having the jail and I am extremely elated that we are going to get a decent sized park at the Aldercrest site. I can't wait to see the plans and I have the greatest confidence that the Ballinger Neighborhood is going to have a park that the whole city can be proud of.

Thank You,

Barbara El Naby and family

Jessica Simulcik Smith

From: SHANNA SIERRA [sierramorgan4@msn.com]
Sent: Tuesday, February 15, 2011 10:59 PM
To: Plancom
Subject: Alderwood Annex planning

Planning Commision:

I don't know if this is the right place to make this suggestion...but if the plan passes for the 6-7 acre permanent park, a PEA PATCH would be a great way to transform a portion of the property. PEA PATCHES especially help in keeping the community highly involved in the park considering they have a stake in it.

Thanks,
Shanna Sierra
Shoreline Resident

Jessica Simulcik Smith

From: Ward R Drennan [drennan@u.washington.edu]
Sent: Wednesday, February 16, 2011 12:28 PM
To: Plancom; Joe Tovar; Brian Lee
Subject: Aldercrest plan

Dear Committee, Joe and Brian,

I am a Shoreline resident in the Echo Lake neighborhood. I read the Aldercrest plan. I love the idea of adding a 7 acre city park to the area. I am however concerned the proposed maximum density is a too high for that neighborhood. In particular, 48 units per acre as a maximum density is too high. I also think that at least to the immediate neighbors more than 10 ft should be allotted as a minimum distance for construction from the lot line, as not to too greatly harm the value of neighboring properties. Perhaps 15-20ft would be more appropriate on the outer edges of the area. I also believe it would be a good idea to blend the zoning with the existing neighborhood, providing single unit homes on the north side, and maximum 28 units per acre on the south side in combination with the park. A reasonable split would be 7 acres park, 4.5 acres 28 units per acre and 4.5 acres single unit homes. This seems sensible given the surrounding density and would make for an overall better community.

Ward R. Drennan, Ph. D.
VM Bloedel Hearing Research Center
University of Washington Box 357923
CHDD Building Room CD176
Seattle, WA 98195-7923
Phone: (206) 897-1848
Fax: (206) 616-1828

Please note the confidentiality of e-mail cannot be guaranteed. If you are concerned about confidentiality of specific information, do not send it by e-mail.

Jessica Simulcik Smith

From: Yost, Paul [yostp@spu.edu]
Sent: Wednesday, February 16, 2011 1:59 PM
To: Plancom
Cc: Joe Tovar; psyost@comcast.net
Subject: Aldercrest Subarea Plan and Zoning - We support this proposal!

Dear Shoreline Planning Commission,

I am writing on behalf of my family in support of the *Aldercrest Subarea Plan and Zoning* proposal that you will be considering this week. We strongly support the recommendation as is.

We support this recommendation because:

- This is the only park in Northeast Shoreline within safe walking and biking distance for our kids
- The park will provide the Shoreline School District with endowment money to keep our schools some the best (if not the best) schools in the region
- The proposal takes the decision away from future developers who are likely to request a rezone and develop *all* of the land for multi-family dwellings
- The proposal maintains green space which is almost impossible to reclaim once it is gone
- The proposal maintains green space that increases the property values of all nearby homes, providing a benefit for residents and a tax benefit to the city
- It preserves a space where our kids (and all future kids) can continue to enjoy baseball, soccer, sledding, tennis, running, dog walking, and biking

This is a win-win-win for the neighborhood, school district, and city.

Sincerely,

Paul, Sheryl, Jessica (age 11), and Jared (age 8) Yost

2838 NE 203rd St.

Shoreline, WA 98155

Jessica Simulcik Smith

From: Monroe, Heidi [monroh@spu.edu]
Sent: Wednesday, February 16, 2011 3:36 PM
To: 'plancom@shorelinewa.gov'; 'jtovar@shorelinewa.gov'
Subject: Aldercrest Subarea proposal support

Dear Shoreline Planning Commission,

I am writing on behalf of my family **in support of** the *Aldercrest Subarea Plan and Zoning* proposal that you will be considering this week. We strongly support the recommendation as is.

We support this recommendation because:

- This is the only park in Northeast Shoreline within safe walking and biking distance for families in this area
- The park will provide the Shoreline School District with endowment money to keep our schools some the best (if not the best) schools in the region
- The proposal takes the decision away from future developers who are likely to request a rezone and develop *all* of the land for multi-family dwellings
- The proposal maintains green space which is almost impossible to reclaim once it is gone
- The proposal maintains green space that increases the property values of all nearby homes, providing a benefit for residents and a tax benefit to the city
- It preserves a space where our kids (and all future kids) can continue to enjoy baseball, soccer, sledding, tennis, running, dog walking, and biking

This is a **win-win-win** for the neighborhood, school district, and city.

Sincerely,

Heidi & Joe Monroe, Sterling & Adrian Monroe

20069 22nd Ave NE

Shoreline, WA 98155

Jessica Simulcik Smith

From: Naoko & Jeff Huffman [njhuffman@comcast.net]
Sent: Wednesday, February 16, 2011 7:56 PM
To: Plancom
Subject: FW: Aldercrest Annex Zoning Hearing

Greetings:

We are residence of LFP but are concerned with what happens in Shoreline as well.

I think redeveloping the upper portion of the property (what I believe is called the Aldercrest Annex). I think, however, that simply turning the lower area containing the athletic facilities into a park is under utilizing the existing fields. I know that both NKCLL and Shorelake soccer could use more practice and game facilities. Therefore, I would think rehabbing the baseball diamond and converting the football field to all-weather turf would be a good idea.

Regards,

Jeff Huffman

From: Shoreline Schools [mailto:public.info@shorelineschools.org]
Sent: Monday, February 14, 2011 3:06 PM
To: Erika Huffman
Subject: Aldercrest Annex Zoning Hearing

On Thursday, February 17 at 7 p.m. at City Hall, the Shoreline Planning Commission will decide whether to recommend proposed changes to zoning and land use at Aldercrest Annex, the 16-acre School District site at 2545 N.E. 200th St. that many in Shoreline remember as the former site of Kellogg Middle School.

If approved, the proposal will create a new 6 to 7 acre permanent city park, while allowing higher-density development on the remainder, with several provisions in place to buffer neighboring properties from new development.

The plan is a win for the School District, a win for the neighborhood, and a win for the city. Everyone who participated in the negotiations truly sought to understand the interests and challenges faced by the other parties. The District owns the property and has a right and obligation to sell it for fair market value. The community representatives understood and respected that fact from the outset. By recognizing and respecting the rights and interests of all parties, we were able to reach an agreement in November.

The community is welcome to submit comments at the hearing or by sending comments to the Planning Commission, plancom@shorelinewa.gov. If approved, the amendments will then go to the Shoreline City Council for final approval in March.

For more information on the Aldercrest Annex Plan, visit <http://www.shorelinewa.gov>

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Jessica Simulcik Smith

From: Luanne Brown [luanne.brown@gmail.com]
Sent: Thursday, February 17, 2011 8:07 AM
To: Plancom
Subject: Aldercrest Annex: I support proposed changes to zoning and land use

To Whom It May Concern,

I support the proposed changes to zoning and land use at Aldercrest Annex, the 16-acre School District site at 2545 N.E. 200th St. Residents on the east side of I-5 are in dire need of more park space. As a board member of the Cedarbrook Coalition, I hope that the successful creation of a park at the above mentioned site will inspire the City of Shoreline to continue its efforts to preserve the few remaining tracts of land in the area (like Cedarbrook!) for the use of future generations.

Thank you for your efforts in this important matter.

Sincerely,

Luanne Brown

Jessica Simulcik Smith

From: Roland Guerrero [rolol1123@yahoo.com]
Sent: Thursday, February 17, 2011 2:29 PM
To: Plancom
Subject: Aldercrest

Shoreline needs more parks! I would like to see that the Aldercrest area NOT be developed. The park setting there is nice for the neighborhood and the community. Sure you can say we have parks. However, if you look at the geography of Shoreline, that particular area (north/northwest), Ballinger area does not have a sizable park. Most of your large parks are, central and west of the city. The nearest sizable park would be Hamlin.

Please reconsider the city, neighborhood and families and keep Aldercrest a place where we have open space.

Thank you.
Roland Guerrero
p: 206 365 6823

Jessica Simulcik Smith

From: PianoSr@aol.com
Sent: Thursday, February 17, 2011 2:46 PM
To: Plancom
Subject: Aldercrest Annex Zoning and Land Use Comments

Dear Shoreline Planning Commission

We would like to express our appreciation to the Shoreline Planning Commission for your efforts in developing a plan to create a Community Park and preserving much need open space in our neighborhood at the Aldercrest Annex. There is an urgent need for parks in the NE part of Shoreline.

Therefore, we wish to express our support for the rezoning proposal for the Aldercrest Annex. We urge you to pass this plan and move forward with the park development.

We also urge you to direct the same energy and enthusiasm towards the development of of the Cedarbrook property as this is the last available open space and potential park land in our neighborhood.

Thank you again,

Sincerely,

George Piano
Chairman, The Coalition for the Preservation of Cedarbrook
Vice-Chairman, Lake Forest Park Planning Commission

Betsy Piano
Board Member, The Coalition for the Preservation of Cedarbrook
Co-Chairperson, Lake Forest Park Community Services Commission