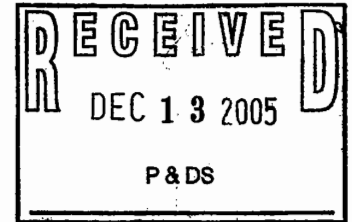


ATTACHMENT L:

**PUBLIC COMMENT -
ENVIRONMENTAL IMPACT**

Kathie Brodie
1415 N. 200th St., Ste B-7
Shoreline, WA 98133-3220
Ph: (206) 546-8266 F: (206) 546-1164
e-mail: miss.brodie@verizon.net



12/12/05

Glen Pickus, Planner II
Department of Planning
and Development Services
17544 Midvale Avenue N.
Shoreline, WA 98133-4921

Re: Preliminary Formal Subdivision of Echo Lake Townhomes
Application File Numbers 201478/108437

Dear Mr. Pickus,

I would like to raise some concerns that I have about the proposed increase of 18-units to the subdivision of Echo Lake Townhomes.

I have lived in the current Echo Lake Townhomes since 1989 just northeast of the proposed subdivision, and since that time I have seen the quality of the lake deteriorate. It is a very fragile eco system that should be respected. Adding 18 family units will overly burden the lake and surrounding area.

Many people live on the waterfront because they love the setting. They don't fish or swim or boat on smaller lakes. Therefore, I am not overly concerned about the number of additional human beings that the proposed development would dump into the lake, but rather I am concerned about how the additional structures will affect the lake. There will be additional asphalt driveways and streets which will keep surface water from being absorbed into the current soil, and the gardening chemicals and oil and gas from cars will very likely find a way to enter the lake. I have noticed oil and gas sheens on the lake many days at the current density, and adding 18 new units with the additional driveways and sidewalks and parking areas certainly is only going to make matters worse. All the runoff could end up in the

lake, which would add greatly to the deterioration of the lake quality. And this lake enters the watershed, so it needs to be protected.

The building process would be very damaging to the lake. The native soils will be disturbed and could enter the water. This area was a peat bog years ago so foundations need to be stabilized. Soil testing should be required to be conducted to a depth that would indicate a stable building platform, which is potentially deeper than usual.

Then there is the wildlife that inhabits the area in and around the lake. We occasionally have otters and a blue heron, along with many possums and a raccoon family. There are also many birds that I can't name, but I did take pictures of a Mandarin Duck in 2003 that had not previously been seen on Echo Lake, according to the Audubon Society.



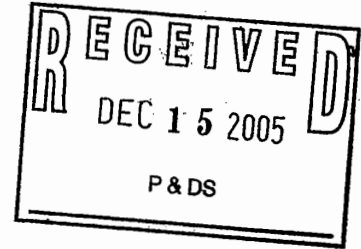
So I ask you to please be vigilant to protect the lake and its surrounds. Err on the side of caution. It is so much easier to keep a lake clean than it is to try to bring it back from pollution. There is so very much at stake here.

Thank you. I would appreciate being put on the mailing list for this project.

Sincerely,

Kathie Brodin

Bryan Johnson
1413 N. 200th E-4
Peg Nielsen
1413 N. 200th E-2
Shoreline, WA 98133
December 14, 2005



Glen Pickus
Department of Planning/Development
17544 Midvale Ave. N.
Shoreline, WA 98133

In re: Application Files # 201478/108437

Dear Mr. Pickus,

We recognize that the proposal for development of an 18 unit townhome complex appears to meet the zoning for the property.

But as long-time residents of the Echo Lake community (Bryan Johnson since 1981, Peg Nielsen since 1989), we have concerns.

We both love the lake and regret its degradation over the past five to six years.

After construction of the apartment complex south of the proposal condominium development, the lake has been the victim of apparent nitrogenation. Prior to that construction, we saw crawfish, water snakes and lizards, raccoons, and a variety of ducks and waterfowl. Wildlife, undoubtedly, has been impacted adversely by the ever more frequent algae blooms at the north end of the lake: blooms which are, undoubtedly, the result of fertilizer contamination. There has also been an increase in oil-like sheens on the lake, which could also interfere with re-oxygenation.

Our concern is two fold. The first concern is the potential impact of any major housing development including the removal of the filtration provided by the natural growth in the now undeveloped area. The second concern is the pending development at the south end of the lake. It is our belief that any development of the lake should receive intense review and that the review should include all potential development and what is best for the lake, regardless of its present zoning.

Sincerely

A handwritten signature in black ink, appearing to be "Bryan Johnson", written over a horizontal line.

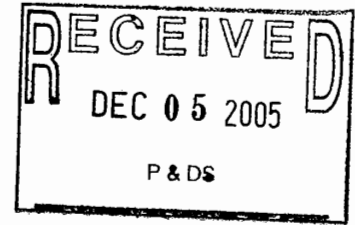
Bryan Johnson

A handwritten signature in black ink, appearing to be "Peg Nielsen", written over a horizontal line.

Peg Nielsen

Mark Deutsch
19715 Ashworth Ave N
Shoreline, WA 98133

December 5, 2005



Glen Pickus
Planning & Development Services
City of Shoreline
1110 N 175th St, #107
Shoreline, WA 98133

Re: Echo Lake Townhomes Application

Dear Glenn:

I have lived by Echo Lake for over a dozen years, and I am writing to express my concerns about the Echo Lake Townhomes application. I understand that a recommendation will be made by the Planning Commission prior to any City Council action. I would like my concerns to affect what ultimately may be recommended / approved.

My concerns include common areas & buffer, erosion on the lake, access to / from the site, and proper maintenance of any pervious concrete.

Since the application is being vested prior to the update to our Comp Plan / Development Code, I understand that there is a lower buffer area required. I want to make sure that all work either will not degrade or enhance the water quality in our lake. [There already is fairly intense development around the lake, and more is planned.] One area that this may occur is if their mitigation work limits access to the lake. So long as people will approach the lake via trails in only a few areas, I would expect that erosion in the wetlands area is likely to increase. Further, the concrete edge at the lake is likely to be removed. What will be done to ensure that this also does not promote further increase of erosion of the soil into the lake?

I understand that pervious surfaces will be used throughout the development. While I applaud the reduction in impervious surface, proper maintenance and operational procedures must be in place to ensure the surfaces operate properly and allow water to percolate into the soil.

Finally, it is not clear from the development plan what common areas and sidewalks there will be for such an intense development. Given that the area is already zoned for R-48, please make sure that there are sufficient areas for people to meet safely as well as walk through the development. I believe safe pedestrian access is most critical into the development along either 198th or 199th streets. I do not see sidewalks shown, but believe they ought to be present to allow people in the development to reach transit and local stores safely without cars.

Sincerely,


Mark Deutsch