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Subject: City of Shoreline Agenda Comments
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1.

Amy Walgamott

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Shoreline

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(o) Ridgecrest

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amy.walgamott@sea.procure.com

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09/15/2014

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Public Comment Re: Zoning Scenarios

7.

Dear City Council,

While I greatly appreciate being involved in the 145th St. station subarea planning, I also realize money talks. From the presentations on the subarea made at the City Council Meeting on Monday, Aug. 20, it seems money talks quite a bit more loudly than the voices of the neighbors. I feel strongly that the zoning proposal for the station subarea is the wrong direction to go, for several reasons:

- the market analysis presented at the City Council Meeting on Aug. 18 showed high development to be difficult to attain (even infill of 7 stories with small retail).
- the neighborhood does not favor the 7-story, 85' high development being looked at, and the photos shown in the OTAK presentation showed exactly the kind of development that the neighborhood submitted to the city as "not wanted."
- developers have to acquire 6-8 single-family home lots to develop, decreasing the possibility of high-density around the station.
- although neighbors would favor small retail catered to the community, it sounds like this is not highly feasible, according to the market report.
- zoning the blocks around the station at 85' essentially forces single-family homeowners in this area out. Naturally you can't force anyone to sell, but if buildings start going up at 85' across the street or adjacent to single-family homes, can they really stay? Would you? Is the city going to compensate homeowners?

Instead, I would like to make the case for smaller-scale development. This is what I feel would be feasible and create density around the station:

- focus on town- and row-home development up to 3 stories. You could increase density in a shorter time frame by allowing many narrow 3-story row homes, or townhouses, interspersed with small retail spaces (cheaper than retail in giant construction). Add tree-lined streets and you have a charming neighborhood that will draw residents and visitors.
- town- and row-homes can go up on smaller parcels, making it easier for developers.
- 3-story buildings will not tower over existing single-family homes, making it easier for residents to stay if they want to.
- this is more along the lines of what the neighborhood envisions.
- people will not feel they are forced to leave.
- this scenario will make the "place" referred to by the market analyst who cited place-making as essential to drawing development. Then, in 30-40 year, you can get your higher development.

Sincerely,

Amy Walgamott

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(o) Oppose

Thank you,
City of Shoreline

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