

From: [Stefanie G](#)
To: [City Council](#)
Cc: [Miranda Redinger](#); [Debbie Tarry](#); [Alicia McIntire](#); [Rachael Markle](#); [Mandi Roberts](#); [Robin Lombard](#); [Chris Brummer](#); [Anthony Lo](#); [Jeremiah Fulford-Foster](#); [Cecily Kaplan](#); [Ellen Sullivan](#); [Ellie Bender](#); [Patty Hale](#); [Phyllis Moll](#); [Steve Szafran](#); stefanie@ridgecrestneighborhood.info
Subject: Zoning Scenario Selections for 145th Station Area
Date: Saturday, September 13, 2014 10:49:47 AM
Attachments: [Shoreline LightRail 145th Zoning Map Feedback.pdf](#)

September 10, 2014

Shoreline City Council,

At the September 15th Council meeting you will be considering five zoning scenario maps (including Map A/No Action) for the 145th station area, choosing two (plus Map A/No Action) for further analysis.

These maps, drafted by OTAK, were made public on August 25th. Although Ms. Redinger immediately forwarded them to both the 145th Station Area Citizens Committee and Ridgecrest Neighborhood Association (RNA) for review, this short window does not adequately allow for public review prior to your decision on the 15th. With the cost of producing a D.E.I.S, RNA feels the process would benefit by delaying your decision until after the Design Workshop, Part II on October 9th. The second workshop will undoubtedly result in more refined options and will better reflect the desires of the neighborhood.

With that said, after reviewing the five scenarios (Map A through E), the RNA Board of Directors submit these preliminary comments, both general and map-specific, for your consideration.

1. We unequivocally oppose the inclusion of the MUR-85 zone designation anywhere in the Ridgecrest (and Parkwood) neighborhoods. Development on this scale, which doesn't exist anywhere in the City of Shoreline, is overly dramatic and out of place in these neighborhoods.
2. We propose a maximum of 65' height, eliminating the MUR-85 zone.
3. We agreed that none of the four maps (B-E) represent the best possible option but propose a creative hybrid of two maps, B and D. Using **Map B** as a baseline, we propose the following changes:
 - a. Change the MUR-85 zone around the station to a maximum of 65' and reduce the size of that zone to the size reflected on Map D.
 - b. Substitute the MUR-85 zone at 5th NE/NE 165th with the CB zone from Map D.
 - c. Reduce the amount of the R-48 zone in the area of 6th to 8th NE from NE 145th to 155th to reflect what is represented on Map D.
 - d. Add the SE quadrant of Meridian Ave N/NE 155th to the R-18 zone.
 - e. Along 5th NE between NE 155th and 165th, reduce the R-18 zone to just those parcels directly bordering 5th NE.
4. Increasing density along 155th could negatively impact what will most assuredly be a high traffic east/west connection. This corridor should have a bus, bicycle and pedestrian focus, with sensitivity to both Parkwood and Meridian Park Elementary student safety.
5. All zoning designations must have clear parking management plans included

as part of building requirements.

6. We strongly support the inclusion of the Greenway routes to connect the Interurban and Burke-Gilman Trails.

Regardless of which zoning scenarios are chosen for further study, our Board agrees that a definite plan to manage increased traffic must be a top priority.

Please contact us with any questions regarding these proposals. We are both excited and optimistic that we can work together to create a successful segment of the Link light rail system through Shoreline that best serves Shoreline residents (more specifically Ridgecrest Neighborhood residents) and enhances regional mobility for all.

Sincerely,

Stefanie S. Gendreau
Ridgecrest Neighborhood Association
Chair - Board of Directors
stefanie@RidgecrestNeighborhood.info

cc-City of Shoreline City Manager Debbie Tarry, Planning & Community Development Director Rachael Markle, Senior Planner-Transportation Alicia McIntire, Senior Planner Miranda Redinger, Senior Planner Steve Szafran, OTAK Consultant Mandi Roberts, 145th Station Area Citizens Committee, Parkwood Neighborhood Association, RNA Board of Directors