

**From:** [webmaster@shorelinewa.gov](mailto:webmaster@shorelinewa.gov)  
**To:** [agenda comments](#)  
**Subject:** City of Shoreline Agenda Comments  
**Date:** Monday, September 15, 2014 7:35:53 AM

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**Form Name:** Comment on Agenda Items  
**Date & Time:** 09/15/2014 7:35 AM  
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#### Survey Details: Answers Only

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1.

Yoshiko Saheki

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Shoreline

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(o) Parkwood

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bczbczbcz@msn.com

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09/15/2014

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Hello! My name is Yoshiko Saheki and I live in the Parkwood neighborhood. I wish to comment on four

issues in respect to the design concepts for the 145th street station subarea.

First, I think all the concepts create too much mixed use areas. There are well-defined commercial areas near the station subarea. The city should focus on nurturing those commercial districts on Aurora, 15th NE, North City and around the Crest theater rather than create new business districts.

Second, although I understand that the design concepts necessarily rely on proximity to the station to propose new density, this approach to rezoning overlooks Meridian as a major north-south arterial through Parkwood. Meridian is a boulevard with a speed limit of 35 miles per hour and has sidewalks. As such, Meridian is in better shape to hold higher density than the side streets between it and the station site that have no sidewalks and have a lower speed limit.

Third, if the selected design is meant to accommodate what the area will be like in 50 years, why not redo the zoning in stages over time? Start with MUR-45 as the highest density now with the understanding that in a few decades, those areas could eventually be upzoned to MUR-85. As it is, these design concepts are so dramatically different from the current R-6 zoning that they appear unrealistic and unattainable. And, because they are so different from the current zoning, they have the effect of upsetting residents.

My fourth issue is that your staff have created new zoning designations for the light rail subareas that have not been explained to us.

Looking through city materials, I found reference to the new MUR zones in the minutes of the August 7 Planning Commission meeting. Senior Planner Steve Szafran presented the development regulations for the 185th Street Light Rail Station subarea plan and I quote from page 5 of the minutes:

"He explained that, although there is currently some single-family development within the subarea area, single-family residential uses would not be allowed in the proposed new MUR zones. The Commission needs to discuss the best way to address these existing uses."

I ask: What does this mean? If my house went up in flames, would I not be able to replace it with another single-family home? Conversely, how many smaller lots can I carve out of my 10,000 square foot lot? There are many other questions related to being upzoned. I would appreciate clear definitions of these new MUR zones that are easily accessible and time for our questions before any decisions are made about the future of my neighborhood. Thank you.

Yoshiko Saheki

8.

Not answered

Thank you,  
**City of Shoreline**