

From: [Chris Brummer](#)
To: [City Council](#)
Cc: [Miranda Redinger](#); [Mandi Roberts](#); [Katie Schielke](#); [Robin Lombard](#); [Stefanie Gendreau](#)
Subject: Selection of 145th Station Subarea Zoning Scenarios
Date: Monday, September 15, 2014 1:10:45 PM

Shoreline City Council,

I have been a resident of Parkwood for nine years and am also a Board member of the Parkwood Neighborhood Association. The Parkwood Neighborhood Association has previously expressed its support for the light rail station at 145th Street and continues to support the many benefits and opportunities that light rail will bring to our neighborhood and to the City of Shoreline. Our Board also recognizes the inevitable changes in zoning and land use that will occur in our neighborhood, and so several of us (including myself) participated in the design workshop held on June 12, 2014. I am writing this letter on behalf of the Parkwood Neighborhood Association to express our concern with the 145th station subarea zoning scenarios developed by the City's consultant after the June 12th workshop that are now under consideration for analysis in the draft EIS.

Residents attending the June 12th workshop voiced concerns about the re-zoning in the station subarea that would include excessive building heights. Feedback provided by residents was that appropriate heights should be limited to between 3 and 5 stories. Comments provided during the June 12th workshop further stressed that growth should be focused around commercial nodes and not include substantial up-zoning along signature streets, but instead preserve the single-family character of the neighborhoods as much as possible. The zoning scenarios developed by the City's consultant that would allow 85-foot building heights along signature streets such as 145th Street, 1st Ave. NE, 155th Street, and 5th Ave. NE are an extreme departure from what was expected from the outcome of the June 12th workshop. Furthermore, we were lead to believe that the City and its consultant would report back to the public and stakeholder groups at a second design workshop to present zoning scenarios and solicit additional feedback. The Council's decision to select the zoning scenarios for evaluation in the draft EIS before the second workshop appears to short circuit this process and not allow public input.

Because of the substantial departure from what was discussed at the June 12th workshop, we request that the Council delay their selection of the zoning scenarios for the draft EIS until the scenarios can be presented to the general public at the October 9th workshop to solicit feedback and allow time for refinements based on that feedback. Postponing the selection of zoning scenarios will also provide an opportunity for the City to explain the market analysis and to provide justification for

the substantial up-zoning scenarios proposed in the Parkwood Neighborhood. One idea discussed by the Parkwood Neighborhood Association Board and the co-chair of the 145SCC group is to convene an expert panel of real estate agents, housing advocates, planners, King County Assessor, and developers to discuss the magnitude of up-zoning that the station subarea could support over the next 50 years and to also answer questions about how these zoning changes might impact the neighborhood and individual property owners over time.

We understand that planning for light rail will bring change to our neighborhood. We also understand the City's desire to evaluate zoning scenarios in the EIS that will identify the greatest possible impacts that could result from this rezoning; however, we feel that the proposed scenarios do not reflect the consensus of the participants at the June 12th workshop. We respectfully request that the Council delay the decision to select alternatives on September 15th until after the October 9th workshop and after an opportunity for additional public input.

Sincerely,

Chris Brummer

Board member, Parkwood Neighborhood Association