

From: [Ward Drennan](#)
To: [City Council](#); [Miranda Redinger](#); [Steve Szafran](#)
Cc: [Shari Winstead](#); [Chris Eggen](#); [Keith McGlashan](#); [Will Hall](#); [Doris McConnell](#); [Chris Roberts](#)
Subject: Vision for 185th Street Station subarea
Date: Saturday, February 07, 2015 11:38:50 PM
Attachments: [185th St. Station subarea Vision.docx](#)

Dear Shoreline City Council and Senior Planners,

Please read my attached document on a vision for the 185th Street Station subarea in the context of the current proposals. It is public comment for the Feb. 9 meeting.

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Ward Drennan
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To the Shoreline City Council and Development Committee. February 7, 2015.

I am impressed with the thoughtfulness in planning of the development teams and the Shoreline City Council. In anticipation of the Feb. 9 meeting on the 185th St. Station subarea, I would like to share my own vision for the area in the context of the existing plans. Alternative 4 seems reasonable. I like the phase-in plans with the 3 zones.

Development standards are critical. If developed well, the plan could improve the attractiveness of Shoreline as a place to live. In development and planning for growth, let us not forget the need for green space to create a pleasant environment. The Shoreline Center Park, our own “Central Park”, should be preserved when expanding to “phase 2” of the rezoning. This should be zoned as a park, and preserved as an oasis for the newly developed Shoreline Center. It is a perfect location for a park, the value of which only increases as the area grows.

Public market place. An open-air walking area for shopping would be wonderful for Shoreline. Such a European-style market place would about 1 square block and near the Shoreline Center Park in the area currently used by the school district. Development standards could be set so the taller “mixed use” buildings surround a square, open-air market place. It would be an ideal location in the summer for the farmer’s market and outdoor cafes.

Shoreline centerpiece. I would love to see a Shoreline centerpiece, such as a tower, monument and/or interactive fountain at the Shoreline Center. See the image below. A structure like this at the center of a Shoreline Center Marketplace would be a source of community pride, and an asset to the community, drawing people to live, shop and eat in Shoreline. A monument or clock tower could be 100 ft or more high, to set it off from the surrounding structures.



Shoreline stadium. It would also be great to keep the Shoreline stadium or remodel it as an area attraction, for sports, concerts, and cultural festivals. The Light Rail station will make it easy for those outside of Shoreline to attend such events. I hope Shoreline preserves and upgrades this asset.

Parking will be a concern. Adequate parking must be available near the station so commuters will use it, otherwise the station will be useless for those living farther away. Parking regulations to prevent commuters from parking on residential streets are reasonable; however, there should be a large number of spaces for all-day commuters. I suggest 1000 spots in multi-floor structure. I fully expect Light Rail will not provide sufficient parking for commuters, and the city will have to step up to fill in the gap. Otherwise, light rail will be too lightly used. Parking in developed areas is another concern. Adequate parking is needed for the units developed.

Shoreline streetcars. Consider provisions for streetcar routes to the station(s), connecting the business cores. At least town center to North City via 185th station, possibly to Richmond Highlands, Richmond Beach and Point Wells, and Lake Forest Park, via streetcar to the station.

Schools. It would be a good idea retaining a portion of the school districts current land at the center for 3-4 story "Shoreline Center Elementary" to accommodate local population increase. Jr. High and High Schools might need to be expanded as needed.

Make Shoreline a place people want to go.

Sincerely,
Ward R. Drennan
Echo Lake Neighborhood