

From: [Herman Lehde](#)
To: [City Council](#)
Subject: Re-Zoning for Light Rail, 145th and 185th
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Shoreline City Council,

February 9, 2015

I found an interesting article in Thursday, Feb. 5 “Seattle Times”. It was titled “Price skid triggers alarms in North Dakota oil towns.” You might think what does this have to do with Shoreline. In Watford City, North Dakota, their plan was to transform the city “from a chaotic, sprawling crash pad for transient workers into a larger, more livable community”. Everything was going along fine until the price of oil started dropping. Developers have come in over the past 5-10 years and built housing, but the infrastructure was not taken care of. Their roads are dangerously crowded; utilities are overtaxed; and schools jam-packed. Aaron Pelton, a bar owner in Watford City, said “At this point, it’s like downtown Seattle. If you can’t come to a small community and have a quality of life, what do you have?”

Shoreline is not a large city. It is a city of primarily of single family homes and most of the residents moved away from Seattle to Shoreline to get away from density housing, the big city feel. The city staff and city council see the need for TOD (Transit Oriented Development) around the 145th and 185th Light Rail Stations and we do need some higher density housing close to the station, but a ½ mile radius is good enough. One of the leading experts on this subject says (<http://its.berkeley.edu/btl/2012/spring/tod>) “You don’t want to go into established single-family, middle income neighborhoods and attempt to spawn TOD.” I think he would tell the staff and the council to scale back their massive plans for Shoreline.

At the Shoreline Planning Commission Hearing on February 5, all the residents who spoke asked you to slow down this massive rezoning project. I agree.

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