

**From:** [Capt. Andrew Reay-Ellers](#)  
**To:** [City Council](#)  
**Subject:** NE 185th SubArea Rezone  
**Date:** Thursday, February 12, 2015 2:18:12 PM

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Dear Shoreline Council members--

As an area resident I have been following with great interest the upcoming Rail Station at 185th, and all the related issues of transportation, development, and re-zoning. I have attended many of the open houses and meetings, including those of the NE185th Station Citizen's Committee.

Regarding the current re-zoning proposals, I think the plans were minimally fine as they were, and the new push to slow them down into a "phased" approach seems like a strategy of "too little" & "too late".

If you feel you MUST delay some of the upzones, so be it,

BUT:

#1.

The initial round of upzones, due to be "unlocked" in 2015, should include EVERYTHING within the bounds of 180th-193rd & 1st-10th. This is a contiguous area, all of it adjacent to the station, and it seems short-sighted to not include all of this right away.

#2.

Whatever upzones you are planning should be "unlocked" NO LATER than 2021 ( 2 years prior to the station opening ). The currently suggested scheduling of some zoning changes to occur ten years after the station opens seems absurd and shortsighted.

By enacting better upzones sooner you will give residents who are being directly affected by the station the time to decide on their best options, to be more fully rewarded, and to deal with the changing circumstances. There is no doubt that changes like these --even though they are for the long-term good-- can be difficult and disruptive in the immediate future. But being timid and enacting slowly will only prolong this awkward period of transition.

Shoreline has the opportunity to foster the creation of a new & dynamic "station area" neighborhood -- but only if you allow it the room and time to grow. Area residents and the City itself are going to benefit from this rail station -- and all the more so if Shoreline encourages a vibrant community in this area of the city.

regards,

---Andrew Reay-Ellers