

From: [Dan Jacoby](#)
To: [Shari Winstead](#)
Subject: Light Rail Rezoning
Date: Saturday, February 14, 2015 3:00:35 PM

Dear Mayor Winstead:

I know you're probably feeling bombarded by people regarding the upcoming rezoning around the light rail stations, and I am adding my 2¢ worth.

I worked with Chris Roberts on his dramatically scaled-down map, and know the tweaks it has undergone over the past few weeks. It is, to my mind, an alternative that I will accept if I must, because it is far better than any other map out there.

Having said that, I am strongly urging more delay — significant delay. I know that people have been working on this for two or three years (at least), but that work is not full-time, as the Council and the city staff have many other items on the agenda that take a lot of time and resources as well (I'm sure you could list those items faster than I could). As a result, the work isn't really finished.

Here is a partial list of items that still need to be completed prior to choosing a new map:

- REAL outreach to everyone in the potentially affected area. I know that city staff claim over and over that they have made overtures to the community, but their attempts are, at best, not designed to inspire participation. The flyers are overly crowded, and the signs and literature at the station locations are misleading. For example, it says that “some land uses could possibly transition to mixed use development.” “Some” doesn't mean “yours.” “Could possibly transition” is meaningless at best. And “mixed use development” is meaningless to anyone who isn't well-versed in zoning concepts. We need to require city staff to make a real effort to inform everyone affected fully.
- A complete review of how many new units will really be needed. Sound Transit, for example, has written that their consultant, BAE, has findings that say only “700 residential units over twenty years and a modest amount of commercial space” is all that is called for.
- Completion of corridor studies for both 145th St. and 185th St. I should note that at the last Council meeting, Miranda Redinger said that we need a corridor study for 185th St.
- A study of hydrology and groundwater runoff problems, particularly on the south side of 185th St. and west of the Paramount Open Space.
- A complete study of the cost of upgrading utilities, including a determination of how, when, and by whom that cost will be paid.
- Determination of the total cost of needed mitigation of the effects of Sound Transit's construction (because you know they aren't paying for it), as well as how, when, and by whom those costs will be paid.
- Inclusion of new parkland to meet growing needs, including a budget and method for paying for it.

- Another item that Ms. Redinger mentioned: Checking and (if necessary) amending the Property Maintenance Code — and enforcement mechanisms — to ensure that developers won't be allowed to let properties deteriorate into blight.
- A full explanation, from local brokers, of exactly what kind of mortgages will be available in the various zoning types.
- A comprehensive study of the cumulative effects on traffic, utilities, environment and city budget of all the changes in the pipeline, including both station subareas, the Aurora Square CRA, SCC expansion, Fircrest and Crista master plans, etc. (dare I mention Point Wells?).
- A decision on what approach the city will take to provide sufficient affordable housing; this is something that is still a long way off, as Council members still have lots of questions.
- A real statement, based on Shoreline's Comprehensive Plan, of what we want the city to look like 20-30 years from now.

Finally, the levy is up for renewal next year. How many people who are zoned out of their homes will vote for it? If it doesn't pass, what happens next?

Most elected officials like to run away from tough decisions in the months before an election. I applaud you, as well as Councilmembers Eggen and Salomon for being willing to make tough choices even as you contemplate running for another term. But in this case, choosing to delay is not only the wise move, it is the politically smart move.

I will have a group of people organized to speak on Feb. 23rd, all advocating for a delay, and each one expanding on one of the points I mentioned above. As you might expect, there will be a lot of other people there, all advocating delay, for whatever reasons they give — I'm sure that my list is by no means comprehensive. I hope you will choose the wise move.

Respectfully,
Dan Jacoby