

From: [Sarah Jaynes](#)
To: [City Council](#)
Cc: [Shari Winstead](#); [Chris Eggen](#); [Keith McGlashan](#); [Will Hall](#); [Doris McConnell](#); [Jesse Salomon](#); [Chris Roberts](#); [Miranda Redinger](#); [Steve Szafran](#)
Subject: RE: Comments for 2/23/15 public hearing on 185th Station Area
Date: Wednesday, February 18, 2015 12:54:38 PM
Attachments: [station area 3.docx](#)

Hello again:

I sent you some comments on February 12, 2015 for your February 23, 2015 meeting (I noticed they are still not available in the public comment document library for February 23, 2015 but I will keep checking and resubmit if necessary). Anyway some additional information has been brought to my attention so I would like expand on my previous comments.

In my February 12th comments I said, “I resent the generalizing done of large demographics of the population. I am a Millennial. I am an older Millennial in her thirties. When I was younger I did live in Seattle and did enjoy an urban lifestyle. When my husband and I started a family though we had different lifestyle needs and chose to move to the suburbs for the amenities Shoreline could provide. In fact, all the millennials I know have bought single family detached homes when they started their families. We aren’t descendants of the Rockefellers either but middle class America. I hope that when you generalize what Millennials like that you control for Millennials without families and those with. Suburbs were created and became popular for a reason. The reason why people chose them HISTORICALLY are still the same reasons people are choosing them today. Don’t millennials deserve the same good schools, yards and safe and peaceful neighborhoods as previous generations have/had?”

Well it appears my personal experience may also be the reality for the majority of Millennials. A study was brought to my attention done by the National Association of Home Builders with the following excerpt, “A whopping 75 percent of this generation wants to live in single-family homes, and 66 percent of them prefer to live in the suburbs. Only 10 percent say they want to stay in the central city. Compared to older generations, millennials are more likely to want to live downtown, but it’s still a small minority share.” You can read the study yourself at http://www.nahb.org/news_details.aspx?newsID=17094.

This caught my attention so I spent five minutes on Google I used the search term “where do Millennials want to live when they start a family” and found some other studies. Maybe you’ve heard of the Wall Street Journal? It quoted the same survey from the NAHB that 66% of Millennials want to live in the Suburbs.

<http://www.wsj.com/articles/millennials-prefer-single-family-homes-in-the-suburbs-1421896797>

<http://www.theatlantic.com/business/archive/2015/01/young-americans-yearning-for-the-suburbs-stuck-in-the-city/384752/>

<http://www.baconsrebellion.com/2014/09/millennials-want-a-new-kind-of-suburbia.html>

<http://www.phillymag.com/citifed/2015/01/28/millennials-actually-love-cities-just-broke-leave/http://www.redfin.com/research/reports/special-reports/2014/where-do-college-educated-millennials-live.html>

These were just my first few search results. Maybe you should spend five minutes on Google too and do some research also. Lots of the data out there is contrary to what you have been relying on when making your massive rezoning plans.

There has been a lot of public comment requesting that the 145th and 185th station subarea rezoning be studied together. I think it is a valid point. I see that the planning commission recommendation for the 145th station subarea is the connecting corridors with phased zoning. This map has a 65' MUR. This was never an option for the 185th station subarea. I don't see why it would be appropriate for 145th but not 185th. If the station areas had been studied together things like this could also be studied. If you insist on pushing through an extreme and unwanted rezoning plan and you insist on encouraging non-transit orientated development by rezoning farther than ½ mile away from the station I believe that what is appropriate for 145th should be the same for 185th. Instead of 85' MUR there should be 65' MUR and instead of 45' MUR on the connecting corridors it should be 35' MUR. I also don't think you need MUR everywhere but it should be concentrated to specific areas and residential only zoning should be more prevalent. Thank you.

Sincerely,

Sarah Jaynes

Very Concerned Citizen of City of Shoreline and Registered Voter