

From: [Jan Stewart](#)
To: [City Council](#)
Subject: 185th rezone comments
Date: Thursday, February 19, 2015 11:19:37 AM
Attachments: [02.19.15 185th comments to council.pdf](#)

Attached are comments on the 185th rezone for the record.
Thank you,
Jan Stewart

February 19, 2015

RE: 185th Area Rezone Plan

To Shoreline City Council,

I attended the City Council meeting on February 9th.

First I want to thank you all (but particularly Councilmember Eggen who made the motion) for allowing everyone to speak during the public comment period. If you hadn't, it would have only increased tensions over what is a highly emotional topic. Rezoning – laying the groundwork for completely restructuring our long-established and well-loved neighborhoods - couldn't be more personal for residents.

While I was unable to stay for Council discussion, I have now seen and heard the meeting online and would like to offer some reaction. The observations I mention below are heartening to me because although most of the Council and Staff seem to hold a wide-ranging high-density vision for replacing Shoreline's east-side neighborhoods, it now looks as if a more realistic and pragmatic approach is possible. While I am not opposed to light rail or some increased density around the station areas, I do not share the sprawling high-density vision, and I don't know anyone outside City Hall who does. So, I was very happy to hear a majority on the Council making points that demonstrate a willingness to find practical solutions for bridging the divide between City Hall and Shoreline Residents.

Even though I support the Planning Commission's work to include a phased approach and single family homes as conforming in all MUR zones, the subarea is simply too far-reaching. So, I appreciate Councilmembers' efforts to continue refining the zoning proposal. I was pleased to learn that Councilmembers McConnell and Salomon co-sponsored Councilmember Roberts' alternative zoning map, which at least partially scales back the proposed first phase. Councilmember Salomon's suggestion to stop after the second phase, which would reduce the overall size of the subarea, was to me another signal of movement in the right direction. And, I very much agree with Councilmember Roberts' comments that for the plan's success, having buy-in from the public is absolutely necessary.

The most level-headed and sensible comments were offered by Mayor Winstead when she said that the discussion is about something too far into the future, that we should plan for development closest to the station, do phase one, and then see what happens. I believe this approach would be widely and enthusiastically supported.

I hope the council will conclude that the most reasonable and acceptable plan comprises a smaller first-phase footprint immediately around the station area, with a process for potential additional phases that follow after careful evaluation of the first phase and subsequent to meeting specific milestones or triggers rather than arbitrary dates.

Thank you all for your service to *this* Community.

Sincerely,

Jan Stewart