

From: [Kevin Atkinson](#)
To: [Plancom: City Council](#)
Cc: janetway@yahoo.com
Subject: In SUPPORT of the rezone
Date: Monday, February 23, 2015 1:17:46 PM

To whom it may concern,

My home is on 12th Ave NE, just next to 185th street. My wife and I have been raising our three children in Shoreline for over 10 years now.

My property is not in the in the rezone area - it is right on the edge of it. It is very likely the view from my patio will change quite a lot in the years to come. Traffic will increase and the character of the neighborhood will most certainly change.

I have only one word... "Good."

It was disappointing, but not surprising to see the appearance of NIMBY push back that you now encountering. Resistance to change is predicable I suppose. While I can empathize with those that want Shoreline to stay the same forever, I am also of the view that visceral resistance to change should not be allowed to trump good policy.

I would like to address the critiques you are now subject to, point by point, copied from the "Preserve Shoreline" website. <https://preserveshoreline.wordpress.com>

- *Tell the City Council to Save Our Neighborhoods!*

Our neighborhood is going to change – a lot. **We are in support of the rezone.**

- *Tell them to delay these decisions until all citizens are informed!*

The outreach that Sound Transit and the City of Shoreline has engaged in has been excellent. Signs, mailers, community meetings... short of walking door to door like a census worker, I can't think of anything additional that could have been done. If someone is surprised there's a light rail station coming with corresponding plans for rezoning around it, then they are clearly not paying attention. I appreciate all the information the City of Shoreline and Sound Transit has provided.

- *Demand justice for families with life savings in their homes!*

This one is odd to me. With the exception of the homes directly in the path of the light rail line (and

subject to eminent domain), no one is going to be forced to do anything. When the rezoning occurs, I presume developers will offer to buy properties in order to develop them. When light rail stations have gone in south of Shoreline, the result has been that property values increase significantly. “The land values surrounding light rail stations in Southeast Seattle... rose over fifty percent since 2005” and “land value around Othello station ... increased 513 percent between 2004 and 2011”. (Source: <http://pugetsoundsage.org/downloads/TOD%20that%20is%20Healthy,%20Green%20and%20Just.pdf>) Land values increasing by such significant margins is not endangering anyone’s life savings. On the contrary – anyone that owns property in the rezone area is about to see their equity leap upward. From a purely financial point of view, the rezone is a windfall for those with property in the impact area. (I wish I had some property in the impact area.)

- *Demand TRUE environmental protection for wetlands, critical areas.*

This talking point in particular vexes me. Concentrating population growth around mass transit is precisely what needs to be done if you are concerned about the environment. I consider myself an environmentalist, and one of the values that drives my support for the rezoning is the fact that I am an environmentalist. Mixed use development concentrated around transit is exactly the kind of progressive urban planning the Puget Sound region needs. This is the root of why the rezone is good policy and should proceed.

- *Demand protection from Traffic and Infrastructure impacts!*

Yes, traffic will increase in the immediate area. However, as more homes and services become available around the light rail line, in conjunction with bike and trail infrastructure, the aggregate need for automobiles goes down. This is a good thing.

- *What are TRUE costs of these rezones? How will it REALLY affect our Schools, Parks, and Open Space, Tree Canopy, Mortgages, Property Values?*

All these questions are good, but there’s a lot to unpack here. I presume schools will get more kids – particularly since Shoreline schools are so good. That’s for the school district to address, not the city. As for the parks and open space, the more the better. I’m grateful I live in a community that values these things. That said, I also understand that directly around a light rail station it will inevitably be more urban. As for property values, I stand by my point above. I expect that this rezone will follow the pattern established around light rail stations to the south of us - the impacted rezone area will increase in value.

- *How will radical rezones protect our neighborhoods from blight?*

Blight? I’m not clear where this concern stems from. Absentee landlords are typically the cause of blight. The pattern of light rail impact areas to the south is increased attention and investment, not a lack of it.

In closing, please continue forward on the path in front of you. You've done great work so far. I intend to keep my home on 12th Ave NE & NE 185th St. for years to come. I look forward to the day I can walk down the hill, get a bite to eat at a local eatery, then hop on the

light rail for a night out. Concentrating development around light rail promotes pedestrian oriented communities. The last thing I want to see is a stand-alone light rail station with nothing more than huge park and ride to go along with it. Keep up the good work. Transit oriented development **is** sustainable development.

Sincerely,

Kevin Atkinson