

From: [Kevin Atkinson](#)
To: [Janet Way](#)
Cc: [Plancom: City Council](#)
Subject: Re: In SUPPORT of the rezone
Date: Monday, February 23, 2015 2:04:17 PM

Ms. Way,

Thanks for the response. I apologize, no disrespect was intended with the NIMBY characterization. I should have simply said "opposition".

I'll stand by my core position that transit oriented development is ideal - even when it happens in my backyard.

Best wishes,
Kevin Atkinson.

On Mon, Feb 23, 2015 at 1:42 PM, Janet Way <janetway@yahoo.com> wrote:

Dear Kevin,
Thank you for cc'ing me in this comment. You obviously have a right to your opinion.

But just so you know, we feel that labeling the hundreds of citizens (your neighbors) who have made repeated efforts to now get involved, as NIMBY's is just sad, and disrespectful. And no, they were not all properly notified. We hear from more every day who say they just heard about this issue this week!

We have very legitimate concerns about this ill-conceived plant to rezone enormous portions of our City for massive density.

Thousands of homeowners and residents are being thrown into an era of uncertainty. Their life savings are at stake. There is no certainty about what will happen to their taxes or property values. Many are seniors who have lived here for 30, 40, or 50 years and now have paid off their home and therefore have very low expenses for housing now. And they cannot easily afford to move, because the value of these small homes is not enough to buy something new in Shoreline or anywhere nearby, and afford to pay mortgages too, when they are otherwise on fixed incomes.

The impacts of the Rezones have not been correctly studied and are therefore not to be properly mitigated. The two EIS' are not connected and the traffic impacts from Point Wells, Aurora Square and other large development projects are not studied.

If the areas were to actually just be "Mixed use development concentrated around transit", then we would not be as concerned. However that is not what is being planned. These rezones are covering mile wide areas. They are not truly taking account of wetlands and critical areas and the impacts that will come from these massive developments, nor the ground water or actual impacts to watersheds.

In your letter you gloss over impacts like School, Tree Canopy, Mortgages, Open Space and Blight. None of these topics has been adequately addressed by the City. These ARE indeed the responsibility of the City to consider. Though the School District is charged with providing the service, the City cannot impose these impacts without cost.

I believe you are making generalizations in your comment and assume that just because some things should be improved, that these massive rezones are justified. That is not born out by the facts or by the overwhelming opinion of the public.

Thanks for expressing your opinion though.

Sincerely,

Janet Way
Shoreline Preservation Society

On Mon, 2/23/15, Kevin Atkinson <wasabikev@gmail.com> wrote:

Subject: In SUPPORT of the rezone
To: plancom@shorelinewa.gov, council@shorelinewa.gov
Cc: janetway@yahoo.com
Date: Monday, February 23, 2015, 1:17 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>

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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