

**From:** [webmaster@shorelinewa.gov](mailto:webmaster@shorelinewa.gov)  
**To:** [CRTeam](#); [Tavia Tan](#); [Heidi Costello](#)  
**Subject:** City of Shoreline Contact Us Web form  
**Date:** Sunday, March 15, 2015 10:38:52 PM

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A new entry to a form/survey you have subscribed to has been submitted.

**Form Name:** Contact Us  
**Date & Time:** 03/15/2015 10:38 PM  
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**Submitter ID:** 2628  
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**Time to complete:** 30 min. , 40 sec.

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### Survey Details: Answers Only

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#### Page 1

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1.  Ridgecrest
2.  Email
3. Charles Colburn
4. 15102 8th AVE NE
5. 206-631-9462
6. chuckcolburntrumpet@msn.com
7. Dear Council and Planning Commission Members:  
Thank you for the opportunity to comment on the 145th Light Rail Station Area DEIS and Subarea proposal. Please include my comments into the record for this matter and also into the 185th Rezone record.  
  
I'd like to thank the city council and city planners for the work they do and add my voice to the debate over the proposed rezoning of my city and my neighborhood.  
  
I live in the 151st block on 8th Ave NE. I've lived in and owned my home since the mid 90s. I built an addition to my house with my own hands, I raised my son here, I've incorporated over these years 50 tons of compost to amend the soil of the beds and gardens around my house. In short, I love it here. I look forward to light rail coming and getting a few new neighbors. I've always been an avid believer in doing things for the good of the community and I'm a supporter of government; local, regional and national. I believe in the system and that is why I must participate in this discussion. I feel that the scope of this rezone is not in the interest of the city, the community, my neighbors, the neighborhood, the globe or, lastly, me. I fail to see how the audaciously oversized scope of the 145th st or (185th st for that matter) rezone is in the benefit of the city or community or of the current or future residents.  
  
A) This rezone creates the potential for greatly increased density without providing for even basic

services for the new residents in this proposed Transit Oriented Development community. There is not even a grocery store within safe or reasonable walking distance to the rezone area. If one of the global aims of this rezone is to reduce greenhouse gasses by having the transit oriented denizens live in tall, dense housing walk or ride bikes to get groceries, band aides and post it notes, then this plan fails. They will be driving to get their groceries and everything else they need. It doesn't make sense to put such a vast Transit Oriented Development in an area of single family residences without the infrastructure to support it.

B) The shoreline schools will see an increase in enrollment with the increase in population but without receiving the commensurate ability to pay for it as these proposed developments will be exempt from the property tax which largely pays for our schools. These projects will be monstrously valuable investments to their developers. The structures will be valued in the millions and millions of dollars but the schools will not benefit from that value and yet will be expected to provide services for the families living in them. The schools will get worse.

C) The size of the rezone necessary to accommodate the needed housing projections of Sound Transit for the 145th st. station (700 units) is tiny in comparison to the behemoth rezone drawn up in these proposals. The natural changes that must take place in a growing city should be a product of thoughtful guidance through regulation over time based on the needs that actually develop rather than a 100 year guess approved all in one shot (or even two). Otherwise, Shoreline will be a higgledy-piggledy landscape of giant ugly structures out of all context to the surrounding existing neighborhoods.

What I do sense is how this rezone could be very much in the financial interest of developers, especially with the sweetheart tax incentives being proposed. I believe developers should get whatever great deal they can get but it should not be handed to them as if they are doing anyone here in this neighborhood or city a favor. Please remember that developers necessarily care only about making money at any cost and that is the end of their involvement in our city. Big predators (developers) are an essential part of any ecosystem (housing project) but they must be made to work hard for their food. Please don't hand it out, it makes predators lazy and dangerous (sloppy, greedy and careless). It is in the balance of predator and prey that healthy systems works. Our interests should be the good of the community, of the neighborhood, of the city and of the world. Developers should and will always fight for their interests and we must speak for our interests if we are to all benefit from the types of change that will come with growth.

Sincerely, Chuck Colburn

Thank you,  
**City of Shoreline**

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