

From: [Dan Jacoby](#)
To: [City Council](#); [Keith McGlashan](#); [Will Hall](#); [Chris Eggen](#); [Shari Winstead](#); [Doris McConnell](#); [Jesse Salomon](#); [Chris Roberts](#)
Subject: Rezoning 185th St.: How we got here
Date: Sunday, March 15, 2015 11:20:18 PM
Attachments: [Comment LightRail 150315.doc](#)

To the Council:

Attached is a letter that I hope sheds some light on yet another problem with the process used to get to where we are now. I urge you to put off a final decision until these problems, and the problems that others have raised, can be properly addressed.

Sincerely,
Dan Jacoby

Dan Jacoby

Public comment to the Shoreline City Council

March 15, 2015

To the members of the City Council:

Any elected official, just like any top business manager, must rely on staff, and on those consultants hired at the recommendation of staff, for solid, reliable information in order to make decisions. In addition, the information that makes its way to you from staff and consultants gets to them from many different sources, many of which they must rely on as well. If you get good information, then you can make good decisions. Conversely, if you get bad information, then the odds of making a good decision plummet.

I realize that, the City Council being a part time position, not only do you not have the time to verify the adequacy and accuracy of the **information**, but even if you had the time, your role is to set policy and leave it to the staff to carry out. **On this major, unusual issue**, however, staff does not have the **full** resources to ensure that everything they receive is accurate and complete. We have a limited city budget, so staff can only spend a relatively small amount of time sifting through the information and double-checking it with a critical eye, compared to the amount of time required to cover the full spectrum of essential information.

As a result, it is possible, even easy, for inaccurate or inadequate **information**, or information that leaves a false impression, to get through to the Council.

As it turns out, much of the information we have **all** been given over the past few years regarding the effects of rezoning does leave a false impression. You all know the saying, "One picture is worth a thousand words." One set of examples of such inaccurate information is contained in many pictures included in the DEIS and FEIS. These pictures, worth thousands of words, all leave false impressions from which it is extremely difficult to make reality-based decisions.

Each of the following pages has a pair of identical pictures, one of which is taken from the DEIS and the other from the FEIS for the 185th St. station subarea. Each picture will be accompanied by an explanation of how it leaves a false impression.

I understand that these pictures are but a small portion of the enormous volume of information that you have processed over the past few years. I would submit to you, however, that the inaccuracies described here are also but a small portion of the inaccuracies in all the information presented to you.

By the time you get to the end, I **hope** you will agree that at the very least we need to reconsider the true and full consequences of any rezone and move forward together with the community, based on reality and shared vision. In this way, and only in this way, can we hope to forge a future Shoreline that we can be proud to call our home.

I believe that once you finish this list, you will begin to understand how much, and in how many ways, we have been given inadequate or inaccurate information. Armed with this knowledge, let us then proceed together to craft a zoning map and development code regulations that will allow Shoreline to grow according to GMA standards based on accurate information.

Saving Shoreline neighborhoods from the impacts of faulty information and unforeseen consequences is a vital goal. Growth will come – let it be planned for with concern for its human impact and with the input of the governed. Let us work together to achieve it. This is how we all win.

I look forward to seeing that result.

Thank you,
Dan Jacoby

DEIS p. 3-7, FEIS p. 3-13

This compilation of pictures is entitled “Existing Conditions in the 185th Street Station Subarea.” It seems to show a rural setting, mostly dirt-poor, and ripe for development.

These pictures give the false impression that development — any development — in this area is not only a good thing, but desperately needed.

Single-family homes along 185th St. between 7th and 10th Avenues on the north side, and between 5th and 10th Avenues on the south side, as well as the day care center on the SW corner of 185th St. and 10th Ave., are missing. So is a picture of the homes on the north side of 185th St. just south of the Shoreline Center.

Those pictures would show a thriving community, most of which would be destroyed by MUR-70 zoning.

We should see the true and full effect of rezoning and the resulting development.



June 2014 Chapter 3—Affected Environment, Analysis of Potential Impacts, and Mitigation Measures | Page 3-7



December 2014 Chapter 3—Affected Environment, Analysis of Potential Impacts, and Mitigation Measures | Page 3-13

DEIS p. 3-85, FEIS p. 3-53

This picture's title begins, "Conceptual possibility for the N 185th Street overpass..." It contains two inaccurate features.

The first inaccurate feature is the heights of the various buildings. The tallest building in the picture is the orange building with the flat roof. It is clearly no more than five stories high, one less than would be allowed under MUR-70, and two less than would be allowed under MUR-85. The other buildings in the picture are either three or four stories tall.

The second inaccurate feature is the length of the trains in the station. The trains at the station are one car length, far less than the four-car trains planned for this link, and even less than the two-car length of the current Link trains. Train length might not seem at first glance to be important, since it has nothing to do with building height or density, but it misleads by downsizing, in the pictures, the actual effects of development.

We should see pictures that show the full size of the potential buildout, and the full length of the trains.



Conceptual possibility for the N 185th Street overpass, looking eastward, with solar panels and green roofs on the canopies (Alternative 3—Most Growth, at full build-out)



Conceptual possibility for the N 185th Street overpass, looking eastward, with solar panels and green roofs on the canopies

DEIS p. 3-87, FEIS p. 3-61

This picture's title begins, "Conceptual possibility for the 8th Avenue NE right-of-way, looking southwest..."

Notice here that there is a grand total of two motorized vehicles — one bus and one car — and about two dozen people either on foot, on a bicycle, or relaxing at an outdoor table. (You can also see a similar lack of vehicular traffic in the previous picture, not only on 185th St. but also on the freeway).

Notice also that both vehicles are apparently stopped several feet away from the intersection, while pedestrians are crossing both 185th St. and 8th Avenue simultaneously.

This picture gives the impression of a far more pedestrian-friendly atmosphere than will most likely actually exist once tall apartment buildings are constructed.

Any picture in this series should show the full expected vehicular traffic level.



Conceptual possibility for the 8th Avenue NE right-of-way, looking southwest, with shared use path, community gardens, and public spaces (Alternative 3—Most Growth, at full build-out)



Conceptual possibility for the 8th Avenue NE right-of-way, looking southwest, with shared use path, community gardens, and public spaces with MUR-45' and MUR-35' zoning; while the shared use path would be a longer-term improvement, it would help to increase bicycle connectivity in the subarea

DEIS p. 3-88, FEIS p. 3-62

This is a picture of the land between 8th and 10th Avenues, from 185th to 188th Streets, plus surrounding areas.

This picture shows no development on this square, even though the lower of two “growth” alternatives (Alternative 2 – Some Growth) shows the area rezoned to MUR-85.

In addition, the parcels to the west again have no buildings that match full buildout for MUR-85, or even MUR-70.

The fact that this picture does not match the proposed zoning may be an oversight. At the very least, however, it is a completely inaccurate view of what the area will most likely look like once development has neared full buildout.



Conceptual possibility for transit-oriented development on the east side of the proposed light rail station, looking northwest, with the power transmission lines at center of the block in open space use (Alternative 3—Most Growth, at full build-out)



Conceptual possibility for transit-oriented development on the east side of the proposed light rail station, looking northwest, with the power transmission lines at center of the block in open space use



DEIS p. 3-89, FEIS p. 3-63

This picture supposedly looks southeast from somewhere along 180th Street. Where, exactly, along 180th St. isn't explained, although from the hill it is clear that the building in the picture is on the southeast corner of 180th St. and 12th Ave.

One problem here is that the land due east of this building, which is open space in this picture, is exactly where the "Arabella II" apartment building is planned.

But the larger problem here is the shadows.

It is clear from the shadows cast by the people that it is early morning. But there are two problems with the shadows.

The minor problem is the shadow emanating from the bicyclist, which is going in a different direction from the shadows emanating from pedestrians. This could be considered a minor error.

The much larger problem is that there is a nearly complete lack of any shadow being cast by the building. That shadow should go all the way into the street, and possibly to the other side of the street. But it is hardly there, and barely noticeable.

In other words, the full effect of tall buildings is clearly hidden here.

What's worse, if you go back to the previous three pages, you'll notice a similar failure to show just how large the shadows are.

One major consequence of tall buildings is long shadows. It stands to reason that eliminating those shadows from the pictures leaves a seriously false impression.



Conceptual possibility for the NE 180th Street, looking southeast, public art commemorates the nearby NE 185th Street "Motorcycle Hill" history (Alternative 3—Most Growth, at full build-out)



Conceptual possibility for the NE 180th Street, looking southeast, public art commemorates the nearby NE 185th Street "Motorcycle Hill" history of subarea; MUR-85' building example at the corner

DEIS p. 3-90, FEIS p. 3-64

This picture purports to show “a portion of the Shoreline Center site, looking southward,” supposedly at 190th Street.

But where?

There is no configuration of streets looking southward (or close to southward) at the Shoreline Center that could possibly match this picture.

190th Street does not go east of 1st Avenue, and therefore doesn’t enter or border any part of the Shoreline Center. Instead, it ends directly across the street from the tennis courts. In addition, since the Shoreline Center is slated for high-end density, once again the buildings aren’t nearly high enough.

On the 5th Avenue side, the area to the east in the DEIS would be zoned either R-18 (in Alternative 2) or R-48 (in Alternative 3). Under R-48, it is possible for that five-story building to exist, but not under R-18.

If we have to twist the claims in the caption into configurations that make pretzels look straight in order to fit them to the picture, then there is something seriously wrong with the picture.

In sum, every one of these pictures is inaccurate, leaving an impression of the consequences of rezoning that is far smaller than the actual consequences will be. I hope this series demonstrates that we have a long way to go before having even a reasonable degree of certainty that whatever rezone is chosen will be a good one.



Conceptual possibility showing mixed use redevelopment on a portion of the Shoreline Center site, looking southward, farmers market could occur on an extension of N 190th Street as a shared use community “festival street” (Alternative 2—Some Growth, at partial build-out)



Conceptual possibility showing mixed use redevelopment on a portion of the Shoreline Center site, looking southward, farmers market could occur on an extension of N 190th Street as a shared use community “festival street”; up to five and six story building examples