

From: [Steve Szafran](#)
To: [Miranda Redinger](#); [Heidi Costello](#)
Subject: FW: Public comments on 185th Street Station Subarea Planning
Date: Monday, March 16, 2015 8:39:42 AM

From: Kenrick JORUS [mailto:kenrick.jorus@gmail.com]
Sent: Friday, March 13, 2015 9:09 PM
To: Steve Szafran
Subject: Public comments on 185th Street Station Subarea Planning

No one is against the light rail.
No one is against the growth of the city and the increase in density.

However the Shoreline residents deserve a respectful handling of the evolution of the city. We hear growing concerns and worries from residents as they are being informed very late with barely any notice before the 'last' meeting approving the city's face lift and almost no public comment time allowed on March 16th!

The residents don't want the plan as presented by the city council as is. It doesn't need to be such a big rezoning so soon. It can be expanded later in accordance to the growth of our city's needs. The current plan lacks answers to many questions.

The consensus is that a light rail station affects about the 1/4 mile around it self. However the city is rezoning a much bigger area. About 3/4 miles to a mile! Again, it is too much to soon. The proposition is to use phases. Great idea at first, however it needs to be based on growth targets for the city and not at a random timeline that has actually no meaning to real life evolution of the city.

Please reconsider working on an area that is representing the arrival of the light rail first. Then, when the time comes, you can extend the rezoning area. Without a threshold system, you're allowing developers to acquire land in phase 2 and 3 for a lower price than phase 1 and then, when phase 3 becomes available for development, the construction will start there and break the development plan that was original envisioned. This will create a city that lacks a vision and homogeneity.

As it currently is, Shoreline is a dormitory city that doesn't have the draw to bring in big businesses and jobs when Seattle and the East side have already very attractive. The businesses you will create are coffee shops, pharmacies, small restaurants and that's it. The light rail is only going to be a mean for people to go to theirs jobs and come back home. Think about the type of businesses that can survive this type of rhythm in Shoreline: few people during the day, more people in the evenings coming back home to their families.

Sound Transit is acknowledging themselves that the light rail doesn't brig as many people as they would expect. It won't reduce the number of cars. More people means more cars, no matter the quality of the public transportation because it doesn't fully replace the need for cars. The light rail won't take you on vacation, it won't take you to the grocery store or your friends.

Please consider a rezoning not based on years but based on development growth. This means

expand the rezoned area when the first 1/4 mile has reach a good level of growth and development.

The original zoning at the beginning of the discussion 2 years ago was much smaller. The dotted line that we see on the map represents the impact study of that original zone. Somehow along the way that impact study zone became the reconnect area without any additional impact study done. To this day there no impact study done to the rezoning area being discussed. You're currently on your way to make a blind choice and just play Russian Roulette with a quarter of the city.

When you look at the growth in Seattle for example nowhere the city went from R6 zoning to MUR85. They first went to R12/R18 then townhouses then small 2/3 story condos and finally 5 story building.

Shoreline is going from R6 to 7 story buildings. Is that really what we want? Deface a city to satisfy developers and increase tax revenues in the long term while making current residents pay for the city's structure upgrade through higher taxes?

Please review your copy, as many more Shoreline residents are becoming aware of what is happening, the so called "vocal minority" keeps growing and gaining traction to ask the city to reduce their expectation (which once again doesn't prevent rezoning a bigger area later if the need arise). This "vocal minority" seem to become much bigger than the "silent minority" in favor of a huge blind rezoning

--

Kenrick Jorus

Shoreline Resident living on Burke Ave N and 185th