

From: [Lisa Surowiec](#)
To: [City Council](#)
Subject: Light Rail zoning
Date: Sunday, March 15, 2015 9:31:38 AM

Dear Councilmembers,

as you are considering this very big decision about zoning for the Light Rail Station at 185th (and then again at 145th), I hope that you have taken into consideration the impacts that large-scale development can have on all the pieces of Shoreline and Lake Forest Park.

I am not opposed to development around the stations, which is easy for me to say since I do not live in the potentially impacted area. However, I do believe it makes sense to have amenities and some business space for commuters and neighbors, which should bring tax dollars into Shoreline.

I would hope that the message to potential developers is not one of large tax breaks, but one of the incredible opportunity to build IN SHORELINE, around a busy light rail station.

The piece that I would like you to carefully consider is our schools. You have probably heard that elementary boundary exceptions have been cut off for the coming school year, because they are at 95% capacity. Compounding this will be the implementation of 1351, which put into law a reduction of class size, which will force districts to find more places to put all those kids.

McCleary has been successful in that the legislature has been held accountable to find a way to "fully fund basic education," but it has not yet been done. This will be the first budget that they have to show reasonable progress, with the added stress of the class size reduction law on top.

To make it even more potentially challenging, the bill that would have allowed a simple majority for school bonds appears to be dead, leaving the 60% requirement intact. If we were to need to build more schools, and have angered taxpayers by tax breaks to large developers, we may not be able to do it.

Before you vote to allow any particular zoning, please remember a couple of things. The first is that, if no building happens for awhile and suddenly an enormous structure starts going up, you're going to hear about this all over again - and you'll have to say that the project is good because the developer is building according to what the zoning allows. That happens all the time (how many people are saying they had no idea about light rail?).

The second is the situation with Compass Housing on Linden. They were granted permission to build to the sidewalk, and then there was reconsideration. But the project is vested, so they can build out, but no one else can. Which creates potentially dark pockets on a residential transition zone street. This seemed to be a direct result of wanting to attract the development without fully understanding the impacts to this neighborhood.

Thank you for your consideration of all of the moving parts of this subarea plan. It is difficult to foresee all the potential issues, and still make the best possible choices for our City. I would like to see a better economic base so that we do not have to rely on Costco for revenue

quite so much, but I am not interested in having that be at the expense of our neighbors or creating unnecessary challenges for our schools.

Respectfully,

Lisa Surowiec
Richmond Highlands resident