

**From:** [Stefanie G](#)  
**To:** [City Council](#)  
**Cc:** [Debbie Tarry](#); [Rachael Markle](#); [Alicia McIntire](#); [Miranda Redinger](#); [Steve Szafran](#); [Robin Lombard](#); [Jeremiah Fulford-Foster](#); [Anthony Lo](#); [Phyllis Moll](#); [Patricia Hale](#); [Cecily Kaplan](#); [Ellie Bender](#); [Ellen Sullivan](#); [Plancom](#)  
**Subject:** Comments from Ridgecrest Neighborhood Association  
**Date:** Wednesday, March 18, 2015 2:34:03 PM  
**Attachments:** [Shoreline LightRail 145th Letter March 2015.pdf](#)

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Members of Shoreline City Council,

Ridgecrest Neighborhood Association respectfully submits the attached letter in advance of the March 23rd Meeting.

Sincerely,

Stefanie Gendreau  
Ridgecrest Neighborhood Association  
Chair-Board of Directors



March 18, 2015

Members of the Shoreline City Council,

In February, the Planning Commission recommended that Shoreline City Council delay the selection of a preferred zoning alternative until the completion of the 145th Street Corridor study, tentatively scheduled for completion in December 2015. At our March 10th meeting, the Ridgecrest Neighborhood Association (RNA) Board of Directors unanimously voted in support of that Planning Commission recommendation.

Making a decision on a preferred zoning alternative for the 145th subarea is simply putting the cart before the horse. There must be a definite plan in place to manage traffic flow before rezoning can be seriously considered. Without a doubt, any plan for the redevelopment of the 145th corridor will directly impact transit in the majority of the Ridgecrest neighborhood. We feel, for an effective study of traffic congestion and safety in the neighborhood, a route development plan needs to be completed before new zoning goes in to place.

As we have communicated on multiple occasions, our board is supportive of an elegant, well-thought-out plan for development surrounding the station. Our hope for the future is to develop key areas near the station, along 5th, and up to the of the Ridgecrest "business" district, with additional small businesses that will enhance the lives of Ridgecrest neighbors. To be clear, the final zoning changes should be for the benefit of the residents of Ridgecrest and Shoreline and not to merely develop for developments sake.

Should City Council make the unfortunate decision to proceed in selecting a preferred alternative on March 23rd, our board members have reviewed the most recent versions of zoning maps under consideration. Although opinions vary, the RNA board leans toward the "Connecting Corridors with Phased Zoning" map, which is also the Planning Commission recommendation. Even with this selection, many of us feel there are definite changes we'd like considered.

The RNA Board of Directors asks that the Shoreline City Council to do what is right for the residents of the Ridgecrest neighborhood, the most populous neighborhood in Shoreline, by delaying the selection of a preferred zoning alternative.

Sincerely,

Stefanie S. Gendreau  
Ridgecrest Neighborhood Association  
Chair - Board of Directors  
stefanie@RidgecrestNeighborhood.info

*cc-City of Shoreline City Manager Debbie Tarry, Planning & Community Development Director Rachael Markle, Senior Planner-Transportation Alicia McIntire, Senior Planner Miranda Redinger, Senior Planner Steve Szafran, Shoreline Planning Commission, 145th Station Area Citizens Committee, Parkwood Neighborhood Association, RNA Board of Directors*