

**From:** [Janet Way](#)  
**To:** [City Council](#)  
**Cc:** [Jessica Simulcik Smith](#)  
**Subject:** : Discussion of Preferred Alternative Zoning Scenario for 145th Street Station Subarea Plan  
**Date:** Monday, March 23, 2015 4:00:59 PM  
**Attachments:** [SPS Comment 145th Preferred Alternative discussion.doc](#)

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Please see attached for tonight's meeting.

Thank you.

Janet Way  
SPS

## **Shoreline Preservation Society**

c/o Janet Way  
940 NE 147<sup>th</sup> St  
Shoreline, WA 98155

March 23, 2015

Shoreline City Council  
17500 Midvale Ave N  
Shoreline, WA 98155

### **Subject: Discussion of Preferred Alternative Zoning Scenario for 145<sup>th</sup> Street Station Subarea Plan**

Dear Shoreline City Council:

There are many good reasons to accept the Planning Commission's recommendation on the 145<sup>th</sup> Station Area Subarea Planning and EIS for delay until the 145<sup>th</sup> Corridor Study is completed in December.

Even the Council's own goals and Comp Plan goals state that the City should:

"Prepare for two light rail stations."

In order to do this properly, to do proper analysis for a Station Area intersection with already significant problems, in order to "prepare", we need to do the research.

Staff has forwarded two "Alternatives for Phased Zoning." To be completely clear, the 145<sup>th</sup> Station Area Committee did not propose either of these. Hardly anyone who lives in the study area is in favor of either of these plans. And it is clear that the Planning Commission agrees that at the moment, there is inadequate information to choose a plan.

### **Traffic Congestion**

It is clear from the Planning Commission's comments of last month that the majority (5-1), strongly believes that there is nowhere near enough information about future traffic considerations even available now to make an informed decision about a "preferred alternative."

The City has just barely started with one meeting so far of the 145<sup>th</sup> Corridor Citizens Advisory Committee. There is a brand new Director of Transportation who has just come on board. There is no way that Shoreline or this Council has enough information on

traffic and transportation impacts of any of the alternatives to decide without at least completing the Corridor Study.

The DEIS has not properly considered the impacts or traffic concurrency from numerous other traffic and development projects such as 185<sup>th</sup> Station area Subarea, Aurora Square, Point Wells, Shoreline Community College, CRISTA, or developments on Lake City/Bothell Way.

### **Critical Areas Impacts**

It is vitally important to Thornton Creek and Littles Creeks and their associated wetlands that the density should be limited near their buffers. These streams are both salmon habitat and must be protected by law. The neighborhood surrounding Paramount Park Open Space has a very high water table and over 6 acres of wetland, making it the largest in Shoreline and the headwaters of Thornton Creek. The area around Ninth Pl NE is also identified on the City's own Emergency Planning Maps as a "Liquefaction Zone."

The neighborhood surrounding Twin Ponds is also a very sensitive zone with wetlands and bird habitat. Thornton Creek runs along I-5 and under large culverts emerging next to Jackson Park Golf Course.

The density in these areas surrounding the parks, streams, liquefaction zones and wetlands should remain at R-6 to protect these sensitive areas. Tree loss and added impervious surfaces by these massive increases in density will have a significant, negative impact on our critical areas and wildlife habitat.

### **Open Space**

There are three Parks directly within the Study Areas for the EIS, Paramount School Park, Paramount Open Space and Twin Ponds Park and several others in Ridgecrest. The Parks budget is already strained from the popularity and recreational needs of our existing community.

Locations for further open space must be identified.

Building MUR 45' zones surrounding these parks with sensitive areas is too much of an impact on Parks that are already inadequately funded for maintenance.

### **Height, Bulk and Scale**

It is abundantly clear from the hundreds of residents who've testified and written to the Council and Planning Commission that there is little support for the enormous scale, heights and scale of the proposed alternatives. The nearly 100% Single-Family zoned neighborhoods of Parkwood and Ridgecrest are likely to experience massive negative impacts from the 85' MUR proposed apartments, and MUR 45 and 35 zones. Massive

shading, tree loss and other unintended consequences are likely to have deleterious effect on these communities.

### **Infrastructure and Utilities**

Shoreline has a great deal of work to do to upgrade existing utilities and other infrastructure. This can be easily confirmed by looking at the Capitol Budgets for the Water Districts and Sewer Districts. How will our Fire and Police Budgets be affected?

Residents are asking fair questions about who will pay for these upgrades?

Our School District is a source of pride and one of the three top reasons for people to move here or remain. Residents fairly ask how will the Shoreline School District's budgets and Capital planning be affected by these rezones. How will District student populations be affected? How will voters react to these needs? Will they be willing to raise taxes again to support increases when we already pay relatively high taxes? If large sections of Shoreline voters feel betrayed by these invasive rezones, will they be willing to vote for more and more increases in fees and taxes to support this new infrastructure?

These are reasonable questions to ask, especially if these issues are not fully studied and understood by rushing into rezones without proper information.

### **Historical Assets**

There are many historical homes in the Study Area. Several have come to light recently. Some are on the City's Historic Inventory, but are not otherwise protected, nor are there apparently plans to put in an protections.

The Ridgcrest Neighborhood itself is noteworthy historically for being a significant neighborhood of hundreds pre-World War II era "cottage" homes, sometimes referred to as "Roosevelt Cottages." Many of these are virtually unchanged since they were constructed.

We also have The Crest Cinema, built in 1949 which is a valuable historic asset and which provides welcome business activity and entertainment for the North Seattle area.

These historic single-family homes are a vital part of our "Neighborhood Character" which is a crucial element of our Comprehensive Plan. In addition, these neighborhoods provide a very valuable quality of life for the thousands of residents who live here. They are affordable to both seniors who've paid off their homes and as homes for young families. Many residents get great enjoyment from gardening and wildlife habitat they have fostered and these assets provide meaning to people's lives.

These places are the very reason that people live in Shoreline and want to pay their taxes, support the schools and businesses here.

Quoting the Ridgecrest NA, picking a “preferred alternative” at this stage without proper information would be “putting the cart before the horse” for sure and a waste of taxpayers dollars to continue with the EIS without that vital study!

We strongly urge that you support the Planning Commission’s recommendations and wait for the Corridor Study to better inform any decision to rezone.

Respectfully Submitted,

Janet Way, President  
Shoreline Preservation Society