



## MEMORANDUM

TO: Mayor Winstead and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: March 24, 2015

RE: Documents received at 3/23/15 Council Meeting

CC: Debbie Tarry, City Manager  
John Norris, Assistant City Manager

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Attached hereto are documents received from the public at your March 23, 2015 City Council Business Meeting.

- 1) Written comments submitted by Susan Ragan-Stuart regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.
- 2) Written comments submitted by Lorn Richey regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.
- 3) Written comments and pictures submitted by Sharon Cass regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.
- 4) Written comments submitted by Cynthia Knox regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.
- 5) Written comments submitted by Patty Hale regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.
- 6) Written comments submitted by Ellie Bender regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.
- 7) Comment Form submitted by Sigrid Strom regarding Selection of 145<sup>th</sup> Light Rail Station Preferred Alternative to be studied in FEIS.

**My name is Susan Ragan-Stuart. I have been a resident of Shoreline for almost 35 years. My property abuts the Paramount Park green space on 150<sup>th</sup> & 9<sup>th</sup> NE.**

**My request to the Council tonight is that no decision be made on the 145<sup>th</sup> st station at this time; or if a decision is made, upzone only that immediate area around the station itself.**

**I watched the council meeting (online) regarding the 185<sup>th</sup> st station and one thing that intrigued me was that one of the reasons for upzoning was to mitigate urban sprawl. I could not get the logic behind this. I kept thinking, if you build high-density housing in the area thereby increasing the population, are you not exacerbating one of the factors adding to urban sprawl? Eventually, some of these people will want to stay in the area and will be looking for single family housing. So I did some research.**

**NCPA - National Center for Policy Analysis  
Brief Analysis, #459, 10/1/2003, Mark Miller**

**“Any public policy that attempts to decrease urban sprawl must contend with the fact that approximately 75% of Americans prefer to live in sprawling communities rather than dense urban areas according to polling data released by the Competitive Enterprise Institute. Thus, land-use restrictions primarily reflect the preferences of urban planners rather than consumers.**

**Furthermore, anti sprawl policies seldom take into account the extent to which government policies have exacerbated the problems created by development and the failures of previous attempts to limit growth.”**

**The Sierra Club notes that although population growth is not the only cause of urban sprawl, it is a major factor.**

**And from the Property and Environment Research Center, Randall G. Holcombe, Pub. 2/10/1999 "When government land-use planning is examined, we find that land-use decisions made under the name of growth management will more likely hinder than help the development process."**

**My take from what I have read is that one of the only ways to slow urban sprawl is to slow growth. Your upzoning plans are not going to accomplish this.**

**Also, I question, why on the "phased connecting corridor" plan why you raised the height limit around paramount park to MUR 45? The original connecting corridor had it at 35, then in the phased edition it was changed to 45. This will totally destroy the area.**

**In conclusion I would like to request that as part of the upzoning and the regulations put forth to developers, you add that as parcels are purchased they must be inhabited and maintained to community standards until enough parcels are acquired for development to begin. This would mitigate some of the blight that is obviously going to happen.**

**Thank you**

3/23/2015

Dear Shoreline City Council:

Please accept the Planning Commission's recommendation on the 145th Station Subarea Planning be delayed until the 145th Corridor Study is completed in December. There is currently nowhere near enough information at this time to make an informed decision.

I also urge you to take the next few months to continue to reach out to the residents and try to come up with ways to mitigate the damage to those who lose property value and quality of life due to the rezones. Why should the people who helped create this community be martyred by its progress? Now is your chance to help them.

This is the perfect time to take stalk of Shoreline's valuable natural assets and protect them and capitalize on them, so Shoreline can stand out as a gem of how to do it right. This would enhance Shoreline's reputation.

Shoreline should not feel desperate to attract developers, bending over backwards to please them. Shoreline has a good reputation and as everything is done getting built in Seattle, they will all be very interested in **building the Shoreline way**.

The more thoughtful we are now the more value we will get from developers in the near future.

Lorn Richey

18510 Meridian CT N

Shoreline, WA

A handwritten signature in black ink, appearing to read 'Lorn Richey', written over the printed name and address.

**From:** Sharon [mailto:TAGramma2@comcast.net]  
**Sent:** Thursday, March 19, 2015 3:14 PM  
**To:** Iwata, Roger  
**Subject:** Photos from a Shoreline resident

I just "found" who to contact with my concerns over the light rail system and the 145th St. area. We purchased our home at 2320 N. 149th St. Shoreline, WA in 1963. We have lived no where else since buying our and had plans of living here forever.

I had been told by the realtor who we purchased our home from and from a few neighbors who had lived in this area for years and years prior to buying our home - that all the property from about N. 147th St to N. 155th St. and I5 to Meridian Ave. N that all this was a horse ranch at one time. Then a Mr. Aunhalt? (sp.) bought it and used the two ponds that are now known as Twin Ponds Park as a peat bog and grew shrubs and trees (where the park is now) and sold the peat/shrubs/trees through Ernst Hardware stores. I have heard this as I say from others, I do not know for sure. I am now 71 years old and the entire time we have lived here we have had a very soggy back half of our property. On the North end of our property in the spring/fall/winter you must wear boots to walk because of the water back there.

Right now - today - there is water pooled approximately 50 feet east and west and maybe 10-15 feet north and south and I would guess at LEAST one foot deep. I have photos of two ducks swimming in this pond and lots of photos of the standing water in many many places in Twin Ponds Park. I am attaching a **few** of them (I think I took at least 20 yesterday and day before). The black top walking path on the south side of the parking lot to the Park is buckling and cracking open from the water. The ENTIRE Park is this same way. If this light rail goes in in this area we are going to have nothing but water trouble. Oh, I almost forgot.....we are about half way between 1st Ave. N. and Corliss Ave. N. on 149th St and the low spot of the street. For years we would get flooded when the rains came through fall to the end of spring. Our drainage system was put in by my husband shortly after buying this property to try to stop the water coming into our double garage and into the finished rest of the daylight basement. We still have water marks on the bottom of our sliding glass door curtains that go up about four inches. We "fought" Seattle, and later on Shoreline to DO SOMETHING!!! Well it only took until the late 1980's to get help (after taking our problem to Rella Foley the Ombudsman at that time). Well let me tell you.....I recall it didn't take but a **few weeks** to get what I call a "trough" put in on the north side of 149th St between the paved street and the gravel right-a-way? from one end of our street to the other. **We have not been flooded even one time since this was done!!!**

I hope this isn't so long you will not read it. I could go on and on and on..... I have not "enhanced" one single statement nor word in this email. If I could meet with you and how ever many others you would want to bring out here, I will take you all around to show you the terrible water mess we live with out here so you can document it yourselves. But please listen and heed this warning: *Do NOT simply wear "work shoes" unless they are **rubber boots***. If they are just leather shoes and oiled heavily.....they will most likely get FULL OF WATER!! Even in the back of **our yard**. Let me know by a telephone call later today or in the early morning and I will take you on a *guided tour*.

I am going to call you on the telephone as soon as I send this to you in hopes you can see this mess - as we have another Shoreline City Council meeting set for March 23rd at 7:00p.m.

Sharon R. Cass

2320 N. 149th St.

Shoreline, WA 98133

(206) 367 - 0606

**RE: Photos from a Shoreline resident**

Roger  
Iwata

 **Sent By: Sent By Roger Iwata** On: Mar 03/19/15 3:34 PM

 To: Sharon Cass

Ms. Cass,

Thank you for the photos and the background on your property. Sound Transit has no plans to locate the light rail route in this area for the Lynnwood Link Extension. Near you the route will be located on the east side of Interstate 5 adjacent to the freeway where we will use as much of State owned land and freeway right-of-way as possible in order to reduce the amount of property that will need to be acquired in order to build the project.

It may be the case you are interested in the planning that is underway by the city of Shoreline for areas around the future light rail station and zoning that is being proposed. If that is your interest you may wish to contact either:

*For questions regarding Station Area Planning:*

Miranda Redinger  
City of Shoreline  
Senior Planner  
(206) 801-2513  
[mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov)

Steve Szafran  
City of Shoreline  
Senior Planner  
(206) 801-2512  
[sszafran@shorelinewa.gov](mailto:sszafran@shorelinewa.gov)

It is a bit confusing with both efforts underway as Sound Transit's efforts are focused on planning and building the light rail route and stations while the city has been planning for what can happen around the stations including potential zoning and future development that will enhance and support light rail in Shoreline.

Thanks for your inquiry.

Roger

*.Roger Iwata, RWA Community Outreach Corridor Lead  
401 S. Jackson St., Seattle, WA 98104 206.689.4904*

*Sound Transit, Design Engineering & Construction Management*

Water between Twin Ponds Park tennis court and "our" property on N. 149<sup>th</sup> St.



Just wanted to show water table where all the apartments? are going

In Twin Pond Park



Good evening.

*in the  
Mondrian  
Park  
Neighborhood*

My name is Cynthia Knox and I live in Shoreline. Tonight I acknowledge the City Council for their commitment to be of service to the residents of this city through thoughtful governance, and remind them that in a democracy it is the will of the people that is to be honored. I acknowledge our city's staff and all the long hours they put in to make sure our streets are maintained, our garbage is picked up, our traffic lights work, our parks remain open, and the myriad of services, repairs, and problem-solving needed to make things work, occur. Thank you for all you do – it is massive and I appreciate it.

The zoning matter before us tonight greatly impacts the residents of Shoreline, and this is why our city laws are set-up to include the public in matters of planning that impact future quality of life here. For every person in the gallery that you see here tonight there are many more that could not be here due to work schedule, lack of childcare, health concerns, ailing parent responsibilities and other commitments and MOST of ALL those who have just given up on being heard. That is how we as citizens lose our rights AND our way of life.

This rezoning process is being rushed through and does not need to be. The proposed area to be rezoned at 145<sup>th</sup> is ENORMOUS! Developers, including those out-of-state-and-out-of-country have everything to gain, and most current residents have everything to lose by this change. This takes MUCH more consideration and public input. I ask that the City Council please put the brakes on this rezoning project tonight. Thank you for this time to come before the Council!



I live in the Ridgcrest Neighborhood.

Hello – I'm Patty Hale

Do do do do do - do dooo do



I hear the train a comin'  
It's rolling 'round the bend.  
And I ain't seen the sunshine  
Since Eminent Domain.  
I'm stuck in High Density,  
And homes keep coming down. ....  
But that train keeps on rolling  
"Til the whole neighborhood's gone.

Thank you and thank you Johnny Cash..... for inspiring the Ridgcrest Neighborhood Blues.

Keith Will Chris Sharai Doris Jesse Chris please do not turn the  
Ridgcrest Neighborhood  
Blues into a reality.

Members of the Council, I am not asking you to stop the train.  
What I am asking: is that you honor the Members of the Planning Commission  
- whom you appointed to advise you -  
by voting to accept their recommendation:

to delay the decision on zoning of the 145<sup>th</sup> Street Station Area  
and wait until adoption of the 145th Street Corridor study .

I am asking nicely, I am not threatening –

~~I even have a smile on my face  
when I tell you that you really don't want to have  
to hear me sing again at another Council meeting.~~

please <sup>vote</sup> delay

Thank you.

Ellie Bender

In my four years living in Shoreline, I have greatly enjoyed becoming part of this community and watching it grow and change. Growth and change are inevitable. The question before us is: How do we maintain the qualities that make Shoreline great as it grows? It's a question we face even without light rail, but now we have an opportunity to make a coherent plan.

While density is necessary to prevent urban sprawl, it seems to me that how growth is implemented is the factor that determines whether we preserve our community feel or not. As Shoreline grows, I want to see local businesses, I want places to stop and chat with neighbors. These things are not priorities for most developers. If we want to end up with a coherent and elegant city, we need to set our expectations and standards from the start.

I am concerned at what I have seen of the process so far. Many of my neighbors have expressed reservations about and opposition to the proposed rezone. They ~~are~~ feel unheard

and unrepresented. I am concerned that my neighbors will become discouraged and disillusioned. I worry their voices will not be heard during the development phase, as they are not being heard.

I don't have a background in urban planning. I don't know how we encourage local businesses, how we make developers integrate new buildings into the neighborhood. But I do know that the people of Shoreline have a strong vision for how Shoreline should grow into its next 20, 50 and 100 years. I hope you will hear them.

~~I am not seeking~~ I know Shoreline will change. But I want to preserve this city as a place to raise a family, to participate in a community, a place that is more than housing for Seattle workers. I love the affordability of Shoreline; I love the diversity; I love this community. I need to know that my council is weighing the needs of me & my neighbors against that of developers.

Ellie Bender

Finally, it seems odd to treat the two Shoreline stations as separate entities. I would like to see the project and the city approached as a holistic whole. That being said, I do not want to rush any part of this process and urge the council to follow the Planning Commission's recommendation and delay the selection of a rezone scenario.

# City Council Comment Form

## Shoreline City Council Meeting

Date: 23 March 2015

Please use this form if you wish to provide written comments to the City Council. The form can be turned in to the City Clerk or left in the Comment box on the table. This comment form is Public Record, so any contact information you provide may be disclosed as part of a Public Record.

Name Sigrid Anne Strom

Address 1404 N.E. 154<sup>th</sup> Street, Shoreline, WA 98155

Phone Number (206) 545-7140

Agenda Item (if applicable) N.E. 145<sup>th</sup> Street Transit Center Subarea DEIS

Additional

Comments — please include with verbal statements made during Public Comment period at this meeting.

① The earlier Southeast Subarea Plan CAC that worked for 2 years to identify valued characteristics of the respective neighborhoods, identify potential issues and existing issues within subarea that need to be addressed when planning for increased density, recommended very strongly that a thorough study and plan for N.E. 145<sup>th</sup> Street corridor be completed in conjunction with other affected jurisdictions before any final planning for development along the corridor. Despite differences in opinion about specific zoning options along corridor (6 to 5), all members agreed that this corridor was the number one issue that needed to be addressed in the subarea. This information needs to be included in the current EIS.

② Any proposed development, especially the total density increases for all ~~existing~~ concurrently proposed increases within the city, that apparently move Shoreline from its current status as the 5<sup>th</sup> most densely populated city in the state to the 2<sup>nd</sup> most densely

populated city in the state should give us pause in terms of timeframe + speed of the process!