



## MEMORANDUM

TO: Mayor Winstead and City Councilmembers

FROM: Jessica Simulcik Smith, City Clerk

DATE: September 1, 2015

RE: Documents received at 8/31/15 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 August 31, 2015 City Council Business Meeting.

- 1) Written comments light rail station subarea rezoning, submitted by Liz Poitras.
- 2) Written comments regarding Lobsang Dargey and Potala Place Shoreline, submitted by Tom Poitras.
- 3) Written comments regarding Lobsang Dargey and Potala Place Shoreline, submitted by Ginny Scantlebury.

Liz Poitras  
Shoreline  
City Council Meeting 8-31-2015

Regarding the light rail station rezoning, I have heard the city say they are sending out a lot of information to the citizens and using various media. I agree.

I have heard citizens and citizen groups complain that the city is not informing them enough about the light rail station subarea rezoning. I agree with that also.

What is the problem? Could it be that one group is talking about quantity and the other is talking about quality? A good example arrived in my mail box this past Saturday – a copy of the latest Currents newsletter – which is a very good publication and which I always read.

If you turn to page 13, a copy of which I have included, you will see the title of the page reads: “What does increased density look like?” Notice in particular the word “look”. One would therefore assume that the pictures below it would be good examples of the different new zoning designations.

In the top picture we see several 2-story detached homes with possibly basements. This is MUR-35. OK that looks fine. But if someone reads the fine print, they see “this zone would allow multi-family and single-family attached housing styles such as row houses and townhomes. The height limit is 35 feet (the same as single family housing), which equates to a three-story building.” Whoops that doesn’t match the picture.

In the next picture down (MUR-45) we see several attached buildings that look like 2 story residences with a basement or garage below. OK that looks fine. But let’s read the fine print “This zone would allow multi-family building types with a height limit of 45 feet, which equates to a four-story building, including mixed-use buildings.” Is that what the picture is showing?

In the last picture (MUR-70) we see attached buildings with most if not all 5 stories or less– though there are 1 or 2 in the background on the far right that might be 6 – it’s hard to tell. OK that looks fine. What does the fine print say? “This zone would allow building heights of 70 feet, generally six to seven stories.”

If someone only looked at the pictures, would you blame them several months later if they said the city didn’t tell them what was coming? Given how emotionally charged this issue has become, the city should make every attempt to address both those citizens that may look at only the pictures as well as those willing to read all the fine print.

Thank you.

# What does increased density look like?

## MEDIUM DENSITY

(MUR-35')

This zone would allow multi-family and single-family attached housing styles such as row houses and townhomes. The height limit is 35 feet (the same as single family housing), which equates to a three-story building. MUR-35' would allow commercial uses along "arterial" streets, including conversion of existing homes to businesses. Other types of buildings might include live/work lofts, offices, and mixed use.



## MEDIUM DENSITY

(MUR-45')

This zone would allow multi-family building types with a height limit of 45 feet, which equates to a four-story building, including mixed-use buildings with three levels of housing over an active ground floor/commercial level. Buildings such as row houses, townhomes, live/work lofts, apartments, etc. could be developed, and single family homes along arterials could be converted to businesses.



## HIGH DENSITY

(MUR-70')

This zone would allow building heights of 70 feet, generally six to seven stories. Building types would typically be mixed-use with residential and/or office uses above commercial or other active use at the ground floor level. This type of development will occur in areas closest to the light rail station in the long-term.



I have several questions about the SEC freezing of Lobsang Dargey's assets while the fraud investigation of him is proceeding.

First, on April 30, 2015 he purchased the property for the 309 unit apartment building, Potala Place Shoreline, at 15560 Westminister Way N. in Aurora Square. Therefore, any things that have happened relative to that property since then, and going forward, are his responsibility.

Questions:

1. If he is found guilty and his assets remain frozen, is there anything the City of Shoreline can do to prevent that property from remaining in derelict condition and unattended, possibly for years to come?
2. Will this have a substantial effect on Shoreline's plans to rebrand and improve Aurora Square? Do you need the Potala to kick start redevelopment? Was Shoreline counting on fees from the Potala to proceed with planned infrastructure improvements, which will now not be forthcoming? Will Aurora Square redevelopment plans need to be delayed until the Dargey property is sold to another developer?
3. Are there other projects or developments currently planned for Aurora Square, by Shoreline or developers including Mr. Dargey, which will now have to be delayed or scrapped?

August 31, 2015

Shoreline City Council,

Are huge developments in the best interests of our residents– or should we be working on smaller projects? The reason I'm bringing this issue up tonight is because of the recent news about Lobsand Dargey, president of Path America., the development company which was going to develop the Aurora Square property. In case you haven't already heard about this story, there were at least 6 different newspaper articles written last week – in the Seattle Times, Everett Herald, and several in the Puget Sound Business Journal.

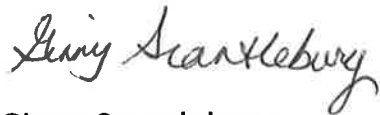
Mr. Dargey is the subject of 3 civil securities fraud complaints by the Securities and Exchange Commission. He is accused of diverting 14% of the \$125 million he raised from 252 Chinese investors. The investors each made a \$500,000 investment on 2 of his projects –one in downtown Seattle and one in downtown Everett. "The investors expected to gain permanent residence for their investment through the federal EB-5 program." Now, because Mr. Dargey allegedly shifted money to different developments that the investors had not agreed to back, the green cards are in jeopardy plus the fate of four large mixed-use developments either in planning or early construction phases. One of these developments is the Aurora Square development in Shoreline. The federal judge froze the assets related to Dargey's downtown Seattle and Everett projects as well as planned developments in Kirkland and Shoreline.

This is why I'm concerned. The property is already a blight on Shoreline. A preliminary SEC hearing has been scheduled for September 14, but Mr. Dargey's problems might go on for many years.

At the beginning of the year, 100's of residents came to the City Council to express their concerns about the high-rise developments and upzoning being planned around 145<sup>th</sup>, 185<sup>th</sup> and Aurora Square. The City Council voted to go ahead with 185<sup>th</sup> and Aurora Square plans anyway; however, 145<sup>th</sup> was slowed down until the end of 2015. All of these residents agreed that smaller, slower development would be the best choice. They wanted the council and staff to look

at the infrastructure. What is going to happen to our fire districts, schools, roads, utilities with many high-rise developments scattered all over Shoreline? What will happen to our quality of life? I know these are still huge concerns and I hope the city council and staff can rethink their plans for the Aurora Square. I also hope the city hasn't spent a lot of time and money on the Path America development at Aurora Square.

Sincerely,

A handwritten signature in cursive script that reads "Ginny Scantlebury".

Ginny Scantlebury

19625 – 27<sup>th</sup> Ave NW

Shoreline, WA 98177