

From: [Lorn Richey](#)
To: [City Council](#)
Subject: 145th Station Area Rezone
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4/07/2016

Dear Shoreline City Council,

When considering the rezoning around Shoreline Light Rail Stations, please base your decisions on what is best for Shoreline residents and what is most necessary for the success of the resident's use of the Stations. Focusing first on residents, and our use of light rail, is the surest method of assuring our future success as a community.

A planned action ordinance will prevent residents from any meaningful input into the future of these neighborhoods. A zone overlay plan will allow residents to improve upon whatever rezone is in place. Citizen input is as important to good developers as it is to good police departments. More work needs to be done around the critical, natural, and open space areas. This does not mean we won't move forward, it just means the current plan is not yet ready.

You may have heard that the majority of residents in the 185th rezone area are happy about it and only a few vocal residents were against it. But the last election results clearly show that people in the 185th and 145th rezone areas voted overwhelmingly for the candidate that ran on trying to reverse the radical rezones (and in favor of light rail zoning that capitalized on Shoreline's character). These are the same voters that supported Bernie Sanders by a wide margin – Primarily for his stance on economic and social justice and his strong stance on the environment.

When voting on the current zoning plan, please consider the following:

Don't rezone with the idea that it will create economic success, because unfortunately the facts show that doing so is expensive and rarely reaps the intended economic results. Some of the most economically distressed areas of our country such as Detroit, Pittsburgh, Baltimore, to name a few, tried this with lackluster results.

Don't rezone with the idea that it will create housing for the low income or working class, or that it will help people of color. This myth has been disproven by economic history. Several days ago Seattle had a Town Hall Event on Race, Justice and Democracy and there, Black Lives Matter Organizer, Nikkita Oliver, confronted Seattle's Mayor with a brilliant critique of

Seattle's Housing Affordability and Livability Agenda and I urge you to look for it on KCTS 9's website.

Don't do a quick skim on the environmental benefits, because the local environmental destruction may result in a net loss for the environment. We live in an environmentally important area and it is teetering in a delicate balance. The 185th Street rezone area could have been a model for sustainable design integrated into the community and our natural habitat. Instead it was rammed through as just another Lake City Way fast track build out, painted as a progressive, affordable, environmental protection plan.

Please take as much time as you need to get the next rezone right. Don't be afraid of, or deaf to the legitimate concerns and great ideas of the people who live there. While the preferred plan going to the council is an improvement on some of the earlier plans, there is a blatant lack of protection for the green areas. Several environmentally important areas are not represented by the inadequate environmental study of the areas in question. This has been confirmed by local environmentalists and scientists.

Careful and meaningful adjustments to the current plan are very important to the long term success of this project. In the long run no one will ever regret aspects of a rezone that capitalizes on protecting, enhancing, and appreciating our natural habitat.

Sincerely,

Lorn Richey, Shoreline resident