

From: [Daniel Strongin](#)
To: [City Council](#)
Subject: 145th Street Station Subarea rezoning
Date: Monday, May 02, 2016 1:46:43 PM

May 2, 2016

Dear Council Members,

I am writing to state a strong preference for 'Compact Community' rezoning plan for the 145th Street Station Subarea in advance of your meeting tonight. This preference comes from my family's recent experience in the Ballard neighborhood of Seattle. In Ballard, numerous small single family homes were [aggressively] purchased and subsequently demolished by developers who then built 3-4 townhouses on the lot, much like what will happen in the 'Connecting Corridors' and 'Hybrid Compact Community' plans. At issue are more than just the physical appearance of the structures and the degradation of the neighborhood feel. Driveways of these townhomes presented a significant safety hazard due to poor visibility when emerging from between tightly spaced buildings, and after a few near-misses, I had to stop allowing my children to walk along the sidewalk without holding my hand. This will be an issue for people walking to Paramount School Park from the north. Although there were garages built into the townhouses, not everyone used them or families had multiple vehicles so street parking became a significant challenge. Finally, these townhouses sold for exorbitant prices, thus the added density did nothing to increase diversity in the neighborhood and in fact drove a lot of lower and middle income people out of town.

An unfortunate downside to the light rail expansion is the need to rezone, and the area between 145th St. and 155th St. will be most impacted. However, even the 'Hybrid Compact Community' plan encourages the creep of what will ultimately be townhouses, while only lowering the maximum height of building around I-5 from 85 to 70 ft, i.e. those buildings will still be significant structures at 70 ft. so it is unclear to me what advantage the 'Hybrid Compact Community' plan offers over the 'Compact Community'. The 'Connecting Corridors' plan will significantly alter a huge proportion of southeast Shoreline and to me is the worst plan put forward. By contrast, the 'Compact Community' plan places the population density closest to the transit station and limits the creep of development that will erode the community feel of Shoreline. My family and I are happy we left Ballard and we love Shoreline and its diverse community; we'd hate to see Shoreline lose the neighborhood feel that makes it such a great place to live.

Sincerely,

Daniel Strongin
16016 9th Ave., NE.