

**From:** [Jeff Eisenbrey](#)  
**To:** [City Council](#)  
**Subject:** Re. 145th Street subarea plan/upzone  
**Date:** Monday, September 12, 2016 1:38:00 PM

---

Comments submitted to Council 9/12/2016

Jeffrey M Eisenbrey

206-458-2776

14811 9th Place NE

Shoreline, WA 98155

Too big. Too fast. Too few resources devoted to unanswered questions

The vast majority of residents living within the station rezone areas are opposed to the city's plans. The upzone has been characterized by the award-winning Harvard-trained planner Nathalie Janson as "Insane." She went on to say of it, "Nobody does this."

In their extraordinary wisdom, our City Council, Planning Commission and staff don't care.

Ms Reddinger says, "your property values will go up." She says this repeatedly, as if that is the one final measure of whether her plans are good.

Not satisfied with her blithe assurances we resort to research. If we look at recent evidence in Seattle, San Antonio, the Bay Area, Chicago and elsewhere we can anticipate that only a developer will be able to get a loan to purchase your land. For a lot of us, the city will only let developers build something with a 20,000 square foot foundation or larger. Think of the biggest, ugliest, unfriendliest construction in Ballard. That neighborhood turned into a bombed-out slum while developers waited for homeowners to die or give up.

Your house, garden, trees, and neighbors are fodder for bulldozers. You, your home, and everything else besides the value of the land itself, seem to be irrelevant to this council and to the city's staff. So why are we still here?

It's not simply that we have an emotional attachment to our homes and neighborhoods.

This city is breaking the law. They've been caught at it.

The last time I saw this city choose to flout science, public opinion, and the law they "accidentally" condemned Peverly Pond to death. But on the flip side, Aegis got to build their project. The company owner should not expect to follow the law. That's for little people.

So here's a question: Why do I have to volunteer my time to keep highly paid developers from ruining my neighborhood?

The little people get it. We are supposed to not pay attention. But we are not playing dead.

The upzone is facing a court challenge based on dozens of violations of state law. These violations stem from the city -*your* staff, on *your* watch- having done a rush job, a cut-and-paste bit of sloppy plagiarism from other municipalities' vastly more careful work on relatively tiny, uncomplicated projects.

And here's another question: Why are you not doing your homework?

P.S. Ms Reddinger is on record before the Planning Commission stating that the city will meet its GMA 2035 targets without the upzone.

--

**Jeff Eisenbrey**  
[AllThingsWritingNW](#)  
[JayMorse.net](#)