

**From:** [Steve Schneider](#)  
**To:** [City Council](#)  
**Subject:** 145th rezone  
**Date:** Saturday, September 24, 2016 3:05:07 PM  
**Attachments:** [9-24 comments to city.docx](#)  
[9-24 2 comments.doc](#)

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Please enter these into the official record.

Thank you, Steve Schneider

Attn: Shoreline City Council

Regarding 145<sup>th</sup> Sub Area Plan

The council should REJECT Councilman Hall's amendment to rezone 8<sup>th</sup> Ave NE between NE 145<sup>th</sup> St and NE 152<sup>nd</sup> St up to MUR 70. It should stay as MUR 45 as the city staff has recommended. You need some transition from R-6 or MUR 35 instead of going from small to extra large. MUR 70 would make the area look like a canyon. Although we have many concerns, we grudgingly support the latest version of the compact community-Hybrid that is currently on the city's website, with the exception that the Pelican Park neighborhoods should remain R-6. Here is the link. <http://www.shorelinewa.gov/home/showdocument?id=25425>

Another thought: please make the setbacks in MUR 70 larger. In that way, when the build out is complete, a future council can widen 5<sup>th</sup> Ave NE to provide a separate lane for the bus traffic. Once development is complete there is no room for road improvements, so we must provide the space for those improvements up front. All of the current development without fixing roads has made it impossible to get around in a decent amount of time. Look around this area and see what a mess the traffic is.

This transit oriented development idea is not the panacea you want it to be. People will ALWAYS have cars. We doubt anyone will take a bus to shop for groceries, or for plants at Sky Nursery, to go hiking, or to visit friends for dinner.

Big buildings and density do not make a city great. Many intangibles make a city great—a city where people want to live, raise a family, and feel part of a community.

Think of the citizens first and not the developers.

Thank you.

Steve Schneider  
Cathy Floit  
14802 9<sup>th</sup> PL. NE.  
Shoreline 98155



Attn: Shoreline City Council

Regarding 145<sup>th</sup> Sub Area Plan

Our neighborhoods, upper and lower Pelican Park, are too small to accommodate MUR 35. These areas border NE145th on the South, NE 151st on the north, 8th Ave. NE on the West, and Paramount Park Open Space on the East. They should remain R-6, because the roads are too narrow for any additional traffic and parking is very limited. Since the neighborhoods are circles, there is only one way in and out. MUR 35 would be a serious problem for emergency vehicles and if condos or apartments or businesses were added to the areas.

We invite the council to walk our neighborhood and talk with us. Many thanks to the two council members who already came by to visit! We're sure all of you will see that MUR 35 is a bad fit.

Thank you.

Steve Schneider  
Cathy Floit  
14802 9<sup>th</sup> PL. NE.  
Shoreline 98155