

From: [Ann Bates](#)
To: [City Council](#)
Subject: Adoption of Ordinance Nos. 750, 751, 752, and 756 – 145th Street Station Subarea Plan Package and Amendments to Development Regulations Related to Light Rail Station Subareas (145th and 185th)
Date: Monday, September 26, 2016 3:39:11 PM

Hello,

I would to address the rezoning to be undertaken in relation to the 145th light rail station.

I moved to the Ridgecrest neighborhood five years ago and have lived very happily here since then. It is a wonderful neighborhood with good residents, who range from professionals to working folks. It is pretty here, as I notice driving on 5th Ave NE, especially during the colorful spring and fall. The mostly single story-single family houses make the sky visible and allow the sun to shine--when sunny--particularly in Paramount Park, which is mentioned county-wide as a place to watch eclipses and shooting stars. The most drastic of the rezoning plans would turn what is a lovely suburban area into an urban area with limited sight lines, larger population and years of construction.

I do not object to large apartment buildings near the light rail station, even though it will not be open until 2023. I do object to the large swathes of our suburban neighborhoods turned into urban areas. Please look at the map on 8a-87 to see that the areas chosen for rezoning have the lowest incomes and housing costs in Shoreline. This is not suburban blight that needs suburban renewal; this is already affordable housing that suits most of the people who live here. For the Shoreline City Council to place the so-called "solution to affordable Shoreline housing" in Ridgecrest and Parkwood appears to be the decisions of people from higher income areas of Shoreline, who have the economic and political power to place a large burden on us. There is economic injustice in this. Some of the written comments to the City Council are an indication that this rezoning is being powered by real estate developers who are seeking to make a profit--probably big profits--with their developments.

A big concern is that there is no planning to ensure that new housing will be affordable to working people, that Paramount Park will be preserved if the school district puts a school there or that another recommended park is planned. There does not appear to be any guaranteed planning for streets, water, sewer and other utilities that should put the burden on the developers and not the entire city of Shoreline.

I am not completely a NIMBY (Not in My Back Yard) person. I think a few large apartments near the 145th St. station would be acceptable. But I do not want to see large-scale, urban development in an area that is currently a very pleasant suburban place to live.

Please consider phasing in the area's rezoning between 2016 and 2023, both spatially and chronologically. This would allow for adjustments to be made based on the intended and unintended consequences of these changes.

Thank you, Ann M. Bates, Ph.D.