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February 20, 2015

Ms. Janet Helde  
922 NE 150th  
Shoreline, WA 98155

Dear Ms. Helde:

You provided public comment regarding the 185<sup>th</sup> Light Rail Station Sub-Area Plan and the proposed zoning at the February 9 City Council meeting. The City Council appreciates that you took the time to attend the Council meeting and provide input for them to consider in their decision making process.

That night I heard many people concerned about how the proposed change in zoning would affect them personally and the character of the neighborhood that they have chosen to live in. I wanted to provide you with the responses to these questions and some others that we have heard from other members of the community. Attached you will find responses to frequent questions about station areas that we have heard from residents. I hope you find them helpful.

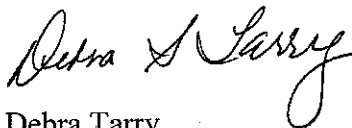
I do want to clarify that the City is not taking any property for redevelopment because of the rezone and no one will be required to move because of the rezone. Redevelopment of the station areas will be driven by market forces and **willing** buyers and sellers. No one will be forced to sell their home, and in fact, home owners can stay in their home as long as they choose. Market studies have indicated that redevelopment will occur over multiple decades, so it is likely that in the near term many living in the station areas will not see a lot of change. Also, research has shown that property values around light rail stations have generally increased. Visit the City's website at [shorelinewa.gov/lightrail](http://shorelinewa.gov/lightrail) to get additional information on studies from other areas in the United States that discuss property value impacts.

I acknowledge that the zoning changes the City Council is considering will bring change overtime to the neighborhoods in the station areas. The current process is to help change be predictable and pro-actively managed, instead of just allowing growth to happen haphazardly. The Puget Sound Region is growing. Current forecasts are for the region to have a 21% population growth by 2040. The Growth Management Act (GMA) adopted in 1990, keeps growth to urban and developed areas. This includes Shoreline. The intent is to prevent growth from sprawling into valuable natural areas, preserving forests, wetlands and farmlands.

Some of you indicated that you had not heard of the City's planning efforts until very recently. Over the last two years the City has sent multiple postcards and notices to all households in the station areas, but based on your experience we have not been successful in getting this information to you. I would encourage you to sign up for the City's Alert system to get updates about light rail and other updates you may be interested in. You can do this by going to the City's website – [shorelinewa.gov](http://shorelinewa.gov). Also, the City sends its newsletter – *Currents* – to every household in Shoreline. There are 10 issues per year. We have information about light rail and station planning process in most issues.

Lastly, I want to update you on the next steps regarding the **185<sup>th</sup> Station** rezone process. The Council will be providing direction to City staff during the Council meeting on Monday, February 23, on the final draft of the zoning map and other development regulations. This meeting is at City Hall and starts at 6:30 p.m. The 6:30 p.m. start time is 30 minutes earlier than normal. Following this meeting, City staff will put together the final map and development regulations for the Council. This information will be placed on the City's website as soon as it is complete. Council is then scheduled to make their final decision on Monday, March 16. Again this meeting is at City Hall, but will start at 7 p.m. I hope you find this information helpful. If you have additional questions about light rail and the planning process please contact Miranda Redinger, Senior Planner at (206) 801-2513 or [mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov).

Sincerely,



Debra Tarry  
City Manager

Attachment – Frequently Asked Questions