

From: [Tom P](#)
To: [Keith McGlashan](#); [Will Hall](#); [Chris Eggen](#); [Shari Winstead](#); [Doris McConnell](#); [Jesse Salomon](#); [Chris Roberts](#)
Subject: Comments For City Council Meeting on March 16, 2015
Date: Thursday, March 12, 2015 9:24:00 AM

DEAR SHORELINE CITY COUNCIL,

A CODE PROBLEM EXISTS FOR THE 185TH CONNECTING CORRIDOR AND ANY OTHER ARTERIALS IN EITHER OF THE STATION SUBAREAS.

As the proposed code now stands, some undesirable things could happen:

1. Developers will be reluctant to build a residential MUR 35 or 45 building next to any building that houses an eating and drinking establishment. Who would build a MUR residential building with the possibility that their tenants will have to endure disturbing outside entertainment every night till 10:00 pm? See #2 below.
2. Anyone occupying a residential unit, MUR or single family home, who is unfortunate enough to live next to an eating and drinking establishment that provides outside entertainment could have the noise problem. (“Outside entertainment that creates a noise disturbance for neighbors is not permitted after 10:00 pm in MUR zones.” Shoreline 20.40.350, see footnote). Therefore, the code as written would allow outside entertainment that creates a noise disturbance for neighbors before 10:00 pm. Life would be unbearable, especially for families with young children.
3. Shoreline’s vision of a 185th St. boulevard, pedestrian friendly with wide sidewalks, could take many decades to achieve, if ever. New MUR construction requires site improvements and frontage standards be met presumably to improve the appearance of the street and encourage more investment. However, home conversions whose conversion construction costs don’t exceed a 50% threshold would not be required to meet site improvements standards of signs, parking, lighting, and landscaping. (Subchapter 4. Commercial Zone Design, 20.50.23 Threshold – Required site improvements, A.) I have found no mention in the code of any site or building standards for home conversions. Could the entire front yard of a home conversion be an asphalt parking lot? Could they store trucks and vans in their parking lot? Display merchandise there? Although there could be some very nice home conversions on 185th St., sections of 185th St. could take on a rundown look. This would negate the effort put into new construction.

Residents were shown drawings and led to expect wide sidewalks with bike lanes along 185th St., but I can’t find it in the code. It seems this code needs more work and more time is needed to carefully go through the code to improve it. Is it that important that restaurants

even in neighborhoods which still have residential dwellings should be allowed to provide outside entertainment? Many restaurants thrive without outside entertainment. Outside entertainment should only be allowed in well-established commercial zones. Shoreline code like 20.40.350 portrays a sense of desperation. This code will allow things to happen that will inhibit the very things Shoreline claims they want to achieve.

Footnote:

" 20.40.350 Eating and drinking establishments. Eating and drinking establishments are permitted in residential zones R-4 through R-48 and TC-4 by approval of a Conditional Use Permit. These establishments are permitted in NB, CB, MB and TC-1, 2 and 3 zones and the MUR zones, provided gambling uses as defined in this Code are not permitted. Outside entertainment that creates a noise disturbance for neighbors is not permitted after 10:00 p.m. in the MUR Zones. If inside entertainment is provided in the MUR Zones, the establishment must provide sound attenuation to buffer sound to adjacent residential uses."

Tom Poitras

Shoreline Resident