

January 31, 2019

City of Shoreline  
17500 Midvale Ave N  
Shoreline, WA 98133

Subject: Comments on Irons Brothers Construction's Proposed Comprehensive Plan Amendment and Rezone

Dear City of Shoreline Councilmembers, Planning Commission, Code Enforcement and Customer Response Team, and Staff:

This letter provides comments on the Irons Brothers Construction company's proposed Comprehensive Plan Amendment and Rezone (Proposal) that would affect two parcels located at 1510 NE 170<sup>th</sup> St (parcel 558930-0185) and 1517 NE 170<sup>th</sup> St (parcel 558990-0145) in Shoreline, Washington. Both parcels are currently designated as Medium Density Residential in the Comprehensive Plan and are currently zoned Residential (R8). The Proposal, if approved, would change these parcels from Residential to Community Business (CB) and would have significant adverse impacts on the residential neighborhood. This proposed Comprehensive Plan Amendment and Rezone must be rejected for the reasons detailed in this letter.

As background, Shoreline was incorporated in 1995 and adopted a Comprehensive Plan in 1998. Irons Brothers purchased the first property (1510) in 2005 and has been operating a construction business from the Residential parcel for over 13 years in violation of the Shoreline Comprehensive Plan, Zoning, and Codes. Irons Brothers purchased the second Residential parcel (1517) in 2017 and has expanded construction operations onto this Residential parcel as well.

Shoreline has a Comprehensive Plan, Zoning, Codes, and Regulations that have been carefully developed and gone through public review to control where compatible uses are located and help guide future development, re-development, and uses that are in appropriate areas of Shoreline. Enforcement is a critical role for all cities to enforce their Comprehensive Plan, Zoning, Codes, and Regulations. Apparently, Irons Brothers was recently cited with a code violation for operating a construction business on Residential parcel(s). Because Irons Brothers got caught operating out of compliance and received a violation they seek to "change the rules" (through a Comprehensive Plan Amendment and Rezone) instead of complying with them. This should be enough justification alone to reject the proposed Comprehensive Plan Amendment and Rezone as approving it would set a bad precedent of rewarding violators by changing the rules to meet their needs, instead of making violators and businesses comply with existing Shoreline Comprehensive Plan, Zoning, Codes, and Regulations.

These parcels are Zoned Residential and are a part of the residential neighborhood. Below are numerous comments and reasons why the Proposal must be rejected.

- Don't change residential neighborhoods to community business (CB). If approved, this will set a precedent for all violators to change the rules and will start a cascade of businesses seeking Comprehensive Plan Amendments and Rezones in order to operate business anywhere in Residential Zones. Why even have a Comprehensive Plan or Zoning if it isn't enforced or if anyone can modify it every time it suits their individual needs?
- Businesses are welcome in Shoreline, but not ones that continue to grow so much that they dig into the neighborhood and forever change the face of a peaceful neighborhood with increased

vehicles, noise, and congestion. There are many other areas within Shoreline that are already zoned CB where businesses would be better suited without expanding CB-zoned parcels into Residential-zoned parcels.

- People move to Shoreline not in hopes of having more businesses next door to them, but to have a sense of deeply rooted residential community. Shoreline is a place to raise a family in a safe and quiet neighborhood, with the businesses kept to the main arterials like N 175<sup>th</sup> St. and NE 15<sup>th</sup> Ave, not NE 170<sup>th</sup> St. **People come here for the trees, the densely wooded properties, the big back yards, the great school district, not for a packed in feel that places like Ballard, Capitol Hill and University District offer.**
- A Comprehensive Plan Amendment and Rezone is a permanent action that effects all future use and residential neighborhoods and must be evaluated for short-term and long-term impacts. The current proposed use may not have all of the impacts associated with the range of business uses allowed under CB; however, the proposal must evaluate the entire range of potential CB uses and evaluate it over the long-term as uses will turn change over time. This letter summarizes some of the adverse impacts to the residential neighborhood that would be associated with some of the CB uses; however, the summary is not exhaustive.
- The proposed use may only be in this location for 10 or 20 years, or less if they retire, go bankrupt, or sell out. With the CB-zoned properties along 15<sup>th</sup> Ave NE (North City Water District property [16906 15th Ave NE], Wilson Realty office [16910 15th Ave NE], and 7-Eleven convenience store [16920 15th Ave NE] properties), and these Residential properties, a developer could easily buy out the block and erect a huge apartment building or condo complex, or some other CB-allowed business, that would significantly impact the residential neighborhood.
- Don't let community business disrupt residential neighborhoods. Businesses bring a multitude of severe adverse impacts that are not consistent with residential neighborhoods including, but not limited to, the following:
  - Traffic congestion
  - Parking congestion
  - Noise impacts from traffic, services, and operations
  - Air impacts due to traffic, services, and operations
  - Visual & Aesthetic impacts depending on the Use and Structures
  - Housing impacts as CB can replace residential structures
  - Light and Glare impacts as businesses typically have much more lighting intensity and the duration is usually all night
  - Soil and water impacts will be more likely for a range of business uses such as repair facilities, utility/construction yards, automotive repair facilities, etc.
  - Energy and natural resource impacts will likely increase as businesses typically use more energy which will have an indirect impact on energy and natural resources as a result.
  - Environmental health impacts as businesses store more toxic/hazardous chemicals resulting in pollution, emissions, exposure, and increased risk of fire and explosion.
  - Social Justice impacts – Rezoning impacts residents adjacent to CB Zones more than internal residential-zoned properties. Impacts are economic (property values) as well as environmental and social impacts to less advantaged, minorities, and senior citizens.
- Keep residential neighborhoods residential. Keep the feel of neighborhoods without businesses and their associated negative impacts mingled throughout the neighborhood.
- There is a reason why there is residential zoning, and that's to keep a neighborhood atmosphere and keep businesses congregated in business areas. Comprehensive Plan, Zoning, Codes, Rules,

Regulations, and Laws go through an extensive planning, development, and public review process. Don't ignore the ones we have and put our residential neighborhoods at risk.

- Shoreline & Seattle area already have a housing shortage, don't exacerbate the problem by rezoning Residential properties to CB. This will negatively impact not only the availability but the cost of housing.
- Just because a business has been operating on a Residential-zoned parcel doesn't mean it is right and doesn't mean that it should be allowed to expand onto other Residential-zoned parcels.
- Irons Brothers Construction has operated out of compliance for a long time under the current Residential zoning. What is to prevent them from operating in other non-compliant ways if the Proposal is approved and the parcels become zoned CB as there would have been no enforcement the first time.

Change from Residential to CB will negatively impact Shoreline residents, residential neighborhoods, property owners, and Shoreline citizens overall:

- In Shoreline Municipal Code (SMC) Chapter 20.40, multiple, non-residential uses that are either not allowed or only permitted through a conditional use permit on a R-8 zoned parcel is suddenly acceptable if the property becomes zoned for CB. A zoning change from Residential to CB creates significant adverse long-term impacts to the neighborhood by opening the door to a multitude of future uses and businesses that are simply incompatible with residential neighborhoods, including, but not limited to, the following:
  - Hotel/motel – Creates traffic, parking, noise, air quality (smoking), visual & aesthetic, housing, light/glare, and energy and natural resource impacts, littering, loitering, and potentially questionable patrons.
  - Automotive rental – Creates traffic, parking, noise, air quality (exhaust, volatile emissions), visual & aesthetic, housing, light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts as the facility would likely have a repair/maintenance shop, fueling, and customers.
  - Automotive repair service – Creates traffic, parking, noise, air quality (volatile emissions), visual & aesthetic, housing, light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts.
  - Book & video store/rental – Creates traffic, parking, noise, visual & aesthetic, housing, light/glare, and energy and natural resource impacts, and potentially questionable patrons.
  - Brewpub, brewery, distillery – Creates traffic, parking, noise, air quality (fermentation odor, smoking), visual & aesthetic, littering, loitering, housing, light/glare, and energy and natural resource impacts, and potentially questionable or rowdy patrons and noise disturbances non-compliant with the noise ordinance and code.
  - Eating & drinking establishments – Creates traffic, parking, noise, air quality (smoking), visual & aesthetic, littering, loitering, housing, light/glare, and energy and natural resource impacts, and potentially questionable or rowdy patrons and noise disturbances non-compliant with the noise ordinance and code.
  - Funeral home – Creates traffic, parking, noise, air quality (smoking, exhaust), visual & aesthetic, housing, and light/glare impacts.
  - Fuel & service stations – Creates traffic, parking, noise, air quality (exhaust, volatile/cancerous emissions, smoking), visual & aesthetic, littering, loitering, housing,

light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts.

- Retail trade & services, including construction companies, tattoo parlors, etc. – Creates traffic, parking, noise, air quality, visual & aesthetic, housing, light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts, and noise disturbances non-compliant with the noise ordinance and code.
- Trucking & courier service – Creates traffic, parking, noise, air quality (exhaust, fuel emissions), visual & aesthetic, housing, light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts as the facility would likely have a repair/maintenance shop, fueling, and customers.
- Office buildings – Creates traffic, parking, noise, air quality (smoking), visual & aesthetic, housing, and light/glare impacts.
- Trucking & Courier service – Creates traffic, parking, noise, air quality (exhaust, volatile emissions), visual & aesthetic, housing, light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts as the facility would likely have a repair/maintenance shop, fueling, and customers.
- Self-storage facilities – Creates traffic, parking, noise, air quality (smoking), visual & aesthetic, housing, littering, loitering, light/glare impacts, and noise disturbances non-compliant with the noise ordinance and code.
- Nightclubs – Creates traffic, parking, noise, air quality (smoking), visual & aesthetic, littering, loitering, housing, light/glare, and energy and natural resource impacts, and potentially questionable or rowdy patrons and noise disturbances non-compliant with the noise ordinance and code.
- Utility facilities, yards, and offices – Creates traffic, parking, noise, air quality (exhaust, volatile emissions), visual & aesthetic, housing, light/glare, soil and water, energy and natural resource, and environmental health (toxic and hazardous chemicals, risk of fire and explosion) impacts as the facility would likely have a repair/maintenance shop, fueling, and customers, and noise disturbances non-compliant with the noise ordinance and code.
- Retail Marijuana operations – Creates traffic, parking, noise, air quality (odor, smoking), visual & aesthetic, littering, loitering, housing, light/glare, and energy and natural resource impacts, and potentially questionable or rowdy patrons and noise disturbances non-compliant with the noise ordinance and code.
- Residential property values next to a re-zoned CB will be negatively impacted as a result of the type of business that is located at the parcels, and as a result of a lower demand for people to want to buy homes next to businesses that create all the aforementioned adverse impacts.
- The change would negatively impact the character and visual/aesthetic quality of the residential neighborhood because CB zoning allows for more development impacts associated with increased impervious areas (more buildings/pavement and less green space), smaller setbacks, taller buildings, and other more environmentally impactful development standards as compared to Residential zoning.

The Planning Commission and Shoreline Council should not discriminate against residents that own property and live on the fringes of Residential-zoned parcels that are at, or near, the residential/business-zoned interface. Just because a parcel is adjacent to a CB-zoned area does not

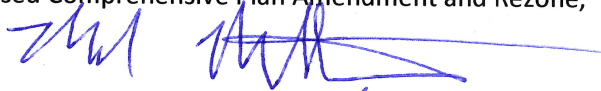
mean that the adjacent Residential-zoned parcels should be approved for a Comprehensive Plan and Zone change. This would put residential property owners on the fringes of the Residential-zoned areas at a disadvantage compared to property owners near the middle of residential zoned areas.

Although the current proposed Use of the CB re-zone proposal by Irons Brothers Construction may be benign, the Planning Commission, Shoreline Council, local neighborhoods, and Shoreline residents need to evaluate this change for the long-term (not short-term) as this is a permanent change that opens all future Use of the parcels to all of the above business Uses, and more, and to all of the potential associated adverse impacts. If the Planning Commission or Shoreline Council would like to approve Irons Brothers to use the current Residential parcel for their current company; then it is strongly suggested that some other special use, conditional use, variance, temporary occupancy, or temporary permit should be sought instead of an out-right change of the Comprehensive Plan and Zoning for these Residential parcels.

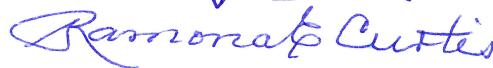
In summary, keep residential neighborhoods, RESIDENTIAL! You are strongly encouraged to listen to the citizens of Shoreline, the residents who would be impacted the most by changing Residential-zoned parcels to Business (CB)-zoned parcels. Do not hurt the good of the many within the residential neighborhood for the benefit of one business. Reject the proposed Comprehensive Plan Amendment and Rezone now before wasting any more of the City's staff time on evaluating a non-compliant and non-compatible use.

We strongly urge you to reject the proposed Comprehensive Plan Amendment and Rezone,

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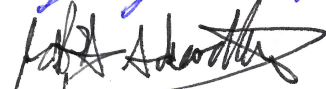
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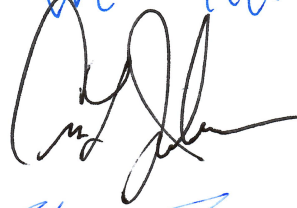
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