

Public comment to Comprehensive Plan Amendment and Rezone concerning properties:
1510 NE 170th St. and 1517 NE 170th St. in Shoreline, WA 98155

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1538 NE 170th St. Shoreline, WA 98155

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This proposed rezoning amendment is troublesome to us and most of our neighbors on this street. We have lived at this address since 1997 and have enjoyed it as a neighborhood that we could raise a family in, not a place where we felt the encroachment of urban sprawl. The proposed rezoning is one step closer to that encroachment becoming a reality.

Just like the Polaris apartment buildings in 2013 (17536 12th Ave. NE, parcel 6838600000) and the current construction of the Northend Country Estates (17233 15th Ave. NE, parcel 6163901521), multi-family housing projects are being placed wherever the proper zoning will allow for it. That's what is alarming about the proposed rezoning as it relates to the property on 15th Avenue between 169th and 170th.

Rezoning the property at 1517 NE 170th St. to CB would result in a grouping of adjacent properties zoned CB totaling nearly 57,000 square feet. By comparison, the Northend Country Estates parcel totals just over 107,000 square feet resulting in 243 apartment units. That number extrapolated to the properties between 169th and 170th totals 130 apartment units. There are no sidewalks on 169th or 170th. Turning onto 15th Avenue NE is already extremely difficult even with a traffic signal on 170th and is about to get much worse once the Northend Country Estates are inhabited. Another apartment building in this location would be complete saturation of a neighborhood that was never meant to house so many people.

Just like the YMCA and the U.S. Post Office before, it is not a stretch to assume that the 7-11 and Wilson Realty could be the next casualties (the Shoreline Water District is already in process of moving out) to allow for a developer to build the same thing at this group of properties, not to mention any number of other unsuitable commercial land uses.

I understand that the Irons Brothers Construction Co. has a business to run and I appreciate that. They also have to understand that they chose to turn an R8 zoned small apartment building and single family home into an office and storage yard to run their business from. They created the condition of non-compliance and I would suggest that both the Irons Brothers Construction Co. and the City of Shoreline work together to agree on a Conditional Use Permit or Special Use Permit to allow them to continue to use the properties as they have been. However, granting them a rezone to CB just gives them more liberties than they've already taken and puts our neighborhood at risk.

We are strongly opposed.

Brian L. Ellsworth



Kelly M. Martinez

