

Carla Hoekzema

From: webmaster@shorelinewa.gov
Sent: Wednesday, February 6, 2019 11:06 PM
To: Plancom; Carla Hoekzema
Subject: [EXTERNAL] Contact the Planning Commission

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Survey Details: Answers Only

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1. North City
2. Email
3. Kristi Rettmann
4. Not answered
5. Not answered
6. kristir73@yahoo.com
7. February 7, 2019
8. Amendment #3 of Draft 2019 Comp Plan Docket
9. Members of the Planning Commission and City Council,

I respectfully request that my comments (below) are officially added to the February 7, 2019 Planning Commission Meeting for the Draft 2019 Comprehensive Plan Docket regarding Amendment #3 (NE 170th St Rezone).

Where do I begin? I moved to Shoreline back in 2008 for the quiet neighborhood feel, and as a mom of three children, I stay for that and for the excellent school district. While many friends stayed in Ballard, University District, Greenlake, and Maple Leaf, I opted for a quieter area where the businesses appeared to stay at the main arterial roads. Yet every time I turn around there is a rezone over here or preferential treatment over there by the City to allow for enormous apartments, over-priced townhomes, or businesses to squeeze into residential areas that do not truly accommodate all of the increase in traffic much less adequate parking. Businesses belong along main arterials or in an area that already has several lots zoned as mutli-use or community business. Businesses encroaching into a neighborhood one parcel at a time is not compatible with residential life. Businesses encroaching into a neighborhood one parcel at a time will result in the steady decline of Shoreline's community as we know it.

Approval of this rezone of tax parcels 5589300185 and 558900145 is incompatible with residential City of Shoreline life, and will create a dangerous precedent where the City makes exceptions for small businesses that have overgrown their current residential location to allow them to apply for a rezone of our dwindling supply of single-family residential parcels, rather than do the right thing and move to a parcel already zoned for businesses. This rezone will pave the way for the City to preferentially change the rules to accommodate the wants of businesses over needs of the residents rather than remaining impartial and thinking how such actions will, over time, forever change the family-oriented landscape of our beloved neighborhoods. This is why the Planning Commission must reject this application and rethink how much development is happening in such a short amount of time in our Shoreline neighborhoods.

It should be known, that residents within a 750- foot radius of this rezone are overwhelmingly opposed to this type of permanent change of residential parcels to community business parcels. We don't want bigger and more business moving deeper into our neighborhoods, taking up parking, having truck alarms going off at all hours of the night, and having more traffic around our where our kids walk to school and our elderly neighbors walk their dogs.

While this rezone seems innocuous at first, and folks are probably thinking "but its just two lots". Well, its a problem if you think long-term impacts, and the Planning Commission should be thinking about long-term, larger-scale impacts. This rezone would expand the overall size of the CB-zoned chunk of properties at the intersection of NE 170th St. and 15th Ave NE. (FYI, the water district is leaving the lots directly behind the parcel at 1517 NE 170th St.) What happens when a City creates large chunks of adjacent CB-zoned parcels, well big development is what happens. There are a multitude of examples in Cities across the US. Its a reality we don't want in our neighborhood.

Once a parcel is zoned CB or anything other than residential, there is nothing to stop a big developer or anyone wanting to operate any CB-allowed business on that lot... even when adjacent single family residences. There is nothing to stop a big developer to do the same at NE 1517 St. and for the current CB parcels (7-Eleven, the realty office, and the water district parcels) enough money to make it a good idea to sell to a large developer who can afford the cost of permitting, design, and construction and slap up a large apartment complex. This dramatically increases traffic, noise, and environmental impacts due to the increased congestion of so many people packed into a single area. All of which is not compatible with the Comprehensive Plan LU-15 Residential Land use policy, which dictates that impacts to single family parcels adjacent to mixed-used or business land use parcels should be reduced. I venture to say that the City's Planning Committee simply doesn't care or did not adequately consider the perils of allowing so much development in such a short time frame in and adjacent to single-family parcels neighborhoods when they allowed recent large developments to go up in Shoreline. I challenge the Planning Commission to go into the Safeway at NE 175th St and 15th Ave NE between 5 and 6pm on a weekday now before these big developments are fully populated. Then, try shopping there again once they are full of new residents. It will be a nightmare for that tiny Safeway (which has zero room to expand) to keep up with the dramatic increase in residents packed into a few City blocks. We all have to then stop walking to our neighborhood store and start burning more fossil fuels to drive to another store farther away. Condensed development (massive apartment buildings) = increased fossil fuel consumption, increase waste, increased pollution, increased resource consumption, increased traffic congestion and decrease in the peaceful life that we have come to know and love in Shoreline.

I oppose this proposed rezone. This rezone must not be allowed as it unfairly favors the easy path for community business over the needs of residents and unfairly singles out those residents that live adjacent to a residential parcel adjacent to CB zoned parcels. The City must come up with a better solution than to just rezone residential parcels to CB parcels. Keep our residential neighborhoods residential. Keep community business along the main arterials and do not rezone residential parcels to allow inevitable and irreversible larger business use deeper within a residential neighborhood.

Thank you,
City of Shoreline