

February 7, 2019

Dear City of Shoreline Planning Commission Members,

Below is some supplemental Information from Joseph and Melissa Irons on behalf of our application for properties: 1510 and 1517 NE 170<sup>th</sup> St. for your consideration at tonight's 2-7-19 7-8pm Planning Commission meeting.

Thank you for taking the time to review this information and consider our points below.

We would encourage you to consider how and why we are a valued business in the City of Shoreline and understand how much of a detriment to the community it would be to lose our services to local clients and the local community.

The location's we have applied for your consideration are in a sensible and logical location for a change to the comprehensive plan and zoning as we are requesting.

Our intent is that 1510/1517 locations not encroach on the residents, but in fact we are asking to simply move the zone for commercial business to the east of our property from the west.

Facts for you to be aware of:

- The residents surrounding 1510/1517 are CB - East, a mix of R-8 and R-6 – West, and a mix of CB, R-8, Multifamily, and R-6 to the North and South. Our application is to change from R-8 to CB in cooperation with the City to continue operations. (see attached letter provided to us by the City of Shoreline on 10/25/18 and our response submitted on 11/26/18)
- The locations of 1510/1517 are adjacent to the West of CB businesses. All whom we have a great cooperative relationship.
- The locations of 1510/1517 are adjacent to one of three main arterials, bus and snow routes in the City of Shoreline 15th Ave NE.
- The locations of 1510/1517 are adjacent to an intersection with a controlled traffic light at 15th NE and 170th St.
- We have been improving both properties since their purchase cosmetically and otherwise to enhance values in the neighborhood.
- We plan to operate our business as it exists and any future development (unplanned at this time) would follow the City's restrictive rules for CB zoning.
- We have operated at 1510 NE 170th St. since 2008 as a business. The City request that we rezone and change our comp plan

designation to continue operations in a letter sent (10/2018) giving us an ultimatum to do so or move.

- We have spent over \$30k for this process, thus far which for any business, big or small this is a huge financial hardship. However, as partners with our City and the community we want to work in cooperation with the City to meet their request to continue operations by submitting the application and paying the fee in protest.
- Our reputation in the community is outstanding. This process seems to be inhibiting that with mid-truths about who the Irons are and their intent with the properties at 1510-1517

About our company and employees:

- We celebrate our company's 20th year in business in 2019
- We employ many staff that live and work in Shoreline and LFP  
60% of our team live in the local community
- We not only service our clients with professionalism, but we also service the community in many ways
- Our employees are proud to work with IronsBC and Joseph and Melissa.
- We have Military Veterans on our staff whom are employed by IronsBC
- This amendments to the zone and comp plan being rejected would affect many families, local residents whom we service, local businesses whom we subcontract to, local vendors whom we purchase from and many more
- We are not just a great company but do some amazing things for our community and to continue to do so operating in Shoreline would be required. Some of our philanthropy and giving included:
- Member and sponsor of Shoreline Chamber
- Member and sponsor of Shoreline/LFP Arts Council
- Sponsor of Shoreline Little League
- Past Sponsor of Shorecrest Hip Hop Team
- Rampathon participation annually, in 2018 we built a free wheel chair ramp for a woman in the Hillwood neighbored near Einstein
- Painting a Better Tomorrow participators annually, in 2018 we painted the Compass Housing Veterans Center in Shoreline

What our Clients and Friends would say about us:

- IronsBC is not only is a great construction professional, but they have been in business 20 years this year. This is not an easily achievable task for any small business let alone a residential remodeling firm.
- We have hired this company and remain friends with most of our clients. For them its more than the work they've performed on our

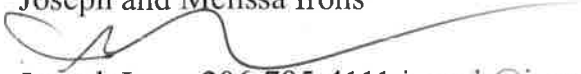
home, but how they treat their employees, subcontractors, vendors, and us as clients.

- They offer a full package and if they were unable to continue operating in Shoreline the residents and City would be making a huge mistake.
- Joseph and Melissa Irons and IronsBC are a company and Shoreline residents that we stand by in all aspects of business. We would ask that the Planning Commission, Neighbors, and City Council look at what they do for our community as a whole (tax revenue, employer, business leader, making property improvements, performing community service, and more) in making your decision about this application.

Many of the statements above can be found in the letters, emails, and documents we have sent in to the City for your meeting packet tonight. There are at least 17 of these from Shoreline residents, including: clients, friends, colleagues, employees, business partners, business colleagues, and surrounding properties, and more.

We really appreciate your time, thank you.

Joseph and Melissa Irons

  
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