

Permanent Rezone of Our Residential Neighborhood

Irons Brothers Construction / City of Shoreline



PROPOSAL: Irons Brothers Construction wants a Comprehensive Plan Amendment and Rezone of 1510 NE 170th St (parcel 558930-0185) and 1517 NE 170th St (parcel 558990-0145) to permanently change the zoning from Residential (R8) to Community Business (CB).

RESULT: A permanent change from Residential Use to any Business Use resulting in permanent significant adverse environmental and social impacts on our residential neighborhood and streets.

BACKGROUND

- Comprehensive Plan and Zoning (est. 1998) dictate what land uses are permitted or prohibited in the different zones (residential, business/industrial, etc.).
- Irons Brothers Construction has been operating a business in violation of the Zoning and City codes for over 13 years at (1510) and recently expanded operations onto a second Residential parcel at (1517).
- Irons Brothers Construction seeks to “Change the Rules” instead of Complying with them.

KEEP RESIDENTIAL NEIGHBORHOODS RESIDENTIAL

- Shoreline already have Business zones where businesses are allowed to operate – KEEP THEM THERE!
- Shoreline already have residential zones, and that’s to keep a neighborhood atmosphere and keep businesses congregated in business areas. Keep the feel of neighborhoods without businesses and their associated negative impacts mingled throughout the neighborhood.
- This Rezone, if approved, will set a bad precedent:
 - for rezoning residential properties to other business/industrial uses across the City
 - for allowing violators to change the rules instead of being accountable
- The Rezone is a permanent change that effects all future use for the long-term. Futures uses cannot be known or controlled. The current proposed reason/use may not be there long as they eventually will retire, go bankrupt, get bought out, or sell out – and then what business will move in?
- With the CB-zoned properties along 15th Ave (Water District, Wilson Realty, 7-Eleven, Human Services), and this rezone, a developer could easily buy out the block and erect a huge apartment/mixed use complex, or some other CB-allowed business that would impact the neighborhood.
- Changing the Zoning to Business will bring a multitude of severe adverse environmental and social impacts that are not consistent with residential neighborhoods:
 - Traffic & Parking impacts – businesses and customers increase traffic & parking congestion
 - Noise impacts – traffic, services, and operations
 - Odor & Air Quality impacts – traffic, services, and operations
 - Housing (availability & cost) impacts – businesses can replace residential structures
 - Visual & Aesthetic impacts – depending on use (business/industrial) & structure (height)
 - Light and Glare impacts – more lighting intensity and duration (all night)
 - Soil and water impacts – more likely for businesses (repair shops, work yards, gas stations)
 - Energy and natural resource impacts – increases as businesses use more energy which will have an indirect impact on energy and natural resources utilization.
 - Environmental health impacts – increases as businesses store more toxic/hazardous chemicals which result in more 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.

- The Business Rezone will create 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:
 - Retail Marijuana operations
 - Fuel & service stations
 - Utility facilities, yards, and offices
 - Retail trade & services, tattoo parlors, etc.
 - Automotive repair service
 - Automotive rental
 - Apartment/Mixed Use complexes
 - Trucking & courier service
 - Nightclubs
 - Light industrial/manufacturing
 - Hotel/motel
 - Book & video store/rental
 - Brewpub, brewery, distillery
 - Eating & drinking establishments
 - Funeral home
 - Office buildings
 - Self-storage facilities
 - And many more Business Uses...

Businesses will create some or all of the following impacts: traffic, parking, noise, odor, air quality (exhaust, volatile emissions), 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), fueling, customers, potentially questionable or rowdy patrons, and noise disturbances non-compliant with the noise ordinance and code.

- The Business Rezone will allow 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.

HOW TO HELP

Citizens can make a difference if you speak up. Just look how we stopped Hamlin Park from turning into a utility yard!

Provide your comments or opposition statement (*Oppose Proposed Comp Plan Amendment and Rezone of Residential to Business on NE 170th St.*) by the following ways.

By Phone:

- City Council Voicemail (206-801-2213)
- City Manager (206-801-2213)
- City Project Manager (206-801-2512)

By Email:

- City Council (council@shorelinewa.gov)
- City Planning Commission (Plancom@shorelinewa.gov)
- City Manager (cmo@shorelinewa.gov)
- City Project Manager (sszafran@shorelinewa.gov)
- Planning & Community Development Director (rmarkle@shorelinewa.gov)

By Mail:

City of Shoreline
 Attn: Council, Planning Commission, and City Manager
 Re. NE 170th St Rezone
 17500 Midvale Avenue N
 Shoreline, WA 98133-4905

**Public Meetings: Planning Commission Meeting on Thursday February 7, 2019 at 7pm, City Hall
 If passed by Planning Commission, Council Meeting on Monday, March 18, 2019 at 7pm, City Hall**