

Carla Hoekzema

From: Steve Szafran
Sent: Friday, February 22, 2019 8:39 AM
To: Carla Hoekzema
Subject: Pamela Cross Comment

From: City Council
Sent: Wednesday, February 20, 2019 4:01 PM
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Subject: Distribution Only: Pamela Cross - Rezone property for Iron Bros

This correspondence is distribution only.

Heidi C.

From: Pamela Cross <pcross3001@gmail.com>
Sent: Wednesday, February 20, 2019 1:50 PM
To: City Council <Council@shorelinewa.gov>
Subject: [EXTERNAL] PUBLIC COMMENT

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Regarding: 2019 DRAFT COMPREHENSIVE PLAN AMENDMENT — Change the Land Use Designation from Medium Density Residential to Mixed-Use 2 and change the Zoning from Residential, 8 units/acre (R-8) to Community Business (CB) of Two Parcels at 1510 and 1517 NE 170th Street.

My name is Pam Cross. I live in Shoreline.

At the Feb 7th 2019 Planning Commission meeting, Mark Rettmann, one of the public comment speakers, asked rhetorically:

“How would you like to have residential properties next to your home and in your neighborhood be permanently rezoned to business? Any business? Permanently. How would you like all the associated traffic, noise, odor, air quality, light, glare, toxic and hazardous chemical exposures, and visual and other environmental impacts, and increased risk of fire and explosion, and social justice impacts, and many more dropped on your doorstep and affect your neighborhood.”

IronsBC has a showroom and business offices on one lot (1510). The second lot (1517) will be a place they park company & employee vehicles while their employees are at the showroom and offsite locations. This will keep these vehicles off of the neighborhood streets and ensure there is parking available for residents.

IronsBC is a general contractor. A general contractor is the contractor responsible for the day-to-day oversight of a construction site, management of vendors and trades, and the communication of information to all involved parties throughout the course of a building project. They are sometimes referred to as "paper contractors" because their work is primarily supervisory.

So there is no reason to expect an office and showroom occupancy will result in toxic and hazardous chemical exposures, odor, air quality, light, glare and an increased risk of fire and explosion.

I do not see how parking vehicles at a lot and including a garage will be any different than the previous occupancy of vehicles and a mechanic's garage. As a general contractor, IronsBC does not currently have heavy equipment associated with street and road construction and/or major landscaping. If using these types of equipment are required, they would be at the worksite temporarily to perform the actual work and not stored at IronsBC locations. The noise from construction-related operations will take place at the location of each of their client's remodels - not at the showroom or either 1510 or 1517 sites.

And I do not understand why a showroom and business office will prevent the celebration of diversity and equality - commonly called social justice.

When IronBC purchased these lots, they were not occupied as single family dwellings. One was occupied as a rental fourplex, and the other housed a garage business and dance studio, both open to the public.

For another type of business, for another type of contractor, Mr. Rettmann's concerns may be justified. But not for IronsBC.

I am acquainted with Joseph and Melissa Irons because of multiple jobs they did remodeling my 1950's rambler. Each job was completed professionally and beautifully.

But in addition to that, their company was respectful of the neighborhood. They sent a letter to each neighbor advising them of the dates and approximate time of the work. They carefully parked their work vehicles in front of my house so neighbors were able to park in front of their own houses. They drove clean vans that prominently displayed the company name and contact information. The workers all wore shirts identifying them as employees of Irons BC. And they took the time to speak to neighbors who occasionally stopped by with questions. Our neighborhood tries to keep an eye out for unrecognized vehicles left in the street, and strangers taking too great an interest in our houses or cars. The letter and easily recognizable vans and shirts allayed any fears that my house may be being burglarized.

The City of Shoreline wants to attract small business. The City wants locally owned businesses that will hire Shoreline residents and support the community.

If the City wanted to provide an example of what is desired, the City need look no farther than Irons Brothers Construction.

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