

Carla Hoekzema

From: Steve Szafran
Sent: Thursday, February 28, 2019 2:46 PM
To: Carla Hoekzema
Subject: FW: Agenda Comments: Pamela Cross - Discussing the 2019 Comprehensive Plan Amendment Docket (March 18th meeting)
Attachments: ironsbc.pdf

Can you add this to the online comments for the Comp Plan Docket?

From: City Council
Sent: Thursday, February 28, 2019 2:15 PM
To: Betsy Robertson <broberson@shorelinewa.gov>; Carolyn Wurdeman <cwurdema@shorelinewa.gov>; Chris Roberts <croberts@shorelinewa.gov>; Debbie Tarry <dtarry@shorelinewa.gov>; Doris McConnell <dmccConnell@shorelinewa.gov>; John Norris <jnorris@shorelinewa.gov>; Keith McGlashan <kmcglashan@shorelinewa.gov>; Keith Scully <kscully@shorelinewa.gov>; Susan Chang <schang@shorelinewa.gov>; Will Hall <whall@shorelinewa.gov>
Cc: Rachael Markle <rmarkle@shorelinewa.gov>; Paul Cohen <pcohen@shorelinewa.gov>; Steve Szafran <sszafran@shorelinewa.gov>
Subject: Agenda Comments: Pamela Cross - Discussing the 2019 Comprehensive Plan Amendment Docket (March 18th meeting)

This correspondence will be added to public comment for the March 18 Council meeting.

Heidi C.

From: Pamela Cross <pcross3001@gmail.com>
Sent: Thursday, February 28, 2019 1:57 PM
To: City Council <Council@shorelinewa.gov>
Subject: [EXTERNAL] Discussing the 2019 Comprehensive Plan Amendment Docket (March 18th meeting)

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I support the staff position that the following amendment be added to the 2019 Comprehensive Plan Docket: Change the Land Use Designation and Zoning of Two Parcels at 1510 and 1517 NE 170th Street.

It is my understanding that the two parcels in question were originally zoned for neighborhood business by King County. When Shoreline incorporated as a city and completed its Comprehensive Plan, these two parcels were re-zoned residential. These lots have been used continuously for neighborhood business.

What the current property owners are requesting is not so much a re-zone and occupancy change, but more of an “un-do” of the City’s rezoning in its Comprehensive Plan. I have included some pictures to explain why I think Council should consider this request.

Attachment #1 Zoning Map. The City’s Zoning is shown by the solid dark line. The subject parcels are shown by the dotted line. Clearly the City Zoning decision followed the north-south street (15th) and is intuitively correct.

Attachment #2 Aerial View appears to support the decision to follow the straight-line zoning.

Attachment #3 Aerial View with occupancy. Now it is less clear. The two properties have commercial properties to the West and Residential to the East. Also, 1517 backs up to a property used by the North City Water District to store trucks and supplies under a TUP. (see **Attachment #4** taken from the backyard of the subject parcel).

Attachment #5 If I lived on a residential street and a neighbor wanted to rezone his property for neighborhood business, I wouldn't be happy either. This picture is taken in the middle of the street in front of the subject properties, facing East. But when I turned around and took a picture facing West, the neighborhood took on a more commercial feel (same attachment). The traffic signals are on heavily traveled 15th Ave NE.

Attachment #6 The intersection of NE 170th and 15th.

Attachment #7 from Google maps showing 1517. This is the newly purchased property that had been occupied by a mechanic's shop and dance studio. Improvements are pending approval of rezone and occupancy.

Finally **Attachment #8** from Google Maps showing 1510 parcel. This is the current office and showroom of IronsBC. Their office **is** their showroom. They did not increase the building size when they purchased this property. You can see it is nicely maintained and the size is in keeping with the residential property next door. It is set back from the street, meets clients by appointment only, and does **not** have a storefront look of windows with displays or "on sale now" signs.

The business occupancies of these parcels go back years to when it was Unincorporated King County. The buildings have not increased in size, and the only apparent change is that the upkeep greatly improves once they take occupancy. The proximity to 15th makes that the most likely access to the parcels. neighborhood streets will be used when they are working on a house in the neighborhood.

For these reasons I believe the Council should take another look at how these parcels were re-zoned by City and correct the inadvertent incorrect zoning from residential to neighborhood commercial.

Regards,.

Pam Cross
Hillwood Neighborhood
206.419.1415