

**Archived:** Monday, March 2, 2020 9:28:53 AM

**From:** [Mark Rettmann](#)

**Sent:** Sunday, March 1, 2020 8:40:16 PM

**To:** [Jessica Simulcik Smith](#); [Rachael Markle](#); [City Council](#); [Steve Szafran](#)

**Subject:** [EXTERNAL] Comment for 3/2/20 Council Meeting (9b - Amendment 3)

**Sensitivity:** Normal

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Dear Councilmembers,

This comment is for the March 2, 2020 Council Meeting, Agenda Item 9(b), Amendment No. 3 (Amend the Land Use Element to include a new policy requiring commercial uses within commercial and mixed-use zones.).

I fully support this amendment to actually require commercial use on commercial and mixed-use zoned parcels. Please place this on the docket and approve it.

More and more commercial and mixed-use zoned properties within Shoreline are being developed into residential properties. This act is reducing the available commercial space in Shoreline as residential developers do not want the hassle of leasing the bottom floors for commercial uses and therefore don't lease the space for commercial use. In fact, they would never be required to lease the space (zoned commercial/mixed-use) for commercial use and thus the City's inventory of available, useable, commercial space decreases more and more with every approved residential/mixed use development within commercial zones. In addition, the type of commercial space offered on the bottom floors of mixed-use developments has a limited commercial audience for that type of space as compared to other larger and/or open commercial spaces.

This practice under the current Shoreline comprehensive plan, zoning and development codes, is encouraging conversion of the current Commercial zones to residential zones, reduces the type and quantity of commercial space, and forces businesses into Shoreline residential neighborhoods or out of Shoreline all together. One example of this is last year's comp plan amendment proposal to rezone two residential lots to commercial zoning. Furthermore, last year, the Council passed a comprehensive plan amendment to all Professional Office space in ALL RESIDENTIAL R8 and above residential zoning. Yet, Shoreline does not require Commercial Use on Commercial Properties..... This is preposterous. Many other large and growing Washington cities require Commercial Use in Commercial Zones, it's time for Shoreline to do the same.

Let's not sell out our Commercial zones, our City, to residential developers to just allow them to develop away all commercial zones and activity. Shoreline residents don't want to have to drive to Seattle or Lynwood to buy our groceries, get gas, or go to the vet. Shoreline should be like other forward looking cities. Protect and encourage our commercial zones and keep commercial activities (at least one level) within commercial zones. It's just the cost of doing business in a forward looking and growing City. If a business wants to develop a residential complex in commercial zone, then they'll have to provide at least some commercial business in that (commercial) zone.

Please vote to add this amendment to the docket and approve it.

Sincerely,  
Mark Rettmann