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From: webmaster@shorelinewa.gov

Sent: Tuesday, July 28, 2020 6:39:42 PM

To: [agenda comments](#); [Mark Apolinar](#)

Subject: [EXTERNAL] Agenda Comments

Sensitivity: Normal

A new entry to a form/survey has been submitted.

Form Name: Comment on Agenda Items
Date & Time: 07/28/2020 6:39 pm
Response #: 557
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Survey Details: Answers Only

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1. Save Shoreline Neighborhoods Group
2. Shoreline
3. (o) North City
4. saveshorelineneighborhoods@gmail.com
5. 08/03/2020
6. 8(a)
7. Save Shoreline Neighborhoods Group is a group of over 230 Shoreline residents that oppose adding professional office or construction services offices and yards impacts in residential neighborhoods, including R8 and R12. This is a bad ordinance for a bad reason. Our group has been educating the public and opposing all the forms of these bad plans since they first came up in December of 2018! The first form of this was an application for a Comprehensive Plan Amendment and Rezone submitted by Irons Brothers Construction after receiving a violation for operating their business illegally on a residential parcel. The City first tried to appease Irons Brothers Construction by entertaining the amendment and rezone from residential to commercial/industrial, but ultimately it did not stand up to common sense and good planning practices, and was denied. Unfortunately, Councilmember Chris Roberts introduced a new plan to appease Iron Brothers Construction after the public comment notification and process for the original amendment process which added this idea of adding professional offices to R8 and R12. After some of the councilmembers agreed to approve this late addition to the Comprehensive Plan Amendment, it has come back around to discussion and voting on the code amendment.

City staff originally proposed to the Planning Commission specific code revisions to allow construction yards and construction offices in R8 and R12 zones. The Planning Commission, and the public, was shocked at how the original proposal was written to add these specific uses to benefit one company when the approved Comprehensive Amendment only stated to allow Professional Offices in R8 and R12 zones. During subsequent iterations of the code text it is now closer to how typical unbiased city code would be written. However, if this current plan is approved, this Ordinance would bring environmental, traffic, and social impacts to all of Shoreline's R8 and R12 zones, not just the two parcels that the original application was for. Admittedly, professional offices have less environmental, traffic, and social impacts that the original commercial/industrial rezone plan, but it still brings impacts above and beyond neighborhood values and conditions. Furthermore, it brings these impacts city-wide. It appears that the City has tried to limit these impacts, while still appeasing Irons Brothers Construction, by limiting and defining the locations where Professional Offices within R8 and R12 zones can be located to fit exactly where Irons Brothers Construction is located. This tactic further demonstrates how the City is trying to appease a violator but also brings up questions about equity, fairness, and social justice to all the other R8 and R12 locations/owners that are specifically excluded by the proposed ordinance. Why just some of R8 and R12. Why not R6, etc. Where does it end?

Shoreline has plenty of office and commercial zoned areas and flexibility for home offices for small businesses. There is no practical reason for the City to arbitrarily and capriciously allow more Professional Offices in "some areas" for "some people" where there is already plenty of areas in Shoreline for these uses.

Do not increase any impacts in our neighborhoods. Deny this ordinance.

Save Shoreline Neighborhoods Group of over 230 Shoreline Residents (names on file with the City)
8. (o) Oppose

Thank you,
City of Shoreline

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