



*City of Shoreline*  
*Planning & Community Development*

17500 Midvale Avenue North  
Shoreline, WA 98133  
(206) 801-2500 ♦ Fax (206) 801-2788

March 15, 2019

To: Shoreline Neighbor

**RE: Neighborhood Meeting Report, Submitted by Blue Fern Development**

Dear Shoreline Neighbor;

Please find enclosed a copy of the Neighborhood Meeting Report for a Preliminary Formal Subdivision application for an 11-unit townhome development, submitted on February 21, 2019. We are sending you this report because you attended the Neighborhood Meeting held on November 14, 2018.

Also enclosed is a handout answering frequently asked questions regarding the Neighborhood Meeting process.

The City will also mail you a Notice of Application, which will notify you of the public comment period for another opportunity to comment.

If you have any questions, please call me at (206)801-2552 or e-mail to [cmiller@shorelinewa.gov](mailto:cmiller@shorelinewa.gov). Written comments can also be mailed to my attention to: City of Shoreline, Planning & Development Services, 17500 Midvale Ave. N., Shoreline, WA 98133.

Sincerely,

Caleb Miller, Associate Planner  
Project Manager

Enclosures: Neighborhood Meeting Report  
Frequently Asked Questions

## Neighborhood Meeting for: 18512 Meridian Court North Townhomes

**Location:** Shoreline Library, Large Meeting Room  
345 NE 175<sup>th</sup> St, Shoreline, WA 98155

**Time:** 6:00 PM-7:30 PM Wednesday, November 14, 2018

### Summary of Meeting

#### **Introduction and Overview**

Evan Mann, Blue Fern Development, LLC

#### **Additional Design Team in Attendance**

Stacia Bloom – Core Design Inc.

Alexander Clohesy – Milbrandt Architects Inc., P.S.

#### **Community Questions/Concerns and Discussion**

- Is there a Home Owner's Association (HOA) for this project?
  - Design Team Response: These will be fee-simple townhomes, meaning that each owner will own the land, unit, and air above their plat, just as a single family detached homeowner. However, there will be an HOA established for management of communal site features such as the trash enclosure and landscape buffers.
- Are there going to be garages provided? Lack of parking was expressed as a concern in the neighborhood, with many homeowners indicating that cars are parked on the street instead of garages among the existing housing stock. Will there be any parking provided exterior of the unit?
  - Design Team Response: A 1-car garage will be provided internal to each unit on site, meeting the zoning code requirement of 1 parking stall per unit. The applicant believes the intent of the MUR zones, in which this project is located, is to encourage use of alternative forms of transit, including the new public transit options around which these zones are clustered. The zoning requirements for parking reflect this vision. In addition, the applicant recognizes the market's desire for garages, and is therefore providing parking within a garage as opposed to alternative solutions on site. One guest gave a testimonial about how she and a neighbor met on the bus 20 years ago. Back then one car per household was normal for the community, because that was all that they could afford. Design Team suggested that we've come full circle, suggesting that one car households would go hand-in-hand with the future of mass transit.
- What is the average square footage of each unit? Will there be other uses at ground level besides the garage?
  - Design Team Response: Units will average between 1600-1700 square feet, exclusive of the garage space. All units also provide an additional bedroom/bonus room at ground level behind or adjacent to the garage.
- Will the site ingress/egress off Meridian Ave. N or off the frontage along N 185<sup>th</sup> St via Meridian Ct. N?

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- Design Team Response: All ingress/egress will be off Meridian Ave. N. No access will be provided off the Meridian Ct. N cul-de-sac.
- What will the traffic impacts of the development be? Concerns were expressed over already high traffic volume along Meridian Ave. N at peak times. Would traffic exiting the site be forced to turn right through preventative measures in the R.O.W.?
  - Design Team Response: A traffic analysis will be performed as part of the submittal requirements, with anticipated volumes calculated per the City's requirements. No restrictions will be placed on turning direction out of the site; that decision would be up to the resident's discretion based on traffic at the time.
- How long is the construction timeline and when is the anticipated start date for construction?
  - Design Team Response: The applicant anticipates approximately a year for the project to complete permitting, meaning construction would begin a year from anticipated permit submittal in December. Construction itself would take another year, meaning these homes would not hit the market until 2020/2021.
- Will the house on the corner of Meridian Ave. and 185<sup>th</sup> St. remain?
  - Design Team Response: Yes, this project does not affect that house. The applicant has no current plans to expand upon the current project.
- What will the sale price for these homes be?
  - Design Team Response: The homes will sell for market rate at the time they hit the market, whatever that may be.
- How does the garbage truck access the site? Concerns about potential 'slippage' of earth into neighboring sites due to the load of the garbage truck and the location of the trash collection were expressed, based on an attendee's experience with a prior development.
  - Design Team Response: The applicant has coordinated with Recology (service provider), who have indicated that they prefer a central location for all trash/recycling pickup, rather than individual bins per unit. The truck will drive into the site and back out. The site matches grade with the neighboring property behind the pick-up location, eliminating potential slippage from higher grade to lower grade. Additionally, the drive aisle will be constructed in accordance with City engineering requirements designed to ensure firm bearing capacity for such instances.



## FREQUENTLY ASKED QUESTIONS NEIGHBORHOOD MEETINGS

### Planning & Community Development

**Q: What is the purpose of a neighborhood meeting?**

A: Neighborhood meetings are designed to provide citizens with early notification that a project may be proposed in their neighborhood and to allow citizens to provide initial comments on the project at an early stage of the application process.

**Q: Who is notified of the meeting?**

A: All property owners within 500 feet of the project site are required to be notified via mail of the neighborhood meeting. Neighborhood Association representatives for the area are also notified.

**Q: Will attendees get to approve or deny the project?**

A: No. Attendees will be able to provide comments to the applicant which the applicant can then choose whether or not to incorporate those comments into his/her proposal.

**Q: How does the neighborhood meeting fit into the permit process?**

A: The neighborhood meeting is one of the initial steps in the process towards making an application with the City. Neighborhood meetings are held prior to applicants submitting their project with the City. Applicants are required to provide documentation from the neighborhood meeting as part of their application submittal.

**Q: Will I be notified when a project is applied for?**

A: All property owners within 500 feet of the project site will be notified once an application is submitted with the City.

**Q: Will the neighborhood meeting be my only opportunity to comment on the project?**

A: No. When the application is submitted to the City a "Notice of Application" will be sent out to all property owners within 500 feet. This notice will also indicate the beginning of the public comment period which typically lasts 14 days. Anyone who wishes to submit written comments regarding the project may do so at that time. All comments will be included with the file for review.

**Q: Will I be able to view the project file and where can I view it at?**

A: Once an application has been filed with the city any interested citizens may come in, view the file and discuss the application with the project manager. All files can be found at the Planning & Community Development department located at: 17500 Midvale Ave. N., 3<sup>rd</sup> floor, Permitting.