

STAFF PRESENTATIONS PUBLIC COMMENT

SHORELINE CITY COUNCIL VIRTUAL/ELECTRONIC REGULAR MEETING

Monday, May 10, 2021 7:00 p.m.

Held Remotely on Zoom https://zoom.us/j/95015006341

In an effort to curtail the spread of the COVID-19 virus, the City Council meeting will take place online using the Zoom platform and the public will not be allowed to attend in-person. You may watch a live feed of the meeting online; join the meeting via Zoom Webinar; or listen to the meeting over the telephone.

The City Council is providing opportunities for public comment by submitting written comment or calling into the meeting to provide oral public comment. To provide oral public comment you must sign-up by 6:30 p.m. the night of the meeting. Please see the information listed below to access all of these options:

- Click here to watch live streaming video of the Meeting on shorelinewa.gov
- Attend the Meeting via Zoom Webinar: https://zoom.us/j/95015006341
- Call into the Live Meeting: 253-215-8782 | Webinar ID: 950 1500 6341
- Click Here to Sign-Up to Provide Oral Testimony
 Pre-registration is required by 6:30 p.m. the night of the meeting.
- Click Here to Submit Written Public Comment
 Written comments will be presented to Council and posted to the

Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise they will be sent and posted the next day.

Page Estimated

Time

1. CALL TO ORDER

7:00

2. ROLL CALL

(a) Proclamation of Armed Services Appreciation Day <u>2a-1</u>

- 3. APPROVAL OF THE AGENDA
- 4. REPORT OF THE CITY MANAGER
- 5. COUNCIL REPORTS
- 6. PUBLIC COMMENT

Members of the public may address the City Council on agenda items or any other topic for three minutes or less, depending on the number of people wishing to speak. The total public comment period will be no more than 30 minutes. If more than 10 people are signed up to speak, each speaker will be allocated 2 minutes. Please be advised that each speaker's testimony is being recorded. Speakers are asked to

9b-1

8:00

CONSENT CALENDAR 7.

	(a)	Approval of Minutes of Regular Meeting of April 19, 2021 Approval of Minutes of Regular Meeting of April 26, 2021	7a1-1 7a2-1	
	(b)	Approval of Expenses and Payroll as of April 23, 2021 in the Amount of \$1,271,076.55	<u>7b-1</u>	
	(c)	Approval of Resolution No. 477 - Public Art Policy	<u>7c-1</u>	
	(d)	Authorize the City Manager to Execute a Construction Contract with B&B Utilities and Excavating, LLC in the Amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects	<u>7d-1</u>	
8.	A (CTION ITEMS		
	(a)	Action on Ordinance No. 925 - Authorizing Oakes Rezone Application PLN21-0008 Changing the Zoning of One Parcel from R-48 and R-18 to Mixed-Business at 16357 at 16357 Aurora Avenue North	<u>8a-1</u>	7:20
9.	ST	UDY ITEMS		
	(a)	Discussion of Resolution No. 476 - Approving the 145th Street Corridor Project Phase 1 and Phase 2 Relocation Plan and the City Manager Property Acquisition Authority for the State Route 523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1	<u>9a-1</u>	7:30

(b) Discussion of Ordinance No. 931 - Authorizing the Use of Eminent Domain for Acquisition of Certain Real Properties to Construct the State Route 523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1(Interstate 5 to Corliss Avenue) Project

(Interstate 5 to Corliss Avenue) Project

10. ADJOURNMENT 8:20

Any person requiring a disability accommodation should contact the City Clerk's Office at 206-801-2230 in advance for more information. For TTY service, call 206-546-0457. For up-to-date information on future agendas, call 206-801-2230 or visit the City's website at shorelinewa.gov/councilmeetings. Council meetings are shown on the City's website at the above link and on Comcast Cable Services Channel 21 and Ziply Fiber Services Channel 37 on Tuesdays at 12 noon and 8 p.m., and Wednesday through Sunday at 6 a.m., 12 noon and 8 p.m.

Council Meeting Date: May 10, 2021	Agenda Item: 2(a)	=

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Proclamation of 2021 Armed Services Appreciation Day			
DEPARTMENT:				
PRESENTED BY:	Jessica Simulcik Smith, City Clerk			
ACTION:	Ordinance Resolution Motion			
	Discussion Public Hearing _X_ Proclamation			

PROBLEM/ISSUE STATEMENT:

Each year, on the third Saturday in the month of May, the nation celebrates Armed Services Appreciation Day (Armed Forces Day). First observed on May 20, 1950, Armed Services Appreciation Day honors Americans serving in the six U.S. military branches – the Army, Navy, Marine Corps, Air Force, Space Force and Coast Guard. The month of May is identified as the month of patriotism, as America also celebrates Victory in Europe (VE) Day, Military Spouse Day, Loyalty Day, the National Day of Prayer, and Memorial Day. This proclamation acknowledges the important sacrifices that members of the United States military and their families make to our City and nation to ensure freedom and liberty for all residents.

This year, Armed Services Appreciation Day falls on May 15, 2021.

RECOMMENDATION

Staff recommends that Council declare May 15, 2021 Armed Services Appreciation Day in the City of Shoreline.

Approved By: City Manager **DT** City Attorney **MK**



PROCLAMATION

WHEREAS, the City of Shoreline desires to express appreciation to our fellow citizens who have been called upon to perform their military duties, wherever they may be; and

WHEREAS, the members of the Armed Forces have carried out their duties and missions with excellence, patriotism and bravery; and

WHEREAS, thousands of United States troops have sacrificed their lives in service to their country in current and recent military campaigns; and

WHEREAS, the families of the United States military personnel have also sacrificed while providing support for their loved ones engaged in military operations; and

WHEREAS, United States troops continue to serve by protecting the citizens of many nations throughout the world; and

WHEREAS, the representatives and family members of the Armed Forces that are here tonight live and work in the greater Shoreline area and contribute to the overall culture of Shoreline; and

WHEREAS, the Shoreline City Council urges Shoreline residents to recognize the important sacrifice of members of the United States military and their families to our City and nation;

NOW, THEREFORE, I, Will Hall, Mayor of the City of Shoreline, on behalf of the Shoreline City Council, do hereby proclaim May 15, 2021 as

ARMED SERVICES APPRECIATION DAY

in the City of Shoreline.

Will Hall, Mayor	

CITY OF SHORELINE

SHORELINE CITY COUNCIL SUMMARY MINUTES OF REGULAR MEETING

Monday, April 19, 2021

Held Remotely via Zoom

7:00 p.m.

<u>PRESENT</u>: Mayor Hall, Deputy Mayor Scully, Councilmembers McConnell, McGlashan,

Robertson, and Roberts

ABSENT: Councilmember Chang

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor Hall who presided.

2. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present with the exception of Councilmember Chang.

Deputy Mayor Scully moved to excuse Councilmember Chang for personal reasons. The motion was seconded by Councilmember McConnell and was approved by unanimous consent.

Councilmember McGlashan joined the meeting at 7:02 p.m.

(a) Proclamation of Earth Day

Mayor Hall proclaimed April 22, 2021 as Earth Day in Shoreline and said it is a great opportunity to raise awareness for the environmental challenges being faced globally.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on the COVID-19 pandemic and reported on various City meetings, projects and events.

5. COUNCIL REPORTS

Mayor Hall thanked the Police and Firefighters who responded to the recent fire at the Linden Apartments and performed heroically to save lives.

Deputy Mayor Scully said he attended the Lake Ballinger Forum meeting and described the group as environmentalism on the micro level, centered on keeping the lake pristine, and he shared updates on the cleanup being done.

6. PUBLIC COMMENT

Dicky Leonardo, Shoreline resident, expressed appreciation for the City's response to the questions he posed last week regarding Proposition 1. He shared his experiences living near a low barrier shelter in Seattle and commented how there were negative impacts to nearby parks, which impacts taxpayers. He gave his opinion on where shelters should be located.

Jackie Kurle, Shoreline resident, shared concerns about potential residential safety with people who may be associated with shelter guests but may not be residing in the Enhanced Shelter. She urged as much monitoring, oversight, and reporting as possible.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Scully and seconded by Councilmember Robertson and unanimously carried, 6-0, the following Consent Calendar items were approved:

- (a) Adoption of Resolution No. 473 Establishing Wastewater Fee Table
- (b) Authorize the City Manager to Execute Amendment No. 3 to Contract 9210 with The Blueline Group, LLC for On-Call Development Review and Construction Inspection Support Services

8. ACTION ITEMS

(a) Action on the Naming of Park Properties at 709 North 150th Street and 1341 North 185th Street

Colleen Kelly, Recreation, Cultural, and Community Services Director, delivered the staff presentation. Ms. Kelly reviewed the recent park land acquisitions that were purchased using Conservation Futures Tax Grants and Park Impact Fees.

Ms. Kelly summarized the naming process, which began with public involvement. Staff then reviewed all submissions, and those that met the minimum criteria were considered. The staff committee agreed on the recommendation of Westminster Park for the property at 709 North 150th Street but chose to defer to the Parks, Recreation, Cultural Services (PRCS)/Tree Board for the property at 1341 North 185th Street, suggesting that they consider names that include nature or historical or cultural significance. The PRCS/Tree Board discussed the names and voted to recommend naming the park at 709 North 150th Street as Westminster Park but had no clear consensus for the property at 1341 North 185th Street. The PRCS/Tree Board then created a parks naming subcommittee to further discuss a recommendation. The subcommittee returned

without consensus, but ultimately the PRCS/Tree Board voted to recommend the name Edwin Pratt Memorial Park for Council consideration. Ms. Kelly recapped the staff conversation with the family of Mr. Pratt, which resulted in an endorsement by the family. Therefore, staff recommends naming the property at 709 North 150th Street as Westminster Park and the property 1341 North 185th Street as Edwin Pratt Memorial Park.

Councilmember Robertson moved to approve the recommendation of the Parks, Recreation, Cultural Services/Tree Board to name the property at 709 North 150th Street as Westminster Park and the property 1341 North 185th Street as Edwin Pratt Memorial Park. The motion was seconded by Councilmember McGlashan.

Councilmember Robertson said she supports the work of the PRCS/Tree Board and subcommittee and their recommendation and said appreciates the significance to the Pratt family of the location of the 185th Street park.

Councilmember Roberts confirmed that the name of Dwight Stevens Park was not proposed. He said it does not seem fair that the current policy says that someone who is living can be nominated but a period of two years must go by before someone who is deceased can qualify for nomination.

In response to Councilmember Roberts' question as to why the word 'memorial' was included in the park named for Edwin Pratt, Ms. Kelly said that is what was submitted by the public and considered by the committee. There was general discussion on the usage of the word 'memorial' in parks naming regionally, and Councilmember Roberts said while he would prefer the name to be 'Edwin Pratt Park' he will support the recommendation. Deputy Mayor Scully shared the opinion that the word memorial indicates that the park is named for someone worth remembering and he is glad a local person is being honored.

The motion passed unanimously, 6-0.

9. STUDY ITEMS

(a) Discussion of Ordinance No. 930 - Amending Development Code Chapters 20.20, 20.30, 20.40, and 20.50 and Chapter 13.12 Floodplain Regulations for Batch #1 of the 2021 Development Code Amendments

Steve Szafran, Senior Planner, delivered the staff presentation. Mr. Szafran said this batch of Development Code amendments include amendments that are time sensitive to encourage development in the Light Rail Station areas or are minor housekeeping amendments. Mr. Szafran reviewed the fourteen (14) proposed Development Code amendments and one Floodplain Regulation amendment and summarized any considerations for each one. He concluded by stating that the Planning Commission recommends approval of Batch #1 of the 2021 Development Code Amendments.

The following proposed amendments were discussed:

Amendment 3: Application. Councilmember Roberts asked why 'public agency', rather than 'transit agency', was added to the definition as an entity that could apply for a Comprehensive Plan Amendment, and Mr. Szafran said it seemed appropriate to use the existing definition of public agency for this section of the Code. Discussion on the impacts this change might make for site-specific Comprehensive Plan amendments followed, and it was determined that the language would open the door for public agencies to apply for amendments for projects that were still speculative in nature. Councilmember McGlashan suggested that the language state that the public agency should at least be under contract, rather than just having interest in a property. Mr. Szafran concurred, saying he would present Council with updated language to indicate a requirement of an agreement before consideration of an application. Mayor Hall offered that since any requested site-specific Comprehensive Plan amendment comes before Council there is a decent backstop built in, so he could go either way with the definition. Deputy Mayor Scully said Councilmember Roberts' concerns are reasonable, but he would like more information on the impact with which to base a decision.

Amendment 4: Administrative Design Review (Type A). Deputy Mayor Scully observed that while he does not have a problem supporting this amendment, the City tends to adopt stringent regulations and then allow the Director to deviate from them.

Amendment 6: Parking Areas. Councilmember Roberts confirmed that the intent of this amendment is to prevent requests for stand-alone parking lot or parking garages. Councilmember Robertson said she appreciated the pros and cons being listed to help with decision making.

Amendment 9: Base Density Calculation. Councilmember Roberts said there are advantages and disadvantages to putting examples in the Code, citing the Base Density Calculation as an example, and shared his preferences on how examples would be shown.

Amendment 11: Reductions to Minimum Parking Requirements. Councilmember Roberts observed that the term 'complete pedestrian route' for parking in MUR-70' zones may have the effect of creating more parking than necessary because the pedestrian route to the Light Rail Station is not complete yet. Mayor Hall recognized that when areas are under development there are going to be temporary disruptions. He suggested that since the Light Rail Stations are going to be open in two years he would be inclined to eliminate the parking management plan requirement, which addresses a temporary solution, and instead only require parking that is appropriate for when the Station is open. Councilmembers Roberts and McGlashan agreed.

Amendment 14: Deep Green Incentive Program. Deputy Mayor Scully expressed support for this amendment conceptually but said expedited review should be a benefit for doing something that is not required. There was discussion on how this amendment would impact projects currently in progress, and the comment from a developer was taken into consideration. The possibilities of either establishing a delayed implementation date or holding this amendment back to an upcoming batch were suggested as solutions.

Mr. Szafran thanked the Council for the clear direction that he will incorporate into the package that is scheduled for action on May 3.

(b) Discussion of the Housing Action Plan

Andrew Bauer, Senior Planner, delivered the staff presentation. Mr. Bauer said the proposed amendments and updates to the Housing Action Plan (HAP) are based on direction and feedback received from Council, and he reminded Council that the City received grant funding for the creation of the HAP. He reviewed the HAP components, which are comprised of the Housing Needs Assessment, Regulatory Review, and the Housing Toolkit and Potential Actions. He said one of the primary purposes of the HAP is to use it to inform future decision making and he emphasized that it is not intended to indicate a commitment to implementing any of the strategies identified.

Mr. Bauer outlined the proposed amendments, explaining that the changes will help clarify that the actions in the HAP are potential, and that the Housing Toolkit and Potential Actions section are recommendations from the Planning Commission, but do not include binding direction or strategies that are being committed to. Mr. Bauer said the heading of the list of implementation priorities has been changed to clearly indicate that these are Planning Commission priorities, and he displayed a list of the high implementation prioritization of the Toolkit strategies.

Mr. Bauer asked for Council feedback on the proposed amendments.

Councilmember Robertson said the proposed alterations address the concerns expressed previously. She recognized the effort put into the HAP and said she is excited to have it as a resource for future decision making. Councilmember Roberts echoed Councilmember Robertson's comments and said he is happy with this document and looks forward to working on it. Councilmember McGlashan concurred. Councilmember McConnell offered support for the options presented.

Councilmember Roberts asked how the HAP might be impacted, or need to be modified, by the upcoming legislation that would allow cities to change the definition of Area Median Income. Mr. Bauer said he does not think there is anything specific in the HAP that would address the topic that specifically, but staff will be ready to adjust to any legislative changes. Mayor Hall said the City will need to carefully look at the pros and cons of this option, and reflected that developers are going to build where is makes financial sense, and if the City has requirements that make it more expensive to build in Shoreline than in Seattle, there could be unintended consequences.

Councilmember McGlashan said he is particularly pleased that cottage housing has made it into the HAP. Mayor Hall and Deputy Mayor Scully echoed this support and Councilmember McConnell shared her observations on the market for cottage homes.

Councilmember McConnell reflected that based on Shoreline's proximity to Seattle, it is almost impossible to keep housing affordable.

Mayor Hall said when it comes to the "missing middle" housing options, sometimes alternatives that could be objectionable to some members of the community are included. He values having a

variety of housing types available in Shoreline, including higher density housing and cottage housing, as well as traditional R-4 and R-6 zones, and shared his reasons and concerns.

The Council generally expressed appreciation for the language amendments and reframing for clarity made to the HAP. It was agreed that it would return as a Consent Item.

10. ADJOURNMENT

At 8:22 p.m., Mayor Hall declared the meeting adjourned.

Jessica Simulcik Smith, City Clerk

CITY OF SHORELINE

SHORELINE CITY COUNCIL SUMMARY MINUTES OF REGULAR MEETING

Monday, April 26, 2021

Held Remotely via Zoom

7:00 p.m.

<u>PRESENT</u>: Mayor Hall, Deputy Mayor Scully, Councilmembers McConnell, McGlashan,

Chang, Robertson, and Roberts

ABSENT: None.

1. CALL TO ORDER

At 7:00 p.m., the meeting was called to order by Mayor Hall who presided.

2. ROLL CALL

Upon roll call by the City Clerk, all Councilmembers were present.

(a) Proclamation of National Bike Month

Mayor Hall announced the issuance of the proclamation of May as National Bike Month.

3. APPROVAL OF THE AGENDA

The agenda was approved by unanimous consent.

4. REPORT OF CITY MANAGER

Debbie Tarry, City Manager, provided an update on the COVID-19 pandemic and reported on various City meetings, projects and events.

5. COUNCIL REPORTS

Mayor Hall announced that with Shoreline becoming the owner/operator of a Wastewater Utility, the City has a seat on the Metropolitan Water Pollution Abatement Advisory Committee. He appointed Randy Witt, Public Works Director, as the City's representative and Lance Newkirk, Utilities and Operations Manager, as the alternate.

6. PUBLIC COMMENT

Rebecca Jones, Seattle resident and Shoreline business owner, spoke on behalf of Save Shoreline Trees. She described the unique ecosystem in Shoreline and the importance of mature trees, and shared examples and impacts of tree removal in the City.

Kathleen Russell, Shoreline resident, spoke on behalf of Save Shoreline Trees. She shared excerpts of the City's 2020 Sustainability Report and other data regarding the survivability rate of trees. She said it is important to consider the loss of carbon sequestration and the consequences to Shoreline's tree canopy as more conifers are removed.

Jackie Kurle, Shoreline resident, underscored the need for ongoing monitoring of the Enhanced Shelter operations and the surrounding community. She supports helping the homeless, but emphasized it is important to attend to how that happens.

7. CONSENT CALENDAR

Upon motion by Deputy Mayor Scully and seconded by Councilmember Chang and unanimously carried, 7-0, the following Consent Calendar items were approved:

- (a) Approval of Minutes of Regular Meeting of April 5, 2021
- (b) Approval of Expenses and Payroll as of April 9, 2021 in the Amount of \$2,082,781.60

*Payroll and Benefits:

		EFT	Payroll	Benefit	
Payroll		Numbers	Checks	Checks	Amount
Period	Payment Date	(EF)	(PR)	(AP)	Paid
03/07/21-03/20/2	21 3/26/2021	96080-96290	17246-17256	82105-82111	\$841,395.47
03/07/21-03/20/2	21 4/2/2021			WT1176-WT1177	\$133,213.49
					\$974,608.96

*Accounts Payable Claims:

Expense Register Dated	Check Number (Begin)	Check Number (End)	Amount Paid
3/31/2021	82069	82075	\$94,378.28
3/31/2021	82076	82081	\$1,215.46
3/31/2021	82082	82104	\$49,933.25
4/7/2021	82112	82136	\$256,868.22
4/7/2021	82137	82144	\$10,686.96
4/7/2021	82145	82169	\$695,090.47
			\$1,108,172.64

(c) Adoption of Ordinance No. 922 - Amending the 2021-2022 Biennial Budget for Uncompleted 2019-2020 Operating and Capital Projects and Increasing Appropriations in the 2021-2022 Biennial Budget

(d) Adoption of Ordinance No. 923 - 2021-2022 Biennial Budget Amendment – Amending Ordinance No. 922 by Increasing Appropriations in Certain Funds (2021-2022 Biennial Budget Amendment)

8. STUDY ITEMS

(a) Discussion of Ordinance No. 925 - Authorizing Oakes Rezone Application PLN21-0008 Changing the Zoning of One Parcel from R-48 and R-18 to Mixed-Business at 16357 Aurora Avenue North

Prior to discussion, the Fairness Checklist for Quasi-Judicial Proceeding was reviewed by all Councilmembers, none of whom had any ex-parte communications to disclose.

Steve Szafran, Senior Planner, delivered the staff presentation. He stated that the proposal is to rezone one parcel from R-48 and R-18 to Mixed Business for the operation of an Enhanced Shelter. He displayed an arial view of the site and maps of the current and proposed zoning. Mr. Szafran reviewed the process to date, which included the issuance of a SEPA Determination of Non-Significance, a neighborhood meeting, noticing of application and public hearing, a public hearing before the Hearing Examiner, and tonight's City Council discussion prior to potential future action. He reviewed the related Development Code amendments that add 'Enhanced Shelter' as a use and indexed criteria to the Code. Mr. Szafran reviewed the ways in which the application meets the rezone decision criteria and concluded by stating that the Hearing Examiner recommended approval of PLN21-0008 by changing the zoning from R-48 and R-18 to Mixed Business.

Councilmember Chang reflected that much of the public comment to the Hearing Examiner was expressing concerns about the Enhanced Shelter. She confirmed that the Enhanced Shelter is vested through the interim regulations and stated that whether or not this rezone takes place, the Enhanced Shelter is an allowed use. She concluded stating that the rezone will bring the parcel into compliance with the Comprehensive Plan and this rezone would permit permanent supportive housing as an allowed use on the site in the future.

Councilmember Robertson said while it makes sense to follow the Hearing Examiner's recommendation, she also acknowledges the ongoing public comment being sent to Council. She asked for information on when an update on the Enhanced Shelter will be available. Ms. Tarry said she will be receiving a monthly update on the Enhanced Shelter, and she will provide that information to Council. She said to date, there has only been one emergency response to the Shelter.

Mayor Hall issued a reminder that this is a Quasi-Judicial matter, so the Council must adhere to the criteria defined in the Code.

Deputy Mayor Scully observed that if the rezone is not approved it leaves an ongoing anomaly on Aurora, so based on the Code this is a good move. He hopes future rezoning can be done en masse on the Aurora corridor. Mayor Hall expressed support for the rezone because it brings the split parcel into consistency with the rest of Aurora and the long term vision for the area.

It was agreed that this would return as an Action Item.

(b) Discussion of the 2020 Recology Annual Report

Autumn Salamack, Environmental Services Coordinator, welcomed Recology representatives Erin Gagnon, Government Affairs and Community Relations Manager; and Brooke Stroomsa, Waste Zero Specialist, to provide an overview of the 2020 Annual Report.

Ms. Gagnon described Recology's business makeup and the services they provide. She summarized the operational impacts because of the COVID-19 pandemic and shared the ways the community rallied around the drivers. She displayed a graph of the residential tonnage changes between 2019 and 2020 and explained the reasons for the differences. She showed a graph of the residential diversion rate and the miss rate for collections, which falls below industry standards.

Ms. Stroomsa described both the in-person and virtual events and outreach done in 2020. She said the goal of the Contamination Reduction Program is to improve recycling by keeping non-recyclable materials out of the recycling containers. She described the Commercial and Multi-Family contamination auditing process and the associated outreach and education. She spoke to the modifications implemented in response to the pandemic and displayed a graph of the average contamination levels for 2020. She emphasized that Recology offers education and outreach whenever they contact customers about contamination issues. Ms. Stroomsa described the Waste Wise Program, which is focused on education around reducing recycling contamination at Multi-Family complexes. She listed the program components and the outcome from the six participating properties, all resulting in reduced contamination.

Ms. Gagnon said the Shoreline Recology Retail Store is very popular, and in preparation for reopening soon they are currently hiring employees. She gave an update on the recent data breach of their online payment processing vendor, which resulted in a hold on accepting online payments, and said Recology customers were not affected.

Discussion on diversion rates began with Councilmember Roberts asking how Shoreline's rate compares with peer cities. Ms. Gagnon said she would research specifics, but generally Shoreline seems to be similar to neighboring cities. The possibility for improvement was considered, and Ms. Salamack replied that there is a lot of opportunity for improvement specific to organic waste collection, and shared examples. Mayor Hall agreed that it is important to keep making improvements in diversion.

In consideration of contamination rates, Councilmember Roberts asked if they are tracked citywide, and Ms. Stroomsa explained that target areas are based on routes and the average contamination rate data was collected from the contamination program audits.

Deputy Mayor Scully said because of the practices of CleanScapes, Recology's predecessor, he holds Recology to a high standard, and he looks for innovation, which he has not seen. His concerns include the out-of-contract rate increase and Recology's limiting of corrugated waste

pickup in response to residential waste changes during COVID-19. He observed that the data presented indicates that the penalties for contamination are not working. He wondered if Recology's curbside pickup offerings could be expanded, as is being done by a third-party organization.

There was discussion on the requirements for recycling and/or organic waste collection, and Deputy Mayor Scully expressed concern about the locations that have opted out of these programs. He would like to consider some mandatory changes so opting out is not an option. Councilmember McGlashan asked if recycling was mandatory. Ms. Salamack explained that although recycling and organic waste removal is offered at no additional cost to residential customers, and Multi-Family and commercial customers receive recycling at no additional cost, the services are optional. Mayor Hall confirmed that taking advantage of recycling and organic waste removal can save customers money if they can size down their garbage container.

Focusing on the rate increase approved by Council to help offset the increased overseas recycling costs, Deputy Mayor Scully asked if the market for plastics has improved; what Recology has done to try and find new sources; and if costs decreased, has Recology thought about passing savings on to ratepayers. In response to his questions, Ms. Salamack said finding recycling markets is an ongoing challenge and Ms. Gagnon added that increased restrictions on overseas recycling have been imposed but Recology has been able to find domestic markets for the plastics that were previously being sent overseas. Regarding rate costs and rate changes, it was stated that Recology is investing back into recycling and education and outreach and there have been no conversations about changes to the rate structure.

(c) Discussion of the 2020 Sustainability Report

Autumn Salamack, Environmental Services Coordinator, delivered the staff presentation. Ms. Salamack shared highlights of the 2020 Sustainability Report, explaining that it is comprised of 22 indicators that are broken into the focus areas of Climate, Water & Energy; Materials, Food & Waste; Transportation; Trees, Parks & Ecosystems; and Resilient Communities. She stated that four indicators were met in 2019 and while no goals were met in 2020, 11 showed improvement. She elaborated on the work done in each category, reflected on how much had to be adapted in response to the pandemic, and shared examples of the actions taken and events hosted by the City. Ms. Salamack listed the planned 2021 activities which focus on climate change and sustainable actions.

Deputy Mayor Scully confirmed that one area with opportunity for significant growth is in Multi-Family and commercial organic waste collection and said he feels significant resources can be dedicated to that effort. He is concerned that education is not going to be enough and encouraged Ms. Salamack to think big about alternative approaches and make big asks of the Council if that is what is needed to make big progress. Ms. Salamack agreed that education and outreach will only get you so far and said staff is looking at tools that can be considered around both mandates and design-focused solutions. She said she is hopeful with some of the actions being taken at the state level and will return to Council with asks on that front. Councilmember Robertson emphasized her interest in looking for ways to make meaningful differences moving

forward. She is happy to live somewhere where these conversations are happening and thanked all those who continue to prioritize sustainability.

Councilmember Chang asked why the water utilities are unable to report Shoreline-specific data. Ms. Salamack explained that both utilities say that there have been some changes with how they classify billing that prohibits providing this data. Councilmember Chang found it hard to believe that they cannot report on this information. Ms. Salamack said she will share their responses with the Council and will continue to investigate it. Mayor Hall agreed with the frustration.

Councilmember Roberts said he thinks improvements in organic waste collection could really help with diversion. He wants the City to work with Recology to do more to figure out ways to encourage this piece.

Conversation on recycling included Councilmember Roberts observing that there is very little the City can do to create that market for recyclable products, and much needs to be done at the Federal level for major manufacturers to create packaging that is easily recycled. Mayor Hall agreed that product packaging is getting worse and worse, and he reflected on the progress related to toxic waste that has been made in recent years with electronics takeback laws, battery recycling, and paint recycling.

Focusing on climate change, Mayor Hall said he is excited to see the progress with transit oriented development in Shoreline, and he reflected on the regional and global benefits. He recognized the diminished carbon footprint made by households in multifamily housing and asked if there are studies that show how much Shoreline's development is contributing to carbon emission reductions compared to other areas of King County. Ms. Salamack said that the City worked with Cascadia Consulting Group last year to do some analysis on the carbon benefit and trade off associated with built green and light rail development, and the one-time loss of trees associated with these projects in comparison to single family development in Shoreline and/or in a remote King County suburb. She said the resulting report is available on the City website and shows that housing and transportation choices have a really big impact on the climate footprint, and she shared the comparison data. Ms. Salamack spoke to the factors that contribute to the reduction, saying this is priming the City to be a leader in sustainable low carbon footprint community development and design.

Councilmember Roberts commented on the decline in the health of local streams and asked for information on this. Ms. Salamack said she would ask Surface Water staff to respond to his request.

9. ADJOURNMENT

Jessica Simulcik Smith, City Clerk

At 8:32 p.m., Mayor Hall declared the meeting adjourned.	

Council Meeting Date: May 10, 2021 Agenda Item: 7(b)

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Approval of Expenses and Payroll as of April 23, 2021

DEPARTMENT: Administrative Services

PRESENTED BY: Sara S. Lane, Administrative Services Director

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to formally approve expenses at the City Council meetings. The following claims/expenses have been reviewed pursuant to Chapter 42.24 RCW (Revised Code of Washington) "Payment of claims for expenses, material, purchases-advancements."

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of the following detail: \$1,271,076.55 specified in

*Payroll and Benefits:

		EFI	Payroll	Benefit	
Payroll	Payment	Numbers	Checks	Checks	Amount
Period	Date	(EF)	(PR)	(AP)	Paid
03/21/21-04/03/21	4/9/2021	96291-96501	17257-17268	82229-82232	\$614,554.37
03/21/21-4/03/21	4/14/2021			WT1178-WT1179	\$133,352.21
				_	\$747,906.58

*Accounts Payable Claims:

Expense	Check	Check	
Register	Number	Number	Amount
Dated	(Begin)	(End)	Paid
4/14/2021	82170	82187	\$86,665.22
4/14/2021	82188	82203	\$85,381.90
4/14/2021	82204	82228	\$51,334.75
4/19/2021	82233	82233	\$5,155.21
4/19/2021	82234	82234	\$71,398.19
4/19/2021	82235	82235	\$2,600.00
4/21/2021	82236	82250	\$101,603.10
4/21/2021	82251	82265	\$103,605.04
4/21/2021	82266	82279	\$15,426.56
			\$523,169.97

*Accounts Payable Claims:

Expense	Check	Check	
Register	Number	Number	Amount
Dated	(Begin)	(End)	Paid

Approved By: City Manager **DT** City Attorney **MK**

Council Meeting Date: May 10, 2021 Agenda Item: 7(c)	

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Action on Resolution No. 477 - Public Art Policy
DEPARTMENT:	Recreation, Cultural and Community Services
PRESENTED BY:	Mary Reidy, Recreation and Cultural Services Superintendent
ACTION:	Ordinance X Resolution Motion
	Discussion Public Hearing

PROBLEM/ISSUE STATEMENT:

The City's current Public Art Policy was adopted in 2017 per Resolution No. 405. In January 2020, the City Council adopted Ordinance No. 874 amending the Municipal Art Fund to expand the type of Capital Improvement Program projects which contribute to the Fund. In order to incorporate changes associated with Ordinance No. 874, as well as general policy upkeep and cleanup, into the Public Art Policy, staff have proposed an updated Policy (Attachment A, Exhibit A) for Council consideration.

This updated Public Art Policy is provided for in proposed Resolution No. 477 (Attachment A), which would both repeal the current Public Art Policy approved under Resolution No. 405 and replace with the updated Policy. Tonight, Council is scheduled to take action on proposed Resolution No. 477.

RESOURCE/FINANCIAL IMPACT:

There is no financial impact anticipated with the update to the City's Public Art Policy.

RECOMMENDATION

Staff recommend that City Council adopt proposed Resolution No. 477 to repeal and replace the Public Art Policy.

Approved By: City Manager **DT** City Attorney **MK**

7c-1

BACKGROUND

The City's current Public Art Policy was adopted in 2017 per City of Shoreline Resolution No. 405. The purpose of the Public Art Policy is to define how the Municipal Art Fund will be implemented. It also provides a framework and procedure by which the City will acquire, accept and advocate for works of art as part of its permanent and temporary collection, and encourage, facilitate and support privately owned art in public places.

In January 2020, after recommendation from the Parks, Recreation and Cultural Services Board, the City Council adopted <u>Ordinance No. 874</u> amending the Municipal Art Fund to expand the type of Capital Improvement Program projects which contribute to the Fund. In order to incorporate changes associated with Ordinance No. 874, as well as general policy upkeep and cleanup, into the Public Art Policy, staff have proposed an updated Policy (Attachment A, Exhibit A) for Council consideration.

DISCUSSION

This updated Public Art Policy is provided for in proposed Resolution No. 477 (Attachment A), which would both repeal the current Public Art Policy approved under Resolution No. 405 and replace with the updated Policy. The following are items that are either new or updated from the existing Policy:

- Several sections of the Policy have been updated to align with direction provided by Ordinance No. 874.
- A number of definitions have been expanded or clarified to align with other City policies and the new organizational Department structure.
- A definition has been added for the portable works collection, along with guidelines for adding works and reviewing the collection plan.
- A section has been added regarding the direct selection of artists as part of the art acquisition process (Policy Section 5.3.b.iii), which clarifies that direct selection should only be done when neither open nor limited competition are feasible options for artist selection.
- Language has been revised with regard to staff, Board and Council roles and donations.

Parks, Recreation and Cultural Services/Tree Board Review

The Parks, Recreation and Cultural Services/Tree Board reviewed the proposed Public Art Policy on September 24, 2020. The Board discussed the proposed changes and voted unanimously to recommend Council approval of the updated Policy.

RESOURCE/FINANCIAL IMPACT

There is no financial impact anticipated with the update to the City's Public Art Policy.

RECOMMENDATION

Staff recommend that City Council adopt proposed Resolution No. 477 to repeal and replace the Public Art Policy.

7c-2

ATTACHMENTS

Attachment A: Proposed Resolution No. 477 Attachment A, Exhibit A: Updated Public Art Policy

Page 3 7c-3

RESOLUTION NO. 477

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, REPEALING RESOLUTION NO. 405 AND APPROVING A PUBLIC ART POLICY AS PROVIDED IN SMC 3.35.150.

WHEREAS, on March 6, 2017, the City Council passed Resolution No. 405 approving a Public Art Policy as provided in SMC 3.35.150(A); and

WHEREAS, the City's Public Art Policy needs to be updated to better reflect the actual processes involved in bringing public art to Shoreline and to reflect the adoption of Ordinance No. 874 which expanded the type of capital improvement projects contributing to the Municipal Art Fund; and

WHEREAS, the Parks, Recreation, and Cultural Services Board reviewed the proposed Public Art Policy on March 25, 2021; and

WHEREAS, the City Council has considered all relevant information in the public record, including staff reports and Board meetings, and finds that the proposed Public Art Policy adequately reflects the City's vision of Public Art and sets forth appropriate procedures to fulfill that vision;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

- **Section 1. Repealer.** Resolution No. 405, passed on March 6, 2017, approving a Public Art Policy, is hereby repealed in its entirety.
- **Section 2. Public Art Policy.** The City of Shoreline Public Art Policy, as set forth in Exhibit A to this Resolution, is approved as the City's Public Art Policy. As required by SMC 3.35.150(A), all expenditures from the Municipal Art Fund shall be restricted to those approved through this Policy.
- **Section 3.** Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this Resolution, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or resolution numbering and section/subsection numbering and references.

ADOPTED BY THE CITY COUNCIL ON MAY 10, 2021.

	Will Hall, Mayor
ATTEST:	



POLICY & PROCEDURE

			-
PUBLIC ART POLICY		Category:	
			Number:
	T		Classification:
Effective Date:	Supersedes:	Policy Originator:	Approved By: City Council Res. No. 477
05/10/2021	Policy #	Employee Position	
	1000-05 / City		Mayor
	Clerk Rec#		
	8767		

1.0 PURPOSE

The purpose of this Policy is to provide a framework for managing the commission and donation of Public Art as well as the expenditure of municipal art funds as provided in SMC 3.35.150. This Policy will help guide the City in decisions around acquisition and advocacy for works of art as part of its permanent and temporary collections, as well as how to encourage, facilitate and support privately owned art in public places to expand awareness and appreciation of art along with enhancing the enjoyment of public places throughout the City.

2.0 DEFINITIONS

Acquisition: Procurement of works of Public Art for the City's permanent and temporary collections. This includes commission through open competition, limited competition, invitation, donation, direct purchase or any other means, as well as the Portable Works Collection.

Art Selection Panel: A Panel of arts professionals, artists and community representatives who participate in the selection process of artists and artwork for Significant Public Art projects. For significant and major commissions above \$30,000, panels are appointed by the Board.

Artist: A recognized professional who produces non-commercial artwork on a regular basis.

Board: Parks, Recreation, and Cultural Services Board

CIP: Capital Improvement Program

De-accessioning: A procedure for removing and disposing of artwork from the City's permanent collection.

Director: Recreation, Cultural and Community Services Director or designee

Emerging Artist: An artist who does not yet have a significant body of work, or is not well-established in the applicable field of art.

General Capital Fund: City's pooled source of funding generated by taxes and allocated by the City Council specifically for capital projects

Integrated Design Process: Design of public art that includes the artist and the architect or other design professional for a capital project.

Municipal Art Fund (MAF): A special fund established in Shoreline Municipal Code Section 3.35.150 for funds designated for Public Art including Public Art Plan Funding (PAPF) and Public Art Plan Funding – Art Restricted Funds (PAPF-ARF) funds.

Portable Works Collection(s): Two-dimensional artworks and smaller three-dimensional artworks purchased by the City as outlined in the Portable Works Collection Policy. These works are City assets and therefore insured.

Project Architect: The person or firm (architect, landscape architect, interior designer, or other design professional) designing the project to which the 1% for Art provision applies.

Public Art: All forms of original creations of art in locations that are accessible to the public in City or privately-owned facilities, including parks and public rights-of-way (ROWs).

Public Art Collection: Permanent and temporary artworks owned (by commission, donation, or purchase) by the City, King County (4Culture), Washington State Arts Commission, Shoreline School District, and private entities. Public Art includes, but is not limited to:

Visual Art:

Dance, Theater, and Performance:

These are forms of temporary public art. Painting, photography, drawing, collage, mixed media, encaustic, prints, film and video, and the myriad other forms of both two and three-dimensional artworks, mostly portable, but also in large scale format.

Sculptural Objects: includes a variety of scale, from large earthworks and landscape art, to monuments and statues, to water features, to smaller pieces displayed in vitrines; of any material and inclusive of kinetic, functional, interactive, and/or multimedia components; inclusive too of traditionally-regarded crafts such as wood carvings, glass and ceramics, textiles and fabric, and the like.

Murals, Vinyl Wraps, Banners: Murals can be applied to walls by a variety of means, inside or outside; wraps and banners refer to decorative embellishments of the built environment and urban furniture and can include painted fire hydrants, sidewalk chalk art, etc.

Art exhibitions: By definition, these public and accessible displays of both two and three-dimensional artworks – often comprised of a group of artists organized around a curatorial theme -- collectively form an important category of temporary public art, especially in Shoreline where there are as yet no commercial art galleries and no venues for the display of curated exhibitions. Artworks that are part of temporary exhibitions are eligible for purchase and inclusion in the City's Portable Works Collection

Community-Based Art: A wide variety of artistic practices that involve embedding in community groups, often with an explicit social justice message, with the visual art often serving a subsidiary function.

Signage, Calligraphy, Text: Does not include advertising or billboards as such but conveys an easily observable artistic component that is not specifically designed to sell a product.

Experimental geography, mapping, walking: Relatively recent art forms that combine a multidisciplinary approach to visual art making that borrows from geography, mapping, GIS, orienteering, wayfinding, and navigating urban space.

Conceptual, installation, time-based, emerging, new media: New forms of art are constantly developing as technology and culture foster experimentation. Augmented reality is a good example.

Other forms of Art:

Sound Art: Examples might include ambient noise that an artist manipulates or curates for audiences to listen to; experiments with sonic waves, and other forms of auditory stimulus.

Music

Literature

Community-based Art: As above, though without the production of visual objects; thus, a song or narrative developed by an artist or artist group with direct engagement with a social group.

Art exhibitions not focused on visual art

Public Art Coordinator: The City of Shoreline employee overseeing and coordinating the City's public art program.

Public Art Plan Funding (PAPF): A funding plan established by SMC 3.35.150 requiring one percent (1%) of the Construction Project Phase budget for most projects in the City's adopted CIP to be appropriated for public art.

Public Art Plan Funding – Art Restricted Funds (PAPF-ARF): A funding plan established by SMC 3.35.150 requiring one percent (1%) of the Construction Project Phase budget for City utility projects in the City's adopted CIP to be appropriated for public art and is restricted to use for public art closely linked to the purpose of the fund source.

Public Art Plan: A plan approved by the City Council outlining the direction for the City of Shoreline's public art program including a plan for the expenditures of the Municipal Art Fund

Significant Commission of Public Art: A work of Public Art that is anticipated to cost \$30,000 but no more than \$100,000; generally drawn from an artist in the Pacific Northwest region.

Major Commission of Public Art: A work of Public Art that is anticipated to cost \$100,000 or more, generally involving a national search for the artist.

3.0 POLICY

The City will acquire and display Public Art for the benefit, enjoyment, and education of all of its residents.

- 1. Public Art should:
 - a. Speak, in a significant way, to a large portion of the City's population;
 - b. Bring meaning to public spaces and make them more engaging:
 - c. Reflect the rich cultural diversity of the community; and
 - d. Be of high quality, as determined by a panel or jury.

- 2. The Public Art selection and acquisition process will:
 - a. Encourage the creation of many types of art works:
 - Consider input from the arts community, the general public, and the business community;
 and
 - c. Encourage collaboration between artists and design professionals, including architects, landscape architects, project managers and engineers when possible.
- 3. Permanent Public Art acquired under this Policy will become a part of the City's Collection, an asset of the City, and will be thoughtfully sited or displayed, properly maintained, and insured as appropriate.
- 4. The City will establish and maintain complete records that include documents transferring title, artists' contracts, reports, invoices, and other pertinent material.
- Works of art will be acquired or accepted without legal restrictions about use and disposition, except with respect to copyrights, or other specifically defined rights as part of the contract negotiated with the artist.
- 6. As part of its duties to provide input to staff and the City Council on parks maintenance and operations, design matters, programs and services in sports, leisure and cultural activities, the Board serves in an advisory capacity on Public Art within Shoreline.
- 7. Design Review for Funded CIP Projects: Where possible Public Art staff will join internal design team review for funded capital projects at 30, 60, and 90 % design stages and will participate in related public outreach meetings. Since CIP funds are not available until the conclusion of a project, public art acquisition will depend on existing MAF balance: if sufficient funds are available at the start of a CIP project, design review can include incorporation of public art during the construction phase.

4.0 USE OF THE MUNICIPAL ART FUND

- 1. The Municipal Art Fund may be used for selection, acquisition, installation, display, restoration, relocation, deaccessioning, and administration of Public Art including the following:
 - a. The artist's professional design fee.
 - b. The cost of the work of art and its site preparation and installation as needed.
 - c. Identification plagues and labels to be placed on or adjacent to the artwork.
 - d. Waterworks, electrical and mechanical devices, equipment and lighting which are an integral part of the work of art and/or are necessary for the proper functioning of the artwork.
 - e. Frame, mat, pedestal, base and similar items necessary for the proper presentation and/or protection of the work of art.
 - f. Payment of panelists if the Director requests payment for their services based on extraordinary qualifications and the service would not be provided without pay.
 - g. Honoraria and fees to artists selected as finalists where detailed proposals or models are requested for time, materials, and travel involved in making the proposal or model. Honoraria and fees may apply to some but not all projects included in the 1% for Art Program.
 - h. Extraordinary repair and/or special maintenance of works of art. Normal and routine repair and replace is paid for from Parks Repair and Replacement funds.
 - Staff personnel to administer the Public Art Program including projects and processes.
 50% of the Public Art Coordinator's salary derives from the MAF and 50% from the General Fund.

- 2. Exclusions: The Municipal Art Fund may not be expended for the following:
 - a. Reproductions by mechanical or other means, of original works of art; except funds may be expended for limited edition prints controlled by the artist, cast sculpture, and photographs.
 - b. Architectural treatments where no identified artist is involved, or the treatment is catalogued and prefabricated.
 - c. Art Objects which are commercially mass produced or of standard design, such as playground sculpture or fountains; except funds may be expended for artists responding to a request for proposals with submittals including these types of objects.
 - d. Those items which are required to fulfill the basic purpose of a project and have not been acquired through a Public Art process.
 - e. Architectural rehabilitation or historical preservation, although works may be acquired in connection with such projects.
 - Electrical, hydraulic or mechanical service costs for routine and ongoing operation and maintenance of the work of art.
 - g. Site preparation necessary to receive the work of art, unless done by the artist as an integral part of the work.
 - h. Expenses related to the work of art (before or after installation) such as dedication, unveiling, insurance, security and or publication costs. These expenses shall be funded in the Department's annual budget through the General Fund. If the project is funded by PAPF-ARF, the Department initiating the project will be responsible for expenses.
 - Routine repair and maintenance expense of art installations, funded in whole, or in part, by the MAF will be included in the Parks Repair and Replacement project budget within the General Capital Fund.
 - j. Routine repair and maintenance expenses of art installations funded in whole, or in part, by restricted funding, e.g., PAPF -ARF, will be considered as part of the facility constructed by the fund source and included in the fund source's operating budget. Example: public art created as part of a pump station will be maintained by Surface Water Utility.

5.0 PUBLIC ART MAJOR & SIGNIFICANT ARTWORK ACQUISITION PROCEDURE

- 1. Fund Determination. Fund availability will be determined during the budget process following Administrative Rule 200-F-09 Financial Administration of the Municipal Art Fund and Public Art Plan funding line items.
- Project Scope and Timeline. When sufficient funds become available, the Public Art Coordinator will convene appropriate City staff to assess qualifying Public Art implementation options based on the determined budget.
 - a. If the MAF budget process determines no major or significant Public Art installation is budgeted that year, the Public Art Coordinator will act as consultant during Capital Projects early design review process, with agreed upon regular check-ins.
- 3. Selection of Artists. The Public Art Coordinator will advise the Board on recommended artist eligibility requirements, art and artists selection methods, and the need (or not) for an Artist Selection Panel for each Major or Significant Public Art commission.
 - a. Professional Eligibility. Artists will be selected on the basis of their qualifications as demonstrated by their past work and education, the appropriateness of their proposal for the particular project, and the probability of its successful completion, as determined by the Art Selection Panel.
 - b. The following methods of selection may be approved by the Board:
 - i. Open Competition: Program requirements will be broadly publicized prior to selection. Any qualified professional artist may compete.
 - ii. Limited Competition: The Art Selection Panel will select three or more artists and invite them to enter. The names of artist(s) will be publicly announced upon receipt of written acceptance of entry from the artist(s). Where detailed proposals or

- models are requested, each artist may receive a fee for the necessary time, materials and travel involved in the proposal.
- iii. Direct Selection: The artist or pre-existing artwork may be selected directly by the Art Selection Panel. This method is only to be used upon approval from the Board if the selection methods in 3.b.i and 3.b.ii are not feasible.
- 4. Art Selection Panel and Art Selection: All Art Selection Panels shall have flexible membership, as determined by the Board, based on the size, location and complexity of the project. Panels are not required for selection for Portable Works Collection, although Public Art staff will present purchase recommendations to the Board for approval.
 - a. The Art Selection Panel for Significant and Major Public Art will be composed, at the minimum, of a member of the Board, a member of the community, an artist, an art professional, project architect (if appropriate), a representative of the ShoreLake Arts and a City staff member. Panelists may be solicited outside of the community if special expertise is needed. A member of the Project Design Team may be on the jury when appropriate, to comment on architectural elements and technical feasibility of art in public buildings. At its discretion, the City Council may choose to appoint one of its members to the panel. The Public Art Coordinator will act as the chair for the Panel.
 - b. Art Selection Panelists shall not be paid for their services unless the Director requests payment for their services based on extraordinary qualifications or circumstances.
 - c. Panelists will be given a copy of this Policy and are responsible for adhering to this Policy.
 - d. The Public Art Coordinator will provide the Art Selection Panel, in writing, appropriate background information, the prospectus, objectives, budget limits and selection criteria for the project, including any specific criteria based on fund source.
 - e. The Art Selection Panel will meet at least once in an open public meeting to review all of the proposals submitted in response to a prospectus. Panelists should acknowledge any current conflicts of interest that exist with the field of artists.
 - f. From the proposals submitted, the Art Selection Panel may select up to five (5) artists to interview for an integrated design process project or may select, without interview, up to three (3) artists to develop a specific site-based proposal. If site-based, the Public Art Coordinator will provide the selected artists with any additional information.
 - g. When engaged in an integrated design process, the Art Selection Panel will review the site-specific designs proposed by the selected artists at an open public meeting. At this time, the Panel will have an opportunity to provide guidance to the artists, taking specific designs and budget into consideration. A short list of site-specific design guidance and parameters will be established by the Panel.
 - h. When more than one artist has been asked for specific design proposals, the Art Selection Panel will hold an open public meeting at which the semi-finalists will present their final proposals in the form of models and/or "in situ" sketches. There will be an opportunity for comments and questions by the Panel, after which, the Panel will deliberate on the presentations and select a finalist for recommendation to the Board. The Panel shall try to reach consensus. If consensus cannot be reached, a vote shall be taken with majority rule. The Panel has the right to make no selection if, in its opinion, there is insufficient merit in the submissions.
 - i. The recommendation of the Art Selection Panel will be presented to the Board at its regularly scheduled open public meeting. Artist and members of the Panel are invited to attend this presentation.
 - j. The Board will review the recommendation, provide for public and staff comment, before taking action to approve or reject the recommended artist proposal.
 - k. Contracts will be signed in accordance with existing City policy. Staff will execute a contract with the selected artist, subject to the City's Purchasing Policy and Procedures. If the selected artist proposal requires a phased approach, a Design contract may be separate from the Fabrication and Installation contract.
 - I. Construction and installation will be monitored collaboratively by City staff from involved departments and secure any necessary permits for the work.

- m. The Art Selection Panel will be disbanded after the Board has finalized its selection for the significant or major commission. A new art selection panel will be created for each art commission.
- 5. Criteria for Selecting Works of Public Art
 - a. Quality: The Art Selection Panel shall keep in mind that public art should be of exceptional quality and enduring value.
 - b. Elements and Design: The Board, Art Selection Panel, and Artists(s) shall keep in mind the fact that art in public places may be art standing alone, focal points, modifiers or definers of space; functional or non-functional; or used to establish identity. The art may be used as an integral part of the structure and function of facilities such as walkways, doors, windows, fitting, hardware, surface finishes, light fixtures, and gates.
 - c. Permanence: Due consideration shall be given to the structural and surface soundness of artworks, and to their permanence, including ability to withstand age, theft, vandalism, weathering, and maintenance and repair needs. In the case of Portable Works, the same criteria apply within the context of art displayed indoors. In this case Temporary Public Art may or may not share the same criteria.
 - d. Style and Nature of Work: Art works shall be considered which are appropriate for public places and are compatible in scope, scale, material, form, character and use of the proposed surroundings.
 - e. Public Access: Art works should be able to be placed in public places that are highly accessible to the public in the normal course of activities. Exceptions may occur, with the approval of the Director, for special kinds of art such as eco-art or deliberately "hidden" artwork.
 - f. Public Art funded by a PAPF ARF will have specific criteria for selection to ensure it meets the requirements of the fund source. Any fund source criteria, such as thematic context or locational relationship, will be communicated to the Art Selection Panel and will be incorporated into the art selection process.

6.0 DONATIONS

- Tangible Donations. The Public Art Coordinator will present recommendations for accepting proposed art donations to the Board for evaluation. The Board will make a recommendation which will be submitted to City Council.
- 2. Proposed donations will be evaluated according to criteria in this Policy, the quality of the work, maintenance requirements, conformance to structural and fabrication standards, applicable safety codes and liability concerns, donor conditions, availability of an appropriate site for the work or art, the advice of administrators at the proposed site, and City staff research.
- 3. Location of works will be determined either by being cited in a Donor Agreement or through a process led by Public Art Coordinator.
- 4. Donations for the Portable Works Collection from the Artist Residency Program that meet the criteria outlined in Section 5 above may be accepted by the Public Art Coordinator without approval from the Board.
- 5. Monetary Donations. City staff will review proposed gift of funds for the acquisition of works of art, if restricted or dedicated in any way, to ensure that such restrictions or dedications are consistent with this Policy, the Public Art Plan, and the City's Parks, Recreation and Open Space Plan.

7.0 RELOCATION AND DEACCESSIONING

- Proceeds from the sale of a work of art shall be returned to the Municipal Art Fund unless
 proceeds were restricted by donation or any pre-existing contractual agreements between the
 artist and the City regarding resale.
- 2. Retention or relocation of Permanent Public Art acquired by the City, regardless of the method, may be reviewed by the Public Art Coordinator for one or more of the following reasons:
 - a. The condition or security of the artwork cannot be reasonably guaranteed.
 - b. The artwork requires excessive maintenance or has defective design or workmanship, and repair or remedy is impractical or unfeasible.
 - c. The artwork has been damaged, and repair is impractical or unfeasible or the cost of repair or renovation is excessive in relation to the original cost of the work.
 - d. The artwork endangers public safety.
 - e. No suitable site is available or significant changes in the use, character or design of the site have occurred which effects the integrity of the work.
 - f. The quality or authenticity of the artwork has been reassessed.
 - g. Removal is requested by the artist.
- The following steps will be taken by the Public Art Coordinator to prepare a recommendation for the Board that Permanent Public Art meets one of the criteria above and should not be retained.
 - Review of the artist's contract and other agreements that may pertain to or restrict deaccession.
 - b. Discussion with the artist if they can be notified by reasonable means.
 - c. Opinion of more than one independent qualified professional to recommend on the concern prompting review (conservators, engineers, architects, critics, art historians, public art professionals, safety experts, etc.).
 - d. Review of all evidence of public comment and debate.
 - e. An analysis of the reasons for deaccessioning.
 - f. Options for storage, disposition, or relocation of the work.
 - g. Appraised value of the work, if obtainable.
 - h. All available additional information necessary to make a determination.
- 4. The Public Art Coordinator's recommendation to the Board on relocation or deaccessioning should include discussion of the following:
 - a. Relocation of the artwork: If the work was created for a specific site, this may not be possible. Relocation to a new site should be consistent with the subject, scale, and other qualities of the work. The artist's assistance may be sought.
 - b. Removal through sale or trade: Sale through auction, art gallery or dealer resale, or direct bidding by individuals. Trade through artist, gallery, museum, or other institutions for one or more other artwork(s) of comparable value by the same artist regulations.
 - c. Indefinite loan or sale to another governmental entity.
 - d. Destruction of work deteriorated or damaged beyond repair at a reasonable cost, and deemed to be of no or negligible value, in accordance with national standards for conservation and deaccession. If destruction of the work is the only solution, whenever practical, the artist shall be given first opportunity to remove the piece.
- 5. De-accessioning will:
 - a. Only be considered after 10 or more years have elapsed from the date of the installation of Permanent Art Work unless extraordinary circumstances exist.
 - b. Only utilized after a careful and impartial evaluation of the work to avoid the fluctuation of artistic opinion and the premature removal of an artwork from the collection.
 - c. When deaccessioning art, the Public Art Coordinator will follow applicable City regulations and policies for surplus personal property regardless of the method of disposal sale, trade, loan, or destruction.

d. If the sale of works of art is to a Councilmember, Board member, City employee, or members of their immediate family, then City regulations for surplus personal property will apply as well as the City's Code of Ethics and Visual Artists Rights Act.

Council Meeting Date: May 10, 2021 Agenda Item: 7(d)

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:

Authorizing the City Manager to Execute a Construction Contract with B&B Utilities and Excavating, LLC in the Amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects

PRESENTED BY:

ACTION:

Authorizing the City Manager to Execute a Construction Contract with B&B Utilities and Excavating, LLC in the Amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects

Public Works

Tricia Juhnke, City Engineer

____ Ordinance ____ Resolution __X_ Motion
____ Discussion ____ Public Hearing

PROBLEM/ISSUE STATEMENT:

The Stormwater Pipe Repair and Replacement Program (SWPRRP) is an annual program to replace failing infrastructure identified in the Surface Water Utility's asset inventory and condition assessment (Basin Plan). The Surface Water Small Drainage Projects Program (SWSDPP) is an annual program to resolve small public drainage issues that often start as customer service requests or issues found in the field by staff.

Between March 30 and April 22, 2021, the City solicited for contractors to construct the 2021 Stormwater Pipe Repair and Small Drainage Projects as Bid #9859. This is a combined project that will conduct pipe repair at 27 different sites, and small drainage projects at two (2) different sites. Construction is anticipated to start in June 2021 with a total contract time of 110 working days. The bid from B&B Utilities and Excavating, LLC, in the amount of \$849,712, was the low bid. City staff has determined that the bid from B&B Utilities and Excavating, LLC is responsive and that they have met the City's requirements. Staff is therefore requesting that the City Council authorize the City Manager to execute a contract with B&B Utilities and Excavating, LLC for construction of the 2021 Stormwater Pipe Repair and Small Drainage Projects in the amount of \$849,712.

RESOURCE/FINANCIAL IMPACT:

This project is fully funded by City's Surface Water Utility fund. Below is a breakdown of the budget for the 2021 Stormwater Pipe Repair and Small Drainage Projects:

Project Expenditures:

Dacid	vn:
Desig	ALI.

Staff and other Direct Expenses	\$ 60,000
Osborn Consulting, Inc. – Design Contract	\$ 610,161
Contingency (10%)	\$ 60,000
Design Subtotal	\$ 730,161

Construction:

Staff and other Direct Expenses	\$ 76,000
B&B Utilities and Excavating Construction Contract	\$ 849,712
Contingency (10%)	\$ 90,000
Construction Subtotal	\$ 1,015,712

Total Project Expenditures \$ 1,745,873

Project Revenue:

Surface Water Capital Fund

Total Project Revenue	\$ 1,745,873
SW Stormwater Pipe Repair and Replacement	\$ 1,028,028
SW Small Drainage Projects	\$ 717,845

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute a construction contract with B&B Utilities and Excavating, LLC, in the amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

The Stormwater Pipe Repair and Replacement Program (SWPRRP) is an annual program to replace failing infrastructure identified in the Surface Water Utility's asset inventory and condition assessment (Basin Plan). The Surface Water Small Drainage Projects Program (SWSDPP) is an annual program to resolve small public drainage issues that often start as customer service requests or issues found in the field by staff.

The stormwater pipes in the Project were identified for priority repair after completion of systematic CCTV inspection condition assessments in conjunction with basin planning efforts. Prioritization efforts include a detailed review of each pipe's inspection results and other characteristics and take into account both the structural condition of the pipe (risk of failure) and pipe criticality (potential consequences of failure).

The Project will repair stormwater pipe at 27 sites and complete small projects at two (2) sites throughout the City. The majority of these sites are located within the northwestern area of the City, a result of the high number of pipes in poor condition identified in completed basin plans for those drainage areas. A vicinity map showing the site locations can be found in Attachment A to this staff report.

DISCUSSION

The selected repair method for the Project at the 27 repair sites is open-cut pipe repair. This Project will also address small-scale surface water related issues at two (2) project sites distributed throughout the City. City stormwater system assets installed as part of these projects will include stormwater pipe, catch basins, infiltration facilities, and asphalt berms. Small projects are tracked by associated City Work Order (WO) numbers if applicable.

Project Bid Process – Bid #9859

Between March 30 and April 22, 2021, the City solicited for contractors to construct the Project under Bid #9859 as noted above. Bids were opened on April 22, 2021, and four (4) bids were received. B&B Utilities and Excavating, LLC, was the low bidder with a bid of \$849,712. The other bid proposals were \$869,714; \$872,590; and \$1,003,345.

City staff determined that the bid from B&B Utilities and Excavating, LLC, is responsive and has met the requirements of the bid. This was verified by:

- Evaluation of the bid through the creation of bid tabulations, and
- Verification that the contractor is properly licensed in Washington and has not been barred from contracting on federal- and state-funded projects.

The engineer's estimate for construction of the Project was \$761,035. Construction is anticipated to start in June 2021 with a contract time of 110 working days.

COUNCIL GOAL(S) ADDRESSED

This project addresses Council Goal #2: Continue to deliver highly valued public services through management of the City's infrastructure and stewardship of the natural

environment. This project will meet this goal by repairing and replacing failing stormwater pipes.

RESOURCE/FINANCIAL IMPACT

This project is fully funded by City's Surface Water Utility fund. Below is a breakdown of the budget for the 2021 Stormwater Pipe Repair and Small Drainage Projects:

Project Expenditures:

Design:	
Staff and other Direct Expenses	\$ 60,000
Osborn Consulting, Inc Design Contract	\$ 610,161
Contingency (10%)	\$ 60,000
Design Subtotal	\$ 730,161
Construction:	
Staff and other Direct Expenses	\$ 76,000
B&B Utilities and Excavating Construction Contra	ct \$ 849,712
Contingency (10%)	\$ 90,000
Construction Subtotal	\$ 1,015,712
Total Project Expenditures	\$ 1,745,873
Project Revenue:	
Surface Water Capital Fund	
SW Small Drainage Projects	\$ 717,845
SW Stormwater Pipe Repair and Replacement	\$ 1,028,028
Total Project Revenue	\$ 1,745,873

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute a construction contract with B&B Utilities and Excavating, LLC, in the amount of \$849,712 for the 2021 Stormwater Pipe Repair and Small Drainage Projects.

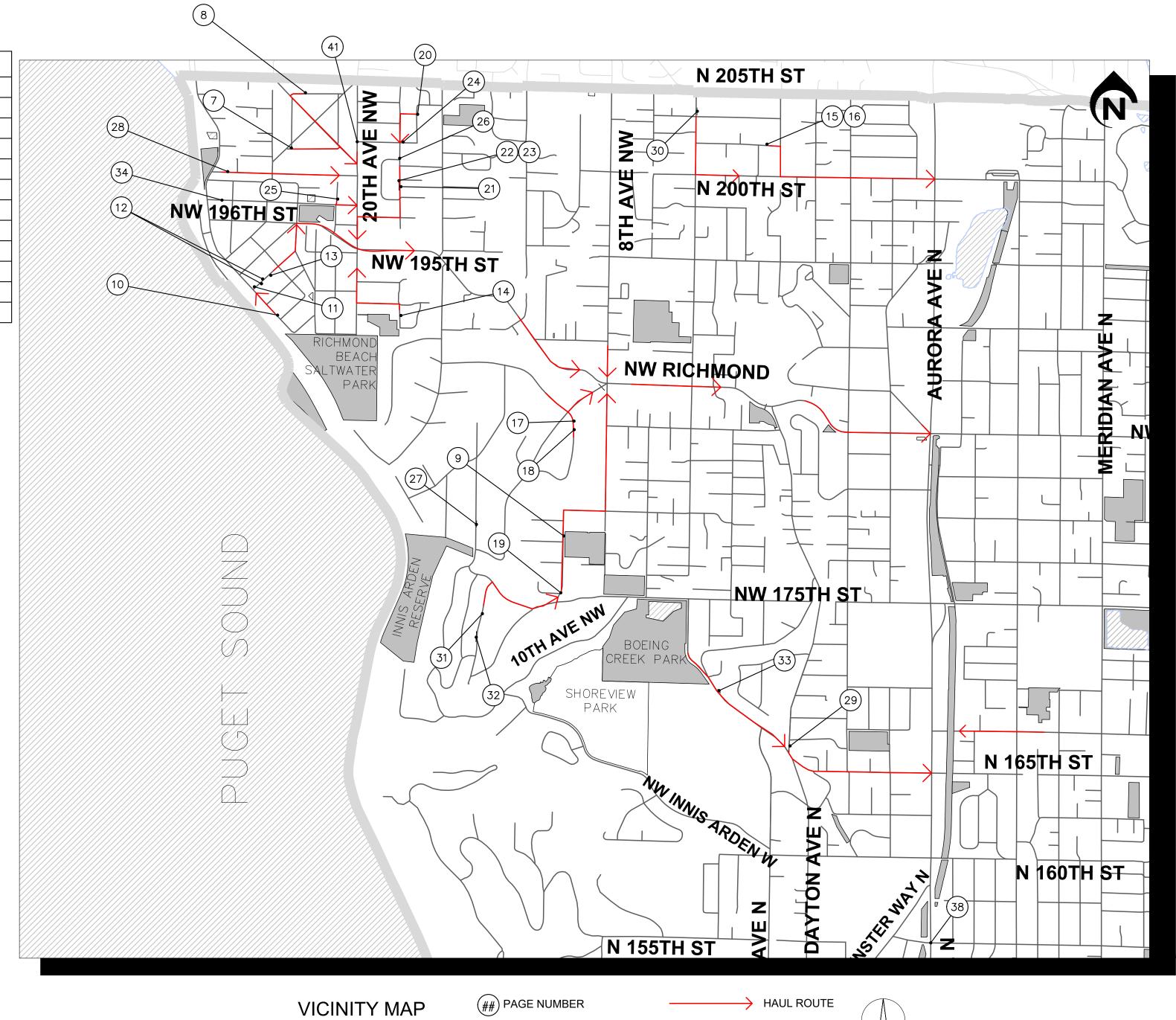
ATTACHMENTS

Attachment A: Project Vicinity Map

ATTACHMENT A

		SHEET INDEX	
DRAWING	SHEET#	SHEET TITLE]
G01	1	COVER SHEET]
G02	2	SHEET INDEX	Ī
G03	3	GENERAL NOTES	1
G04	4	GENERAL NOTES	1
	C	PEN CUT SITES (BID SCHEDULE A)	1
G05	5	TRAFFIC CONTROL NOTES]
G06	6	TRAFFIC CONTROL NOTES]
OC01	7	NW 201ST ST & 23RD AVE NW]
OC02	8	20232 23RD PI NW]
OC03	9	NW 178TH ST & 10TH AVE NW	1
OC04	10	RICHMOND BEACH DR NW & NW 191ST PL	1
OC05	11	RICHMOND BEACH DR NW & NW 193RD PL	1
OC06	12	2531 NW 193RD PL & 19310 RICHMOND BEACH DR NW	
OC07	13	2519 NW 193RD PL	
OC08	14	19116 17TH AVE NW	
OC09	15	202 N 201ST ST & PALATINE AVE N	
OC10	16	224 N 201ST ST	
OC11	17	18373 RIDGEFIELD RD NW	
OC12	18	18373 RIDGEFIELD RD NW	
OC13	19	10TH AVE NW & NW 175TH PL	
OC14	20	NW 204TH ST & 17TH AVE NW	
OC15	21	18TH AVE NW & NW 199TH ST	1
OC16	22	NW 199TH ST & 18TH AVE NW	1
OC17	23	NW 199TH ST & 18TH AVE NW	
OC18	24	NW 201ST ST & 18TH AVE NW	
OC19	25	21ST AVE NW & NW 197TH ST	
OC20	26	NW 200TH ST & 18TH AVE NW	
OC21	27	17730 14TH AVE NW	
OC22	28	2618 NW 199TH ST #B	
OC23	29	DAYTON AVE N & CARLYLE HALL RD	
OC24	30	3RD AVE NW & NW 203RD ST	
OC25	31	17221 13TH AVE NW	
OC26	32	117113 13TH AVE NW	
OC27	33	16834 CARLYLE HALL RD NW	
OC28	34	2620 NW 197TH ST	1

	SHEET INDEX		
DRAWING	DRAWING SHEET # SHEET TITLE		
	SMALL PROJECT SITES (BID SCHEDULE B)		
G08 35 TRAFFIC CONTROL NOTES			
	LINDEN AVE N AND N 155TH ST		
X01	36	WO1469 EXISTING CONDITIONS	
SP01	37	WO1469 TESC AND SITE PREP	
C01	38	WO1469 PLAN AND PROFILE	
	20TH AVE NW AND NW 201ST ST		
X02	39	WO12743 EXISTING CONDITIONS	
SP02	40	WO12743 TESC AND SITE PREP	
C02	41	WO12743 PLAN AND PROFILE	
C03	42	STORM DRAINAGE DETAILS	



NTS 🔱

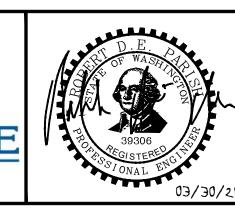
Know what's below Call before you dig

SHORELINE

BY APP. DATE

REVISION DESCRIPTION

MARK





DRAWN BY	JR
DESIGN BY	MW
CHECK BY	RP_
PROJ MGR	<u>LB</u>

SHORELINE, WA

CITY OF SHORELINE 2021 STORMWATER PIPE REPAIR AND SMALL DRAINAGE PROJECTS SHEET INDEX

DRAWING NO.	G02
PROJECT NO.	9859
FED AID NO.	
DATE:	3/30/2021
SHEET NO	2 OF 42

Council Meeting Date: May 10, 2021	Agenda Item: 8(a)

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: QUASI-JUDICIAL: Action on Ordinance No. 925 – Amending the Zoning Map at 16357 Aurora Avenue N from Residential 48-units Per Acre (R-48) and Residential 18-units Per Acre (R-18) to Mixed

Business (MB) (PLN21-0008)

DEPARTMENT: Planning & Community Development **PRESENTED BY:** Steven Szafran, AICP, Senior Planner

ACTION: <u>X</u> Ordinance Resolution Motion

__ Discussion ____ Public Hearing

PROBLEM/ISSUE STATEMENT:

The City of Shoreline has requested a rezone of one (1) parcel located at 16357 Aurora Avenue N. The request is to change zoning from Residential 48-units per acre (R-48) and Residential 18-units per acre (R-18) to Mixed Business (MB), a commercial/mixed-use zone. If a rezone is granted, the owner of the property, King County Housing Authority, intends to use the existing structure to operate an Enhanced Shelter in partnership with King County as defined by the Shoreline Municipal Code (SMC). Per SMC Section 20.30.060, a rezone is a Type C quasi-judicial decision for which the City Hearing Examiner holds a public hearing and issues a recommendation. The City Council is tasked with making a final decision. As such, the City Council cannot hear any additional public comment on this item and should not have external discussion regarding this request with members of the public.

The Hearing Examiner's *Findings, Conclusions, and Recommendation* (**Attachment A, Exhibit A**), dated April 2, 2021, recommends approval of the proposed rezone. Adoption of proposed Ordinance No. 925 (**Attachment A**) would authorize this rezone and amend the City's Zoning Map accordingly. Tonight, Council is scheduled to take action on proposed Ordinance No. 925.

RESOURCE/FINANCIAL IMPACT:

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City's property tax base.

RECOMMENDATION

The Hearing Examiner recommended approval of this requested rezone. Staff concurs with this recommendation and recommends that the City Council adopt proposed Ordinance No. 925.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

Rezones are discretionary decisions of the City and addressed in Shoreline Municipal Code (SMC) Section 20.30.320. The purpose of a rezone is a mechanism to make changes to a zoning classification, conditions, or concomitant agreement applicable to property. Changes to the zoning classification that apply to a parcel of property are text changes and/or amendments to the official zoning map.

Per SMC Section 20.30.060, a rezone is a Type C quasi-judicial decision for which the City Hearing Examiner holds a public hearing and issues a recommendation. The City Council is tasked with making a final decision. As such, the City Council cannot hear any additional public comment on quasi-judicial items and should not have external discussion regarding a proposed rezone with members of the public.

The Code (SMC 20.30.320[B]) sets forth the following decision criteria with regard to rezone approval:

- 1. The rezone is consistent with the Comprehensive Plan.
- 2. The rezone will not adversely affect the public health, safety or general welfare.
- 3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan.
- 4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.
- 5. The rezone has merit and value for the community.

The City proposes to rezone a parcel of land located at 16357 Aurora Avenue N from R-48 and R-18 to MB. While the property owner intends to utilize the parcel for an Enhanced Shelter, a type of homeless shelter, and redevelop the property for permanent supportive multi-family housing after that, rezoning to MB would allow for a variety of more intense residential and commercial uses not currently permitted in the R-48 zoning district. Rezoning this parcel to MB is consistent with other similarly situated properties abutting Aurora Avenue N. The subject parcel has a Comprehensive Plan Land Use Map designation of Mixed-Use 1, for which MB is an implementing zone. A map depicting the proposed rezone can be found as **Attachment A, Exhibit B**.

As part of the rezone request, staff provided responses to the above-noted rezone decision criteria and staff provided additional analysis. Staff responses and analysis are included in the Hearing Examiner staff report, along with exhibits presented to the Hearing Examiner. These documents collectively represent the Hearing Examiner record for this rezone and are attached to this staff report as **Attachment B**.

The Hearing Examiner held the required public hearing on March 17, 2021. On April 2, 2021, the Hearing Examiner issued their *Findings, Conclusions, and Recommendations* regarding this rezone (**Attachment A, Exhibit A**). With this recommendation, the Hearing Examiner sets forth the Findings of Fact and Conclusions of Law that support the recommendation of approval.

DISCUSSION

Proposed Ordinance No. 925 (**Attachment A**) would authorize this proposed rezone and amend the City's Zoning Map accordingly. The City Council discussed proposed Ordinance No. 925 on April 26, 2021. The staff report for this Council discussion can be found at the following link:

http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2021/staffreport042621-8a.pdf.

During this April 26th Council discussion, the Council asked, and staff responded, that a change to the zoning designation of this site as proposed in proposed Ordinance No. 925 does not have an impact on the operation of the existing Enhanced Shelter onsite. The Enhanced Shelter is authorized to operate under Ordinance Nos. 906 and 913 and will continue to do so under the current R-48 and R-18 zone or the proposed MB zone. A change to the MB zone will allow King County, or any other future property owner, to redevelop the property with increased housing, commercial, or increased supportive housing units that meets the intent and vision of Shoreline's Comprehensive Plan.

Pursuant to SMC 20.30.320(B), based on the record developed by the Hearing Examiner, the City Council may approve, approve with modifications, or deny the proposed rezone. As noted above, adoption of proposed Ordinance No. 925 would authorize this rezone and amend the City's Zoning Map.

RESOURCE/FINANCIAL IMPACT

The proposed rezone will not have a direct resource or financial impact to the City. The rezone does have the potential to add dwelling units, which would contribute to the City's property tax base.

RECOMMENDATION

The Hearing Examiner recommended approval of this requested rezone. Staff concurs with this recommendation and recommends that the City Council adopt proposed Ordinance No. 925.

<u>ATTACHMENTS</u>

Attachment A – Proposed Ordinance No. 925

Attachment A, Exhibit A – Hearing Examiner Findings, Conclusions, and Recommendation

Attachment A, Exhibit B – Zoning Map with Proposed Rezone

Attachment B – Hearing Examiner Record, including the following exhibits:

- Exhibit 1- Hearing Examiner Staff Report
- Exhibit 2 Site Plan
- Exhibit 3 Vicinity Map
- Exhibit 4 Zoning Map
- Exhibit 5 Aurora Zoning

- Exhibit 6 Comprehensive Plan Land Use Map
- Exhibit 7 Neighborhood Meeting Summary
- Exhibit 8 Notice of Application and Public Hearing
- Exhibit 9 Public Comment Letters and Photos
- Exhibit 10 SEPA DNS
- Exhibit 11 Development Examples
- Exhibit 12 Staff Presentation to Hearing Examiner
- Exhibit 13 Additional Public Comment

ORDINANCE NO. 925

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S OFFICIAL ZONING MAP FROM R-48 AND R-18 TO MB FOR A PARCEL OF LAND LOCATED AT THE INTERSECTION OF N 160th STREET AND AURORA AVENUE N, TAX PARCEL NO. 3293700010.

WHEREAS, the City of Shoreline is a non-charter optional municipal code city as provided in Title 35A RCW, incorporated under the laws of the state of Washington, and planning pursuant to the Growth Management Act, Title 36.70C RCW; and

WHEREAS, the City of Shoreline, via Application No. PLN 21-0008, seeks a site-specific rezone of a parcel of land located at the intersection of N 160th Street and Aurora Avenue N, identified by Tax Parcel No. 3593700010, and addressed as 16357 Aurora Avenue N; and

WHEREAS, the requested site-specific rezone would amend the City's Official Zoning Map for this parcel from the current mixed zoning of Residential 18 units per acre (R-18) and Residential 48 units per acre (R-48) to Mixed Business (MB); and

WHEREAS, the site-specific rezone implements the Comprehensive Plan land use designation for the parcel of Mixed Use 1; and

WHEREAS, the environmental impacts of the site-specific zone resulted in the issuance of a Determination of Non-Significance (DNS) on January 28, 2021; and

WHEREAS, SMC 20.30.060 classifies a site-specific rezone as a Type C decision for which the City of Shoreline Hearing Examiner, after an open record public hearing, prepares findings and conclusions, and makes a recommendation to the City Council; and

WHEREAS, the City of Shoreline Hearing Examiner held a properly noticed open record public hearing on March 17, 2021 and, on April 2, 2021, the Hearing Examiner issued "Findings, Conclusions and Recommendation," finding that the site-specific rezone satisfied the criteria set forth in SMC 20.30.320, recommending approval; and

WHEREAS, pursuant to SMC 20.30.060, the City Council has final decision-making authority, and this decision is to be made at a public meeting; and

WHEREAS, the City Council considered the Hearing Examiner's recommendation at its April 26, 2021 regular meeting; and

WHEREAS, the City Council concurs with the April 2, 2021, "Findings, Conclusions, and Recommendation" of the City of Shoreline Hearing Examiner, determining that the site-specific rezone satisfies the criteria set forth in SMC 20.30.320 and should be approved;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Hearing Examiner's Recommendation. The City of Shoreline Hearing Examiner's April 2, 2021, Findings, Conclusion and Recommendation attached as Exhibit A, is hereby adopted.

Section 2. Amendment. The City's Official Zoning Map shall be amended to change the zoning designation for the parcel located at the intersection of N 160th Street and Aurora Avenue N, addressed as 16357 Aurora Avenue N, and identified by Tax Parcel No. 3293700010, from Residential 18 units per acre (R-18) and Residential 48 units per acre (R-48) to Mixed Business (MB), as depicted on Exhibit B.

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and/or the Code Reviser are authorized to make necessary corrections to this Ordinance, including the corrections of scrivener or clerical errors; references to other local, state, or federal laws, codes, rules, or regulations; or ordinance numbering and section/subsection numbering and references.

Section 4. Severability. Should any section, subsection, paragraph, sentence, clause, or phrase of this Ordinance or its application to any person or situation be declared unconstitutional or invalid for any reason, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to any person or situation.

Section 5. Publication and Effective Date. A summary of this Ordinance consisting of the title shall be published in the official newspaper. This Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON MAY 10, 2021.

	Mayor Will Hall	
ATTEST:	APPROVED AS TO FORM:	
Jessica Simulcik Smith City Clerk	Julie Ainsworth-Taylor, Assistant City Attorney on behalf of Margaret King, City Attorney	
Date of Publication: , 2021 Effective Date: , 2021		

BEFORE THE HEARING EXAMINER FOR THE CITY OF SHORELINE

In the Matter of the Application of)	No. PLN21-0008
)	
The City of Shoreline)	Former Oakes Nursing Facility
)	Site-Specific Rezone
)	
)	FINDINGS, CONCLUSIONS,
)	AND RECOMMENDATION
For Approval of a Site-Specific Rezone)	$(Corrected April 19, 2021)^1$

SUMMARY OF DECISION

The Hearing Examiner recommends that the City Council **APPROVE** the request to rezone the 2.66-acre parcel located at 16357 Aurora Avenue North from the Residential 48 and Residential 18 zoning designations to the Mixed-Business zoning designation.

SUMMARY OF RECORD

Hearing:

The Hearing Examiner held an open record hearing on the request on March 17, 2021, using remote meeting technology. The Hearing Examiner left the record open until March 19, 2021, to allow for the submission of additional comments on the proposal.

Testimony:

The following individuals testified under oath at the open record hearing:

Steven Szafran, City Senior Planner Nora Gierloff, City Planning Manager Dianne Pfeil Dicky Leonardo Frank Uyu Nancy Pfeil Pam Cross

City Attorney Julie Ainsworth-Taylor represented the City at the hearing.

Exhibits:

The following exhibits were admitted into the record:

1. Staff Report, dated March 1, 2021

¹ This recommendation provides the correct hearing date of March 17, 2021. The original recommendation incorrectly stated that the hearing occurred on March 16, 2021. No other changes have been made.

- 2. Site Plan, undated
- 3. Vicinity Map, undated
- 4. Zoning Map, dated January 19, 2021
- 5. Aurora Avenue N. Zoning Map, undated
- 6. Comprehensive Plan Map, undated
- 7. Neighborhood Meeting Summary, dated March 5, 2021
- 8. Notice of Application and Public Hearing, issued February 12, 2021
- 9. Public Comments:
 - a. Comment from Tom Bachelder and Jennifer Lee, dated February 18, 2021
 - b. Comment from Tom Bachelder and Jennifer Lee, dated February 18, 2021
 - c. Comment from Renee Dillon, dated February 8, 2021
 - d. Comment from Renee Dillon, dated February 18, 2021
 - e. Comment from Nancy Pfeil, dated February 12, 2021
 - f. Comment from Nancy Pfeil, dated February 12, 2021
 - g. Comment from Nancy Pfeil, dated February 12, 2021
 - h. Comment from Nancy Pfeil, dated February 12, 2021
 - i. Comment from Nancy Pfeil, dated February 12, 2021
 - j. Comment from Nancy Pfeil, dated February 12, 2021
- 10. Determination of Nonsignificance (DNS), issued January 28, 2021
- 11. Development Examples in the Mixed-Business Zone and Similar Zones
- 12. City PowerPoint Presentation
- 13. Additional Public Comments:
 - a. Comment from Vince Vonada, dated March 18, 2021
 - b. Comment from Vicky Turner, dated March 18, 2021
 - c. Comment from Tom Bachelder, dated March 19, 2021
 - d. Comment from Nancy Pfeil, dated March 19, 2021
 - e. Comment from Renee Dillon, dated March 19, 2021

The Hearing Examiner enters the following findings and conclusions based upon the testimony at the open record hearing and the admitted exhibits:

FINDINGS

Application and Notice

1. The City of Shoreline (City, or Applicant) requests a site-specific rezone of a 2.66-acre parcel from the "Residential 48" (R-48) and "Residential 18" (R-18) zoning designations to the "Mixed-Business" (MB) zoning designation. The subject property is currently developed with a vacant, single-story building measuring 115,868 square feet that was formerly used as a nursing-home facility. The existing building on the property is being renovated to support an *enhanced shelter*, which is defined as a "low-barrier, 24 hour a day facility intended to provide persons experiencing homelessness with access to resources including, but not limited to, housing, basic needs, hygiene, case management and social programs as they transition to permanent housing." *City of Shoreline Ordinance No. 906, effective November 3, 2020.* The property owner intends to utilize

the existing building and associated improvements on the property for an enhanced shelter and to later redevelop the property with high-density multi-family housing. The property is located at 16357 Aurora Avenue N.² Exhibit 1, Staff Report, pages 1 and 2; Exhibit 2; Exhibit 4.

- 2. The City Planning and Community Development Department (PCDD) determined that the site-specific rezone application was complete on February 12, 2021. The same day, PCDD provided notice of the application and the associated open record hearing by mailing notice to property owners and residents within 500 feet of the site, posting notice on-site and on the City website, and publishing notice in *The Seattle Times*, with a comment deadline of March 17, 2021. The City received several public comments in response to it notice materials, which generally raised concerns about the proposed enhanced shelter use on the property. Specifically, Tom Bachelder and Jennifer Lee submitted comments noting that they own residential property adjacent to the subject property and have concerns that the operation of an enhanced shelter on the property would diminish neighboring property values. Renee Dillon and Nancy Pfeil submitted comments specific to the environmental review of the proposal, which are discussed in detail below. *Exhibit 1, Staff Report, page 3; Exhibit 8; Exhibit 9.*
- 3. PCDD held a neighborhood meeting for the proposed rezone on February 18, 2021, as required under Shoreline Municipal Code (SMC) 20.30.090. Following a presentation on the proposal by PCDD staff, members of the public attending the meeting provided comments. Specifically:
 - Ms. Slater (no first name provided) inquired about whether the proposed zoning change would apply to other properties around the site and whether the proposed enhanced shelter use of the site would be allowed under the property's current R-48 zoning designation. PCDD staff told Ms. Slater that the proposed zoning change applied only to the subject property and that an enhanced shelter use is allowed on a temporary basis in the R-48 zone.
 - Ken Ritland asked whether King County had initiated the rezone and whether the County could build a larger facility on the site if the rezone is approved. PCDD staff told Mr. Ritland that the Shoreline City Council initiated the rezone and that a larger facility would be allowed on the property under MB zoning regulations.
 - Nancy Pfeil noted that, under the property's current R-48 zoning designation, an enhanced shelter use is allowed on the site until 2023 and that, if rezoned to MB, the property could accommodate up to 250 units. She raised concerns that an enhanced shelter would increase emergency police and fire responses to the area and that the City Council is biased in favor of approving the rezone. Ms. Pfeil also raised concerns that existing site conditions, including erosion hazards and noxious weeks, adversely impact adjacent properties and salmon habitat within Boeing Creek.

² The subject property is identified by tax parcel number 3293700010. Exhibit 1, Staff Report, page 1.

- Stacy Ciez noted that she owns a warehouse building to the north of the property and raised concerns that future residents of the shelter would engage in illegal activities in the area.
- Gary Turner inquired about how the City would address illegal activities committed by future shelter residents.
- An unnamed member of the public also raised concerns about future shelter residents.
- Beverly Hawkins noted that not all homeless people are involved in illegal activity and that the City has a need to house its homeless population.

Exhibit 1, Staff Report, pages 2 and 3; Exhibit 7.

State Environmental Policy Act

- 4. PCDD acted as lead agency and analyzed the environmental impacts of the proposed site-specific rezone under the State Environmental Policy Act (SEPA), Chapter 43.21C Revised Code of Washington (RCW). PCDD reviewed the Applicant's environmental checklist and other information on file and determined that the proposal would not have a probable significant adverse impact on the environment. Accordingly, the City's SEPA Responsible Official issued a Determination of Nonsignificance (DNS) on January 28, 2021, with a comment deadline of February 12, 2021, and an appeal deadline of February 11, 2021. Exhibit 1, Staff Report, page 3; Exhibit 10.
- 5. As noted above, the City received public comments on the DNS. Renee Dillon submitted a comment raising concerns that the Applicant's environmental checklist for the proposed rezone did not adequately address the public safety impacts of operating an enhanced shelter on the property. Nancy Pfeil submitted a comment similarly raising concerns about the adequacy of the Applicant's environmental checklist, noting that the checklist does not address the impacts of an enhanced shelter use on the neighboring residential properties. She also raised concerns about existing flooding and erosion conditions of the site, noting that these conditions impact Boeing Creek and Hidden Creek and that the impacts could worsen with the additional density that would be allowed with a rezone of the property to MB. Additionally, Ms. Pfeil raised concerns about existing noxious weeds on the property, about potential development impacting sunlight to neighboring properties, and about the potential noise and public safety impacts to neighboring properties from an enhanced shelter or from various commercial uses that would be allowed in the MB zone. Ms. Pfeil included with her comments several photographs showing the existing and historic conditions of the property and surrounding area. Exhibit 1, Staff Report, page 3; Exhibits 9.c through 9.j; Exhibit 10.
- 6. Ms. Dillon filed an appeal related to the environmental review conducted for the rezone proposal, which focused on the Applicant's environmental checklist but did not specifically challenge or reference the actual DNS issued for the proposal. The City filed a motion to dismiss the appeal, which the Hearing Examiner ultimately granted based on

the lack of a specific challenge to the DNS. *Hearing Examiner's Decision on Dispositive Motion (No. HEA-2020-01), dated March 9, 2021.*

Comprehensive Plan and Zoning

7. The property and adjacent properties along Aurora Avenue N. are designated "Mixed-Use 1" (MU-1) under the City Comprehensive Plan. The Comprehensive Plan describes the intent of the MU-1 designation as follows:

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

Comprehensive Plan Land Use Policy LU9. Exhibit 1, Staff Report, page 2; Exhibit 6.

- 8. PCDD staff identified the following Comprehensive Plan goals and policies as relevant to the proposal:
 - Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods. [Land Use Goal LU I]
 - Establish land use patterns that promote walking, biking, and using transit to access goods, services, education, employment, [and] recreation. [Land Use Goal LU II]
 - Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community. [Land Use Policy LU8]
 - Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.

 [Transportation Policy T28]
 - Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations. [Housing Goal H II]
 - Integrate new development with consideration to design and scale that complements existing neighborhoods, and provides effective transitions between different uses and intensities. [Housing Goal H V]
 - Encourage a variety of residential design alternatives that increase housing choice. [Housing Policy H1]
 - Encourage infill development on vacant or underutilized sites. [Housing Policy H3]
 - Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities. [Housing Policy H23] *Exhibit 1, Staff Report, pages 4 and 5.*

Findings, Conclusions, and Recommendation (Corrected April 19, 2021) City of Shoreline Hearing Examiner

Former Oakes Nursing Facility Site-Specific Rezone, No. PLN20-0008

Page 5 of 12

- 9. As noted above, the property is currently zoned R-48 and R-18 and is proposed to be rezoned to MB, consistent with adjacent properties along Aurora Avenue N. to the north, east, and south. The purpose of the City's high-density residential zones, including the R-48 and R-18 zones, is to "provide for a mix of predominantly apartment and townhouse dwelling units and other compatible uses." *SMC 20.40.030.C.* The purpose of the MB zone is to "encourage the development of vertical and/or horizontal mixed-use buildings or developments along the Aurora Avenue and Ballinger Way corridors." *SMC 20.40.040.C. Exhibit 1, Staff Report, page 2; Exhibit 4; Exhibit 5.*
- 10. Chapter 36.70A Revised Code of Washington (RCW) mandates that zoning classifications should be consistent with Comprehensive Plan designations. The MB zone is an implementing zone for the MU-1 Comprehensive Plan designation. PCDD staff determined that the property's current zoning classifications are inconsistent with the Comprehensive Plan because the R-48 and R-18 zones do not provide for form-based maximum density residential uses that are encouraged under the MU-1 land use designation. *Exhibit 1, Staff Report, pages 4 through 7*.

Existing and Surrounding Property

11. As noted above, the approximately 2.66-acre parcel is currently developed with a vacant, single-story, 115,868 square foot building that was built in 1953 and was formerly used as a nursing-home facility. Other associated improvements on the property include asphalt parking areas, gravel/dirt parking areas, outdoor patios, and landscaping. The property is generally flat. No critical areas have been identified on the property. Adjacent properties to the west are zoned "Residential 6" (R-6) and are developed with single-family residences. Properties to the north and east are zoned MB and are developed with commercial facilities. Properties to the south are zoned MB and R-48 and are developed with multi-family dwellings and a vacant restaurant. *Exhibit 1, Staff Report, pages 1 and 2; Exhibits 2 through 4.*

Rezone Criteria

- 12. PCDD staff reviewed the proposed site-specific rezone request against the required criteria for a rezone in SMC 20.30.320.B and determined:
 - The proposed rezone would be consistent with the Comprehensive Plan.
 - The MB zoning district is the City's most intensive zoning district. Although redevelopment of the property is not anticipated in the near future, rezoning the property to MB would allow for a variety of housing opportunities, employment, and services that would be accessible to the neighborhood and the region through potential future development.
 - The proposed enhanced shelter use and potential future development for multifamily housing or commercial uses would be supported by the King County Metro line located adjacent to the property.

- The proposed rezone would encourage a mix of housing choices, including an enhanced shelter, which is a housing choice that is currently lacking in the city and in the greater north King County region.
- Any future development of the site would be required to comply with transition area standards under SMC 20.50.021, which are designed to create effective transitions between high-intensity uses along the Aurora corridor and lower-density residential uses.
- The rezone would not adversely affect the public health, safety, or general welfare.
- Apart from the subject property, nearly all properties located on the Aurora corridor are zoned either MB or Town Center.
- Impacts from an enhanced shelter use on the property would be mitigated through indexed criteria, which would require the enhanced shelter to: (1) be operated by a state, county, or city government, a nonprofit corporation registered with the state, or a federally recognized 501(c)(3) organization with the capacity to organize and manage an enhanced shelter; (2) allow inspections of the facilities at reasonable times to ensure compliance with City requirements; (3) develop and enforce a code of conduct acceptable to the City that would, at a minimum, include prohibitions against criminal activities such as theft and threats of violence, and prohibitions against the sale, purchase, possession, and use of alcohol or illegal drugs on the property; (4) limit the number of residents at the enhanced shelter to 100 or in accordance with the general capacity of the building and the level of staffing to be provided at the shelter, whichever is lower; (5) provide a solid, six-foot-high fence along all property lines abutting residential zoning districts; (6) submit a parking plan acceptable to the City; (7) provide regular reports to the City describing how the shelter is meeting performance metrics; (8) work with the City to reduce law enforcement responses to the shelter if they exceed a threshold level; (9) coordinate with the Shoreline Police Department to establish protocols for police responses to the shelter and to shelter clients throughout the city; (10) require adherence to a good neighbor plan addressing litter, noise, security procedures, and other issues of concern to the surrounding community; (11) establish criteria for discontinuing an enhanced shelter use if documented violations of operational agreements are not timely addressed; and (12) establish provisions for City approval of any proposed change in the enhanced shelter operator. See Ordinance No. 906.
- The rezone is warranted to achieve consistency with the Comprehensive Plan.
- The MB zone is an implementing zone for the MU-1 designation, and the proposed MB zone is in an area near employment, commercial areas, and where high levels of transit are present. In contrast, the current zoning of R-48 and R-18 is inconsistent with the MU-1 designation's desire for form-based maximum density residential uses.
- The rezone would not be materially detrimental to uses or property in the immediate vicinity of the subject rezone because the site and the area around the

- site, apart from the low-density residential area to the west, has been designated for commercial and mixed-use development since the City was incorporated in 1995
- Any new development on the property would be required to comply with all
 applicable municipal code development standards, including standards for
 development on property adjacent to single-family residential zoning districts.
- The proposed rezone and subsequent redevelopment of the property would have merit and value for the community.
- The proposed rezone would implement the City's vision for the area as articulated in the Comprehensive Plan. This location was chosen for allocation of the City's population growth, and the rezone would allow the site to provide additional density and/or employment opportunities.

Exhibit 1, Staff Report, pages 3 through 9.

Testimony

- City Senior Planner Steven Szafran testified generally about the proposal to rezone the 13. property from the R-48 and R-18 zoning designations to the MB zoning designation. He explained that King County Housing Authority plans to operate an enhanced shelter within the existing building on the property and that a majority of public comments on the rezone proposal pertained to impacts from an enhanced shelter use. Mr. Szafran explained that King County is conducting a separate SEPA environmental review of the proposal to operate an enhanced shelter on the property. He described the area surrounding the property, noting that all adjacent properties along Aurora Avenue N. are zoned MB, with single-family residential development located to the west, within the R-6 zone, and multi-family dwellings located to the south, within the R-48 zone. Mr. Szafran detailed how the proposal would meet the specific criteria for approval of a rezone, stressing that the property's current zoning designations are inconsistent with the MU-1 land use designation for the property under the Comprehensive Plan. He stated that the proposed rezone would not affect public health and safety because the property is located on the Aurora Avenue corridor, where properties have been zoned MB or Town Center, and because any impacts from future development of the property would be adequately mitigated through the City's development code standards, including standards related to transition setbacks from residential development, building step backs, and landscape buffers. Testimony of Mr. Szafran.
- 14. City Attorney Julie Ainsworth-Taylor stated that the entire City of Shoreline is located within an urban growth area (UGA) and that WAC 197-11-800(6) generally exempts rezone decisions from SEPA environmental review when the proposed rezone is for a property within a UGA and would not require a Comprehensive Plan amendment. She explained that PCDD conducted an environmental review of the proposal as a cautionary measure because there was a concern that the last full Environmental Impact Statement prepared for the City Comprehensive Plan in 2010 may not have fully addressed the environmental impacts of the proposed rezone. *Statements of Attorney Ainsworth-Taylor*.

- 15. Dianne Pfeil testified that she owns a licensed home daycare on property directly adjacent to the subject property. She expressed concerns that future residents of the planned enhanced shelter would have mental health issues and would engage in drug use and criminal activity that would adversely impact surrounding businesses and residences. *Testimony of Dianne Pfeil*.
- 16. Dicky Leonardo expressed concerns that residents of the enhanced shelter would cause disturbances to area residents and would diminish home values in the area. *Testimony of Mr. Leonardo*.
- 17. Frank Uyu testified that he has seen an increase in used needles and garbage in the community and expressed concerns that the planned enhanced shelter would increase this problem. *Testimony of Mr. Uyu*.
- 18. Nancy Pfeil expressed concerns that residents of the enhanced shelter would engage in violence due to drug use and mental health issues. She stated that the City does not have any experience with low-barrier shelters and that rezoning the property to MB would detrimentally impact the community. *Testimony of Nancy Pfeil*.
- 19. Pam Cross raised concerns that some members of the public may not be attending the hearing because the City had indicated that the hearing would begin at a different time. *Testimony of Ms. Cross*.
- 20. Attorney Ainsworth-Taylor responded to Ms. Cross's concerns, noting that all published notices of the hearing provided a correct time for the start of the hearing but that an incorrect time had been provided in a City Manager's report providing a general overview of City matters at a City Council meeting. *Statements of Attorney Ainsworth-Taylor*.
- 21. City Planning Manager Nora Gierloff also responded to Ms. Cross's concerns, confirming Attorney Ainsworth-Taylor's statements. *Testimony of Ms. Gierloff*.
- 22. Mr. Szafran responded to concerns about the plan to operate an enhanced shelter on the property, noting that the indexed criteria applicable to an enhanced shelter use would mitigate for impacts to neighboring properties and to the community. *Testimony of Mr. Szafran*.

Additional Materials

23. The Hearing Examiner left the record open until March 19, 2021, to ensure that any member of the public who did not attend the hearing due to confusion about the start time of the hearing would be able to submit comments on the proposal. *Oral Ruling of the Hearing Examiner*.

- 24. Vince Vonada submitted a comment noting that his family owns commercial property across the street from the subject property and raising concerns about the City's notice of the proposal to commercial property owners in the vicinity of the site. He requested that capacity at the enhanced shelter be limited to 60 residents to reduce impacts to neighboring properties and to provide a greater chance of success for shelter residents. *Exhibit 13 a.*
- 25. Vicky Turner submitted a comment noting that she owns commercial property across the street from the subject property that similarly raised concerns about the City's notice of the proposal and that requested shelter capacity be limited to 60 residents. *Exhibit 13.b.*
- 26. Tom Bachelder and Jennifer Lee resubmitted their previous written comment raising concerns about the proposal's impact to neighboring residential property values. *Exhibit* 13.c.
- 27. Nancy Pfeil submitted a comment raising concerns about the City applying for a rezone of the property while separately considering amendments to the zoning code to allow an enhanced shelter use in the MB zone. She also reiterated her previous concerns about the proposal, including concerns about the Applicant's environmental checklist, about potential development impacting sunlight to neighboring properties, and about the potential noise and public safety impacts to neighboring properties from the operation of an enhanced shelter. *Exhibit 13.d*
- 28. Renee Dillon submitted a comment noting that the proposed rezone would not be in the best interests of the community. *Exhibit 13.e.*

Staff Recommendation

29. Recommending that the Hearing Examiner forward to the City Council a recommendation of approval, PCDD staff determined that the proposal would be consistent with the City Comprehensive Plan and would meet the specific criteria for a site-specific rezone under SMC 20.30.320.B. *Exhibit 1, Staff Report, pages 3 through 9, Testimony of Mr. Szafran.*

CONCLUSIONS

Jurisdiction

The Hearing Examiner is granted jurisdiction to hear and make recommendations to the City Council for approval of a site-specific rezone under Chapter 2.15 SMC and SMC 20.30.060, Table 20.30.060.

Criteria for Review

Under SMC 20.30.320.B, the criteria for the rezone of a property are:

1. The rezone is consistent with the Comprehensive Plan; and

- 2. The rezone will not adversely affect the public health, safety or general welfare; and
- 3. The rezone is warranted in order to achieve consistency with the Comprehensive Plan; and
- 4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone; and
- 5. The rezone has merit and value for the community.

Conclusions Based on Findings

The rezone would meet the criteria of SMC 20.30.320.B. The property is designated "Mixed-Use 1" (MU-1) under the City Comprehensive Plan, which is intended to encourage "development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses." Comprehensive Plan Land Use Policy LU9. Rezoning the property from R-48 and R-18 to MB would be consistent with the MU-1 Comprehensive Plan designation for the property. The MB zoning district implements the MU-1 designation's intent to provide for a variety of retail, office, service, and form-based maximum density residential uses by encouraging development of "mixed-use buildings and developments along the Aurora Avenue and Ballinger Way corridors." SMC 20.40.040.C. In contrast, the R-48 and R-18 zoning districts are inconsistent with the MU-1 designation because, as high-density residential zones, they encourage "predominately apartment and townhouse units," with limited opportunities for commercial and mixed uses. SMC 20.40.030.C. Accordingly, the proposed rezone is warranted to achieve consistency with the Comprehensive Plan. In addition, the proposal would further several Comprehensive Plan goals and policies promoting a mix of housing choices and a variety of commercial services in the city by allowing an enhanced shelter use in the short term and by allowing for future redevelopment of the property for multi-family housing or commercial uses, with future redevelopment subject to standards designed to ensure effective transitions to neighboring residential properties.

The City Planning and Community Development Department (PCDD) provided reasonable notice of the application and associated hearing. PCDD received several comments from members of the public in response to its notice materials, as well as at a February 18, 2021, neighborhood meeting on the proposed rezone. In addition, several members of the public submitted comments after the hearing consistent with the Hearing Examiner's oral ruling allowing for additional comments on the proposal. Public comments generally raised concerns about the impacts from residents of the planned enhanced shelter, specifically impacts associated with the perception that shelter residents would engage in drug use and illegal activities at much higher rates than other community members. As an initial matter, the Hearing Examiner notes that the specific proposal to operate an enhanced shelter on the property is not before the Hearing Examiner in this review of the rezone application and that the environmental impacts of that proposal are being reviewed separately by King County through the SEPA process. The role of the Hearing Examiner is therefore limited to reviewing the rezone application for compliance with the applicable rezone criteria and to provide a recommendation to the City Council.

Accordingly, the planned use of the property for an enhanced shelter is relevant to the Hearing Examiner's role only insofar as it would be one of several uses permitted on the property through the proposed rezone to MB that could potentially affect the public health and safety or could cause a detriment to properties or uses in the immediate vicinity of the subject property.

The Hearing Examiner concludes that the proposed rezone would not adversely affect the public health, safety, or general welfare and would not be materially detrimental to uses or property in the immediate vicinity. The property is located along the Aurora Avenue corridor, with all adjacent properties along the corridor to the north, south, and east already zoned MB. Impacts from the planned enhanced shelter use would be addressed through indexed criteria applicable to enhanced shelters, which include requirements related to inspections of the facility; implementation of a code of conduct prohibiting residents from engaging in criminal activity and from possessing and using illegal drugs or alcohol on the property; limitations on resident capacity; provisions for fencing along property lines abutting residential properties; adherence to a good neighbor plan addressing litter, noise, security procedures, and other community concerns; and coordination with law enforcement to establish protocols for police responses to the shelter and to shelter residents. Impacts from potential future development of the property would be addressed through the City's development regulations, including regulations designed to create an effective transition to adjacent residential properties. In addition, any further future development of the property would require additional environmental review under SEPA. The proposed rezone of the property to MB has merit and value for the community and would be consistent with the City's Comprehensive Plan. Findings 1-29.

RECOMMENDATION

Based on the preceding findings and conclusions, the Hearing Examiner recommends that the City Council **APPROVE** the request to rezone the 2.66-acre parcel located at 16357 Aurora Avenue N. from the R-48 and R-18 zoning designations to the MB zoning designation.

RECOMMENDED this 2nd day of April 2021. (Corrected April 19, 2021).

ANDREW M. REEVES

Hearing Examiner Sound Law Center

Rezone Application PLN21-0008 List of Exhibits

EXHIBIT	DOCUMENT NAME
Exhibit 1	Staff Report
Exhibit 2	Site Plan
Exhibit 3	Vicinity Map
Exhibit 4	Zoning Map
Exhibit 5	Aurora Zoning Map
Exhibit 6	Comprehensive Plan Map
Exhibit 7	Neighborhood Meeting Summary March 5, 2021
Exhibit 8	Notice of Application and Public Hearing February 12, 2021
Exhibit 9	Public Comment Letters and Photos • 9a – Bachelder • 9b – Bachelder-Lee • 9c – Dillon1 • 9d – Dillon2 • 9e – Pfeil1 • 9f – Pfeil2 • 9g – Pfeil3 • 9h – Pfeil5 • 9j – Pfeil6
Exhibit 10	SEPA Determination of Nonsignificance January 28, 2021
Exhibit 11	Development Examples in the MB and Like Zones
Exhibit 12	Staff Presentation for Hearing
Exhibit 13	 Public Comment received following the Hearing 13a - Vince Vonada 13b - Vicky Turner 13c - Tom Bachelder and Jennifer Lee 13d - Nancy Pfiel 13e - Renee Dillon

CITY OF SHORELINE

PLANNING AND COMMUNITY DEVELOPMENT STAFF REPORT

PROJECT NAME: Former Oakes Nursing Facility Rezone Application

PROJECT FILE: PLN21-0008

REQUEST: The City of Shoreline requests application approval for a rezone of one (1) parcel from Residential 48-units per acre (R-48), a high density residential zone and Residential 18-units per acre (R-18), a high density residential zone to Mixed-Business (MB), a mixed-use zone.

GENERAL INFORMATION:

Applicant: City of Shoreline

17500 Midvale Avenue N. Shoreline, WA 98133

Property Owners: King County Housing Authority

Property Location: 16357 Aurora Avenue N, Shoreline, WA 98133

Tax Parcel Number: 3293700010

Legal Description: HIGHLAND ACRES ADD ALL LOTS 1 THRU 4 TGW E 125 FT LOT 24

LESS ST HWY #1 LESS POR FOR RDS PER REC # 20050223001128

PROJECT DESCRIPTION:

The City proposes to rezone a parcel located at 16357 Aurora Avenue N. from R-48 and R-18 to MB. While the property owner intends to utilize the parcel in the near future for an Enhanced Shelter, a type of homeless shelter, and redevelop the property for high density multi-family housing after that, rezoning to MB would allow for a variety of more intense residential and commercial uses not currently permitted in the R-48 zoning district. Rezoning this parcel to MB is consistent with other similarly situated properties abutting Aurora Avenue N.

PROPERTY DESCRIPTION:

The parcel is 115,868 square feet (2.66 acres). There is currently a vacant one-story, 36,538 square feet, former nursing home built in 1953 that is being renovated to provide for an Enhanced Shelter (**Attachment 1 – Site Plan**).

The parcel is located adjacent to Aurora Avenue North on the east side and adjacent to North 165th Street on the north side (**Attachment 2 – Vicinity Map**). The Subject Property is relatively flat with no known critical areas present. In addition to the existing building, the site is mostly developed with asphalt parking areas, gravel/dirt parking areas, outside lawns and patios, trees,

shrubs, and other landscaping. There are existing sidewalks along Aurora Avenue North and no sidewalks exist along North 165th Street.

ZONING and LAND USE:

The Subject Property is currently zoned R-48 and R-18 (Attachment 3 – Zoning Map).

The surrounding zoning to the north and south along the entirety of the Aurora Corridor are zoned Mixed-Business or Town Center (**Attachment 4 – Aurora Zoning**). Parcels to the west are zoned R-6 and are developed with single-family homes. The parcels to the north and northwest, across N. 165th Street, are zoned MB and include a warehouse building that houses a baseball school and warehouse. Also, to the north is a truck rental facility on the corner of N. 165th Street and Aurora Avenue. Parcels to the south are zoned MB and R-48 and are developed with multifamily dwellings and vacant restaurant building. The parcels to the east, across Aurora Avenue North, are zoned MB and include a bank, a plumbing store, and an outdoor furniture store.

The subject parcel and the parcels to the north, south, and east have a Comprehensive Plan Land Use designation of Mixed Use 1 (**Attachment 5 – Comprehensive Plan**). As provided in Comprehensive Plan Policy LU9:

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

The Mixed-Use 1 designation is the City's most intense Comprehensive Plan Land Use designation and is intended to apply to parcels that are easily served by rapid transit, provide residents with commercial and service uses, and provide new multifamily uses that will provide maximum densities in order to meet the City's population and employment goals.

The parcels to the west have a Comprehensive Plan Land Use designation of Low-Density Residential.

PUBLIC NOTICE AND COMMENT:

Staff analysis of the proposed rezone considered information gathered from a neighborhood meeting on February 18, 2021, public comments, site visits, the Shoreline Comprehensive Plan, and the Shoreline Municipal Code, Title 20 Unified Development Code.

Per SMC 20.30.060 and 20.30.090, the City held a neighborhood meeting via Zoom on February 18, 2021. Comments raised at the neighborhood meetings related to the rezone pertained to increased development potential allowed in the MB zone, including density, and building height. However, most of the public comment received related to the proposed Enhanced Shelter use at the subject site. Comments were related to theft, drugs, alcohol,

increased police and fire service calls, graffiti, and loitering by future residents of the shelter. (Attachment 6 – Neighborhood Meeting Summary)

As required by SMC 20.30.120 and 20.30.180, public notice of the rezone application and public hearing for the proposal was posted on site, mailed to all residents within 500 feet, advertised in the *Seattle Times*, and posted on the City's website on February 12, 2021 (**Attachment 7 – Notice of Application and Public Hearing**).

The City received five (5) public comment letters in response to the proposed rezone. The public comment letters are included as **Attachment 8 – Public Comment Letters**.

ENVIRONMENTAL REVIEW:

The City of Shoreline is acting as Lead Agency for the SEPA review and environmental determination. The City issued a SEPA Determination of Non-Significance (DNS) on January 28, 2021 (See **Attachment 9 – SEPA DNS**). The SEPA DNS had a 14-day public comment period and the City received five (5) comments (See Attachment 8).

DEPARTMENT ANALYSIS:

The process to rezone property is defined in Shoreline Municipal Code (SMC) 20.30.320. The purpose of a rezone is to change the zoning assigned to a property to modify the development regulations applicable to the property, including the addition of uses. Changes to a parcel's zoning are considered amendments to the City's official zoning map.

SMC 20.30.060 classifies a rezone as a Type C decision. Pursuant to SMC Table 20.30.060, the City of Shoreline Hearing Examiner, after holding an open record public hearing and preparing findings and conclusions, makes a recommendation to the City Council on whether or not a proposed rezone should be approved, approved with modifications, or denied based on compliance with the Decision Criteria codified in SMC 20.30.320(B). The City Council is the final decision-making authority on a rezone.

Rezone Applications – Legal Standard

Three general rules apply to rezone applications: (1) there is no presumption of validity favoring a rezone; (2) the rezone proponent must demonstrate that circumstances have changed since the original zoning; and (3) the rezone must have a substantial relationship to the public health, safety, morals, and general welfare. *Phoenix Development Inc. v. City of Woodinville,* 171 Wn. 2d 820, 834 (2011) (citing *Citizens for Mount Vernon v. City of Mount Vernon,* 133 Wash. 2d 861, 947 P.2d 1208 (1997)). However, as is the case for the present rezone application, when a proposed rezone implements the policies of a comprehensive plan, the rezone proponent is not required to demonstrate changed circumstances. *Bjarnson v. Kitsap County,* 78 Wash. App. 840, 899 P.2d 1290 (1995).

The decision criteria set forth in SMC 20.30.320(B) address these general rules as well as other considerations the City has established for determining whether a rezone should be granted.

Decision Criteria – SMC 20.30.320(B)

Decision criteria that the Hearing Examiner must examine for a rezone are set forth in SMC 20.30.320(B). City staff has analyzed each of the criteria below.

The following is the staff' analysis for how the proposed rezone at 16357 Aurora Avenue N. meets the criteria for a rezone. While, as a general practice, staff does not evaluate a rezone based on a single use, even if it is highly likely the property will be used for that purpose following the rezone. Instead staff analyzes the proposed new zone with all possible permitted uses in mind. Staff have elected to do both for the rezone of this site to acknowledge the parallel decisions and processes that are occurring in relation to this site.

1. The rezone is consistent with the Comprehensive Plan.

The rezone request is a change from the existing zone of R-48 and R-18 to the proposed zone of MB. The Comprehensive Plan Land Use designation of the site is Mixed Use 1. Comprehensive Plan Policy LU9 reads:

The Mixed-Use 1 (MU1) designation encourages the development of walkable places with architectural interest that integrate a wide variety of retail, office, and service uses, along with form-based maximum density residential uses. Transition to adjacent single-family neighborhoods may be accomplished through appropriate design solutions. Limited manufacturing uses may be permitted under certain conditions.

The MB zoning district is considered an implementing zone for this designation. In contrast, the R-48 and R-18 zoning districts are considered to be implementing zones for the High Density Residential Comprehensive Plan Land Use designation. As residential zones, those zoning districts have limited opportunity for commercial or a mix of uses and, therefore, are inconsistent with the intent of the MU1 designation.

The proposed rezone also meets the following Goals and Policies:

Goal LU I: Encourage development that creates a variety of housing, shopping, entertainment, recreation, gathering spaces, employment, and services that are accessible to neighborhoods.

Goal LU II: Establish land use patterns that promote walking, biking, and using transit to access goods, services, education, employment, recreation.

The MB zoning district is the City's most intensive zoning district. While the immediate future use of the property does not plan for redevelopment, rezoning the property to MB will still allow a variety housing opportunities, employment and services that are accessible to the neighborhood and the region if circumstances change. The rezone will also allow development that promotes walking, transit, and employment that furthers the City's Comprehensive Plan Goals LUI and II, even if used for a shelter.

LU8: Provide, through land use regulation, the potential for a broad range of housing choices and levels of affordability to meet the changing needs of a diverse community.

T28. Encourage development that is supportive of transit, and advocate for expansion and addition of new routes in areas with transit supportive densities and uses.

The proposed rezone will allow this parcel to site an Enhanced Shelter that will provide housing for the most vulnerable population. The proposed use of the Enhanced Shelter and potential future development of the site into multifamily housing or commercial uses will both be supported by transit since the King County Metro E-line is adjacent to the site.

Goal H II: Encourage development of an appropriate mix of housing choices through innovative land use and well-crafted regulations.

Goal H V: Integrate new development with consideration to design and scale that complements existing neighborhoods and provides effective transitions between different uses and intensities.

H1: Encourage a variety of residential design alternatives that increase housing choice.

H3: Encourage infill development on vacant or underutilized sites.

H23: Assure that site, landscaping, building, and design regulations create effective transitions between different land uses and densities.

The proposed rezone will encourage a mix of housing choices, in this case, an Enhanced Shelter in the near term and mixed use high-density residential development in the future. The use of the subject site for an Enhanced Shelter will activate a currently vacant nursing home. The Enhanced Shelter is a housing choice that is lacking in Shoreline and the greater north King County region.

Any future development of the site must comply with transition area standards as required by SMC 20.50.021. These transition standards create effective transitions between high intensity uses along the Aurora Corridor and the lower residential densities to the west.

Based on the noted Comprehensive Plan Goals and Policies and the Mixed-Business zone being one of the implementing zones of the Mixed-Use 1 Land Use Designation, the proposed rezone is consistent with the Comprehensive Plan and meets criteria #1.

2. The rezone will not adversely affect the public health, safety, or general welfare.

The rezone will not adversely affect the public health, safety, or general welfare for the following reasons:

The Subject Property is on the Aurora Corridor where almost the entirety of the corridor has already been zoned to either MB or the Town Center zones. The parcel is adjacent to parcels zoned MB to the north and south and east on the east side of Aurora Avenue. The existing R-6 zoned parcels to the west of this site will be directly affected by the current proposed use of the site and, potentially, future impacts depending on how the property redevelops.

The proposed impacts of an Enhanced Shelter will be mitigated through indexed criteria including:

- 1. It shall be operated by state, county, or city government, a State of Washington registered nonprofit corporation; or a Federally recognized tax exempt 501(C)(3) organization that has the capacity to organize and manage an enhanced shelter.
- 2. It shall permit inspections by City, Health and Fire Department inspectors at reasonable times for compliance with the City's requirements. An inspection by the Shoreline Fire Department is required prior to occupancy.
- 3. It shall develop and enforce a code of conduct acceptable to the City that articulates the rules and regulations of the shelter. These rules shall include, at a minimum, prohibitions against criminal activities, such as theft and threats or acts of violence, and the sale, purchase, possession, or use of alcohol or illegal drugs within the facility or on the facility grounds.
- 4. The maximum number of residents in an enhanced shelter shall be determined by the general capacity of the building and the level of staffing to be provided but shall in no case exceed 100.
- 5. A solid, 6-foot tall fence shall be provided along all property lines that abut residential zoning districts.
- 6. Submittal of a parking plan acceptable to the City prior to occupancy; and Staffing plans:
- 1. Requirements for regular reports to the City on how the shelter is meeting performance metrics.
- 2. An agreement that if calls for law enforcement service exceed an agreed upon threshold in any given quarter, the shelter operator will work with the City to reduce calls below the threshold level.
- 3. A coordination plan with the Shoreline Police Department which shall include protocols for Police response to the shelter and to shelter clients throughout Shoreline.
- 4. Requiring adherence to a good neighbor plan that addresses how the shelter operator will address litter, noise, security procedures, and other issues that may be of concern to the surrounding community.
- 5. Criteria to determine if/when to discontinue the shelter use if documented violations of the operational agreements are not addressed in a timely manner.
- 6. Provisions for City approval of any proposed change in shelter operator.

If the site redevelops in the future, any new development must meet all regulations in effect at the time of development. This includes height, setbacks, building step-backs from single-family residential, hardscape, transition area requirements, intense landscape buffers, and site lighting directed away from residential uses. Development along the Aurora Corridor has seen an

increase over the last 5-10 years and many of those sites were subject to the transition area requirements identified in SMC 20.50.021. Staff has included examples of recent development along the Aurora Corridor that is adjacent to single-family and medium density zones (see **Attachment 10 – Development Examples**).

The rezone will not adversely affect the public health, safety or general welfare since the proposed Enhanced Shelter must meet indexed criteria to mitigate the anticipated impacts of that use on neighboring parcels and any future redevelopment of the site will be required to meet then current dimensional and transition standards as required in the City's Development Code.

This proposed rezone meets criteria #2.

3. The rezone is warranted to achieve consistency with the Comprehensive Plan.

The rezone is warranted to achieve consistency with the Comprehensive Plan. RCW 36.70A.060 requires that the City's development regulations, which a zoning district is, must be consistent with and implement the Comprehensive Plan. A rezone to MB will satisfy this statutory mandate.

As noted in Section 1 above, the property maintains Comprehensive Plan Land Use designation of MU1. The MB zone is an implementing zone for the MU1 Comprehensive Plan Land Use designation and satisfies the intent of that designation. The proposed MB Zone is in an area near employment, commercial areas, and where high levels of transit are present.

In contrast, the current zoning of R-48 and R-18, which are not form based density zones, in that density is capped at 48 and 18 units per acre rather than by form (height, lot coverage, setbacks, lot dimensions), is inconsistent with the MU1 designation's desire for form-based maximum density residential uses. .

This proposed rezone meets criteria #3.

4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone because this site and the area around this proposed rezone, with the exception of the low-density residential, has been designated for commercial and mixed-use development since the incorporation of the City in 1995. The Aurora Corridor was almost entirely zoned Regional Business when Shoreline incorporated save for the subject parcel and two or three others further north on Aurora Avenue. When the City adopted its first zoning, the City adopted the existing zoning under King County. Subsequently, the City has developed its own zoning and Comprehensive Plan, under which the subject parcel designated for commercial and mixed-use land uses since at least 2005.

Any new development on the subject parcel will be required to comply with the City's Municipal Code, Stormwater Manual, Engineering Development Manual, and other City relevant codes that ensure the site will be developed with the latest building and engineering codes.

Because this site is directly adjacent to single-family zoning to the west, any future development must comply with transition area standards as required in SMC 20.50.021. In this case, transition area requirements include:

- 1. A 35-foot maximum building height for 25 feet horizontally from the required 20-foot setback, then an additional 10 feet in height for the next 10 feet horizontally, and an additional 10 feet in height for each additional 10 horizontal feet up to the maximum height of the zone.
- 2. Type I landscaping (SMC 20.50.460), significant tree preservation, and a solid, eight-foot, property line fence shall be required for transition area setbacks abutting R-4, R-6, or R-8 zones. Twenty percent of significant trees that are healthy without increasing the building setback shall be protected per SMC 20.50.370. The landscape area shall be a recorded easement that requires plant replacement as needed to meet Type I landscaping and required significant trees. Utility easements parallel to the required landscape area shall not encroach into the landscape area.
- 3. All vehicular access to proposed development in nonresidential zones shall be from arterial classified streets, unless determined by the Director of Public Works to be technically not feasible or in conflict with State law addressing access to State highways. All developments in commercial zones shall conduct a transportation impact analysis per the Engineering Development Manual. Developments that create additional traffic that is projected to use nonarterial streets may be required to install appropriate traffic-calming measures. These additional measures will be identified and approved by the City's Traffic Engineer.

Future re-development may be required to install frontage improvements on N. 165th Street which will improve pedestrian safety. New development will be required to provide surface water improvements (if needed) which will mitigate drainage around the site. New development will also be required to provide sufficient parking onsite to mitigate any effects of street parking on the adjacent right-of-way.

Because the Aurora Corridor has been identified in the Comprehensive Plan as an area to provide high-density housing, commercial and mixed-use buildings of the greatest intensity, with application of Development Code regulations to provide protections to adjacent single-family housing, this proposed rezone meets criteria #4.

5. The rezone has merit and value for the community.

The proposed rezone and subsequent re-development have merit and value for the community. The proposed rezone is implementing the City's vision for this area as stated Comprehensive Plan Policy LU-9. This location was chosen for allocation of the City's population growth and the

rezone will allow this site to redevelop to provide additional density and/or employment opportunities. Commercial uses have been and are planned for the Aurora Corridor which locates intense, regional commercial and services uses to a major transportation corridor and out of the low-density, single-family residential areas of the City. Any future development will be required to install full frontage improvements that include sidewalk, curb, gutter, and landscape/amenity zone adjacent on N. 165th Street thereby alleviating the neighborhood concerns of unsafe walking surfaces for pedestrians. In addition, new residential development will require the payment of transportation, park, and fire impact fees, thereby allowing for system-wide improvements that are being required due to growth within the community.

This proposed rezone meets criteria #5.

DEPARTMENT RECOMMENDATION:

Based on the above applicant response to the rezone criteria, the Planning & Community Development Department recommends **APPROVAL** of the Rezone for file PLN21-0008.

Steve Szafran, AICP, Senior Planner

March 1, 2021

Attachments:

Attachment 1 - Site Plan

Attachment 2 – Vicinity Map

Attachment 3 - Zoning Map

Attachment 4 – Aurora Zoning Map

Attachment 5 – Comprehensive Plan Land Use Map

Attachment 6 – Neighborhood Meeting Summary

Attachment 7 – Notice of Application / Public Hearing

Attachment 8 – Public Comment Letters

Attachment 9 – SEPA Determination of Nonsignificance

Attachment 10 – Aurora Avenue Development Examples

Site Plan



Vicinity Map



- Parcel Change

- City Boundary

- Unclassified ROW

Parcel Line

LINE
ation System

Date Printed: Date: 1/19/2021 | Request: 28324

or merchantability, accompany this product.

Aurora Zoning Map



Comprehensive Plan Map





Planning and Community Development

17500 Midvale Avenue North Shoreline, WA 98133-4905 (206) 801-2500 ♦ Fax (206) 801-2788

March 5, 2021

Neighborhood Meeting Summary

City of Shoreline Planning Staff held a Neighborhood Meeting for the proposed rezone at 16357 Aurora Avenue North on February 18, 2021 at 6:00 pm via Zoom.

Staff started the meeting with an introduction and a PowerPoint presentation –

Slide 1 – Proposal, change the zoning from R-18 to R-48 to Mixed-Business.

Slide 2 – Staff conducted a SEPA review and issued a DNS on January 28, 2021.

Slide 3 – Staff explained the procedural requirements of a rezone application.

Slide 4 – Staff noted that there is a related action to the rezone. The City is proposing amendments to the Development Code that will allow Enhanced Shelters to be a permitted use in the MB zone. The site of the subject rezone is also the site of a proposed Enhanced Shelter.

Slide 5 – Staff presented a zoning map of the site.

Slide 6 and 7 – Staff presented the Comprehensive Plan Land Use Map of the site and showed Policy LU9 which explains the Mixed-use 1 designation of which the site is designated.

Slide 8 – Staff showed an aerial phot of the site and parcels surrounding the subject site.

Slide 9 – Staff showed a zoning map of the Aurora Corridor to illustrate the zoning of the three-mile corridor.

Slide 10 through 19 – Staff showed examples of recent development in the MB zone. These slides were meant to illustrate the type of development the public can expect in the MB zone.

Slide 20 – The last slide included Development Code regulations that would apply to any new development in the MB zone.

After staff's presentation, the meeting was open to public comment and questions. There were seven (7) citizens in attendance at the meeting and their comments are noted below.

Ms. Slater – Wanted to know if the zoning change applied to other properties around the subject site. Staff informed her that the rezone only applies to the subject site. She also asked if the proposed Enhanced Shelter could be located at the site under the current R-48 zoning. Staff conformed that the Enhanced Shelter can be in the R-48 zone on a temporary basis.

Mr. Ken Ritland – Asked if King County initiated the rezone and could the County build a larger facility on the site. Staff indicated that the Shoreline City Council initiated the rezone and if rezoned, the property owners could be a larger facility under the MB zone.

Nancy Pfeil – Commented that the Enhanced Shelter is there on a temporary basis to 2023. If the site is rezoned, the site could accommodate up to 250 units. Stated that other shelters have increased police and fire calls. King County Housing Authority bought the property assuming the Council would change the zoning to MB. Concerned the Council shouldn't be biased toward the rezone. Council should be impartial, fair, and transparent. Concerned about site conditions including erosion hazards, slopes, sinkholes, noxious weeds, erosion flowing into Boeing creek where Chinook and Coho salmon have been seen, increased sediment in Boeing Creek, and property owners diverting water onto adjacent property to the west.

Exhibit 7

Attachment B

Stacy Ciez – Owns warehouse building to the north. Worried about increased loitering, drugs, needles, and increased activity from the Methadone Clinic. Wonders why the City wants a shelter at this location and what the City is doing to combat illegal activity from the homeless population.

Gary Turner – Comments about the proposed Enhanced Shelter use on the site, vandalism, stolen property, and breck-ins at his property. Wonders how the City is going to regulate the proposed shelter on the subject site.

Unknown commenter – The City should consider the residents of Shoreline and not focus on the population living at the Enhanced Shelter.

Beverly Hawkins – On the Board of Directors for Camp United We Stand. Commented that not all homeless people are involved with illegal activity and the City has a need to house the homeless population.

Staff informed the commenters that the public hearing for this rezone is on March 17 and comments will be accepted up until the close of the hearing.



City of Shoreline Notice of Application and Virtual/Electronic Public Hearing of the Shoreline Hearing Examiner

The City of Shoreline Hearing Examiner will hold an Electronic Public Hearing on Wednesday, March 17, 2021 at 6:00 p.m. Pursuant to the Governor's Emergency Proclamation 20-28 the public hearing will be held electronically due to health concerns from COVID-19. The hearing and public participation will be held completely remotely using an online application.

Applicant: City of Shoreline.

Application Number: PLN21-0008.

Permit Requested: Rezone of Property and Zoning Map Change.

Location: 16357 Aurora Avenue N.

Description of Project: Rezone the property from R-48 and R-18 zones to Mixed-Business (MB). This site is the former Oakes Nursing home on the corner of Aurora Avenue N and N. 165th Street and is proposed to be used for an Enhanced Shelter operated by King **County**. **There is a related project to amend the City's** Development Code to add Enhanced Shelters as a permitted use in the MB zone with additional indexed criteria (conditions). Although the City is requesting a zone change to the property, there are no plans to change the existing structure on site.

<u>Environmental Review</u>: The City issued a SEPA Determination of Nonsignificance (DNS) on January 28, 2021 on this project. A copy of the threshold determination may be obtained upon request.

<u>Public Comment</u>: This public comment period for this rezone application ends March 17, 2021 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Steven Szafran, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to sszafran@shorelinewa.gov. You may also request a copy of the decision once it has been made.

<u>Public Hearing:</u> An open record public hearing is scheduled for March 17, 2021 at 6pm via Zoom. All interested persons are encouraged to listen and/or attend the remote online public hearing and to provide oral and/or written comments. Written comments should be submitted to Steven Szafran, Senior Planner, at sszafran@shorelinewa.gov by no later than 4:00 p.m. local time on the date of the hearing. Any person wishing to provide oral testimony at the hearing is encouraged to register via the Remote Public Comment Sign-in form on the City's webpage at least thirty (30) minutes before the start of the meeting. Please click the link below to join the webinar:

https://us02web.zoom.us/j/83004672341

Or iPhone one-tap:

US: +12532158782,83004672341# or +16699009128,83004672341#

Or Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 253 215 8782 Webinar ID: 830 0467 2341

International numbers available: https://us02web.zoom.us/u/kcsaU9uaBQ

Attachment B Exhibit 8

A request to sign-up can also be made directly to the Hearing Examiner Clerk at (206) 801-2232. Any questions or comments prior to the hearing date should be addressed to the Hearing Examiner Clerk at hearingex@shorelinewa.gov.

Copies of the SEPA Threshold Determination, application materials and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

Any person requiring a disability accommodation should contact the Hearing Examiner Clerk at hearingex@shorelinewa.gov in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

NOTICE OF DISCLOSURE

The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

Public Comment Letters (Alphabetical by Last Name)

Bachelder – The City's proposal to rezone the property at 16357 Aurora Av N from Residential to Mixed Business Use is of concern to us, since we own a residential property directly adjacent to this site and must oppose the zoning change. We do not have the necessary computer equipment to attend the 2/18/21 meeting but do want our objection included in the meeting discussion.

It is our position that it is the City's and County's sacred mission to supply adequate housing to Shoreline in the midst of housing shortage but not to apply a quick-fix band aid to simply address homelessness. The proposed zoning change has already imposed a financial burden us now and the loss in equity will soon be felt by the neighborhood property owners who will find the market values for their properties are less than the mortgaged amounts.

We already have experienced evidence of this after finding potential purchasers of our property at 16344 Linden Av N unwilling to pursue any purchase after learning of the City's plan. "The buyer realized that the homeless shelter would drop the value of the homes in that area substantially. They have decided to withdraw their offer." The neighbors on the Linden Avenue block will soon find the same painful reality that their properties suddenly become undesirable through no fault of their own but because a shelter is allowed to operate right by the residential area.

The City and the County should not be allowed to impose disproportionate financial sacrifices on us and our neighbors who have been dutifully paying property taxes. We support any well-planned housing development on the old nursing home lot but strongly oppose re-zoning simply to allow for the operation of a shelter.

Dillon – I write this email as a direct reaction to receiving the SEPA Environment notice sent via mail service and recognizing the impact the rezoning will have for the City of Shoreline and, more specifically, my neighborhood and 'back yard'.

I plan to submit an appeal (PFA) to the Hearing Examiner and will pay the associated fee. The Grounds for Administrative appeal will be based on the findings, conclusions or decision prepared by the Director or review authority are not supported by substantial evidence. (Ord. 238 Ch. III § 5(e), 2000). I look forward to any comments you may have in regard to this appeal, either prior to or after formal submission.

Being less formal than the appeal, my concern is that there has not been an appropriate level of environmental analysis as to the impact this shelter will have to the adjacent neighborhood nor even comparable information provided for such a shelter in proximity to the residential makeup of the neighborhood. I have lived at my address in Shoreline

for 8+ years with my son and 7 (about to be 8) year old granddaughter. In that context, I am concerned that the process and oversight of the shelter will not properly address the safety concerns of the neighborhood regarding those residents and staff when they are just outside the perimeter of the shelter. As I believe this will impact public services, e.g. Local & County Law Enforcement, that are already under greater scrutiny given the recent political climate, I am also concerned that the City and County are not taking appropriate measures to address what will inevitably lead to a gap that puts my family and neighbors having to cope with these impacts.

I do agree that there is a need for more 'Low Income' Housing in North King County, and I would prefer that this specific zoning stay as it is, R-48, to allow the possibility for this type of residential conversion to the existing property. However, I do not agree with allowing the 'convenience' to the county of converting this existing facility (with very little conversion required) into a shelter with little to no project changes that doesn't seem to consider several other viable and available locations that are in less residential areas (e.g. the Aurora corridor from 125th to 145th in Seattle), that are already zoned Mixed Businesses, and seem to be a more logical choice for a shelter given other related service needs to the homeless (e.g. the Social Security office, Unemployment office at NSCC and other related facilities).

As I have also received the follow-up notice for the neighborhood meeting/zoom call on February 18, I plan to attend to ask questions regarding the 'indexed criteria'. As security of personal property and safety are my, and several of my neighbor's, concern, my focus of questions will be on how the city and county will continue to adequately provide this and what steps will be available if/when these basic city services are lacking. If there are impacts that are directly attributable to the rezoning, I may have no other choice except to find the city culpable. I just hope it doesn't come to that.

p.s. As one of the comments discussed increased vehicle and pedestrian traffic that would be directed into the neighborhood, I should mention that there is almost no paved sidewalk on 165th west of Aurora and no paved sidewalk on Linden Ave N, from 163rd to 170th.

Dillon - Under section 20.40.355 "Enhanced Shelter"

While under subsection C, there are rules and regulations for the shelter and under subsection I.1 How often are 'regular reports' to the city? Will these metrics be made available and public?

I.3 Who will establish or control the threshold level? Will law enforcement calls that involve shelter residents that are in the nearby neighborhood(s) be measured counted against the threshold?

I.4 Where will the coordination plan be published? Who establishes, manages, and has authority over the coordination plan?

I.5. Where will the good neighbor plan be published? How will these metrics be collected and published?

Development Code Amendment Decision Criteria

2. The amendment will not adversely affect the public health, safety, or general welfare; and...

Please provide more details regarding the index criteria mentioned in the Staff Analysis.

Pfeil - I am not your boss's favorite person and you aren't going to like what I say so I rather get this in correctly. I haven't quite finished, but I'll send this part now.

Your SEPA checklist has been done in a very haphazard manner. Currently this property is zoned R-48, and you wish to rezone it as Mixed Business. Mixed Business will allow for things to be sited here that would otherwise not be and at a higher density. You are about to open a door that will allow things to be placed here and at higher density that, otherwise, would not be allowed. Before you open that door, you need to consider what that impact could have both to the environment and the surrounding neighbors because once that door is opened, you may not get very much input and can have extremely serious detrimental impacts that you can do nothing about because you've already, essentially, given the consent by changing the zone.

In the SEPA checklist you state that the surrounding areas are also zoned Mixed Business and only the properties to the west are zoned low density residential. That is correct but it gives a false impression of things. The property at 16357 Aurora Ave. N. shares it's north property line with 165th St. and it's east property line with Aurora. It shares its south property line with 1 Mixed Business zoned property and a property that is zoned R-48 and has an apartment complex. The other property lines are shared with five R-6 residential properties. Most of the commercially developed properties "surrounding" this property are over 300 feet away across Aurora or about 50 feet away across 165th. With the exception of the Mixed Business property that shares the border to the south of this property, there are "transitions" and "buffers" between this property and the other mixed business zones, in the form of 165th St. and Aurora. As you stated in your checklist there is no transition or buffer between this property and the residential properties.

Also, as stated, most of the impacts are going to be felt by the residential property owners.

Question A7: Do you have any plans for future additions, expansion, or further activity related to or connected with this project? If yes, explain:

You state no propose actions directly related to this rezone. That is not completely accurate and is misleading. There may be no concrete architectural plan but there is definitely proposed actions in play. There is a memo dated July 23, 2020 from Debbie

Tarry addressed to the mayor and city council members. Ms. Tarry states in there that King County and King County Housing Authority (KCHA) made it **VERY** clear that they were interested in this parcel of land <u>if</u> they could be guaranteed that it would be zoned for higher density. King County Housing Authority also made it very clear that their desire to put public supportive housing or, possibly, low-income housing at this location.

Specifically, KCHA likes it for the "potential to transition to permanent supportive housing" but they want "A change in zoning to allow for higher density is what makes this property most attractive to KCHA." (July 23, 2020 Debby Tarry Memo)

Facts that, at least some individuals in the city, are extremely aware of, and it is very evident in emails back and for from the city and various other entities. There are emails to this fact between Colleen Kelly and Mark Ellerbrook (Dept of Community and Human Services)

To put in public supportive housing or low income housing the current building would have to go. Most likely it needs to go anyway; it is old and has many issues, not the least of which is constant flooding.

Question A11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are several errors and omissions in your response. You state that King County plans on converting the nursing home to an Enhanced Shelter. Unless something has changed, it is the King County Housing Authority that will own this property. King County Housing Authority is **NOT** King County even though King County is in the name. Additionally, it is well known by the city, county, and some members of the public that King County Housing Authority only plans on using this site as an Enhanced Shelter on a short-term basis. The ultimate plan is to turn it into public support housing in the not-too-distant future. This is again documented in the July 23, 2020 memo mentioned previously. It states: "will be able to be utilized as a shelter in the short term."

I noticed that you chose your words very carefully. "There may be interior modifications to the existing structure but there are no plans to increase the square footage of the structure." That, at face value, is true. There are no plans to increase the square footage of the structure. The plans are to tear the building down after the shelter runs its course. There have been emails back and forth between the city and various other entities as to this fact. When asked by the city, KCHA was very clear that they are "not in the business of shelters" they are in the "busines of housing". It's like their own version of a conditional use permit. "Okay, you can use our property as a shelter but in

a couple of years, this is our plans for it...." (Note: This is not a quote but a summation of what they said.)

Question B1a: General description of site:

It states that this property is mostly flat. That is again incorrect. Portions of this property may be flat, but it is also sloped. The service road has a distinct slope to it and there is also a man-made deep ditch all allow the property line of the R18 portion of this property and the property at 16344 Linden Ave. (Image 1 and Image 2 and Image 1b) Because of this sloping there are already issues with flooding on this property. You want to increase the density, how is that going to increase the existing flood issues.

Question B1b. What is the steepest slope on the site?

Again, you respond that it is generally flat. Again, not accurate. The service road is sloped so my guess it is that technically the building is also on a slope too. The service road is sloped enough to cause major flood issues. They used to have sandbags along the building to help with the issues, but it didn't help very much. There is also the ditch/crevice that was created when the razed the parking lot. It is hard to tell in the pictures, but I would say it is about 2-3 feet deep. (Image 1 and 2)

Question B1d: Are there surface indications or history of unstable soils in the immediate vicinity?

There was a good size sinkhole on the service road directly behind the building. It appeared around one-two years ago and it was "patched" up. There is another one beginning to form. Regardless of whether you choose to acknowledge the plans to build a much larger building at this location or not. Rezoning it Mixed Business opens the door to that possibility. There is evidence of unstable ground at this location while it has a lower density use. You want to increase the density; what impact is the increased density going to have on the unstable ground? What impact could this have on the properties around this property? If you allow for an increase in density is there a potential of larger sink holes to occur? Will in encompass some of the surrounding neighbors' properties?

Question B1f: Could erosion occur as a result of clearing, construction, or use?

There is an issue with some extensive erosion at present located along the service road. This is not helped by the nursing home's "pond". Whenever it rains there an extremely large puddle. (Image 4) The "boundaries" of the puddle are growing over time, in part due to the crumbling of the road. It will often "overflow" and cover the service road. (Not seen in image)

There is more erosion located along the property line between the service road and one of the residential properties. This has been compounded by nursing home property. Flooding is a major issue on this property (has been for years). It is not an uncommon sight to see the "nursing home" funneling water into one of the neighbor's

yards after heavy rain. (It depends on where the flooding occurred as to where they "dump" it. We have witness this on countless occasions. I'm not sure if the more recent water "dumping" is from flooding or some other issue. We took a video of it the last time. They have a hose that they run over to the neighbor's yard) (Image 5). Will allowing an increase density to exacerbate the issues?

Question B3a1: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Again, you provide only a half answer. Boeing Creek empties out into Puget Sound and goes into Hidden Lake. Hidden Lake has some sediment build up issues; a fact that is well documented by the city. According to the city of Shoreline, these issues were created because of "major development along Aurora Ave N. which greatly increased storm runoff flows to the creek which, in turn, have caused erosion issues with the Boeing Creek ravine."

So, the city knows that increase storm runoff due to the development of Aurora Ave N. has caused problems with erosion along Boeing Creek and that it has resulted in a very expensive problem that Shoreline is having to resolve. Elsewhere in this checklist you acknowledge that increase density can increase storm runoff. Increase storm runoff from development on Aurora has already had significant negative environmental impacts. You are proposing to increase the density of a large parcel. What impact is that increase density going to have on the existing problem and could it result in future issues in Boeing Creek ravine? Will this increase the rate of erosion already occurring and speed up the problems at Hidden Lake? I have not fully read up on the Hidden Lake project plans but will mitigation measures being taken be sufficient to prevent further erosion in Boeing Creek ravine? If the storm runoff increases, will those measures be enough?

This cause and effect is <u>exactly</u> the type of thing that the SEPA checklist is supposed to help identify. Maybe, if a similar checklist had been done all those years ago, we would not currently be faced with the situation and costs we are currently faced with at Hidden Lake. They could have identified the potential for future problems and planned mitigation strategies to prevent it. Of course, if they had responded to the question like you are responding to it currently, then, yes, we would still be in the same boat. You are considering rezone for mixed business. You have the dimensions of the property; you can't figure out what the maximum size of building could exist here and calculate the potential increase in storm run off? There is another property in Shoreline that is zoned Mixed Business, it is little more than half the size of this property. The plan is for a six-story building with 173 (or 179, can't remember which) units. What is the maximum number of units that could go this property? Doesn't have to be accurate. THAT can happen at the planning stage. All you have to do is estimate worst case scenario and consider the impact that could have.

Also, you state that Boeing Creek is a non-fish habitat. Yet in another project done in this exact same area, Boeing Creek was identified by NOAA Fisheries as to the potential presence of Chinook and Coho salmon. I also know that students release salmon into Boeing Creek and that Boeing Creek is part of the WRIA Salmon Habitat Project List. (WRIA is the Water Resource Inventory and Assessment Effort). As already shown by the damage with Hidden Lake, what happens at one end of the creek can have major negative impacts down the line of the creek.

So again, what impacts would allowing an increased in density have to Boeing Creek, Hidden Lake, and the restoration and preservation of a salmon habitat?

Question B3c: Water runoff (including stormwater):

As I mentioned above, storm water is a major issue on this property. The building itself has been flooded <u>many</u> times from the rain. Numerous times we have seen them pumping water out of the building and dumping the water in the neighbor's yard.

(If I had to guess, at least with the respect of the nursing home property, I do not think the drains are position right for proper drainage and there is an overall lack of drains. know you said the property is flat, but it is not really. It has enough sloping to it that it hinders draining. Rainwater does run uphill.)

Question B4e. List all noxious weeds and invasive species known to be on or near the site.

Japanese knotweed and blackberry bushes are on this property in the R18 zone. These two plants have been having a large impact on the two properties surrounding it. The R18 portion of the property was originally covered in both Japanese knotweed and blackberry bushes and came right up to where our fence currently stands and ended about a small car length from the side of the road (165th). In 1992/1993, the owners of the nursing home at that time razed it down and created the parking lot. (We have quite a few photos of this) (They did not do this with any permits or anything) They did not properly remove these noxious weeds. For the last 17 years my mother has been working hard to keep the knotweed out of our yard. As recommended in the King County brochure she cuts the stems to the ground every two weeks along where are property lines meet. In the last year or so the knotweed has been winning and has breached the perimeter of our yard. About ten years ago the knotweed got its foothold into the property to the south of us (16344 Linden Ave. N.). There was a fence between the two properties, but the knotweed destroyed that then the blackberry bushes and knotweed invaded.

The blackberry bushes are a Class C noxious weed in Washington state. The Japanese knotweed is a class B noxious weed in Washington state. Japanese Knotweed is also listed by the World Conservation Union as one of the world's worst invasive species because it is aggressive and destructive. It can grow as much as 4 inches a day during its growing season. It is very easily spread from shoes or clothes

and can grow from the smallest of rhizome fragments. MB designation increases density and foot traffic which could lead to further dispersal of this weed. Also, as you also stated, an increase in density can increase storm runoff which will also provide a method of transportation further contamination. There are no rules that state they have to remove it per se. Removal is extremely difficult and labor intensive. The roots can go down at least 10 feet cause major issues with erosion and soil instability. (Images 6-24)

Question 6b:

If a building is 70 feet tall, exactly what is the maximum shadow it would cast? How many properties would sit in its shadow and for how long (would their houses always fall in the shadow or would they be shadowed half the day, that is what I mean). People need sunlight. Living in a home that is forever in the shadows can have detrimental effects on a person. Granted they are talking about something else, but it should also be asked how will this impact neighbors ability to grow their own food or gardens. These things need sunlight and you may be cutting people off from that.

Question 7a3

You state this is a non-project action because it is for a new zoning designation and will not result in storage of toxic or hazardous chemicals. This statement is incorrect. You wish to change this property from a residential zone to a mixed business zone. We know what the immediate plans are for the property based on who owns it and their stated intent. However, at any point, this property could be sold and any one of those things you listed for this question could be placed at this site. As you have already stated in this checklist, there is no transition between this property and low-density residential homes. What would be the impact should one of those types of businesses operate near residential homes? By changing the zoning to Mixed Business you are opening the door for the potential, so if this were to happen, what would be the impact on the property owners surrounding this property?

Question B7a5

As above. This would allow commercial use such as you describe in Question 7a3. Despite what we know the plans are, plans can change and properties can be sold. It will already be zoned Mixed Busines so any one of those things can go in here. If this property was purchased at a future date and they chose to put in an automotive repair shop how do you plan to mitigate environmental health hazards to the surrounding neighbors? Contrary to how you portray it, residential homeowners are the closet to this property, they are the ones that will be feeling the effects of this. As you said, there is no buffer or transition? Would allow this site to be Mixed Business, is there anything that could go here that would cause environmental health hazards to the homeowners given how close they are?

Question B7b

Again, what are you opening the door to? As you stated there is no transition between this property and low-density residential homeowners. Even though we know the plans are for this property, at any time in the future this property could be sold. What if an auto repair shop went in here? The constant use of tools and equipment would create a definite noise level that would impact the residential neighbors. You said that could occur would be consist with surrounding uses. The residential users are the closest ones to the property. So, can you really state that the noise level of something like an automotive repair shop will have the same noise level as a low-density residential Even if a 200-250 unit dwelling was placed here, would it really be the same zone? noise/commotion level as the single family residential zones surrounding it? King County Housing Authority wants to put in public supportive housing. If a 200-250 unit for public supportive housing was placed there, would it really have the same noise level as the surrounding users? The Morrison Hotel, also public supportive housing, is 190 units. In 2019 it had over 2500 police calls to the property, averaging seven a day. The majority of these calls were in conjunction with the Fire Dept./Medics.

Question B8a.

As I mentioned in the first part, you state that there is no transition zone from the more intensive zoning to the lower intensity zoning. Thus, any impacts would be most likely directed to the lower density areas. These are people's homes, let's put a little more thought process into this. Two of the criteria for making a determination on rezoning that the council has to consider are 1) Whether the rezone will adversely affect the public, public health, safety, or general welfare and 2) Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

How about a more thorough assessment on how the increased density could impact the adjacent residential users? You know there will be impacts and that the impacts are going to be mostly felt by the adjacent residential users? How is the city council supposed to meet their criteria if you do not properly analysis what these impacts will be and how much impact will they have?

Question B8d. Ask if there are plans to demolish the existing structure on site.

You state not however I have read emails between the city of Shoreline and numerous other entities that state this is untrue. It was very clear that an enhanced shelter would be placed there on a temporary basis, possibly two years. Colleen Kelly sent an email asking about the potential of this going on longer and the response back was that King County Housing Authority is in the business of housing, not shelters. They have no problem doing so on a short-term basis, but they will not be doing so on a long-term basis.

Question D1.

You acknowledge that stormwater runoff would occur. As stated above, development along Aurora Ave N. has already resulted in increased stormwater runoff into Boeing

Creek which has resulted in erosion in Boeing Creek ravine and buildup of sediment in Hidden Lake. How will this exacerbate this problem?

Question D2.

As stated above, development of Aurora Ave N. has resulted in increased water runoff into Boeing Creek, increase water runoff has led to erosion of Boeing Creek ravine and buildup of sediment in Hidden Lake. Boeing Creek is a salmon habitat. How could this impact the salmon habitat?

Description of images:

Image 1 is circa August 1993 after they razed down the knotweed and blackberry bushes to create the parking lot. They did not make it level with the surrounding properties.

Image 2 is September 1993, one month later, slightly different angle. I did change the saturation and such on it just to make it clearer for you to see in the scan. The fence is the one between the R18 zone and 16344 Linden Ave. All that vegetation is there only one month (at most a month and a half) after razed everything. (That is the time difference between when Image 1 was taken and Image 2). This "ditch" is still there under all the knotweed and blackberry bushes.

Image 4: The large puddle. This is several days after rain. The left side is on the service road. The road has eroded away there.

Image 5: This is part of the hose that they use and they run it into the neighbor's yard. It is always there. There was a similar one down further where the worse of the flooding would occur. Again, I don't know if this particular one is from flooding issues or something else, but it is a frequent occurrence).

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Image 6: This was taken after they razed down the R18 side. Sorry for the white strip. Because this is a public document, I blocked out the person in the picture. The greenery behind the backhoe (?) are the tops of the apple trees in the backyard of the property on 16344 Linden Ave. The building to the right of the strip is their garage. The greenery in from of that is some grape vines that they had and our garden.

For anyone that is born after 1990, that may ever read this document. This is an actual photograph. It was taken with a camera that had film. Digital photography did not exist back then, at least it wasn't as mainstream as it is now. I'm sure there is some fancy way I could do this with some program, but I went with what works- a strip of white paper over the photo.

Image 7: Same thing but different view before the fence was put up between the R18 portion and the neighboring property on 165th. Greenery in corner on left is again, the garden.

Image 8: Razing in progress This time facing what is now the School for Baseball (at the time it was the Meyer's Sign Company)

Image 9: This is an image of the R18 portion of the property as it was being razed. This shows the portion of the lot that is closer to the property at 16344 Linden Ave.

Image 10: This was in the winter of 1989 (I believe, or 1990). This is the R18 portion of the property. The tall stuff is the Japanese Knotweed. The brambles are the blackberry bushes. The view is diagonal. If the bushes weren't there, I believe you would be looking at the portion of the building where the kitchen is.

Image 11: This is again looking towards the R18 property. The tree to the left is a fruit tree, the dark tree back by the fence is an old cottonwood tree. All the other green is blackberries and knotweed. And I also obviously didn't do a good job cropping.

Image 12: That is the cottonwood tree and the greenery underneath is the R18 lot. These are very good shots and, if I hadn't been in a rush, I probably wouldn't have included them.

Image 13: This picture I messed with the filters things a bit so you could see it better. In the picture on the left there is the fence post. The dark spot just above that is a man. There is a dark line that you can see that seems to start near the lower orange spot. That is the back fence. The dark man is standing just on the OTHER side of that fence. Everything behind him is the blackberry bushes on the R18 lot. (The real photo is much clearer).

- Image 14: Again, razing the blackberry bushes and knotweed. Top picture is facing nursing home. Bottom picture is facing Meyer Sign Company (School for Baseball)
- Image 15: These images are from 1989-1990. Top one is blackberry bushes and the tall stuff to the right in the picture is the knotweed. Lower picture, another shot of blackberry bushes.
- Image 16: More shots of the it all coming down. That is U-Haul behind the vehicle. To the left is the Japanese Knotweed, in front is blackberries, I'm not sure what is on the right. It looks like a tree. Which is possible. The bottom picture. The dark shaded portion in the middle of the picture, just above the dirt, is the neighbor's fence. Just above that is their grape vines. The greenery above that is the tops of their apple trees.
- Image 17: More razing shots. U-Haul is clearer now. The greenery on the left is Knotweed.
- Image 18: Greenery is top of knotweed.
- Image 19: Winter of 1989 (or 90). Blackberry bushes smushed under a lot of snow. Building in back is nursing home.
- Image 20: The apple orchard covered in snow in the backyard of 16344 Linden Ave. N (1989)
- Image 21: The neighbor's yard today. Looking into the apple orchard from a different angle. There is apple tree in all that. The rest is blackberries and knotweed from the R18 lot. (Owner of property lives out of state and it was a rental. Owner had no idea that their property was being overrun).
- Image 22: Winterized knotweed from several weeks ago. Looking towards School for Baseball and U-Haul.
- Image 23: Winterized knotweed. The dark brown is what is left of the neighbor's fence that used to exist between the R18 portion and 16344 Linden Ave. (The fence seen in Image 1 and 2). The other wood is a wood pallet that someone dragged back there.
- Image 24: Winterized knotweed. Looking directly facing nursing home.

Difference between their side and our side picture: It is as it sounds. After they finished razing the property. We did not have the crevice that existed between them and the property on Linden but there was a good 6-9-inch difference.

Map:

The property is quite large, and I wanted it close enough up, so I printed it in three sections and put them together. The word sort of above the larger white building is "Sloped" and I drew arrows the direction it was sloped. The word above that is "Residential" The smaller white portion has a word to the left of it; that is "hose" and the

arrow is directing where the hose is located (at least the one in the image already sent). The arrow that goes across from that shows general area where the water gets funneled to. That is where erosion is happening because of the water. The words on the green is "Noxious Weeds" That is where the blackberries and Knotweed are. The black mark is where the major puddle is. In purple, which is hard to see, I drew an arrow where the erosion of the road is along the puddle edge. The words under "puddle" are "service road" indicating that is where the "service road" "starts". The rest of it shows that the property has one Mixed Business property to the south. An R-48 residential zone also to the south. Residential all down the side of the service road (I think they are all R-6). It is bordered by Aurora on one side and 165th St. to the north and Mixed Business to the north of that. Your map and statements are very misleading. You try to make it sound like this property is just a R-48 island surround by a sea of mixed business. It is and it isn't. You talk of things such as "transitions" and "buffers" that typically exist between Mixed Business and residential zones. You acknowledge these are not present between this property and the residential properties. That is correct as you can see. However, the "transitions" and "buffers" DO exist between THIS property and the OTHER MIXED BUSINESS properties in the forms of Aurora and 165th St.

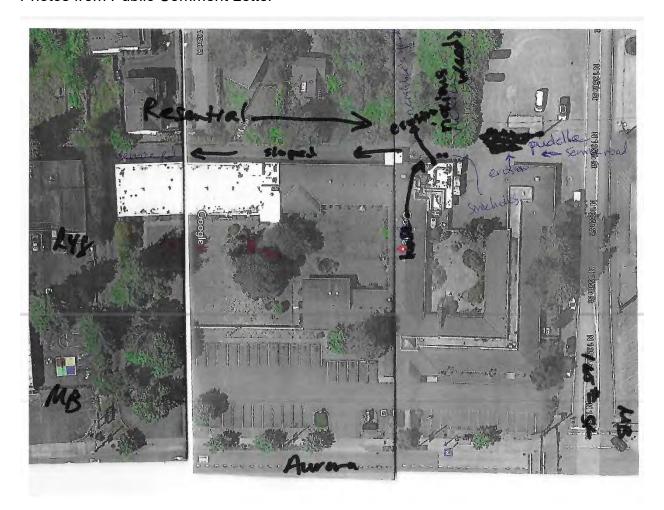
Pfeil – Something else came to mind. With regards to toxic/hazardous chemicals. There is going to come a time in the not so distant future that the Knotweed and Blackberry bushes are going to need to be dealt with particularly if this property is rezone Mixed Business. There is no point in having a higher density if you are not planning on using it. Knotweed is HARD to get rid of. If toxic chemicals are used what will be the impact on the surrounding properties? Those roots can go down 10 feet or more (particularly since knotweed has been present on that property for over 40 years). This property sits a lot higher than the surrounding properties and who knows how extensive the root system is. What is going to be the impact to the neighbors and their properties?

Also, based on the evidence, I would guess there is some underground water source. Cottonwood, Japanese knotweed, and blackberry bushes all require a great deal of water and are usually found near a water source. Then you also have the flooding that happens along the back side of the Linden property and along the service road. That all lines up with the U-Haul property which used to be a water pump station that supplied water to a large area. Is there a water source of some kind that we are unaware of? Could chemicals used for the knotweed potentially contaminate other areas? With Boeing Creek being so close, is there any chemical used could get into the creek and poison it for the salmon, or could it get into Puget Sound?

It has never been an issue before because no one did anything about it, other than my mother constantly cutting it back like you are supposed to. If this is rezone Mixed

Business with the idea to have higher density and use more of the property, something will have to be done. What impact can that have?

Photos from Public Comment Letter



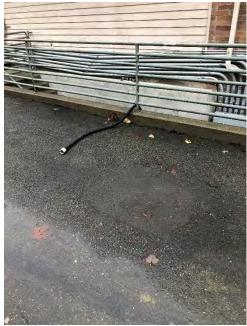






































Allison Taylor

From: Tom Bachelder <batch369@gmail.com>
Sent: Thursday, February 18, 2021 5:03 PM

To: Hearing Examiner; Steve Szafran; Bethany Wolbrecht-Dunn

Carl Marquardt; Doug Holman; Nancy Pfeil; batch369; Jennifer Lee (Personal)

Subject: [EXTERNAL] For the record, we oppose the re-zoning proposal at 16357 Aurora Ave N

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The City's proposal to rezone the property at 16357 Aurora Av N from Residential to Mixed Business Use is of concern to us, since we own a residential property directly adjacent to this site and must oppose the zoning change. We do not have the necessary computer equipment to attend the 2/18/21 meeting but do want our objection included in the meeting discussion.

It is our position that it is the City's and County's sacred mission to supply adequate housing to Shoreline in the midst of housing shortage but not to apply a quick-fix bandaid to simply address homelessness. The proposed zoning change has already imposed a financial burden us now and the loss in equity will soon be felt by the neighborhood property owners who will find the market values for their properties are less than the mortgaged amounts.

We already have experienced evidence of this after finding potential purchasers of our property at 16344 Linden Av N unwilling to pursue any purchase after learning of the City's plan. "The buyer realized that the homeless shelter will drop the value of the homes in that area substantially. They have decided to withdraw their offer." The neighbors on the Linden Avenue block will soon find the same painful reality that their properties suddenly become undesirable through no fault of their own but because a shelter is allowed to operate right by the residential area.

The City and the County should not be allowed to impose disproportionate financial sacrifices on us and our neighbors who have been dutifully paying property taxes. We support any well-planned housing development on the old nursing home lot but strongly oppose re-zoning simply to allow for the operation of a shelter.

Sincerely,

Tom Bachelder and Jennifer Lee Property owner of 16344 Linden Ave N

Allison Taylor

From: webmaster@shorelinewa.gov

Sent: Thursday, February 18, 2021 6:00 PM

To: Plancom; Carla Hoekzema

Subject: [EXTERNAL] Contact the Planning Commission

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

Form Name: Contact the Planning Commission

Date & Time: 02/18/2021 5:59 pm

Response #: 64
Submitter ID: 41008

IP address: 75.168.156.160 **Time to complete:** 2 min., 34 sec.

Survey Details: Answers Only

Page 1

- 1. (o) Don't Know
- 2. (o) Email
- **3.** Tom Bachelder & Jennifer Lee
- 4. 1493 Fulham Streetbatch369@gmail.com
- **5.** 12/18/2021
- **6.** re-zoning proposal for 16357 Aurora
- 7. The City's proposal to rezone the property at 16357 Aurora Av N from Residential to Mixed Business Use is of concern to us, since we own a residential property directly adjacent to this site and must oppose the zoning change. We do not have the necessary computer equipment to attend the 2/18/21 meeting but do want our objection included in the meeting discussion.

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Sincerely,

AttaEkimilein 1918

Tom Bachelder and Jennifer Lee Property owner of 16344 Linden Ave N

Thank you,

City of Shoreline

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

Allison Taylor

From: Renee Dillon <dillon819@hotmail.com>
Sent: Monday, February 8, 2021 11:28 PM

To: Steve Szafran

Subject: [EXTERNAL] RE: SEPA Environmental Checklist for Rezoning of 16357 Aurora Ave N

Attachments: Appeal.docx

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To: Steve Szafran, City of Shoreline, Senior City Planner,

I write this email as a direct reaction to receiving the SEPA Environment notice sent via mail service and recognizing the impact the rezoning will have for the City of Shoreline and, more specifically, my neighborhood and 'back yard'.

I plan to submit an appeal (PFA) to the Hearing Examiner and will pay the associated fee. The Grounds for Administrative appeal will be based on the findings, conclusions or decision prepared by the Director or review authority are not supported by substantial evidence. (Ord. 238 Ch. III § 5(e), 2000). I look forward to any comments you may have in regards to this appeal, either prior to or after formal submission.

Being less formal than the appeal, my concern is that there has not been an appropriate level of environmental analysis as to the impact this shelter will have to the adjacent neighborhood nor even comparable information provided for such a shelter in proximity to the residential makeup of the neighborhood. I have lived at my address in Shoreline for 8+ years with my son and 7 (about to be 8) year old granddaughter. In that context, I am concerned that the process and oversight of the shelter will not properly address the safety concerns of the neighborhood regarding those residents and staff when they are just outside the perimeter of the shelter. As I believe this will impact public services, e.g. Local & County Law Enforcement, that are already under greater scrutiny given the recent political climate, I am also concerned that the City and County are not taking appropriate measures to address what will inevitably lead to a gap that puts my family and neighbors having to cope with these impacts.

I do agree that there is a need for more 'Low Income' Housing in North King County, and I would prefer that this specific zoning stay as it is, R-48, to allow the possibility for this type of residential conversion to the existing property. However, I do not agree with allowing the 'convenience' to the county of converting this existing facility (with very little conversion required) into a shelter with little to no project changes that doesn't seem to consider several other viable and available locations that are in less residential areas (e.g. the Aurora corridor from 125th to 145th in Seattle), that are already zoned Mixed Businesses, and seem to be a more logical choice for a shelter given other related service needs to the homeless (e.g. the Social Security office, Unemployment office at NSCC and other related facilities).

As I have also received the follow-up notice for the neighborhood meeting/zoom call on February 18, I plan to attend to ask questions regarding the 'indexed criteria'. As security of personal property and safety are my, and several of my neighbor's, concern, my focus of questions will be on how the city and county will continue to adequately provide this and what steps will be available if/when these basic city services are lacking. If there are impacts that are directly attributable to the rezoning, I may have no other choice except to find the city culpable. I just hope it doesn't come to that.

p.s. As one of the comments discussed increased vehicle and pedestrian traffic that would be directed into the neighborhood, I should mention that there is almost no paved sidewalk on 165th west of Aurora and no paved sidewalk on Linden Ave N, from 163rd to 170th.

AttaExmient98

Respectfully, Renee Dillon Ph: 2063904152

Sent from Mail for Windows 10

RE: SEPA Environmental Checklist for Rezoning of 16357 Aurora Ave N, Shoreline, Wa. 98133.

https://www.shorelinewa.gov/home/showpublisheddocument?id=50746: "Rezone one parcel located at 16357 Aurora Avenue N from Residential, 48 units/ acre (R-48) and Residential, 18 units/ acre (R-18) to Mixed-Business (MB)" submitted by the City of Shoreline Planning and Community Development.

To: City of Shoreline's Hearing Examiner

From: Renee Dillon, an impacted City resident (address upon request) to the rezoning action in the adjacent neighborhood west of the aforementioned parcel.

Subject: An Administrative Appeal to the City of Shoreline's Hearing Examiner based on the "...findings, conclusions or decision prepared by the ... review authority are not supported by substantial evidence. (Ord. 238 Ch. III § 5(e), 2000). "

Note: all section references are in based on the aforementioned SEPA Environmental Checklist.

Appeal on section B.7.a.4

Section Title: Describe special emergency services that might be required.

The proposal is for a non-project action to adopt a new zoning designation for the site and will not require special emergency services. Any services related to development/re-development would be based on the type of hazard for that use.

Objection to this statement ".. will not require special emergency services." as unsubstantiated with no additional evidence to support this assertion e.g. a obtain a related comparison to similar shelters introduced in other comparable Cities or neighborhoods. Please perform 'due diligence' to give objective evidence.

Appeal on section B.7.b.2

Section Title: Noise

The proposal is for a non-project action to adopt a new zoning designation for the site and will not create noise.

Objection to statement: ".. will not create noise." as unsubstantiated with no additional evidence e.g. related comparison to similar shelters introduced in other comparable neighborhoods, and likely unfounded, given the inability to control the pedestrian traffic created by the rezoning. Please perform 'due diligence' to give objective evidence.

Given that it is stated as a 24/7 enhanced shelter for homeless individuals (stated on multiple <u>City of Shoreline</u> and King County site pages e.g.), there will be an increase in noise directly impacting those single-family homes west of the location, as the new individual activity could occur at all hours. Also the prior 'nursing home' residents would, by the nature of care, produce less noise than homeless individuals. While it may be that the individual adhere to the shelter requirement to current Noise ordinances while on the location premise, zoning and noise levels of Multi Use Residential locations

should be different for Mixed Business zoning and the aforementioned pedestrian traffic, potentially as a result of not adhering to the shelter requirements for instance, will subject the adjacent neighborhood to an increase in noise levels.

Appeal on section B.8.a

Section Title: What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Transitioning from a 'Residential' designation will impact the neighborhood to the west, acknowledged by the SEPA submission. This proposal will rezone the property to a higher intensity zoning district. As stated in the submission: "While the MB zone is consistent with commercial zoning in the surrounding area, there is not a transition zone from the more intensive zoning to the lower intensity zoning. Thus, any impacts would be most likely directed to the lower density areas. These impacts may include such things as increased vehicular and pedestrian traffic."

Objection to statement in this section is based on omission of impact evidence to the community. This impact should formally call out the need for an environmental impact analysis, using both comparative and objective information gathered. The submitters did not provide the changes and impacts of converting this location to a 'Mixed Business' classification or the consequential impact the zoning will have on the residential neighborhood other than increases in Vehicle and Pedestrian 'traffic'. Before allowing such a major change to a neighborhood, and restating the request, there should be an 'in depth' impact analysis on how this will affect residents in these adjacent zones before allowing the zoning change to be approved.

Opinion: Once changed, the likelihood of reverting back to R-# is nil. Objective data is requested to confirm or debunk this opinion on how often a reversal to Residential from Mixed Business occurs. In other words, once the change is made and the impact is determined to be adverse to the City, the cost of correcting the rezoning 'mistake' i.e. the recovery plan, will be untenable and the damage will remain.

Appeal on section B.9.a

Section Title: Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

"...The site is also within the Aurora Ave N Corridor Multifamily Tax Exemption Area which permits waiver of the ad valorem tax when providing housing for 70% of less of AMI."

Also stated in section 9.b, the following statement should have been placed in section 9.a.

The individual rooms in a congregate setting do not meet the City's expectations for affordable housing.

Objections to the statements in this section are based on the 'lack of' benefit to the City of Shoreline and its residents, including the social aspects of increasing 'Non Profit' businesses in the city and the need for more 'low income' housing. As it is important for the City to support 'Non Profit' businesses, as such, there will be no tax benefits for the City of Shoreline to address the increased services or the, very

likely, related property value impacts and associated tax base impacts for the single-family homes in the west adjacent R-6 zones. While reiterating the submitted statement that this rezoning does not address the City's expectations in regards to affordable housing, there is no conclusion or finding formally stating this 'lack of benefit' other than by implication.

Appeal on section B.15.a & b

Section Title: a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The proposed rezone would provide for high intensity land uses to be permitted by the MB zone. Given the higher density and uses that are different than the existing zones, there may be an increase for public services. This increase would be linked to the type and size of any development/redevelopment project.

Section Title: b. Proposed measures to reduce or control direct impacts on public services, if any.

None. The non-project proposal is not anticipated to increase the need for public services. Future development on the site may increase the need for public services and the level of service and demand will be determined based on the scope and scale of the redevelopment actions.

Objection to these statements which acknowledge that there "... may be an increase for public services" but then contradict this in the next section with "...is not anticipated to increase the need for public services". As the contradiction does not provide evidence in either direction, related comparison to similar shelters introduced in other comparable neighborhoods should be referenced.

Given the nature of an 'Enhanced Shelter', it should be considered that Public services such as calls to Shoreline Police and Shoreline Fire Department will increase based on the occupancy change after the rezoning. Comparing the residents that were provided nursing care to residents requiring 'Homeless Shelter' care, there will be a distinct difference in Public Service calls. Nursing Care residences are rarely involved in Public Services other than ambulatory assistance. In contrast, some 'Homeless Shelter' residents may be transported to and/or from the shelter by law enforcement, as stated on the City of Shoreline & King County websites in describing the shelter operation (if needed, links upon request).

Additionally, the likelihood of an increase in Public Services to the immediate west of the rezoning location is the single-family homes zoned R-6 must be acknowledged, along with the increase in pedestrian traffic (see section 8.a provided as concurrence to this point) on their way to or leaving the 'Enhanced Shelter'. While there is no existing evidence to support this, it should be evaluated to provide substantial evidence to the contrary before making the statement in the SEPA. The submitter should provide appropriate comparitive evidence that there will / will not be an increase in the potential of committed criminal offenses e.g. Public nuisance, Public disturbance, Trespass, Prowling, Theft, Controlled Substance Violations, etc. to the adjacent neighborhood zones.

The commercial businesses to the north, south, and east have security measures that would restrict access more than the R-6 zoned areas, given these businesses already consider the added security as a

business expense vs. the resident's (R1-R6) limited resources and reliance on emergency services to assist with security. Based on the location, individuals 'transported' to the shelter that are required to leave the facility will, if transit fare is provided, take the 'E' line bus and return to original or alternative locations that can better accommodate need.

However, it is more likely that residents and staff will proceed into the adjacent, less secure R-6 neighborhood as well as into the vicinity of the Richmond Highlands Park and Shorewood High School just 3 and 5 blocks distance respectively. In the SEPA submission section B.12.b: *New users 'of the park' may seek to engage in different activities, thereby displacing current user activities.* What is meant by the statement 'different activities'? The likelihood of the increase in pedestrians trespassing on private property or in nearby parks and schools, other related public service calls involving these pedestrians should be acknowledged to increase. Please note that the SEPA submission implicitly concurs with this re: section B.8.a: ... any impacts would be most likely directed to the lower density areas. These impacts may include such things as increased vehicular and pedestrian traffic. However, it does not appropriately provide evidence in either direction in providing the amount of public services that may or may not be needed, which is, again, the justification for appeal.

Allison Taylor

From: webmaster@shorelinewa.gov

Sent: Thursday, February 18, 2021 6:26 PM

To: Plancom; Carla Hoekzema

Subject: [EXTERNAL] Contact the Planning Commission

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

Form Name: Contact the Planning Commission

Date & Time: 02/18/2021 6:25 pm

Response #: 65
Submitter ID: 41009

IP address: 50.125.95.126
Time to complete: 2 min., 36 sec.

Survey Details: Answers Only

Page 1

- 1. (o) Highland Terrace
- **2.** (o) Email
- 3. Renee Dillon
- 4. dillon819@hotmail.com
- **5.** 02/18/2021
- **6.** Zoning code amendment for 16357 Aurora
- 7. Under section 20.40.355 "Enhanced Shelter"

While under subsection C, there are rules and regulations for the shelter and under subsection I.1 How often are 'regular reports' to the city?, Will these metrics be made available and public?

- I.3 Who will establish or control the threshold level? Will law enforcement calls that involve shelter residents that are in the nearby neighborhood(s) be measured counted against the threshold?
- I.4 Where will the coordination plan be published? Who establishes, manages, and has authority over the coordination plan?
- I.5. Where will the good neighbor plan be published? How will these metrics be collected and published?

Development Code Amendment Decision Criteria

2. The amendment will not adversely affect the public health, safety or general welfare; and... Please provide more details regarding the index criteria mentioned in the Staff Analysis.

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Allison Taylor

From: Nancy Pfeil <tigger5426@gmail.com>
Sent: Friday, February 12, 2021 4:06 PM

To: Steve Szafran

Subject: Re: [EXTERNAL] Clarification

Attachments: Image 1.jpg; Image 2.jpg; difference between our side and their side Image 1b.pdf; Image 4.JPG;

Image 5.JPG; Image 6.jpg; Image 7.jpg; Image 8.pdf; Image 9.jpg; Image 10.jpg; Image 11.jpg; Image

12.jpg; Image 13.jpg; Image 14.jpg; Image 15.jpg; Image 16.jpg; Image17.pdf; Image 18.pdf

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Here are some of them

On Fri, Feb 12, 2021 at 3:58 PM Nancy Pfeil < tigger5426@gmail.com > wrote:

I am not your boss's favorite person and you aren't going to like what I say so I rather get this in correctly. I haven't quite finished but I'll send this part now.

Your SEPA checklist has been done in a very haphazard manner. Currently this property is zoned R-48, and you wish to rezone it as Mixed Business. Mixed Business will allow for things to be sited here that would otherwise not be and at a higher density. You are about to open a door that will allow things to be placed here and at higher density that, otherwise, would not be allowed. Before you open that door, you need to consider what that impact could have both to the environment and the surrounding neighbors because once that door is opened, you may not get very much input and can have extremely serious detrimental impacts that you can do nothing about because you've already, essentially, given the consent by changing the zone.

In the SEPA checklist you state that the surrounding areas are also zoned Mixed Business and only the properties to the west are zoned low density residential. That is correct but it gives a false impression of things. The property at 16357 Aurora Ave. N. shares it's north property line with 165th St. and it's east property line with Aurora. It shares its south property line with 1 Mixed Business zoned property and a property that is zoned R-48 and has an apartment complex. The other property lines are shared with five R-6 residential properties. Most of the commercially developed properties "surrounding" this property are over 300 feet away across Aurora or about 50 feet away across 165th. With the exception of the Mixed Business property that shares the border to the south of this property, there are "transitions" and "buffers" between this property and the other mixed business zones, in the form of 165th St. and Aurora. As you stated in your checklist there is no transition or buffer between this property and the residential properties.

Also, as stated, most of the impacts are going to be felt by the residential property owners.

Question A7: Do you have any plans for future additions, expansion, or further activity related to or connected with this project? If yes, explain:

You state no propose actions directly related to this rezone. That is not completely accurate and is misleading. There may be no concrete architectural plan but there is definitely proposed actions in play. There is a memo dated July 23, 2020 from Debbie Tarry addressed to the mayor and city council members. Ms. Tarry states in there that King County and King County Housing Authority (KCHA) made it **VERY** clear that they were interested in this parcel of land **if** they could be guaranteed that it would be zoned for higher density.

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King County Housing Authority also made it very clear that their desire to put public supportive housing or, possibly, low-income housing at this location.

Specifically, KCHA likes it for the "potential to transition to permanent supportive housing" but they want "A change in zoning to allow for higher density is what makes this property most attractive to KCHA." (July 23, 2020 Debby Tarry Memo)

Facts that, at least some individuals in the city, are extremely aware of, and it is very evident in emails back and for from the city and various other entities. There are emails to this fact between Colleen Kelly and Mark Ellerbrook (Dept of Community and Human Services)

To put in public supportive housing or low income housing the current building would have to go. Most likely it needs to go anyway; it is old and has many issues, not the least of which is constant flooding.

Question A11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are several errors and omissions in your response. You state that King County plans on converting the nursing home to an Enhanced Shelter. Unless something has changed, it is the <u>King County Housing Authority</u> that will own this property. King County Housing Authority is <u>NOT</u> King County even though King County is in the name. Additionally, it is well known by the city, county, and some members of the public that King County Housing Authority only plans on using this site as an Enhanced Shelter on a short-term basis. The ultimate plan is to turn it into public support housing in the not-too-distant future. This is again documented in the July 23, 2020 memo mentioned previously. It states: "will be able to be utilized as a shelter in the short term."

I noticed that you chose your words very carefully. "There may be interior modifications to the existing structure but there are no plans to increase the square footage of the structure." That, at face value, is true. There are no plans to increase the square footage of the structure. The plans are to tear the building down after the shelter runs it's course. There have been emails back and forth between the city and various other entities as to this fact. When asked by the city, KCHA was very clear that they are "not in the business of shelters" they are in the "business of housing". It's like their own version of a conditional use permit. "Okay, you can use our property as a shelter but in a couple of years, this is our plans for it...." (Note: This is not a quote but a summation of what they said.)

Question B1a: General description of site:

It states that this property is mostly flat. That is again incorrect. Portions of this property may be flat, but it is also sloped. The service road has a distinct slope to it and there is also a man-made deep ditch all allow the property line of the R18 portion of this property and the property at 16344 Linden Ave.. (Image 1 and Image 2 and Image 1b) Because of this sloping there are already issues with flooding on this property. You want to increase the density, how is that going to increase the existing flood issues.

Question B1b. What is the steepest slope on the site?

Again, you respond that it is generally flat. Again, not accurate. The service road is sloped so my guess it is that technically the building is also on a slope too. The service road is sloped enough to cause major flood issues. They used to have sandbags along the building to help with the issues but it didn't help very much. There is also the ditch/crevice that was created when the razed the parking lot. It is hard to tell in the pictures but I would say it is about 2-3 feet deep. (Image 1 and 2)

Question B1d: Are there surface indications or history of unstable soils in the immediate vicinity?

There was a good size sinkhole on the service road directly behind the building. It appeared around one-two years ago and it was "patched" up. There is another one beginning to form. Regardless of whether you choose to acknowledge the plans to build a much larger building at this location or not. Rezoning it Mixed Business opens the door to that possibility. There is evidence of unstable ground at this location while it has a lower density use. You want to increase the density, what impact is the increased density going to have on the unstable ground? What impact could this have on the properties around this property? If you allow for an increase in density is there a potential of larger sink holes to occur? Will in encompass some of the surrounding neighbors' properties?

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There is an issue with some extensive erosion at present located along the service road. This is not helped by the nursing home's "pond". Whenever it rains there an extremely large puddle. (Image 4) The "boundaries" of the puddle are growing over time, in part due to the crumbling of the road. It will often "overflow" and cover the service road. (Not seen in image)

There is more erosion located along the property line between the service road and one of the residential properties. This has been compounded by nursing home property. Flooding is a major issue on this property (has been for years). It is not an uncommon sight to see the "nursing home" funneling water into one of the neighbor's yards after heavy rain. (It depends on where the flooding occurred as to where they "dump" it. We have witness this on countless occasions. I'm not sure if the more recent water "dumping" is from flooding or some other issue. We took a video of it the last time. They have a hose that they run over to the neighbor's yard) (Image 5). Will allowing an increase density to exacerbate the issues?

Question B3a1: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Again, you provide only a half answer. Boeing Creek empties out into Puget Sound and also goes into Hidden Lake. Hidden Lake has some sediment build up issues; a fact that is well documented by the city. According to the city of Shoreline, these issues were created because of "major development along Aurora Ave N. which greatly increased storm runoff flows to the creek which, in turn, have caused erosion issues with the Boeing Creek ravine."

So, the city knows that increase storm runoff due to the development of Aurora Ave N. has caused problems with erosion along Boeing Creek and that it has resulted in a very expensive problem that Shoreline is having to resolve. Elsewhere in this checklist you acknowledge that increase density can increase storm runoff. Increase storm runoff from development on Aurora has already had significant negative environmental impacts. You are proposing to increase the density of a large parcel. What impact is that increase density going to have on the existing problem and could it result in future issues in Boeing Creek ravine? Will this increase the rate of erosion already occurring and speed up the problems at Hidden Lake? I have not fully read up on the Hidden Lake project plans but will mitigation measures being taken be sufficient to prevent further erosion in Boeing Creek ravine? If the storm runoff increases, will those measures be enough?

This cause and effect is <u>exactly</u> the type of thing that the SEPA checklist is supposed to help identify. Maybe, if a similar checklist had been done all those years ago, we would not currently be faced with the situation and costs we are currently faced with at Hidden Lake. They could have identified the potential for future problems and planned mitigation strategies to prevent it. Of course, if they had responded to the question like you are

responding to it currently, then, yes, we would still be in the same boat. You are considering rezone for mixed business. You have the dimensions of the property, you can't figure out what the maximum size of building could exist here and calculate the potential increase in storm run off? There is another property in Shoreline that is zoned Mixed Business, it is little more than half the size of this property. The plan is for a six story building with 173 (or 179, can't remember which) units. What is the maximum number of units that could go this property? Doesn't have to be accurate. THAT can happen at the planning stage. All you have to do is estimate worse case scenario and consider the impact that could have.

Also, you state that Boeing Creek is a non-fish habitat. Yet in another project done in this exact same area, Boeing Creek was identified by NOAA Fisheries as to the potential presence of Chinook and Coho salmon. I also know that students release salmon into Boeing Creek and that Boeing Creek is part of the WRIA Salmon Habitat Project List. (WRIA is the Water Resource Inventory and Assessment Effort). As already shown by the damage with Hidden Lake, what happens at one end of the creek can have major negative impacts down the line of the creek.

So again, what impacts would allowing an increased in density have to Boeing Creek, Hidden Lake, and the restoration and preservation of a salmon habitat?

Question B3c: Water runoff (including stormwater):

As I mentioned above, storm water is a major issue on this property. The building itself has been flooded many times from the rain. Numerous times we have seen them pumping water out of the building and dumping the water in the neighbor's yard.

(If I had to guess, at least with the respect of the nursing home property, I do not think the drains are position right for proper drainage and there is an overall lack of drains. I know you said the property is flat, but it is not really. It has enough sloping to it that it hinders draining. Rainwater does run uphill.)

Question B4e. List all noxious weeds and invasive species known to be on or near the site.

Japanese knotweed and blackberry bushes are on this property in the R18 zone. These two plants have been having a large impact on the two properties surrounding it. The R18 portion of the property was originally covered in both Japanese knotweed and blackberry bushes and came right up to where our fence currently stands and ended about a small car length from the side of the road (165th). In 1992/1993, the owners of the nursing home at that time razed it down and created the parking lot. (We have quite a few photos of this) (They did not do this with any permits or anything) They did not properly remove these noxious weeds. For the last 17 years my mother has been working hard to keep the knotweed out of our yard. As recommended in the King County brochure she cuts the stems to the ground every two weeks along where are property lines meet. In the last year or so the knotweed has been winning and has breached the perimeter of our yard. About ten years ago the knotweed got its foothold into the property to the south of us (16344 Linden Ave. N.). There was a fence between the two properties, but the knotweed destroyed that then the blackberry bushes and knotweed invaded.

The blackberry bushes are a Class C noxious weed in Washington state. The Japanese knotweed is a class B noxious weed in Washington state. Japanese Knotweed is also listed by the World Conservation Union as one of the world's worst invasive species because it is aggressive and destructive. It can grow as much as 4 inches a day during its growing season. It is very easily spread from shoes or clothes and can grow from the smallest of rhizome fragments. MB designation increases density and foot traffic which could lead to further dispersal of this weed. Also, as you also stated, an increase in density can increase storm runoff which will also provide a method of transportation further contamination. There are no rules that state they have to

remove it per se. Removal is extremely difficult and labor intensive. The roots can go down at least 10 feet cause major issues with erosion and soil instability. (Images 6-24)

Question 6b:

If a building is 70 feet tall, exactly what is the maximum shadow it would cast? How many properties would sit in its shadow and for how long (would their houses always fall in the shadow or would they be shadowed half the day, that is what I mean). People need sunlight. Living in a home that is forever in the shadows can have detrimental effects on a person. Granted they are talking about something else, but it should also be asked how will this impact neighbors ability to grow their own food or gardens. These things need sunlight and you may be cutting people off from that.

Question 7a3

You state this is a non-project action because it is for a new zoning designation and will not result in storage of toxic or hazardous chemicals. This statement is incorrect. You wish to change this property from a residential zone to a mixed business zone. We know what the immediate plans are for the property based on who owns it and their stated intent. However, at any point, this property could be sold and any one of those things you listed for this question could be placed at this site. As you have already stated in this checklist, there is no transition between this property and low-density residential homes. What would be the impact should one of those types of businesses operate near residential homes? By changing the zoning to Mixed Business you are opening the door for the potential, so if this were to happen, what would be the impact on the property owners surrounding this property?

Question B7a5

As above. This would allow commercial use such as you describe in Question 7a3. Despite what we know the plans are, plans can change and properities can be sold. It will already be zoned Mixed Busines so any one of those things can go in here. If this property was purchased at a future date and they chose to put in an automotive repair shop how do you plan to mitigate environmental health hazards to the surrounding neighbors? Contrary to how you portray it, residential homeowners are the closet to this property, they are the ones that will be feeling the effects of this. As you said, there is no buffer or transition? Would allow this site to be Mixed Business, is there anything that could go here that would cause environmental health hazards to the homeowners given how close they are?

Question B7b

Again, what are you opening the door to? As you stated there is no transition between this property and low-density residential homeowners. Even though we know the plans are for this property, at any time in the future this property could be sold. What if an auto repair shop went in here? The constant use of tools and equipment would create a definite noise level that would impact the residential neighbors. You said that could occur would be consist with surrounding uses. The residential users are the closest ones to the property. So, can you really state that the noise level of something like an automotive repair shop will have the same noise level as a low-density residential zone? Even if a 200-250 unit dwelling was placed here, would it really be the same noise/commotion level as the single family residential zones surrounding it? King County Housing Authority wants to put in public supportive housing. If a 200-250 unit for public supportive housing was placed there, would it really have the same noise level as the surrounding users? The Morrison Hotel, also public supportive housing, is 190 units. In 2019 it had over 2500 police calls to the property, averaging seven a day. The majority of these calls were in conjunction with the Fire Dept./Medics.

Question B8a.

As I mentioned in the first part, you state that there is no transition zone from the more intensive zoning to the lower intensity zoning. Thus, any impacts would be most likely directed to the lower density areas. These are people's homes, let's put a little more thought process into this. Two of the criteria for making a determination on rezoning that the council has to consider are 1) Whether the rezone will adversely affect the public, public health, safety, or general welfare and 2) Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

How about a more through assessment on how the increased density could impact the adjacent residential users? You know there will be impacts and that the impacts are going to be mostly felt by the adjacent residential users? How is the city council supposed to meet their criteria if you do not properly analysis what these impacts will be and how much impact will they have?

Question B8d. Ask if there are plans to demolish the existing structure on site.

You state not however I have read emails between the city of Shoreline and numerous other entities that state this is untrue. It was very clear that an enhanced shelter would be placed there on a temporary basis, possibly two years. Colleen Kelly sent an email asking about the potential of this going on longer and the response back was that King County Housing Authority is in the business of housing, not shelters. They have no problem doing so on a short-term basis, but they will not be doing so on a long-term basis.

Question D1.

You acknowledge that stormwater runoff would occur. As stated above, development along Aurora Ave N. has already resulted in increase stormwater runoff into Boeing Creek which has resulted in erosion in Boeing Creek ravine and build up of sediment in Hidden Lake. How will this exacerbate this problem?

Question D2.

As stated above, development of Aurora Ave N. has resulted in increased water runoff into Boeing Creek, increase water run off has led to erosion of Boeing Creek ravine and buildup of sediment in Hidden Lake. Boeing Creek is a salmon habitat. How could this impact the salmon habitat?

Description of images:

Image 1 is circa August 1993 after they razed down the knotweed and blackberry bushes to create the parking lot. They did not make it level with the surrounding properties.

Image 2 is September 1993, one month later, slightly different angle. I did change the saturation and such on it just to make it clearer for you to see in the scan. The fence is the one between the R18 zone and 16344 Linden Ave. All that vegetation is there only one month (at most a month and a half) after razed everything. (That is the time difference between when Image 1 was taken and Image 2). This "ditch" is still there under all the knotweed and blackberry bushes.

Image 4: The large puddle. This is several days after rain. The left side is on the service road. The road has eroded away there.

Image 5: This is part of the hose that they use and they run it into the neighbor's yard. It is always there. There was a similar one down further where the worse of the flooding would occur. Again, I don't know if this particular one is from flooding issues or something else but it is a frequent occurrence).

On Fri, Feb 12, 2021 at 3:14 PM Steve Szafran < sszafran@shorelinewa.gov> wrote:

Anytime this evening if fine. I have also issued the Notice of Application and Notice of Public Hearing for the rezone. The comment period for these two notices will end March 17 which is the date of the public hearing. You will be able to submit comments to me up until the public hearing on March 17. You will also have the opportunity to comment at the public hearing in front of the Hearing Examiner.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Friday, February 12, 2021 2:51 PM
To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: Re: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the end of the day 4 pm or 5 pm?

Nancy

On Wed, Feb 10, 2021 at 9:52 PM Steve Szafran < sszafran@shorelinewa.gov > wrote:

Yes, you may submit comments via email to <u>sszafran@shorelinewa.gov</u>. You may submit your email by the end of the day on February 12.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Wednesday, February 10, 2021 7:08 PM To: Steve Szafran < tszafran@shorelinewa.gov >

Subject: [EXTERNAL] Clarification

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This is what the request for comments states:

If you have any questions, please contact: Steven Szafran, AICP, Senior Planner, Planning & Community Development, City of Shoreline, at (206) 801-2512 OR e-mail: sszafran@shorelinewa.gov

Return your comments to:

City of Shoreline c/o Steve Szafran 17500 Midvale Avenue N Shoreline, WA 98133-4905

Comments are due by: February 12, 2021

Does that mean that comments cannot be submitted to this email address? It states if you have questions email (this email). Then states Submit comments: and provides the above address. I would take that to mean that comments can only be submitted via mail not email. Is this true?

Do they have to be postmarked February 12, 2021 or received by February 12, 2021? Can we drop them off in person since it is rather late to mail it if it has to be received by the 12th.

Sincerely,

Nancy



















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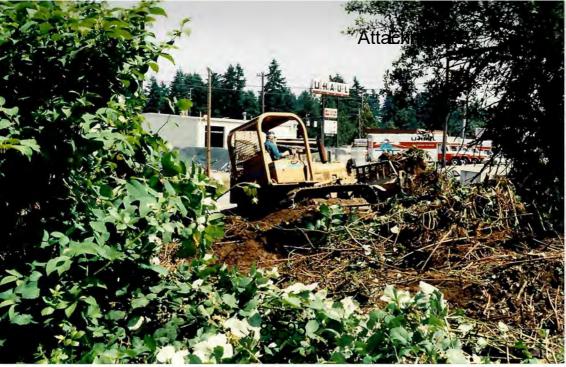








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Allison Taylor

From: Nancy Pfeil <tigger5426@gmail.com>
Sent: Friday, February 12, 2021 4:06 PM

To: Steve Szafran

Subject: Re: [EXTERNAL] Clarification

Attachments: Neighbor's yard in 1990 Image 20.jpg

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This cause and effect is <u>exactly</u> the type of thing that the SEPA checklist is supposed to help identify. Maybe, if a similar checklist had been done all those years ago, we would not currently be faced

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with the situation and costs we are currently faced with at Hidden Lake. They could have identified the potential for future problems and planned mitigation strategies to prevent it. Of course, if they had responded to the question like you are responding to it currently, then, yes, we would still be in the same boat. You are considering rezone for mixed business. You have the dimensions of the property, you can't figure out what the maximum size of building could exist here and calculate the potential increase in storm run off? There is another property in Shoreline that is zoned Mixed Business, it is little more than half the size of this property. The plan is for a six story building with 173 (or 179, can't remember which) units. What is the maximum number of units that could go this property? Doesn't have to be accurate. THAT can happen at the planning stage. All you have to do is estimate worse case scenario and consider the impact that could have.

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So again, what impacts would allowing an increased in density have to Boeing Creek, Hidden Lake, and the restoration and preservation of a salmon habitat?

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As I mentioned above, storm water is a major issue on this property. The building itself has been flooded many times from the rain. Numerous times we have seen them pumping water out of the building and dumping the water in the neighbor's yard.

(If I had to guess, at least with the respect of the nursing home property, I do not think the drains are position right for proper drainage and there is an overall lack of drains. I know you said the property is flat, but it is not really. It has enough sloping to it that it hinders draining. Rainwater does run uphill.)

Question B4e. List all noxious weeds and invasive species known to be on or near the site.

Japanese knotweed and blackberry bushes are on this property in the R18 zone. These two plants have been having a large impact on the two properties surrounding it. The R18 portion of the property was originally covered in both Japanese knotweed and blackberry bushes and came right up to where our fence currently stands and ended about a small car length from the side of the road (165th). In 1992/1993, the owners of the nursing home at that time razed it down and created the parking lot. (We have quite a few photos of this) (They did not do this with any permits or anything) They did not properly remove these noxious weeds. For the last 17 years my mother has been working hard to keep the knotweed out of our yard. As recommended in the King County brochure she cuts the stems to the ground every two weeks along where are property lines meet. In the last year or so the knotweed has been winning and has breached the perimeter of our yard. About ten years ago the knotweed got its foothold into the property to the south of us (16344 Linden Ave. N.). There was a fence between the two properties, but the knotweed destroyed that then the blackberry bushes and knotweed invaded.

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Ouestion D2.

As stated above, development of Aurora Ave N. has resulted in increased water runoff into Boeing Creek, increase water run off has led to erosion of Boeing Creek ravine and buildup of sediment in Hidden Lake. Boeing Creek is a salmon habitat. How could this impact the salmon habitat?

Description of images:

Image 1 is circa August 1993 after they razed down the knotweed and blackberry bushes to create the parking lot. They did not make it level with the surrounding properties.

Image 2 is September 1993, one month later, slightly different angle. I did change the saturation and such on it just to make it clearer for you to see in the scan. The fence is the one between the R18 zone and 16344 Linden Ave. All that vegetation is there only one month (at most a month and a half) after razed everything. (That is the time difference between when Image 1 was taken and Image 2). This "ditch" is still there under all the knotweed and blackberry bushes.

Image 4: The large puddle. This is several days after rain. The left side is on the service road. The road has eroded away there.

Image 5: This is part of the hose that they use and they run it into the neighbor's yard. It is always there. There was a similar one down further where the worse of the flooding would occur. Again, I don't know if this particular one is from flooding issues or something else but it is a frequent occurrence).

On Fri, Feb 12, 2021 at 3:14 PM Steve Szafran <sszafran@shorelinewa.gov> wrote:

Anytime this evening if fine. I have also issued the Notice of Application and Notice of Public Hearing for the rezone. The comment period for these two notices will end March 17 which is the date of the public hearing. You will be able to submit comments to me up until the public hearing on March 17. You will also have the opportunity to comment at the public hearing in front of the Hearing Examiner.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Friday, February 12, 2021 2:51 PM
To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: Re: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the end of the day 4 pm or 5 pm?

Nancy

On Wed, Feb 10, 2021 at 9:52 PM Steve Szafran <sszafran@shorelinewa.gov> wrote:

Yes, you may submit comments via email to sszafran@shorelinewa.gov. You may submit your email by the end of the day on February 12.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Wednesday, February 10, 2021 7:08 PM To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is what the request for comments states:

If you have any questions, please contact: Steven Szafran, AICP, Senior Planner, Planning & Community Development, City of Shoreline, at (206) 801-2512 OR e-mail: sszafran@shorelinewa.gov

Return your comments to:

City of Shoreline c/o Steve Szafran 17500 Midvale Avenue N Shoreline, WA 98133-4905

Comments are due by: February 12, 2021

Does that mean that comments cannot be submitted to this email address? It states if you have questions email (this email). Then states Submit comments: and provides the above address. I would take that to mean that comments can only be submitted via mail not email. Is this true?

Do they have to be postmarked February 12, 2021 or received by February 12, 2021? Can we drop them off in person since it is rather late to mail it if it has to be received by the 12th.

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Sincerely,

Nancy



Allison Taylor

From: Nancy Pfeil <tigger5426@gmail.com>
Sent: Friday, February 12, 2021 4:07 PM

To: Steve Szafran

Subject: Re: [EXTERNAL] Clarification

Attachments: Image 21 Neighbor's yard today.JPG; knotweed today Image 22.JPG; knotweed and what's left of

neighbor's fence Image 23.JPG; winter knotweed Image 24.JPG

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is no Image 3 at the moment. I have tro figure out how to get it off my phone.

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil < tigger5426@gmail.com > wrote:

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil < tigger5426@gmail.com > wrote: Here are some of them

On Fri, Feb 12, 2021 at 3:58 PM Nancy Pfeil < tigger5426@gmail.com> wrote:

I am not your boss's favorite person and you aren't going to like what I say so I rather get this in correctly. I haven't quite finished but I'll send this part now.

Your SEPA checklist has been done in a very haphazard manner. Currently this property is zoned R-48, and you wish to rezone it as Mixed Business. Mixed Business will allow for things to be sited here that would otherwise not be and at a higher density. You are about to open a door that will allow things to be placed here and at higher density that, otherwise, would not be allowed. Before you open that door, you need to consider what that impact could have both to the environment and the surrounding neighbors because once that door is opened, you may not get very much input and can have extremely serious detrimental impacts that you can do nothing about because you've already, essentially, given the consent by changing the zone.

In the SEPA checklist you state that the surrounding areas are also zoned Mixed Business and only the properties to the west are zoned low density residential. That is correct but it gives a false impression of things. The property at 16357 Aurora Ave. N. shares it's north property line with 165th St. and it's east property line with Aurora. It shares its south property line with 1 Mixed Business zoned property and a property that is zoned R-48 and has an apartment complex. The other property lines are shared with five R-6 residential properties. Most of the commercially developed properties "surrounding" this property are over 300 feet away across Aurora or about 50 feet away across 165th. With the exception of the Mixed Business property that shares the border to the south of this property, there are "transitions" and "buffers" between this property and the other mixed business zones, in the form of 165th St. and Aurora. As you stated in your checklist there is no transition or buffer between this property and the residential properties.

Also, as stated, most of the impacts are going to be felt by the residential property owners.

Question A7: Do you have any plans for future additions, expansion, or further activity related to or connected with this project? If yes, explain:

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You state no propose actions directly related to this rezone. That is not completely accurate and is misleading. There may be no concrete architectural plan but there is definitely proposed actions in play. There is a memo dated July 23, 2020 from Debbie Tarry addressed to the mayor and city council members. Ms. Tarry states in there that King County and King County Housing Authority (KCHA) made it **VERY** clear that they were interested in this parcel of land **if** they could be guaranteed that it would be zoned for higher density. King County Housing Authority also made it very clear that their desire to put public supportive housing or, possibly, low-income housing at this location.

Specifically, KCHA likes it for the "potential to transition to permanent supportive housing" but they want "A change in zoning to allow for higher density is what makes this property most attractive to KCHA." (July 23, 2020 Debby Tarry Memo)

Facts that, at least some individuals in the city, are extremely aware of, and it is very evident in emails back and for from the city and various other entities. There are emails to this fact between Colleen Kelly and Mark Ellerbrook (Dept of Community and Human Services)

To put in public supportive housing or low income housing the current building would have to go. Most likely it needs to go anyway; it is old and has many issues, not the least of which is constant flooding.

Question A11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are several errors and omissions in your response. You state that King County plans on converting the nursing home to an Enhanced Shelter. Unless something has changed, it is the <u>King County Housing Authority</u> that will own this property. King County Housing Authority is <u>NOT</u> King County even though King County is in the name. Additionally, it is well known by the city, county, and some members of the public that King County Housing Authority only plans on using this site as an Enhanced Shelter on a short-term basis. The ultimate plan is to turn it into public support housing in the not-too-distant future. This is again documented in the July 23, 2020 memo mentioned previously. It states: "will be able to be utilized as a shelter in the short term."

I noticed that you chose your words very carefully. "There may be interior modifications to the existing structure but there are no plans to increase the square footage of the structure." That, at face value, is true. There are no plans to increase the square footage of the structure. The plans are to tear the building down after the shelter runs it's course. There have been emails back and forth between the city and various other entities as to this fact. When asked by the city, KCHA was very clear that they are "not in the business of shelters" they are in the "business of housing". It's like their own version of a conditional use permit. "Okay, you can use our property as a shelter but in a couple of years, this is our plans for it...." (Note: This is not a quote but a summation of what they said.)

Question B1a: General description of site:

It states that this property is mostly flat. That is again incorrect. Portions of this property may be flat, but it is also sloped. The service road has a distinct slope to it and there is also a man-made deep ditch all allow the property line of the R18 portion of this property and the property at 16344 Linden Ave.. (Image 1 and Image 2 and Image 1b) Because of this sloping there are already issues with flooding on this property. You want to increase the density, how is that going to increase the existing flood issues.

Question B1b. What is the steepest slope on the site?

Again, you respond that it is generally flat. Again, not accurate. The service road is sloped so my guess it is that technically the building is also on a slope too. The service road is sloped enough to cause major flood issues. They used to have sandbags along the building to help with the issues but it didn't help very much. There is also the ditch/crevice that was created when the razed the parking lot. It is hard to tell in the pictures but I would say it is about 2-3 feet deep. (Image 1 and 2)

Question B1d: Are there surface indications or history of unstable soils in the immediate vicinity?

There was a good size sinkhole on the service road directly behind the building. It appeared around one-two years ago and it was "patched" up. There is another one beginning to form. Regardless of whether you choose to acknowledge the plans to build a much larger building at this location or not. Rezoning it Mixed Business opens the door to that possibility. There is evidence of unstable ground at this location while it has a lower density use. You want to increase the density, what impact is the increased density going to have on the unstable ground? What impact could this have on the properties around this property? If you allow for an increase in density is there a potential of larger sink holes to occur? Will in encompass some of the surrounding neighbors' properties?

Question B1f: Could erosion occur as a result of clearing, construction, or use?

There is an issue with some extensive erosion at present located along the service road. This is not helped by the nursing home's "pond". Whenever it rains there an extremely large puddle. (Image 4) The "boundaries" of the puddle are growing over time, in part due to the crumbling of the road. It will often "overflow" and cover the service road. (Not seen in image)

There is more erosion located along the property line between the service road and one of the residential properties. This has been compounded by nursing home property. Flooding is a major issue on this property (has been for years). It is not an uncommon sight to see the "nursing home" funneling water into one of the neighbor's yards after heavy rain. (It depends on where the flooding occurred as to where they "dump" it. We have witness this on countless occasions. I'm not sure if the more recent water "dumping" is from flooding or some other issue. We took a video of it the last time. They have a hose that they run over to the neighbor's yard) (Image 5). Will allowing an increase density to exacerbate the issues?

Question B3a1: Is there any surface water body on or in the immediate vicinity of the site (including yearround and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Again, you provide only a half answer. Boeing Creek empties out into Puget Sound and also goes into Hidden Lake. Hidden Lake has some sediment build up issues; a fact that is well documented by the city. According to the city of Shoreline, these issues were created because of "major development along Aurora Ave N. which greatly increased storm runoff flows to the creek which, in turn, have caused erosion issues with the Boeing Creek ravine."

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From: Nancy Pfeil < tigger5426@gmail.com > Sent: Friday, February 12, 2021 2:51 PM
To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: Re: [EXTERNAL] Clarification

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Is the end of the day 4 pm or 5 pm?

Nancy

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Return your comments to:

City of Shoreline c/o Steve Szafran 17500 Midvale Avenue N Shoreline, WA 98133-4905

Comments are due by: February 12, 2021

	Does that mean that comments cannot be submitted to this email address? It states if you have questions email (this email). Then states Submit comments: and provides the above address. I would take that to mean that comments can only be submitted via mail not email. Is this true?
	Do they have to be postmarked February 12, 2021 or received by February 12, 2021? Can we drop them off in person since it is rather late to mail it if it has to be received by the 12th.
	Sincerely,
	Nancy









Allison Taylor

From: Nancy Pfeil <tigger5426@gmail.com>
Sent: Friday, February 12, 2021 4:21 PM

To: Steve Szafran

Subject: Re: [EXTERNAL] Clarification

Attachments: Image 8.pdf

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Image 8 got missed

On Fri, Feb 12, 2021 at 4:07 PM Nancy Pfeil < tigger5426@gmail.com > wrote:
There is no Image 3 at the moment. I have tro figure out how to get it off my phone.

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil <tigger5426@gmail.com> wrote:

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil < tigger5426@gmail.com > wrote: Here are some of them

On Fri, Feb 12, 2021 at 3:58 PM Nancy Pfeil < tigger5426@gmail.com> wrote:

I am not your boss's favorite person and you aren't going to like what I say so I rather get this in correctly. I haven't quite finished but I'll send this part now.

Your SEPA checklist has been done in a very haphazard manner. Currently this property is zoned R-48, and you wish to rezone it as Mixed Business. Mixed Business will allow for things to be sited here that would otherwise not be and at a higher density. You are about to open a door that will allow things to be placed here and at higher density that, otherwise, would not be allowed. Before you open that door, you need to consider what that impact could have both to the environment and the surrounding neighbors because once that door is opened, you may not get very much input and can have extremely serious detrimental impacts that you can do nothing about because you've already, essentially, given the consent by changing the zone.

In the SEPA checklist you state that the surrounding areas are also zoned Mixed Business and only the properties to the west are zoned low density residential. That is correct but it gives a false impression of things. The property at 16357 Aurora Ave. N. shares it's north property line with 165th St. and it's east property line with Aurora. It shares its south property line with 1 Mixed Business zoned property and a property that is zoned R-48 and has an apartment complex. The other property lines are shared with five R-6 residential properties. Most of the commercially developed properties "surrounding" this property are over 300 feet away across Aurora or about 50 feet away across 165th. With the exception of the Mixed Business property that shares the border to the south of this property, there are "transitions" and "buffers" between this property and the other mixed business zones, in the form of 165th St. and Aurora. As you stated in your checklist there is no transition or buffer between this property and the residential properties.

Also, as stated, most of the impacts are going to be felt by the residential property owners.

Question A7: Do you have any plans for future additions, expansion, or further activity related to or connected with this project? If yes, explain:

You state no propose actions directly related to this rezone. That is not completely accurate and is misleading. There may be no concrete architectural plan but there is definitely proposed actions in play. There is a memo dated July 23, 2020 from Debbie Tarry addressed to the mayor and city council members. Ms. Tarry states in there that King County and King County Housing Authority (KCHA) made it **VERY** clear that they were interested in this parcel of land **if** they could be guaranteed that it would be zoned for higher density. King County Housing Authority also made it very clear that their desire to put public supportive housing or, possibly, low-income housing at this location.

Specifically, KCHA likes it for the "potential to transition to permanent supportive housing" but they want "A change in zoning to allow for higher density is what makes this property most attractive to KCHA." (July 23, 2020 Debby Tarry Memo)

Facts that, at least some individuals in the city, are extremely aware of, and it is very evident in emails back and for from the city and various other entities. There are emails to this fact between Colleen Kelly and Mark Ellerbrook (Dept of Community and Human Services)

To put in public supportive housing or low income housing the current building would have to go. Most likely it needs to go anyway; it is old and has many issues, not the least of which is constant flooding.

Question A11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are several errors and omissions in your response. You state that King County plans on converting the nursing home to an Enhanced Shelter. Unless something has changed, it is the <u>King County Housing Authority</u> that will own this property. King County Housing Authority is <u>NOT</u> King County even though King County is in the name. Additionally, it is well known by the city, county, and some members of the public that King County Housing Authority only plans on using this site as an Enhanced Shelter on a short-term basis. The ultimate plan is to turn it into public support housing in the not-too-distant future. This is again documented in the July 23, 2020 memo mentioned previously. It states: "will be able to be utilized as a shelter in the short term."

I noticed that you chose your words very carefully. "There may be interior modifications to the existing structure but there are no plans to increase the square footage of the structure." That, at face value, is true. There are no plans to increase the square footage of the structure. The plans are to tear the building down after the shelter runs it's course. There have been emails back and forth between the city and various other entities as to this fact. When asked by the city, KCHA was very clear that they are "not in the business of shelters" they are in the "business of housing". It's like their own version of a conditional use permit. "Okay, you can use our property as a shelter but in a couple of years, this is our plans for it...." (Note: This is not a quote but a summation of what they said.)

Question B1a: General description of site:

It states that this property is mostly flat. That is again incorrect. Portions of this property may be flat, but it is also sloped. The service road has a distinct slope to it and there is also a man-made deep ditch all allow the property line of the R18 portion of this property and the property at 16344 Linden Ave.. (Image 1 and Image 2 and Image 1b) Because of this sloping there are already issues with flooding on this property. You want to increase the density, how is that going to increase the existing flood issues.

Question B1b. What is the steepest slope on the site?

Again, you respond that it is generally flat. Again, not accurate. The service road is sloped so my guess it is that technically the building is also on a slope too. The service road is sloped enough to cause major flood issues. They used to have sandbags along the building to help with the issues but it didn't help very much. There is also the ditch/crevice that was created when the razed the parking lot. It is hard to tell in the pictures but I would say it is about 2-3 feet deep. (Image 1 and 2)

Question B1d: Are there surface indications or history of unstable soils in the immediate vicinity?

There was a good size sinkhole on the service road directly behind the building. It appeared around one-two years ago and it was "patched" up. There is another one beginning to form. Regardless of whether you choose to acknowledge the plans to build a much larger building at this location or not. Rezoning it Mixed Business opens the door to that possibility. There is evidence of unstable ground at this location while it has a lower density use. You want to increase the density, what impact is the increased density going to have on the unstable ground? What impact could this have on the properties around this property? If you allow for an increase in density is there a potential of larger sink holes to occur? Will in encompass some of the surrounding neighbors' properties?

Question B1f: Could erosion occur as a result of clearing, construction, or use?

There is an issue with some extensive erosion at present located along the service road. This is not helped by the nursing home's "pond". Whenever it rains there an extremely large puddle. (Image 4) The "boundaries" of the puddle are growing over time, in part due to the crumbling of the road. It will often "overflow" and cover the service road. (Not seen in image)

There is more erosion located along the property line between the service road and one of the residential properties. This has been compounded by nursing home property. Flooding is a major issue on this property (has been for years). It is not an uncommon sight to see the "nursing home" funneling water into one of the neighbor's yards after heavy rain. (It depends on where the flooding occurred as to where they "dump" it. We have witness this on countless occasions. I'm not sure if the more recent water "dumping" is from flooding or some other issue. We took a video of it the last time. They have a hose that they run over to the neighbor's yard) (Image 5). Will allowing an increase density to exacerbate the issues?

Question B3a1: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Again, you provide only a half answer. Boeing Creek empties out into Puget Sound and also goes into Hidden Lake. Hidden Lake has some sediment build up issues; a fact that is well documented by the city. According to the city of Shoreline, these issues were created because of "major development along Aurora Ave N. which greatly increased storm runoff flows to the creek which, in turn, have caused erosion issues with the Boeing Creek ravine."

So, the city knows that increase storm runoff due to the development of Aurora Ave N. has caused problems with erosion along Boeing Creek and that it has resulted in a very expensive problem that Shoreline is having to resolve. Elsewhere in this checklist you acknowledge that increase density can increase storm runoff. Increase storm runoff from development on Aurora has already had significant negative environmental impacts. You are proposing to increase the density of a large parcel. What impact is that increase density going to have on the existing problem and could it result in future issues in Boeing Creek ravine? Will this increase the rate of erosion already occurring and speed up the problems at Hidden Lake? I have not fully read up on the Hidden Lake project plans but will mitigation measures being taken

be sufficient to prevent further erosion in Boeing Creek ravine? If the storm runoff increases, will those measures be enough?

This cause and effect is <u>exactly</u> the type of thing that the SEPA checklist is supposed to help identify. Maybe, if a similar checklist had been done all those years ago, we would not currently be faced with the situation and costs we are currently faced with at Hidden Lake. They could have identified the potential for future problems and planned mitigation strategies to prevent it. Of course, if they had responded to the question like you are responding to it currently, then, yes, we would still be in the same boat. You are considering rezone for mixed business. You have the dimensions of the property, you can't figure out what the maximum size of building could exist here and calculate the potential increase in storm run off? There is another property in Shoreline that is zoned Mixed Business, it is little more than half the size of this property. The plan is for a six story building with 173 (or 179, can't remember which) units. What is the maximum number of units that could go this property? Doesn't have to be accurate. THAT can happen at the planning stage. All you have to do is estimate worse case scenario and consider the impact that could have.

Also, you state that Boeing Creek is a non-fish habitat. Yet in another project done in this exact same area, Boeing Creek was identified by NOAA Fisheries as to the potential presence of Chinook and Coho salmon. I also know that students release salmon into Boeing Creek and that Boeing Creek is part of the WRIA Salmon Habitat Project List. (WRIA is the Water Resource Inventory and Assessment Effort). As already shown by the damage with Hidden Lake, what happens at one end of the creek can have major negative impacts down the line of the creek.

So again, what impacts would allowing an increased in density have to Boeing Creek, Hidden Lake, and the restoration and preservation of a salmon habitat?

Question B3c: Water runoff (including stormwater):

As I mentioned above, storm water is a major issue on this property. The building itself has been flooded many times from the rain. Numerous times we have seen them pumping water out of the building and dumping the water in the neighbor's yard.

(If I had to guess, at least with the respect of the nursing home property, I do not think the drains are position right for proper drainage and there is an overall lack of drains. I know you said the property is flat, but it is not really. It has enough sloping to it that it hinders draining. Rainwater does run uphill.)

Question B4e. List all noxious weeds and invasive species known to be on or near the site.

Japanese knotweed and blackberry bushes are on this property in the R18 zone. These two plants have been having a large impact on the two properties surrounding it. The R18 portion of the property was originally covered in both Japanese knotweed and blackberry bushes and came right up to where our fence currently stands and ended about a small car length from the side of the road (165th). In 1992/1993, the owners of the nursing home at that time razed it down and created the parking lot. (We have quite a few photos of this) (They did not do this with any permits or anything) They did not properly remove these noxious weeds. For the last 17 years my mother has been working hard to keep the knotweed out of our yard. As recommended in the King County brochure she cuts the stems to the ground every two weeks along where are property lines meet. In the last year or so the knotweed has been winning and has breached the perimeter of our yard. About ten years ago the knotweed got its foothold into the property to the south of us (16344 Linden Ave. N.). There was a fence between the two properties, but the knotweed destroyed that then the blackberry bushes and knotweed invaded.

The blackberry bushes are a Class C noxious weed in Washington state. The Japanese knotweed is a class B noxious weed in Washington state. Japanese Knotweed is also listed by the World Conservation Union as one of the world's worst invasive species because it is aggressive and destructive. It can grow as much as 4 inches a day during its growing season. It is very easily spread from shoes or clothes and can grow from the smallest of rhizome fragments. MB designation increases density and foot traffic which could lead to further dispersal of this weed. Also, as you also stated, an increase in density can increase storm runoff which will also provide a method of transportation further contamination. There are no rules that state they have to remove it per se. Removal is extremely difficult and labor intensive. The roots can go down at least 10 feet cause major issues with erosion and soil instability. (Images 6-24)

Question 6b:

If a building is 70 feet tall, exactly what is the maximum shadow it would cast? How many properties would sit in its shadow and for how long (would their houses always fall in the shadow or would they be shadowed half the day, that is what I mean). People need sunlight. Living in a home that is forever in the shadows can have detrimental effects on a person. Granted they are talking about something else, but it should also be asked how will this impact neighbors ability to grow their own food or gardens. These things need sunlight and you may be cutting people off from that.

Question 7a3

You state this is a non-project action because it is for a new zoning designation and will not result in storage of toxic or hazardous chemicals. This statement is incorrect. You wish to change this property from a residential zone to a mixed business zone. We know what the immediate plans are for the property based on who owns it and their stated intent. However, at any point, this property could be sold and any one of those things you listed for this question could be placed at this site. As you have already stated in this checklist, there is no transition between this property and low-density residential homes. What would be the impact should one of those types of businesses operate near residential homes? By changing the zoning to Mixed Business you are opening the door for the potential, so if this were to happen, what would be the impact on the property owners surrounding this property?

Question B7a5

As above. This would allow commercial use such as you describe in Question 7a3. Despite what we know the plans are, plans can change and properities can be sold. It will already be zoned Mixed Busines so any one of those things can go in here. If this property was purchased at a future date and they chose to put in an automotive repair shop how do you plan to mitigate environmental health hazards to the surrounding neighbors? Contrary to how you portray it, residential homeowners are the closet to this property, they are the ones that will be feeling the effects of this. As you said, there is no buffer or transition? Would allow this site to be Mixed Business, is there anything that could go here that would cause environmental health hazards to the homeowners given how close they are?

Question B7b

Again, what are you opening the door to? As you stated there is no transition between this property and low-density residential homeowners. Even though we know the plans are for this property, at any time in the future this property could be sold. What if an auto repair shop went in here? The constant use of tools and equipment would create a definite noise level that would impact the residential neighbors. You said that could occur would be consist with surrounding uses. The residential users are the closest ones to the property. So, can you really state that the noise level of something like an automotive repair shop will have the same noise level as a low-density residential zone? Even if a 200-250 unit dwelling was placed here,

would it really be the same noise/commotion level as the single family residential zones surrounding it? King County Housing Authority wants to put in public supportive housing. If a 200-250 unit for public supportive housing was placed there, would it really have the same noise level as the surrounding users? The Morrison Hotel, also public supportive housing, is 190 units. In 2019 it had over 2500 police calls to the property, averaging seven a day. The majority of these calls were in conjunction with the Fire Dept./Medics.

Ouestion B8a.

As I mentioned in the first part, you state that there is no transition zone from the more intensive zoning to the lower intensity zoning. Thus, any impacts would be most likely directed to the lower density areas. These are people's homes, let's put a little more thought process into this. Two of the criteria for making a determination on rezoning that the council has to consider are 1) Whether the rezone will adversely affect the public, public health, safety, or general welfare and 2) Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

How about a more through assessment on how the increased density could impact the adjacent residential users? You know there will be impacts and that the impacts are going to be mostly felt by the adjacent residential users? How is the city council supposed to meet their criteria if you do not properly analysis what these impacts will be and how much impact will they have?

Question B8d. Ask if there are plans to demolish the existing structure on site.

You state not however I have read emails between the city of Shoreline and numerous other entities that state this is untrue. It was very clear that an enhanced shelter would be placed there on a temporary basis, possibly two years. Colleen Kelly sent an email asking about the potential of this going on longer and the response back was that King County Housing Authority is in the business of housing, not shelters. They have no problem doing so on a short-term basis, but they will not be doing so on a long-term basis.

Ouestion D1.

You acknowledge that stormwater runoff would occur. As stated above, development along Aurora Ave N. has already resulted in increase stormwater runoff into Boeing Creek which has resulted in erosion in Boeing Creek ravine and build up of sediment in Hidden Lake. How will this exacerbate this problem?

Question D2.

As stated above, development of Aurora Ave N. has resulted in increased water runoff into Boeing Creek, increase water run off has led to erosion of Boeing Creek ravine and buildup of sediment in Hidden Lake. Boeing Creek is a salmon habitat. How could this impact the salmon habitat?

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Allison Taylor

From: Nancy Pfeil <tigger5426@gmail.com>
Sent: Friday, February 12, 2021 5:36 PM

To: Steve Szafran

Subject: Re: [EXTERNAL] Clarification

Attachments: map.jpg

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Image 6: This was taken after they razed down the R18 side. Sorry for the white strip. Because this is a public document I blocked out the person in the picture. The greenery behind the backhoe (?) are the tops of the apple trees in the backyard of the property on 16344 Linden Ave. The building to the right of the strip is their garage. The greenery in from of that is some grape vines that they had and our garden.

For anyone that is born after 1990, that may ever read this document. This is an actual photograph. It was taken with a camera that had film. Digital photography did not exist back than, at least it wasn't as mainstream as it is now. I'm sure there is some fancy way I could do this with some program but I went with what works-a strip of white paper over the photo.

Image 7: Same thing but different view before the fence was put up between the R18 portion and the neighboring property on 165th. Greenery in corner on left is again, the garden.

Image 8: Razing in progress This time facing what is now the School for Baseball (at the time it was the Meyer's Sign Company)

Image 9: This is a image of the R18 portion of the property as it was being razed. This shows the portion of the lot that is closer to the property at 16344 Linden Ave.

Image 10: This was in the winter of 1989 (I believe, or 1990). This is the R18 portion of the property. The tall stuff is the Japanese Knotweed. The brambles are the blackberry bushes. The view is diagonal. If the bushes weren't there I believe you would be looking at the portion of the building where the kitchen is.

AttacEnchiebnit 99

- Image 11: This is again looking towards the R18 property. The tree to the left is a fruit tree, the dark tree back by the fence is an old cottonwood tree. All the other green is blackberries and knotweed. And I also obviously didn't do a good job cropping.
- Image 12: That is the cottonwood tree and the greenery underneath is the R18 lot. These are very good shots and, if I hadn't been in a rush, I probably wouldn't have included them.
- Image 13: This picture I messed with the filters things a bit so you could see it better. In the picture on the left there is the fence post. The dark spot just above that is a man. There is a dark line that you can see that seems to start near the lower orange spot. That is the back fence. The dark man is standing just on the OTHER side of that fence. Everything behind him is the blackberry bushes on the R18 lot. (The real photo is much clearer).
- Image 14: Again razing the blackberry bushes and knotweed. Top picture is facing nursing home. Bottom picture is facing Meyer Sign Company (School for Baseball)
- Image 15: These images are from 1989-1990. Top one is blackberry bushes and the tall stuff to the right in the picture is the knotweed. Lower picture, another shot of blackberry bushes.
- Image 16: More shots of the it all coming down. That is U-Haul behind the vehicle. To the left is the Japanese Knotweed, in front is blackberries, I'm not sure what is on the right. It looks like a tree. Which is possible. The bottom picture. The dark shaded portion in the middle of the picture, just above the dirt, is the neighbor's fence. Just above that is their grape vines. The greenery above that is the tops of their apple trees.
- Image 17: More razing shots. U-Haul is clearer now. The greenery on the left is Knotweed.
- Image 18: Greenery is top of knotweed.
- Image 19: Winter of 1989 (or 90). Blackberry bushes smushed under a lot of snow. Building in back is nursing home.
- Image 20: The apple orchard covered in snow in the backyard of 16344 Linden Ave. N (1989)
- Image 21: The neighbor's yard today. Looking into the apple orchard from a different angle. There are apple tree in all that. The rest is blackberries and knotweed from the R18 lot. (Owner of property lives out of state and it was a rental. Owner had no idea that their property was being overrun).
- Image 22: Winterized knotweed from several weeks ago. Looking towards School for Baseball and U-Haul.
- Image 23: Winterized knotweed. The dark brown is what is left of the neighbor's fence that used to exist between the R18 portion and 16344 Linden Ave. (The fence seen in Image 1 and 2). The other wood is a wood pallet that someone dragged back there.
- Image 24: Winterized knotweed. Looking directly facing nursing home.

Difference between their side and our side picture: It is as it sounds. After they finished razing the property. We did not have the crevice that existed between them and the property on Linden but there was a good 6-9 inch difference.

Map:

The property is quite large and I wanted it close enough up so I printed it in three sections and put them together. The word sort of above the larger white building is "Sloped" and I drew arrows the direction it was sloped. The word above that is "Residential" The smaller white portion has a word to the left of it; that is "hose" and the arrow is directing where the hose is located (at least the one in the image already sent). The arrow that goes across from that shows general area where the water gets funneled to. That is were erosion is

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happening because of the water. The words on the green is "Noxious Weeds" That is where the blackberries and Knotweed are. The black mark is where the major puddle is. In purple, which is hard to see, I drew an arrow where the erosion of the road is along the puddle edge. The words under "puddle" are "service road" indicating that is where the "service road" "starts". The rest of it shows that the property has one Mixed Business property to the south. An R-48 residential zone also to the south. Residential all down the side of the service road (I think they are all R-6). It is bordered by Aurora on one side and 165th St. to the north and Mixed Business to the north of that. Your map and statements are very misleading. You try to make it sound like this property is just a R-48 island surround by a sea of mixed business. It is and it isn't. You talk of things such as "transitions" and "buffers" that typically exist between Mixed Business and residential zones. You acknowledge these are not present between this property and the residential properties. That is correct as you can see. However, the "transitions" and "buffers" DO exist between THIS property and the OTHER MIXED BUSINESS properties in the forms of Aurora and 165th St.

On Fri, Feb 12, 2021 at 4:20 PM Nancy Pfeil < tigger5426@gmail.com > wrote: Image 8 got missed

On Fri, Feb 12, 2021 at 4:07 PM Nancy Pfeil < tigger5426@gmail.com > wrote:
There is no Image 3 at the moment. I have tro figure out how to get it off my phone.

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil < tigger5426@gmail.com > wrote:

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil < tigger5426@gmail.com> wrote: Here are some of them

On Fri, Feb 12, 2021 at 3:58 PM Nancy Pfeil <tigger5426@gmail.com> wrote:

I am not your boss's favorite person and you aren't going to like what I say so I rather get this in correctly. I haven't quite finished but I'll send this part now.

Your SEPA checklist has been done in a very haphazard manner. Currently this property is zoned R-48, and you wish to rezone it as Mixed Business. Mixed Business will allow for things to be sited here that would otherwise not be and at a higher density. You are about to open a door that will allow things to be placed here and at higher density that, otherwise, would not be allowed. Before you open that door, you need to consider what that impact could have both to the environment and the surrounding neighbors because once that door is opened, you may not get very much input and can have extremely serious detrimental impacts that you can do nothing about because you've already, essentially, given the consent by changing the zone.

In the SEPA checklist you state that the surrounding areas are also zoned Mixed Business and only the properties to the west are zoned low density residential. That is correct but it gives a false impression of things. The property at 16357 Aurora Ave. N. shares it's north property line with 165th St. and it's east property line with Aurora. It shares its south property line with 1 Mixed Business zoned property and a property that is zoned R-48 and has an apartment complex. The other property lines are shared with five R-6 residential properties. Most of the commercially developed properties "surrounding" this property are over 300 feet away across Aurora or about 50 feet away across 165th. With the exception of the Mixed Business property that shares the border to the south of this property, there are "transitions" and "buffers" between this property and the other mixed business zones, in the form of 165th St. and Aurora. As you stated in your checklist there is no transition or buffer between this property and the residential properties.

Also, as stated, most of the impacts are going to be felt by the residential property owners.

Question A7: Do you have any plans for future additions, expansion, or further activity related to or connected with this project? If yes, explain:

You state no propose actions directly related to this rezone. That is not completely accurate and is misleading. There may be no concrete architectural plan but there is definitely proposed actions in play. There is a memo dated July 23, 2020 from Debbie Tarry addressed to the mayor and city council members. Ms. Tarry states in there that King County and King County Housing Authority (KCHA) made it **VERY** clear that they were interested in this parcel of land <u>if</u> they could be guaranteed that it would be zoned for higher density. King County Housing Authority also made it very clear that their desire to put public supportive housing or, possibly, low-income housing at this location.

Specifically, KCHA likes it for the "potential to transition to permanent supportive housing" but they want "A change in zoning to allow for higher density is what makes this property most attractive to KCHA." (July 23, 2020 Debby Tarry Memo)

Facts that, at least some individuals in the city, are extremely aware of, and it is very evident in emails back and for from the city and various other entities. There are emails to this fact between Colleen Kelly and Mark Ellerbrook (Dept of Community and Human Services)

To put in public supportive housing or low income housing the current building would have to go. Most likely it needs to go anyway; it is old and has many issues, not the least of which is constant flooding.

Question A11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are several errors and omissions in your response. You state that King County plans on converting the nursing home to an Enhanced Shelter. Unless something has changed, it is the <u>King County Housing Authority</u> that will own this property. King County Housing Authority is <u>NOT</u> King County even though King County is in the name. Additionally, it is well known by the city, county, and some members of the public that King County Housing Authority only plans on using this site as an Enhanced Shelter on a short-term basis. The ultimate plan is to turn it into public support housing in the not-too-distant future. This is again documented in the July 23, 2020 memo mentioned previously. It states: "will be able to be utilized as a shelter in the short term."

I noticed that you chose your words very carefully. "There may be interior modifications to the existing structure but there are no plans to increase the square footage of the structure." That, at face value, is true. There are no plans to increase the square footage of the structure. The plans are to tear the building down after the shelter runs it's course. There have been emails back and forth between the city and various other entities as to this fact. When asked by the city, KCHA was very clear that they are "not in the business of shelters" they are in the "business of housing". It's like their own version of a conditional use permit. "Okay, you can use our property as a shelter but in a couple of years, this is our plans for it...." (Note: This is not a quote but a summation of what they said.)

Question Bla: General description of site:

It states that this property is mostly flat. That is again incorrect. Portions of this property may be flat, but it is also sloped. The service road has a distinct slope to it and there is also a man-made deep ditch all allow the property line of the R18 portion of this property and the property at 16344 Linden Ave.. (Image

1 and Image 2 and Image 1b) Because of this sloping there are already issues with flooding on this property. You want to increase the density, how is that going to increase the existing flood issues.

Question B1b. What is the steepest slope on the site?

Again, you respond that it is generally flat. Again, not accurate. The service road is sloped so my guess it is that technically the building is also on a slope too. The service road is sloped enough to cause major flood issues. They used to have sandbags along the building to help with the issues but it didn't help very much. There is also the ditch/crevice that was created when the razed the parking lot. It is hard to tell in the pictures but I would say it is about 2-3 feet deep. (Image 1 and 2)

Question B1d: Are there surface indications or history of unstable soils in the immediate vicinity?

There was a good size sinkhole on the service road directly behind the building. It appeared around one-two years ago and it was "patched" up. There is another one beginning to form. Regardless of whether you choose to acknowledge the plans to build a much larger building at this location or not. Rezoning it Mixed Business opens the door to that possibility. There is evidence of unstable ground at this location while it has a lower density use. You want to increase the density, what impact is the increased density going to have on the unstable ground? What impact could this have on the properties around this property? If you allow for an increase in density is there a potential of larger sink holes to occur? Will in encompass some of the surrounding neighbors' properties?

Question B1f: Could erosion occur as a result of clearing, construction, or use?

There is an issue with some extensive erosion at present located along the service road. This is not helped by the nursing home's "pond". Whenever it rains there an extremely large puddle. (Image 4) The "boundaries" of the puddle are growing over time, in part due to the crumbling of the road. It will often "overflow" and cover the service road. (Not seen in image)

There is more erosion located along the property line between the service road and one of the residential properties. This has been compounded by nursing home property. Flooding is a major issue on this property (has been for years). It is not an uncommon sight to see the "nursing home" funneling water into one of the neighbor's yards after heavy rain. (It depends on where the flooding occurred as to where they "dump" it. We have witness this on countless occasions. I'm not sure if the more recent water "dumping" is from flooding or some other issue. We took a video of it the last time. They have a hose that they run over to the neighbor's yard) (Image 5). Will allowing an increase density to exacerbate the issues?

Question B3a1: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Again, you provide only a half answer. Boeing Creek empties out into Puget Sound and also goes into Hidden Lake. Hidden Lake has some sediment build up issues; a fact that is well documented by the city. According to the city of Shoreline, these issues were created because of "major development along Aurora Ave N. which greatly increased storm runoff flows to the creek which, in turn, have caused erosion issues with the Boeing Creek ravine."

So, the city knows that increase storm runoff due to the development of Aurora Ave N. has caused problems with erosion along Boeing Creek and that it has resulted in a very expensive problem that Shoreline is having to resolve. Elsewhere in this checklist you acknowledge that increase density can increase storm runoff. Increase storm runoff from development on Aurora has already had significant negative environmental impacts. You are proposing to increase the density of a large parcel. What impact

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is that increase density going to have on the existing problem and could it result in future issues in Boeing Creek ravine? Will this increase the rate of erosion already occurring and speed up the problems at Hidden Lake? I have not fully read up on the Hidden Lake project plans but will mitigation measures being taken be sufficient to prevent further erosion in Boeing Creek ravine? If the storm runoff increases, will those measures be enough?

This cause and effect is <u>exactly</u> the type of thing that the SEPA checklist is supposed to help identify. Maybe, if a similar checklist had been done all those years ago, we would not currently be faced with the situation and costs we are currently faced with at Hidden Lake. They could have identified the potential for future problems and planned mitigation strategies to prevent it. Of course, if they had responded to the question like you are responding to it currently, then, yes, we would still be in the same boat. You are considering rezone for mixed business. You have the dimensions of the property, you can't figure out what the maximum size of building could exist here and calculate the potential increase in storm run off? There is another property in Shoreline that is zoned Mixed Business, it is little more than half the size of this property. The plan is for a six story building with 173 (or 179, can't remember which) units. What is the maximum number of units that could go this property? Doesn't have to be accurate. THAT can happen at the planning stage. All you have to do is estimate worse case scenario and consider the impact that could have.

Also, you state that Boeing Creek is a non-fish habitat. Yet in another project done in this exact same area, Boeing Creek was identified by NOAA Fisheries as to the potential presence of Chinook and Coho salmon. I also know that students release salmon into Boeing Creek and that Boeing Creek is part of the WRIA Salmon Habitat Project List. (WRIA is the Water Resource Inventory and Assessment Effort). As already shown by the damage with Hidden Lake, what happens at one end of the creek can have major negative impacts down the line of the creek.

So again, what impacts would allowing an increased in density have to Boeing Creek, Hidden Lake, and the restoration and preservation of a salmon habitat?

Question B3c: Water runoff (including stormwater):

As I mentioned above, storm water is a major issue on this property. The building itself has been flooded many times from the rain. Numerous times we have seen them pumping water out of the building and dumping the water in the neighbor's yard.

(If I had to guess, at least with the respect of the nursing home property, I do not think the drains are position right for proper drainage and there is an overall lack of drains. I know you said the property is flat, but it is not really. It has enough sloping to it that it hinders draining. Rainwater does run uphill.)

Question B4e. List all noxious weeds and invasive species known to be on or near the site.

Japanese knotweed and blackberry bushes are on this property in the R18 zone. These two plants have been having a large impact on the two properties surrounding it. The R18 portion of the property was originally covered in both Japanese knotweed and blackberry bushes and came right up to where our fence currently stands and ended about a small car length from the side of the road (165th). In 1992/1993, the owners of the nursing home at that time razed it down and created the parking lot. (We have quite a few photos of this) (They did not do this with any permits or anything) They did not properly remove these noxious weeds. For the last 17 years my mother has been working hard to keep the knotweed out of our yard. As recommended in the King County brochure she cuts the stems to the ground every two weeks along where are property lines meet. In the last year or so the knotweed has been winning and has

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breached the perimeter of our yard. About ten years ago the knotweed got its foothold into the property to the south of us (16344 Linden Ave. N.). There was a fence between the two properties, but the knotweed destroyed that then the blackberry bushes and knotweed invaded.

The blackberry bushes are a Class C noxious weed in Washington state. The Japanese knotweed is a class B noxious weed in Washington state. Japanese Knotweed is also listed by the World Conservation Union as one of the world's worst invasive species because it is aggressive and destructive. It can grow as much as 4 inches a day during its growing season. It is very easily spread from shoes or clothes and can grow from the smallest of rhizome fragments. MB designation increases density and foot traffic which could lead to further dispersal of this weed. Also, as you also stated, an increase in density can increase storm runoff which will also provide a method of transportation further contamination. There are no rules that state they have to remove it per se. Removal is extremely difficult and labor intensive. The roots can go down at least 10 feet cause major issues with erosion and soil instability. (Images 6-24)

Question 6b:

If a building is 70 feet tall, exactly what is the maximum shadow it would cast? How many properties would sit in its shadow and for how long (would their houses always fall in the shadow or would they be shadowed half the day, that is what I mean). People need sunlight. Living in a home that is forever in the shadows can have detrimental effects on a person. Granted they are talking about something else, but it should also be asked how will this impact neighbors ability to grow their own food or gardens. These things need sunlight and you may be cutting people off from that.

Question 7a3

You state this is a non-project action because it is for a new zoning designation and will not result in storage of toxic or hazardous chemicals. This statement is incorrect. You wish to change this property from a residential zone to a mixed business zone. We know what the immediate plans are for the property based on who owns it and their stated intent. However, at any point, this property could be sold and any one of those things you listed for this question could be placed at this site. As you have already stated in this checklist, there is no transition between this property and low-density residential homes. What would be the impact should one of those types of businesses operate near residential homes? By changing the zoning to Mixed Business you are opening the door for the potential, so if this were to happen, what would be the impact on the property owners surrounding this property?

Ouestion B7a5

As above. This would allow commercial use such as you describe in Question 7a3. Despite what we know the plans are, plans can change and properities can be sold. It will already be zoned Mixed Busines so any one of those things can go in here. If this property was purchased at a future date and they chose to put in an automotive repair shop how do you plan to mitigate environmental health hazards to the surrounding neighbors? Contrary to how you portray it, residential homeowners are the closet to this property, they are the ones that will be feeling the effects of this. As you said, there is no buffer or transition? Would allow this site to be Mixed Business, is there anything that could go here that would cause environmental health hazards to the homeowners given how close they are?

Question B7b

Again, what are you opening the door to? As you stated there is no transition between this property and low-density residential homeowners. Even though we know the plans are for this property, at any time in the future this property could be sold. What if an auto repair shop went in here? The constant use of tools and equipment would create a definite noise level that would impact the residential neighbors. You said

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that could occur would be consist with surrounding uses. The residential users are the closest ones to the property. So, can you really state that the noise level of something like an automotive repair shop will have the same noise level as a low-density residential zone? Even if a 200-250 unit dwelling was placed here, would it really be the same noise/commotion level as the single family residential zones surrounding it? King County Housing Authority wants to put in public supportive housing. If a 200-250 unit for public supportive housing was placed there, would it really have the same noise level as the surrounding users? The Morrison Hotel, also public supportive housing, is 190 units. In 2019 it had over 2500 police calls to the property, averaging seven a day. The majority of these calls were in conjunction with the Fire Dept./Medics.

Question B8a.

As I mentioned in the first part, you state that there is no transition zone from the more intensive zoning to the lower intensity zoning. Thus, any impacts would be most likely directed to the lower density areas. These are people's homes, let's put a little more thought process into this. Two of the criteria for making a determination on rezoning that the council has to consider are 1) Whether the rezone will adversely affect the public, public health, safety, or general welfare and 2) Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

How about a more through assessment on how the increased density could impact the adjacent residential users? You know there will be impacts and that the impacts are going to be mostly felt by the adjacent residential users? How is the city council supposed to meet their criteria if you do not properly analysis what these impacts will be and how much impact will they have?

Question B8d. Ask if there are plans to demolish the existing structure on site.

You state not however I have read emails between the city of Shoreline and numerous other entities that state this is untrue. It was very clear that an enhanced shelter would be placed there on a temporary basis, possibly two years. Colleen Kelly sent an email asking about the potential of this going on longer and the response back was that King County Housing Authority is in the business of housing, not shelters. They have no problem doing so on a short-term basis, but they will not be doing so on a long-term basis.

Question D1.

You acknowledge that stormwater runoff would occur. As stated above, development along Aurora Ave N. has already resulted in increase stormwater runoff into Boeing Creek which has resulted in erosion in Boeing Creek ravine and build up of sediment in Hidden Lake. How will this exacerbate this problem?

Question D2.

As stated above, development of Aurora Ave N. has resulted in increased water runoff into Boeing Creek, increase water run off has led to erosion of Boeing Creek ravine and buildup of sediment in Hidden Lake. Boeing Creek is a salmon habitat. How could this impact the salmon habitat?

Description of images:

Image 1 is circa August 1993 after they razed down the knotweed and blackberry bushes to create the parking lot. They did not make it level with the surrounding properties.

Image 2 is September 1993, one month later, slightly different angle. I did change the saturation and such on it just to make it clearer for you to see in the scan. The fence is the one between the R18 zone and 16344 Linden Ave. All that vegetation is there only one month (at most a month and a half) after razed

everything. (That is the time difference between when Image 1 was taken and Image 2). This "ditch" is still there under all the knotweed and blackberry bushes.

Image 4: The large puddle. This is several days after rain. The left side is on the service road. The road has eroded away there.

Image 5: This is part of the hose that they use and they run it into the neighbor's yard. It is always there. There was a similar one down further where the worse of the flooding would occur. Again, I don't know if this particular one is from flooding issues or something else but it is a frequent occurrence).

On Fri, Feb 12, 2021 at 3:14 PM Steve Szafran < sszafran@shorelinewa.gov> wrote:

Anytime this evening if fine. I have also issued the Notice of Application and Notice of Public Hearing for the rezone. The comment period for these two notices will end March 17 which is the date of the public hearing. You will be able to submit comments to me up until the public hearing on March 17. You will also have the opportunity to comment at the public hearing in front of the Hearing Examiner.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Friday, February 12, 2021 2:51 PM
To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: Re: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the end of the day 4 pm or 5 pm?

Nancy

On Wed, Feb 10, 2021 at 9:52 PM Steve Szafran < sszafran@shorelinewa.gov> wrote:

Yes, you may submit comments via email to <u>sszafran@shorelinewa.gov</u>. You may submit your email by the end of the day on February 12.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Wednesday, February 10, 2021 7:08 PM To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is what the request for comments states:

If you have any questions, please contact: Steven Szafran, AICP, Senior Planner, **Planning & Community Development, City of Shoreline, at (206) 801-2512 OR e-mail:** sszafran@shorelinewa.gov

Return your comments to:

City of Shoreline c/o Steve Szafran 17500 Midvale Avenue N

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Shoreline, WA 98133-4905

Comments are due by: February 12, 2021

Does that mean that comments cannot be submitted to this email address? It states if you have questions email (this email). Then states Submit comments: and provides the above address. I would take that to mean that comments can only be submitted via mail not email. Is this true?

Do they have to be postmarked February 12, 2021 or received by February 12, 2021? Can we drop them off in person since it is rather late to mail it if it has to be received by the 12th.

Sincerely,

Nancy



Allison Taylor

From: Nancy Pfeil <tigger5426@gmail.com>
Sent: Friday, February 12, 2021 6:06 PM

To: Steve Szafran

Subject: Re: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Something else came to mind.

With regards to toxic/hazardous chemicals. There is going to come a time in the not so distant future that the Knotweed and Blackberry bushes are going to need to be dealt with particularly if this property is rezone Mixed Business. There is no point in having a higher density if you are not planning on using it. . Knotweed is HARD to get rid of. If toxic chemicals are used what will be the impact on the surrounding properties? Those roots can go down 10 feet or more (particularly since knotweed has been present on that property for over 40 years). This property sits a lot higher than the surrounding properties and who knows how extensive the root system is. What is going to be the impact to the neighbors and their properties?

Also, based on the evidence, I would guess there is some underground water source. Cottonwood, Japanese knotweed and blackberry bushes all require a great deal of water and are usually found near a water source. Then you also have the flooding that happens along the back side of the Linden property and along the service road. That all lines up with the U-Haul property which used to be a water pump station that supplied water to a large area. Is there a water source of some kind that we are unaware of? Could chemicals used for the knotweed potentially contaminate other areas? With Boeing Creek being so close, is there any chemical used could get into the creak and poison it for the salmon, or could it get into Puget Sound?

It has never been an issue before because no one did anything about it, other than my mother constantly cutting it back like you are supposed to. If this is rezone Mixed Business with the idea to have higher density and use more of the property, something will have to be done. What impact can that have?

Nancy

On Fri, Feb 12, 2021 at 5:35 PM Nancy Pfeil < <u>tigger5426@gmail.com</u>> wrote: Description of images:

Image 1 is circa August 1993 after they razed down the knotweed and blackberry bushes to create the parking lot. They did not make it level with the surrounding properties.

Image 2 is September 1993, one month later, slightly different angle. I did change the saturation and such on it just to make it clearer for you to see in the scan. The fence is the one between the R18 zone and 16344 Linden Ave. All that vegetation is there only one month (at most a month and a half) after razed everything. (That is the time difference between when Image 1 was taken and Image 2). This "ditch" is still there under all the knotweed and blackberry bushes.

Image 4: The large puddle. This is several days after rain. The left side is on the service road. The road has eroded away there.

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- Image 5: This is part of the hose that they use and they run it into the neighbor's yard. It is always there. There was a similar one down further where the worse of the flooding would occur. Again, I don't know if this particular one is from flooding issues or something else but it is a frequent occurrence).
- Image 6: This was taken after they razed down the R18 side. Sorry for the white strip. Because this is a public document I blocked out the person in the picture. The greenery behind the backhoe (?) are the tops of the apple trees in the backyard of the property on 16344 Linden Ave. The building to the right of the strip is their garage. The greenery in from of that is some grape vines that they had and our garden.
- For anyone that is born after 1990, that may ever read this document. This is an actual photograph. It was taken with a camera that had film. Digital photography did not exist back than, at least it wasn't as mainstream as it is now. I'm sure there is some fancy way I could do this with some program but I went with what works- a strip of white paper over the photo.
- Image 7: Same thing but different view before the fence was put up between the R18 portion and the neighboring property on 165th. Greenery in corner on left is again, the garden.
- Image 8: Razing in progress This time facing what is now the School for Baseball (at the time it was the Meyer's Sign Company)
- Image 9: This is a image of the R18 portion of the property as it was being razed. This shows the portion of the lot that is closer to the property at 16344 Linden Ave.
- Image 10: This was in the winter of 1989 (I believe, or 1990). This is the R18 portion of the property. The tall stuff is the Japanese Knotweed. The brambles are the blackberry bushes. The view is diagonal. If the bushes weren't there I believe you would be looking at the portion of the building where the kitchen is.
- Image 11: This is again looking towards the R18 property. The tree to the left is a fruit tree, the dark tree back by the fence is an old cottonwood tree. All the other green is blackberries and knotweed. And I also obviously didn't do a good job cropping.
- Image 12: That is the cottonwood tree and the greenery underneath is the R18 lot. These are very good shots and, if I hadn't been in a rush, I probably wouldn't have included them.
- Image 13: This picture I messed with the filters things a bit so you could see it better. In the picture on the left there is the fence post. The dark spot just above that is a man. There is a dark line that you can see that seems to start near the lower orange spot. That is the back fence. The dark man is standing just on the OTHER side of that fence. Everything behind him is the blackberry bushes on the R18 lot. (The real photo is much clearer).
- Image 14: Again razing the blackberry bushes and knotweed. Top picture is facing nursing home. Bottom picture is facing Meyer Sign Company (School for Baseball)
- Image 15: These images are from 1989-1990. Top one is blackberry bushes and the tall stuff to the right in the picture is the knotweed. Lower picture, another shot of blackberry bushes.
- Image 16: More shots of the it all coming down. That is U-Haul behind the vehicle. To the left is the Japanese Knotweed, in front is blackberries, I'm not sure what is on the right. It looks like a tree. Which is possible. The bottom picture. The dark shaded portion in the middle of the picture, just above the dirt, is the neighbor's fence. Just above that is their grape vines. The greenery above that is the tops of their apple trees.
- Image 17: More razing shots. U-Haul is clearer now. The greenery on the left is Knotweed.
- Image 18: Greenery is top of knotweed.

- Image 19: Winter of 1989 (or 90). Blackberry bushes smushed under a lot of snow. Building in back is nursing home.
- Image 20: The apple orchard covered in snow in the backyard of 16344 Linden Ave. N (1989)
- Image 21: The neighbor's yard today. Looking into the apple orchard from a different angle. There are apple tree in all that. The rest is blackberries and knotweed from the R18 lot. (Owner of property lives out of state and it was a rental. Owner had no idea that their property was being overrun).
- Image 22: Winterized knotweed from several weeks ago. Looking towards School for Baseball and U-Haul.
- Image 23: Winterized knotweed. The dark brown is what is left of the neighbor's fence that used to exist between the R18 portion and 16344 Linden Ave. (The fence seen in Image 1 and 2). The other wood is a wood pallet that someone dragged back there.
- Image 24: Winterized knotweed. Looking directly facing nursing home.

Difference between their side and our side picture: It is as it sounds. After they finished razing the property. We did not have the crevice that existed between them and the property on Linden but there was a good 6-9 inch difference.

Map:

The property is quite large and I wanted it close enough up so I printed it in three sections and put them together. The word sort of above the larger white building is "Sloped" and I drew arrows the direction it was sloped. The word above that is "Residential" The smaller white portion has a word to the left of it; that is "hose" and the arrow is directing where the hose is located (at least the one in the image already sent). The arrow that goes across from that shows general area where the water gets funneled to. That is were erosion is happening because of the water. The words on the green is "Noxious Weeds" That is where the blackberries and Knotweed are. The black mark is where the major puddle is. In purple, which is hard to see, I drew an arrow where the erosion of the road is along the puddle edge. The words under "puddle" are "service road" indicating that is where the "service road" "starts". The rest of it shows that the property has one Mixed Business property to the south. An R-48 residential zone also to the south. Residential all down the side of the service road (I think they are all R-6). It is bordered by Aurora on one side and 165th St. to the north and Mixed Business to the north of that. Your map and statements are very misleading. You try to make it sound like this property is just a R-48 island surround by a sea of mixed business. It is and it isn't. You talk of things such as "transitions" and "buffers" that typically exist between Mixed Business and residential zones. You acknowledge these are not present between this property and the residential properties. That is correct as you can see. However, the "transitions" and "buffers" DO exist between THIS property and the OTHER MIXED BUSINESS properties in the forms of Aurora and 165th St.

On Fri, Feb 12, 2021 at 4:20 PM Nancy Pfeil < tigger 5426@gmail.com > wrote: Image 8 got missed

On Fri, Feb 12, 2021 at 4:07 PM Nancy Pfeil <tigger5426@gmail.com> wrote: There is no Image 3 at the moment. I have tro figure out how to get it off my phone.

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil <tigger5426@gmail.com> wrote:

On Fri, Feb 12, 2021 at 4:05 PM Nancy Pfeil < tigger5426@gmail.com > wrote: Here are some of them

On Fri, Feb 12, 2021 at 3:58 PM Nancy Pfeil < tigger5426@gmail.com > wrote:

I am not your boss's favorite person and you aren't going to like what I say so I rather get this in correctly. I haven't quite finished but I'll send this part now.

Your SEPA checklist has been done in a very haphazard manner. Currently this property is zoned R-48, and you wish to rezone it as Mixed Business. Mixed Business will allow for things to be sited here that would otherwise not be and at a higher density. You are about to open a door that will allow things to be placed here and at higher density that, otherwise, would not be allowed. Before you open that door, you need to consider what that impact could have both to the environment and the surrounding neighbors because once that door is opened, you may not get very much input and can have extremely serious detrimental impacts that you can do nothing about because you've already, essentially, given the consent by changing the zone.

In the SEPA checklist you state that the surrounding areas are also zoned Mixed Business and only the properties to the west are zoned low density residential. That is correct but it gives a false impression of things. The property at 16357 Aurora Ave. N. shares it's north property line with 165th St. and it's east property line with Aurora. It shares its south property line with 1 Mixed Business zoned property and a property that is zoned R-48 and has an apartment complex. The other property lines are shared with five R-6 residential properties. Most of the commercially developed properties "surrounding" this property are over 300 feet away across Aurora or about 50 feet away across 165th. With the exception of the Mixed Business property that shares the border to the south of this property, there are "transitions" and "buffers" between this property and the other mixed business zones, in the form of 165th St. and Aurora. As you stated in your checklist there is no transition or buffer between this property and the residential properties.

Also, as stated, most of the impacts are going to be felt by the residential property owners.

Question A7: Do you have any plans for future additions, expansion, or further activity related to or connected with this project? If yes, explain:

You state no propose actions directly related to this rezone. That is not completely accurate and is misleading. There may be no concrete architectural plan but there is definitely proposed actions in play. There is a memo dated July 23, 2020 from Debbie Tarry addressed to the mayor and city council members. Ms. Tarry states in there that King County and King County Housing Authority (KCHA) made it **VERY** clear that they were interested in this parcel of land <u>if</u> they could be guaranteed that it would be zoned for higher density. King County Housing Authority also made it very clear that their desire to put public supportive housing or, possibly, low-income housing at this location.

Specifically, KCHA likes it for the "potential to transition to permanent supportive housing" but they want "A change in zoning to allow for higher density is what makes this property most attractive to KCHA." (July 23, 2020 Debby Tarry Memo)

Facts that, at least some individuals in the city, are extremely aware of, and it is very evident in emails back and for from the city and various other entities. There are emails to this fact between Colleen Kelly and Mark Ellerbrook (Dept of Community and Human Services)

To put in public supportive housing or low income housing the current building would have to go. Most likely it needs to go anyway; it is old and has many issues, not the least of which is constant flooding.

AttacEnchiebnit 93

Question A11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

There are several errors and omissions in your response. You state that King County plans on converting the nursing home to an Enhanced Shelter. Unless something has changed, it is the <u>King County Housing Authority</u> that will own this property. King County Housing Authority is <u>NOT</u> King County even though King County is in the name. Additionally, it is well known by the city, county, and some members of the public that King County Housing Authority only plans on using this site as an Enhanced Shelter on a short-term basis. The ultimate plan is to turn it into public support housing in the not-too-distant future. This is again documented in the July 23, 2020 memo mentioned previously. It states: "will be able to be utilized as a shelter in the short term."

I noticed that you chose your words very carefully. "There may be interior modifications to the existing structure but there are no plans to increase the square footage of the structure." That, at face value, is true. There are no plans to increase the square footage of the structure. The plans are to tear the building down after the shelter runs it's course. There have been emails back and forth between the city and various other entities as to this fact. When asked by the city, KCHA was very clear that they are "not in the business of shelters" they are in the "business of housing". It's like their own version of a conditional use permit. "Okay, you can use our property as a shelter but in a couple of years, this is our plans for it...." (Note: This is not a quote but a summation of what they said.)

Question Bla: General description of site:

It states that this property is mostly flat. That is again incorrect. Portions of this property may be flat, but it is also sloped. The service road has a distinct slope to it and there is also a man-made deep ditch all allow the property line of the R18 portion of this property and the property at 16344 Linden Ave.. (Image 1 and Image 2 and Image 1b) Because of this sloping there are already issues with flooding on this property. You want to increase the density, how is that going to increase the existing flood issues.

Question B1b. What is the steepest slope on the site?

Again, you respond that it is generally flat. Again, not accurate. The service road is sloped so my guess it is that technically the building is also on a slope too. The service road is sloped enough to cause major flood issues. They used to have sandbags along the building to help with the issues but it didn't help very much. There is also the ditch/crevice that was created when the razed the parking lot. It is hard to tell in the pictures but I would say it is about 2-3 feet deep. (Image 1 and 2)

Question B1d: Are there surface indications or history of unstable soils in the immediate vicinity?

There was a good size sinkhole on the service road directly behind the building. It appeared around one-two years ago and it was "patched" up. There is another one beginning to form. Regardless of whether you choose to acknowledge the plans to build a much larger building at this location or not. Rezoning it Mixed Business opens the door to that possibility. There is evidence of unstable ground at this location while it has a lower density use. You want to increase the density, what impact is the increased density going to have on the unstable ground? What impact could this have on the properties around this property? If you allow for an increase in density is there a potential of larger sink holes to occur? Will in encompass some of the surrounding neighbors' properties?

Question B1f: Could erosion occur as a result of clearing, construction, or use?

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There is an issue with some extensive erosion at present located along the service road. This is not helped by the nursing home's "pond". Whenever it rains there an extremely large puddle. (Image 4) The "boundaries" of the puddle are growing over time, in part due to the crumbling of the road. It will often "overflow" and cover the service road. (Not seen in image)

There is more erosion located along the property line between the service road and one of the residential properties. This has been compounded by nursing home property. Flooding is a major issue on this property (has been for years). It is not an uncommon sight to see the "nursing home" funneling water into one of the neighbor's yards after heavy rain. (It depends on where the flooding occurred as to where they "dump" it. We have witness this on countless occasions. I'm not sure if the more recent water "dumping" is from flooding or some other issue. We took a video of it the last time. They have a hose that they run over to the neighbor's yard) (Image 5). Will allowing an increase density to exacerbate the issues?

Question B3a1: Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Again, you provide only a half answer. Boeing Creek empties out into Puget Sound and also goes into Hidden Lake. Hidden Lake has some sediment build up issues; a fact that is well documented by the city. According to the city of Shoreline, these issues were created because of "major development along Aurora Ave N. which greatly increased storm runoff flows to the creek which, in turn, have caused erosion issues with the Boeing Creek ravine."

So, the city knows that increase storm runoff due to the development of Aurora Ave N. has caused problems with erosion along Boeing Creek and that it has resulted in a very expensive problem that Shoreline is having to resolve. Elsewhere in this checklist you acknowledge that increase density can increase storm runoff. Increase storm runoff from development on Aurora has already had significant negative environmental impacts. You are proposing to increase the density of a large parcel. What impact is that increase density going to have on the existing problem and could it result in future issues in Boeing Creek ravine? Will this increase the rate of erosion already occurring and speed up the problems at Hidden Lake? I have not fully read up on the Hidden Lake project plans but will mitigation measures being taken be sufficient to prevent further erosion in Boeing Creek ravine? If the storm runoff increases, will those measures be enough?

This cause and effect is exactly the type of thing that the SEPA checklist is supposed to help identify. Maybe, if a similar checklist had been done all those years ago, we would not currently be faced with the situation and costs we are currently faced with at Hidden Lake. They could have identified the potential for future problems and planned mitigation strategies to prevent it. Of course, if they had responded to the question like you are responding to it currently, then, yes, we would still be in the same boat. You are considering rezone for mixed business. You have the dimensions of the property, you can't figure out what the maximum size of building could exist here and calculate the potential increase in storm run off? There is another property in Shoreline that is zoned Mixed Business, it is little more than half the size of this property. The plan is for a six story building with 173 (or 179, can't remember which) units. What is the maximum number of units that could go this property? Doesn't have to be accurate. THAT can happen at the planning stage. All you have to do is estimate worse case scenario and consider the impact that could have.

Also, you state that Boeing Creek is a non-fish habitat. Yet in another project done in this exact same area, Boeing Creek was identified by NOAA Fisheries as to the potential presence of Chinook and Coho

AttacEnxhiebnit 93

salmon. I also know that students release salmon into Boeing Creek and that Boeing Creek is part of the WRIA Salmon Habitat Project List. (WRIA is the Water Resource Inventory and Assessment Effort). As already shown by the damage with Hidden Lake, what happens at one end of the creek can have major negative impacts down the line of the creek.

So again, what impacts would allowing an increased in density have to Boeing Creek, Hidden Lake, and the restoration and preservation of a salmon habitat?

Question B3c: Water runoff (including stormwater):

As I mentioned above, storm water is a major issue on this property. The building itself has been flooded many times from the rain. Numerous times we have seen them pumping water out of the building and dumping the water in the neighbor's yard.

(If I had to guess, at least with the respect of the nursing home property, I do not think the drains are position right for proper drainage and there is an overall lack of drains. I know you said the property is flat, but it is not really. It has enough sloping to it that it hinders draining. Rainwater does run uphill.)

Question B4e. List all noxious weeds and invasive species known to be on or near the site.

Japanese knotweed and blackberry bushes are on this property in the R18 zone. These two plants have been having a large impact on the two properties surrounding it. The R18 portion of the property was originally covered in both Japanese knotweed and blackberry bushes and came right up to where our fence currently stands and ended about a small car length from the side of the road (165th). In 1992/1993, the owners of the nursing home at that time razed it down and created the parking lot. (We have quite a few photos of this) (They did not do this with any permits or anything) They did not properly remove these noxious weeds. For the last 17 years my mother has been working hard to keep the knotweed out of our yard. As recommended in the King County brochure she cuts the stems to the ground every two weeks along where are property lines meet. In the last year or so the knotweed has been winning and has breached the perimeter of our yard. About ten years ago the knotweed got its foothold into the property to the south of us (16344 Linden Ave. N.). There was a fence between the two properties, but the knotweed destroyed that then the blackberry bushes and knotweed invaded.

The blackberry bushes are a Class C noxious weed in Washington state. The Japanese knotweed is a class B noxious weed in Washington state. Japanese Knotweed is also listed by the World Conservation Union as one of the world's worst invasive species because it is aggressive and destructive. It can grow as much as 4 inches a day during its growing season. It is very easily spread from shoes or clothes and can grow from the smallest of rhizome fragments. MB designation increases density and foot traffic which could lead to further dispersal of this weed. Also, as you also stated, an increase in density can increase storm runoff which will also provide a method of transportation further contamination. There are no rules that state they have to remove it per se. Removal is extremely difficult and labor intensive. The roots can go down at least 10 feet cause major issues with erosion and soil instability. (Images 6-24)

Question 6b:

If a building is 70 feet tall, exactly what is the maximum shadow it would cast? How many properties would sit in its shadow and for how long (would their houses always fall in the shadow or would they be shadowed half the day, that is what I mean). People need sunlight. Living in a home that is forever in the shadows can have detrimental effects on a person. Granted they are talking about something else, but it

should also be asked how will this impact neighbors ability to grow their own food or gardens. These things need sunlight and you may be cutting people off from that.

Question 7a3

You state this is a non-project action because it is for a new zoning designation and will not result in storage of toxic or hazardous chemicals. This statement is incorrect. You wish to change this property from a residential zone to a mixed business zone. We know what the immediate plans are for the property based on who owns it and their stated intent. However, at any point, this property could be sold and any one of those things you listed for this question could be placed at this site. As you have already stated in this checklist, there is no transition between this property and low-density residential homes. What would be the impact should one of those types of businesses operate near residential homes? By changing the zoning to Mixed Business you are opening the door for the potential, so if this were to happen, what would be the impact on the property owners surrounding this property?

Question B7a5

As above. This would allow commercial use such as you describe in Question 7a3. Despite what we know the plans are, plans can change and properities can be sold. It will already be zoned Mixed Busines so any one of those things can go in here. If this property was purchased at a future date and they chose to put in an automotive repair shop how do you plan to mitigate environmental health hazards to the surrounding neighbors? Contrary to how you portray it, residential homeowners are the closet to this property, they are the ones that will be feeling the effects of this. As you said, there is no buffer or transition? Would allow this site to be Mixed Business, is there anything that could go here that would cause environmental health hazards to the homeowners given how close they are?

Question B7b

Again, what are you opening the door to? As you stated there is no transition between this property and low-density residential homeowners. Even though we know the plans are for this property, at any time in the future this property could be sold. What if an auto repair shop went in here? The constant use of tools and equipment would create a definite noise level that would impact the residential neighbors. You said that could occur would be consist with surrounding uses. The residential users are the closest ones to the property. So, can you really state that the noise level of something like an automotive repair shop will have the same noise level as a low-density residential zone? Even if a 200-250 unit dwelling was placed here, would it really be the same noise/commotion level as the single family residential zones surrounding it? King County Housing Authority wants to put in public supportive housing. If a 200-250 unit for public supportive housing was placed there, would it really have the same noise level as the surrounding users? The Morrison Hotel, also public supportive housing, is 190 units. In 2019 it had over 2500 police calls to the property, averaging seven a day. The majority of these calls were in conjunction with the Fire Dept./Medics.

Question B8a.

As I mentioned in the first part, you state that there is no transition zone from the more intensive zoning to the lower intensity zoning. Thus, any impacts would be most likely directed to the lower density areas. These are people's homes, let's put a little more thought process into this. Two of the criteria for making a determination on rezoning that the council has to consider are 1) Whether the rezone will adversely affect the public, public health, safety, or general welfare and 2) Will the rezone be materially detrimental to uses or property in the immediate vicinity of the subject rezone.

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How about a more through assessment on how the increased density could impact the adjacent residential users? You know there will be impacts and that the impacts are going to be mostly felt by the adjacent residential users? How is the city council supposed to meet their criteria if you do not properly analysis what these impacts will be and how much impact will they have?

Question B8d. Ask if there are plans to demolish the existing structure on site.

You state not however I have read emails between the city of Shoreline and numerous other entities that state this is untrue. It was very clear that an enhanced shelter would be placed there on a temporary basis, possibly two years. Colleen Kelly sent an email asking about the potential of this going on longer and the response back was that King County Housing Authority is in the business of housing, not shelters. They have no problem doing so on a short-term basis, but they will not be doing so on a long-term basis.

Question D1.

You acknowledge that stormwater runoff would occur. As stated above, development along Aurora Ave N. has already resulted in increase stormwater runoff into Boeing Creek which has resulted in erosion in Boeing Creek ravine and build up of sediment in Hidden Lake. How will this exacerbate this problem?

Question D2.

As stated above, development of Aurora Ave N. has resulted in increased water runoff into Boeing Creek, increase water run off has led to erosion of Boeing Creek ravine and buildup of sediment in Hidden Lake. Boeing Creek is a salmon habitat. How could this impact the salmon habitat?

Description of images:

Image 1 is circa August 1993 after they razed down the knotweed and blackberry bushes to create the parking lot. They did not make it level with the surrounding properties.

Image 2 is September 1993, one month later, slightly different angle. I did change the saturation and such on it just to make it clearer for you to see in the scan. The fence is the one between the R18 zone and 16344 Linden Ave. All that vegetation is there only one month (at most a month and a half) after razed everything. (That is the time difference between when Image 1 was taken and Image 2). This "ditch" is still there under all the knotweed and blackberry bushes.

Image 4: The large puddle. This is several days after rain. The left side is on the service road. The road has eroded away there.

Image 5: This is part of the hose that they use and they run it into the neighbor's yard. It is always there. There was a similar one down further where the worse of the flooding would occur. Again, I don't know if this particular one is from flooding issues or something else but it is a frequent occurrence).

On Fri, Feb 12, 2021 at 3:14 PM Steve Szafran < sszafran@shorelinewa.gov wrote:

Anytime this evening if fine. I have also issued the Notice of Application and Notice of Public Hearing for the rezone. The comment period for these two notices will end March 17 which is the date of the public hearing. You will be able to submit comments to me up until the public hearing on March 17. You will also have the opportunity to comment at the public hearing in front of the Hearing Examiner.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Friday, February 12, 2021 2:51 PM

To: Steve Szafran < sszafran@shorelinewa.gov>

Subject: Re: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Is the end of the day 4 pm or 5 pm?

Nancy

On Wed, Feb 10, 2021 at 9:52 PM Steve Szafran < sszafran@shorelinewa.gov> wrote:

Yes, you may submit comments via email to <u>sszafran@shorelinewa.gov</u>. You may submit your email by the end of the day on February 12.

From: Nancy Pfeil < tigger5426@gmail.com > Sent: Wednesday, February 10, 2021 7:08 PM To: Steve Szafran < sszafran@shorelinewa.gov >

Subject: [EXTERNAL] Clarification

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is what the request for comments states:

If you have any questions, please contact: Steven Szafran, AICP, Senior Planner, Planning & Community Development, City of Shoreline, at (206) 801-2512 OR e-mail: sszafran@shorelinewa.gov

Return your comments to:

City of Shoreline c/o Steve Szafran 17500 Midvale Avenue N Shoreline, WA 98133-4905

Comments are due by: February 12, 2021

Does that mean that comments cannot be submitted to this email address? It states if you have questions email (this email). Then states Submit comments: and provides the above address. I would take that to mean that comments can only be submitted via mail not email. Is this true?

Do they have to be postmarked February 12, 2021 or received by February 12, 2021? Can we drop them off in person since it is rather late to mail it if it has to be received by the 12th.

Sincerely,

Nancy

Attachment B



Planning & Community Development

17500 Midvale Avenue North Shoreline, WA 98133-4905 (206) 801-2500 ◆ Fax (206) 801-2788

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

PROJECT INFORMATION

DATE OF ISSUANCE: January 28, 2021
PROPONENT: The City of Shoreline

LOCATION OF PROPOSAL: 16357 Aurora Avenue N, Shoreline, WA 98133

DESCRIPTION OF Rezone one parcel from Residential 48-units per acre (R-48) and Residential 18-

PROPOSAL: units per acre (R-18) to Mixed-Business (MB).

PUBLIC HEARING Tentatively scheduled for February 24, 2021

SEPA THRESHOLD DETERMINATION OF NONSIGNIFICANCE (DNS)

The City of Shoreline has determined that the proposal will not have a probable significant adverse impact(s) on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of the environmental checklist, the City of Shoreline Comprehensive Plan, the City of Shoreline Development Code, and other information on file with the Department. This information is available for public review upon request at no charge.

This Determination of Nonsignificance (DNS) is issued in accordance with WAC 197-11-340(2). The City will not act on this proposal for 15 days from the date below.

RESONSIBLE OFFICIAL: Rachael Markle, AICP

Planning & Community Development, Director and SEPA Responsible Official

ADDRESS: 17500 Midvale Avenue North PHONE: 206-801-2531

Shoreline, WA 98133-4905

DATE: January 23, 2021 SIGNATURE: Rachael Markle, AICP electronic approval

PUBLIC COMMENT, APPEAL, AND PROJECT INFORMATION

The public comment period will end February 12, 2021. This DNS may be appealed by any interested person to the City of Shoreline Hearing Examiner as provided in SMC 20.30 Subchapter 4 and SMC 20.30.680 no later than fourteen (14) calendar days after the date of issuance. Appeals must be submitted in writing to the City Clerk with the appropriate filing fee and received by 5:00 pm on the last day of the appeal period. The written appeal must contain specific factual objections related to the environmental impacts of the project. An appeal hearing on the DNS will be consolidated with the open record hearing on the project application.

Documents and environmental information for this proposal are available for review during regular business hours at the Shoreline City Hall, 17500 Midvale Ave N., 3rd floor – Planning & Community Development; by contacting Steven Szafran, AICP, Senior Planner at sszafran@shorelinewa.gov or 206-801-2512; or on the City's land use noticing page at https://www.shorelinewa.gov/government/departments/planning-community-development/records-notices-and-maps/land-use-action-and-planning-notices.

Due to the COVID-19 pandemic, City Hall is currently closed to the public. If you are not capable of accessing the proposal's information on the City's website, please contact Steve Szafran and arrangements can be made.

Development Examples in the MB and Other Like Zones













Rezone PLN21-0008 16357 Aurora Avenue North

Public Hearing March 17, 2021



Proposal

Change the zoning of one parcel from R-48 and R-18 to Mixed-Business for the operation of an Enhanced Shelter.



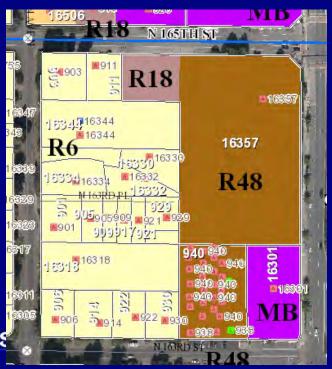




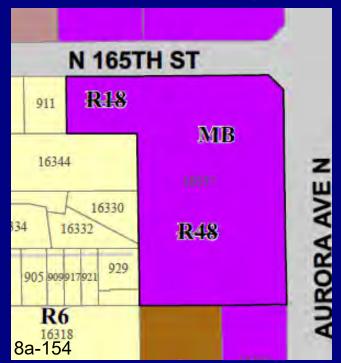


Zoning

Current Zoning



Proposed Zoning



Process

- SEPA DNS Issued January 28.
- Neighborhood Meeting February 18.
- Notice of Application and Public Hearing sent to property owners (500').
- Hearing Examiner Public Hearing Recommendation to Council.
- City Council considers the rezone April-May 2021.



Related Actions

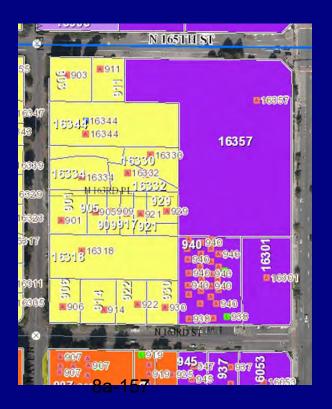
- Development Code amendments adding "enhanced shelter" as a use and adding indexed criteria.
- King County conducting a separate SEPA analysis and issuing a determination.



Attachment B

Zoom Video is shown here

1. The rezone is consistent with the Comprehensive Plan.





2. The rezone will not adversely affect the public health, safety, or general welfare.





3. The rezone is warranted to achieve consistency with the Comprehensive Plan.





4. The rezone will not be materially detrimental to uses or property in the immediate vicinity of the subject rezone.





5. The rezone has merit and value for the community.





Recommendation

Staff recommends approval of PLN 21-0008 by changing the zoning from R-48 and R-18 to Mixed Business.



From: Vince Vonada < Vinnyv2@outlook.com > on behalf of Vince Vonada < vinnyv2@comcast.net >

Sent: Thursday, March 18, 2021 2:02 PM

To: Allison Taylor

Subject: [EXTERNAL] written comments

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Allison,

I am writing these comments regarding the proposed rezoning at 16357 Aurora Ave N, please forward for me, thank you. -I thought that topic was to be on the meeting tonight, it's confusing.

1. My family owns commercial property at 16300 Aurora Ave North. We have never been notified of the enhanced shelter plans across the street, and we are only 125 feet away. The first we heard was the request for the rezone of that parcel to MB in February 2021. Isn't there a duty and interest by the City and the landowner to hear from and include the neighboring businesses and owners regarding the change of use to a shelter?

Regarding the Planning Commission proposed rule change in MB zones:

2. The quantity of 60 residents allowed in an enhanced shelter should be plenty. Once a shelter is up and running in a way that promotes a higher quantity of residents, the number could be increased to 100 if justified. This approach would be less risky for both the City and the neighbors of the shelter. I have read that this size of shelter (60) allows for higher chances of success for the residents also.

Thank you Vince Vonada Vons Square LLC 206-718-0047

From: batteryplace@juno.com

Sent: Thursday, March 18, 2021 3:14 PM

To: Allison Taylor

Subject: [EXTERNAL] comments re shelter at The Oaks Nursing Home at 163rd and Aurora Ave N

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Alison,

I am concerned that we were not contacted until late february about anything regarding the enhanced shelter at this location so not much time to ponder this. We own property across the street.

The possible increase from 60 tenants to 100 seems excessive for the neighborhood and business area this is located. As a Business and commercial property owner in very close proximity to the proposed site it is important for us to know what additional safeguards the city and county will have in place to help guard against possible negative impact in the area. We are interested to know what the shelter rules will be as well as actual occupancy numbers.

Thank you

Vicky Turner

From: Tom Bachelder <batch369@gmail.com>

Sent: Friday, March 19, 2021 3:24 PM

To: Allison Taylor
Cc: Hearing Examiner

Subject: [EXTERNAL] Re: PLN 21-0008 - Courtesy Reminder - Public Comment due today at 4PM for

PLN21-0008 Rezone Application Hearing before the Hearing Examiner

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Allison,

Thank you so much for the reminder. Yes, we would like to have our comment below to be part of the official record for last night's public hearing:

The City's proposal to rezone the property at 16357 Aurora Av N from Residential to Mixed Business Use is of concern to us, since we own a residential property adjacent to this site and must oppose the zoning change. It is our position that it is the City's and County's sacred mission to supply adequate housing to Shoreline in the midst of housing shortage but not to apply a quick-fix bandaid to simply address homelessness. The proposed zoning change has already imposed a financial burden us now and the loss in equity will soon be felt by the neighborhood property owners who will find the market values for their properties are less than the mortgaged amounts.

We already have experienced evidence of this after finding potential purchasers of our property at 16344 Linden Av N unwilling to pursue any purchase after learning of the City's plan. "The buyer realized that the homeless shelter will drop the value of the homes in that area substantially. They have decided to withdraw their offer." The neighbors on the Linden Avenue block will soon find the same painful reality that their properties suddenly become undesirable through no fault of their own but because a shelter is allowed to operate right by the residential area.

The City and the County should not be allowed to impose disproportionate financial sacrifices on us and our neighbors who have been dutifully paying property taxes. We support any well-planned housing development on the old nursing home lot but strongly oppose re-zoning simply to allow for the operation of a shelter.

Sincerely,

Tom Bachelder and Jennifer Lee Owner of 16344 Linden Ave N. BATCH369@GMAIL.COM

Please let us know when the above comment is part of the public record.

Thank you so much!!

On Fri, Mar 19, 2021 at 2:35 PM Allison Taylor ataylor@shorelinewa.gov> wrote:

Attaxhibien138

Good afternoon. You submitted written comment which is <u>part of the record</u> for the Public Hearing before the Hearing Examiner that was held on 03/17/2021. Please let this email serve as a reminder that the public comment period for this hearing will close today at 4 p.m. Should you have additional comments to submit, please reply to this email OR email hearingex@shorelinewa.gov.

Respectfully -

Allison Taylor (she/her)
Deputy City Clerk | City of Shoreline

17500 Midvale Avenue N, Shoreline, WA 98133

206) 801-2232 | www.shorelinewa.gov

From: Nancy Pfeil <tigger5426@gmail.com>

Sent: Friday, March 19, 2021 3:59 PM

To: Hearing Examiner
Subject: [EXTERNAL] Comment

Attachments: documents.pdf

Follow Up Flag: Follow up Flag Status: Flagged

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I apologize ahead of time. After speaking I changed things up a little. I ran out of time to conmpletely proofread it.

First, for the record, I want to complain about how much confusion and miscommunication that has gone on between the city and the community. As you are well aware, Mr. Reeves, I have been involved in this since August. There has been a lot of miscommunication, misrepresentation, etc. We've already discussed the one issue with miscommunication, which is why you allowed for people to submit comments until 4 pm on March 19, 2021.

Since the hearing Wednesday I have become aware of some other confusion.

The City of Shoreline has also made things extremely confusing for the public by running the matter of adding an "Enhanced Shelter" to the code as an allowed use in the Mixed Business zone and the matter of the rezone simultaneously. The community are not experts on these things and have had hard time distinguishing between the two. The two individuals that I spoke on Thursday were unaware of the hearing examiner's meeting on Wednesday. They thought the meeting was on Thursday because the Planning Commission was meeting Thursday regarding submitting their definition of "Enhanced Shelter" as an allowed use in Mixed Business (and they don't understand the difference).

I messaged back and for with one woman yesterday that filed an appeal of the DNS. The DNS says that public comment was open until February 12, 2021. It says that you can appeal no later than 14 days after the date of issuance. She filed her appeal on the 12th, when the appeal had to be in by the 11th. She had no idea. The document said the 12th and the general public are not experienced in these matters and do not understand how to navigate the processes. I realize "ignorance" is not an excuse but still, they could do a better job in making sure the "lay person" can understand it.

Also, back when this all first started, we told two members of the city that this area is filled with foreign speaking neighbors. We recommended that they make an effort to ensure they are also being communicated with. The city personal had not realized and said that is a good point. The city has made no effort to ensure that they individuals understand and have an opportunity to voice their concerns.

The city has also been very misleading about this rezone. They keep claiming there are no plans for the future when King County Housing Authority and King County have been very clear about their plans- even before they first started taking the steps to purchase the property. (Debby Tarry memo and page label E-mail, the "bold" in the body of the two emails is mine)

Attachitoien 138

The care and thought process they have put into this project can be seen in their SEPA checklist. You have all my comments so I won't reiterate them but, to establish my point, they say property is flat. Hello, you only have to drive down Aurora between 165th and 160th to realize that isn't true. The whole road, sidewalk, etc. is sloped. Noxious weeds? There response was no. My response is how did you miss them? Where is the basic analysis to even answer these questions correctly. It is just par for the course of their whole attitude on this.

They have deliberately downplayed any possible impacts to the surrounding residentials users. They do admit that impacts will be felt most severely by surrounding residential users but that is all they say. One concern we have is, if it is rezoned mixed business, it will allow for a larger building. This puts the surrounding residents in the shadows. It may seem silly to you, but people need sunlight. They need sunlight shining through their windows or the ability to go out and enjoy the sun in their yards. Sunlight and darkness trigger the release of hormones in your brain. Without enough sun exposure, your serotonin levels can dip. Regardless of what the city plans on doing in the meantime, rezoning means at ANYTIME, a building of this size could go into this site. This can have a major impact on those living in the surrounding homes as they sit in the shadows of the building.

As I mentioned before, King County Housing Authority plans on putting in public supportive housing (also called permanent supportive housing). An increase in density will allow for a significantly more units. While I appreciate the desire for that, we are also talking of individuals that can have a lot of problems. We don't have appropriate facilities for those with severe mental illness currently. I know because I know someone with severe mental illness. This individual is not homeless; they live with family. Getting them to take their medication is a constant battle and, when they are off their medication they can be violent. Many of the individuals living in permanent supportive housing are like this individual. It may be because of mental illness or it could be the from the types of drugs they use.

Joanne, a neighbor who has commented to the city council several times on the matter of the low barrier shelter, works as a nurse for Western State. She told the city council that when you have so many individuals with these types of problems they feed off of each other and it is not a good situation.

I spoke with an EMT/firefighter who used to respond to calls at the Morrison Hotel. The Morrison Hotel was permanent supportive housing and it had 190 units. He said that police officers had to accompany the EMTs into the Hotel because it was too unsafe for them. In 2019, SPD responded to the Morrison Hotel over 2500 times, the majority of these calls to accompany the EMTs. He also mentioned that places like the Morrison Hotel were designated by SPD as being "three officer" calls because of the danger. He did state he was unsure that it still continued with the cut backs to the police department.

We have one individual currently in our neighborhood that has some sort of issues. He often can be heard up to a block and a half away shouting obscenities at an unseen enemy. Now imagine 250 such individuals doing this and look me in the eye and tell me that this is 1) Not going to have any impact on the surrounding businesses and 2) that they families in this neighborhood are going to be and feel safe.

Fact of the matter is, these individuals are unpredictable. Like it or not, the very nature of the beast is that drugs have an impact on the brain. The impact judgement, behavior, the remove inhibitions. Some can result in paranoia, hallucinations, aggression as par for the course. Just like insulin controls blood sugars or statins control cholesterol, each illicit drug and alcohol have their own particular impact on the body and it affects an individual's behavior. The extent can vary from person to person as other underlying issues, such as mental illness, may increase the likelihood but it's just basic fact.

The higher the density of individuals with these issues the greater the problems that come with them are going to be. The city has no experience in this. They have NOT done enough analysis to adequately plan for this. The index criteria that they wrote was not written with the concerns of the community in mind but with

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the requirements of what made them eligible for the grant. In reality, they didn't have to do any analysis or studies, regardless of what they found they would never had written any index criteria that would have precluded them from the use of the grant. If you read the grant, it because clear that it strictly limited what sort of "criteria" they could put in place and still qualify for. (It also help that I read the emails back and forth double checking that their language wasn't going to prevent them from getting grant). The things about the fence and such were simply pacifiers they could through in that wouldn't affect the grant.

What is the all fire hurry? They could simply renew the interim regulation. Get your feet wet. Get some experience. Find out what works and what doesn't before you allow a higher density. Once you open that door, it will be almost impossible to close. They have a responsibility to the neighbors and to their development partners that they have been working with on their improvement projects to make sure that this DOESN'T impact the community. Look before you leap.

Like I mentioned at the hearing,

My other issue is this: A rezone is a "quasi-judicial" decision. Which basically means it is judicial in character but does not fall specifically within a judicial power or function. In this case the city council is exercising powers or functions that resemble those of a court or a judge.

The decision maker must be free from any bias and conflicts of interest. Decisions cannot be made based on political pressure.

The city of Shoreline desperately wanted a 24/7 shelter. This Commerce grant became available. The Oakes property became available, in order for things to come about King County needed an entity like King County Housing Authority to purchase this property. The city of Shoreline didn't have the funds to do it. In a July 23, 2020 memo before purchasing of the property moved forward, Debbie Tarry sent a memo around to the Mayor and City council,

How can any affirmative decision to rezone this property to Mixed Business, if it is made by the city or city council, meet the standard of quasi-judicial. The city of Shoreline had a goal to put a 24/7 shelter. As part of accomplishing that goal, they needed KCHA to purchase the property. Before KCHA purchased the property they wanted some assurance that the property would be rezoned for Mixed Business. That was all done before any movement forward to purchase the property.

Nancy Pfeil



From: Colleen Kelly < ckelly@shorelinewa.gov > Sent: Thursday, August 6, 2020 8:22 AM

To: Ellerbrook, Mark < Mark. Ellerbrook@kingcounty.gov >

Subject: RE: [EXTERNAL] FW: RE: Oaks property

[EXTERNAL Email Notice!] External communication is important to us. Be cautious of phishing attempts. Do not click or open suspicious links or attachments.

Thanks Mark-

By the way, one of the details Tim brought up with me yesterday is the question of how short-term are we all talking about in terms of this facility serving as shelter before transitioning to Permanent Supportive Housing. I was under the impression that it might be available as shelter for some time beyond the Commerce grant if other funding could be found to sustain it. He seems to think that the county will be ready to re-claim for PSH when the grant ends in June, 2023. Is there an answer to this question now or is it a wait and see sort of thing? That said, would you say the county has a clear goal/desire to move ahead with PSH as soon after the end of the commerce grant as possible?

Thanks for any light you can shed on that--

Colleen

Colleen Kelly (she/her)
City of Shoreline
Community Services Manager
206-801-2251

Hi Colleen.

Thanks for the question. The short answer is that we don't know. We obviously need PSH in as many places as we can get it. However, I'm also aware of the north cities' desire for a permanent shelter location. I think we can be flexible on planning. That being said, I do know that KCHA likely can't hold a property that is not being used for housing for a real long time since that doesn't directly match their mission.

Mark Ellerbrook

Dept. of Community and Human Services 401 5th Ave, Suite 500 Seattle, WA 98104 (206) 263-1117

Status

As of March 2021 Phase: Design

Online Presentation and Outreach Summary

- Watch a <u>recording of the online presentation</u> and question and answer session that occurred on November 19, 2020.
- · Outreach Summary

Overview

Design plans for the removal of the "artificially created" Hidden Lake dam, creek restoration and upgrade of the culvert under Innis Arden have now progressed to 60% design.

City Council (see May 23, 2016, Staff Report) approved the proposal to:

- · Remove the dam and lake
- · Restore Boeing Creek within the lake area
- Replace the large Boeing Creek pipes (culverts) crossing below NW Innis Arden Way

Work is currently funded in part by:

- · Washington State Recreation and Conservation Office (RCO) Land and Water Conservation Fund (LWCF)
- King County Flood Control District Flood Reduction Grant
- King County WaterWorks Grant

Schedule

Design

 30% design plans for NW Innis Arden Way Culvert Replacement were completed in March 2019 and reviewed by City Staff.

Permitting

Draft permitting reports for Hidden Lake dam removal, restoration of Boeing Creek, and Innis Arden culverts
replacement are under review. We currently anticipate submittal to local, state, and federal agencies in November
2020. The schedule for obtaining project permits will be in Spring 2021.

Construction

• The construction has been split into two phases. Removal of the dam and restoration of the creek is planned for summer of 2022. Construction to replace the culverts under Innis Arden is scheduled for completion in 2024.

Right now we are working on

- · Design for Hidden Lake dam removal, NW Innis Arden Way culvert replacement, and Boeing Creek restoration
- Continuing discussions with neighbors, Shoreview Park users, the general public, utilities, regulators, and other interested groups
- Hidden Lake Sediment Monitoring (2016-present)
- · Gathering Boeing Creek flow data (2016-present)

Completed work includes

- Final Basis of Design Report (2021)
- Geotechnical Report (2020)
- Final Critical Areas Report (2020)
- Hidden Lake Management Plan Feasibility Study (2014)
- Alternatives Analysis (2016)
- · Nearshore Habitat Gains Analysis (2017)
- Concept Design Evaluation of Fish Passage Improvements in Lower Boeing Creek (2017).
- Obtained King County Flood Control District Flood Reduction Grant funding (2017). *Design for this project is funded in part by the King County Flood Control District*
- Downstream sediment transport re-establishment benefits listed under <u>2017 WRIA 8 Salmon Habitat Project List</u> for Puget Sound Nearshore (as Project Number PS-24)



Hidden Lake (From the outlet)

Background

Hidden Lake is a man-made water body partially within Shoreview Park. The lake was built in 1920 when Boeing Creek was dammed to create a private fishing pond and small hatchery. At this time the creek's watershed was largely undeveloped. Since then, major development along Aurora Avenue N has greatly increased storm runoff flows to the creek. Increased flows, in turn, have caused erosion issues within the Boeing Creek ravine. Studies have found that ravine side slope soil washed down into the creek by erosion ends up as sediment in Hidden Lake.

Before Shoreline was founded, King County built projects intended to lessen erosion in Boeing Creek. These projects included channel armoring (1974) and the M1 dam (1983) near Shoreline Community College, and the North Boeing Creek Pond in Boeing Creek Park (1990). The original Hidden Lake Dam eventually failed. The former lake was filled with sediment by 1970 and later overgrown with trees. In 1996 King County built a new dam and re-established Hidden Lake.

Sediment entered the new lake much faster than expected. From 2002 to 2013, the City spent over \$600,000 to dredge the lake seven times to remove sediment. On September 8, 2014, City Council discussed results of a <u>Hidden Lake Management Plan Feasibility Study</u>. They authorized staff to stop dredging the lake and begin looking into removing the Hidden Lake dam. No sediment has been removed since the summer of 2013.

Hidden Lake is expected to fill naturally with sediment within a few years. Storms play a major role in how much sediment arrives. Once the lake fills itself, the dam cannot be counted upon to safely pass Boeing Creek flows. This scenario would create a dangerous flood risk to NW Innis Arden Way and nearby properties. A program to watch sediment levels in the lake was started in 2016.

On May 23, 2016, City Council discussed the results of an <u>Alternatives Analysis</u>. They supported a proposed plan to remove the dam, replace the NW Innis Arden Way culverts, and restore Boeing Creek within the lake, dam, and culvert area.

The Hidden Lake dam and the NW Innis Arden Way culverts are barriers to fish movement. Native cutthroat trout and (planted) salmon are present in Boeing Creek upstream of Hidden Lake. The plan proposed in 2016 also added a separate but related Boeing Creek Restoration (BCR) project. The new BCR project looked downstream of NW Innis Arden Way to possibly remove other fish barriers, such as the Seattle Golf Club dam. In 2017, <u>analysis</u> indicated that the BCR project fish passage improvements in lower Boeing Creek would not be feasible as a City project.

Removal of the Hidden Lake dam will allow trapped sediment to move downstream. <u>Analysis</u> showed that this freed sediment is expected to improve fish habitat along lower Boeing Creek and at the Puget Sound beach delta. In March 2017, this project was added to the <u>2017 WRIA 8 Salmon Habitat Project List for Puget Sound Nearshore</u> (as Project Number PS-24).

In August 2017, King County Flood Control District awarded a \$300,000 Flood Reduction Grant to the project. This grant will fund design of Hidden Lake dam removal and NW Innis Arden Way culvert replacement. This grant is expected to cover about half of the design costs.

On October 2, 2017, City Council was updated on the project. They supported moving forward with the proposed plan to remove the Hidden Lake dam, replace the NW Innis Arden Way culverts, and restore Boeing Creek in the lake, dam, and culvert area. They also supported not moving forward with a Boeing Creek Restoration project in the lower creek, well downstream of NW Innis Arden Way.

In February 2018, the final concept design report for Hidden Lake Dam Removal Phase 1 Pre-Design was completed. This report presented design concepts for removing the Hidden Lake dam, replacing the NW Innis Arden Way culverts, and restoring Boeing Creek throughout the existing lake, dam, and culvert areas. These concepts were used to move forward into the project design phase.

Translations

If you would like to communicate with the City of Shoreline or review a document in another language, please send your request along with your contact information to the email address below or call (206) 801-2700.

您若希望與 Shoreline 市展開交流或 閱讀以其他語言寫成的文檔,請寄送您的請求及您的連絡資訊至下方所示的電子郵件地址,或撥電話 (206) 801-2700。

쇼어라인시(City of Shoreline)로 연락이요하시거나 문서를 다른 언어로 보시려면 연락 정보와 함께 요청 사항을 아래 이메일로 보내시거나 (206) 801-2700으로 전화해 주십시오.

Nế u quý vị muố n liên lạc với Thành Phố Shoreline hoặc muố n xem một tài liệu bắ ng ngôn ngữ khác, xin gửi yêu cầ u của quý vị cùng với thông tin liên lạc để n địa chỉ email dưới đây hoặc gọi điện thoại số (206) 801-2700.

Si le gustaría comunicarse con la Ciudad de Shoreline o revisar un documento en otro idioma, por favor envíe su solicitud junto con su información de contacto a la dirección de correo electrónico a continuación o llame al (206) 801-2700.

Kung nais niyong makipag-usap sa Lungsod ng Shoreline o rebyuhin ang dokumento sa ibang wika, pakipadala ang inyong kahilingan kasama ang impormasyong pagkokontakan sa inyo sa email address sa ibaba o tawagan ang (206) 801-2700.

Email: clk@shorelinewa.gov

Debbie Tarry Mentibien 138



Memorandum

DATE:

July 23, 2020

TO:

Mayor and City Councilmembers

FROM:

Debbie Tarry, City Manager

RE:

County Acquisition of The Oaks Nursing Home and Siting of 24/7 Shelter

Opportunity

I have shared with you that staff has been working with King County and King County Housing Authority on the possible acquisition of the facility and the use of the facility for an adult shelter. Council has previously identified this as a priority based on the Human Service Gap Analysis and Council identified this in Council Goal No. 5, Action Step No. 7, "Begin a process of developing partnerships with North King County cities and other key stakeholders in support of siting a 24/7 shelter/navigation center to serve homeless single adults in North King County."

In early June, staff was notified that The Oaks Nursing Home at 163rd and Aurora was discontinuing its operations and would be going on the market. We were asked if the City might have any interest in the facility. About a week later, the State Department of Commerce released a grant making significant funds available to expand shelter capacity around the state. Staff reached out to colleagues in the King County Department of Community and Human Services to inquire about the potential availability of capital funding to lease or acquire the facility with the idea that it could potentially be included as part of the County's submission for the Commerce grant.

King County staff responded with interest and reached out to the King County Housing Authority (KCHA) to see if they might be willing to serve as an acquisition partner if the County was able to make the purchase funding available; KCHA responded that they might be able to do so. A site visit was arranged for County staff, City staff, KCHA staff and representatives of Lake City Partners, which would be the operations partner if the deal was able to come together. The site visit was promising in terms of the collective assessment of the readiness and capacity of the facility to serve as a 24/7 shelter.

Lake City Partners drafted a budget for program operations based on the size and staffing requirements of the site. The budget was reviewed by County staff and deemed to be in line with the operational costs of other 24/7 facilities. This means it continues to be a strong contender for inclusion in the Department of Commerce grant proposal. A second site visit was held on Tuesday, July 21, 2020, which reinforced the County's interest in working to make this project happen and confirmed the willingness of the KCHA to do the acquisition.

There is consensus that this is a unique opportunity to fill a significant service gap in North King County since the Commerce grant will provide up to \$600,000 in renovation funding and up to \$1.2M per year in operational support for 60 single adults in North King County to have access to 24/7 emergency shelter. If the County is successful in obtaining the Commerce grant, the facility would need to be used as a 24/7 adult shelter no later than the end of December. County staff are aware that the cities will be looking to the County for ongoing operational financial support related to any funding shortfall in the near term and related to ongoing funding support when the grant expires.

Current Zoning Limitations

In looking at the siting of a potential shelter, staff reviewed the current zoning of the property. As Council is aware, zoning and land use is controlled by the City. The majority of the site is zoned R-48, with the parking lot in the NW corner zoned R-18. The Oaks is classified as a nursing facility and a conditional use in that zone. Shelters are not currently listed as an allowed use in the R-48 zone.

Below is a map of the parcels and the surrounding zoning. The Oaks is the large R-48 parcel in the middle of the map.



Homeless shelters are allowed in the mixed business (MB), community business (CB) and town center 1, 2, and 3 zones subject to the criteria at SMC 20.40.405. The City treats transitional encampments and emergency weather shelters as temporary uses and that process could be a possibility for temporarily establishing a shelter, though temporary use permits are good for 60 days or extended up to a year (SMC 20.30.295). This is a Type A decision made by the Planning and Community Development Director.

The Comprehensive Plan Designation for the property is Mixed Use 1, so the zoning could be changed to match the adjacent MB without a Comprehensive Plan amendment.

Mixed Use and Commercial Land Use
LU9: The Mixed-Use 1 (MU1) designation encourages the development of
walkable places with architectural interest that integrate a wide variety of
retail, office, and service uses, along with form-based maximum density
residential uses. Transition to adjacent single-family neighborhoods may
be accomplished through appropriate design solutions. Limited
manufacturing uses may be permitted under certain conditions

Next Steps

The County and KCHA want to move quickly to acquire the property and take it off the market, as there has been interest expressed by other parties. This is a large parcel with an existing facility that could be used to meet a regional and local need in the short term, and with a change in zoning, could provide the potential for redevelopment and more intense density that could accommodate not only the need for a shelter, but other uses, such as permanent supportive housing, low-income or affordable housing, or other potential mixed uses. The County and KCHA are specifically seeking some assurance that the facility will be able to be utilized as a shelter in the short term with the potential to transition to permanent supportive housing in the long term (5-10 years out).

The initial staff recommendation for addressing this would be to have staff administratively approve a Temporary Use Permit for up to one year and have the Council work on legislation that would either rezone the parcel or amend the code to specify shelter as an allowed use in 2021. Staff is also exploring other options for allowing this use to occur on this property temporarily.

As stated previously, it is unlikely that any redevelopment would be considered by KCHA for another five to ten years, so zoning changes do not have to occur immediately, but a change in zoning to allow for increased density is what makes this property most attractive to KCHA for the long-term.

Given the desire of the County to move quickly to get the property under contract they have asked that the City staff give them some assurance that the City would be willing to address the land use regulations for the long-term by close of business on Friday, July 24, 2020. Council cannot take action outside of a public meeting, and I am not asking you to do so. I would request that if you have significant concern with me telling the County that the City is supportive on moving forward in this direction that you notify me by noon on Friday, July 24.

There is significant work that still needs to occur to see if this property can serve as a shelter, including successful purchase by KCHA and successful award of the Commerce Grant. Also, a community communication plan needs to be implemented and staff has already started outlining what that may look like, including the opportunity for the City Council to discuss this in a public setting. Staff's goal would be to implement a community communication plan in late August/early September.

Summary

I recognize that this is an opportunity that has shown up rather quickly and has not allowed for a full conversation with the community. At the same time, it is an opportunity to address a Council Goal and Action Step that has been publicly shared. The North King County Shelter Task Force, recently initiated by staff, discussed this opportunity at their July 9, 2020, meeting. The Task Force was supportive of moving forward with the Commerce grant application. Councilmember Robertson is the Council representative on this task force.

I would recommend that staff continue to move forward on this project with King County and KCHA and provide them assurances that the City Manager, in alignment with Council Goal No. 5, Action Step No. 7, will bring forward a recommendation and workplan for the Council to consider a rezone of the property, that would allow for more dense development in the future, before the end of 2020. As stated previously, I would request that if you have significant concern with me telling the County that the City is supportive on moving forward that you notify me by noon on Friday, July 24.

What Are the Medical Benefits of Sunlight?

The sun is a beautiful thing! Without sunlight, we would literally not be alive. Our sleep-wake cycles depend on it, our hormone cycles depend on it, and most of all, our overall health depends on the sun. And can you imagine not having sunrises or sunsets? While there are dozens of benefits of sunlight, we often hear about how too much sunlight can be damaging to our body and that we should always put on sunscreen when out in the sun. Today we want to clarify some of these statements as well as provide insight to the many benefits of the sun and sunlight.

Sunlight triggers your sleep-wake cycles, also known as your circadian rhythm which releases certain hormones in your brain. With morning exposure your body will produce cortisol (the major stress hormone) and at night when the sun goes down your body will produce melatonin (the hormone which makes you sleepy). Exposure to sunlight is thought to increase the brain's release of a hormone called serotonin(the feel-good hormone) and serotonin is associated with boosting mood and helping a person feel focused and calm. Without enough sun exposure, your serotonin levels can dip. Just put someone in a dark basement room for a week, and ask them how depressed they are feeling! Low levels of serotonin are associated with a higher risk of major depression with seasonal pattern (also known as seasonal affective disorder or SAD). This is a form of depression triggered by the changing seasons which is often accompanied by shorter days and less sunlight and is very common in our society. The light-induced effects of serotonin are triggered by sunlight that goes in through the eye in which the sunlight triggers specific areas in the retina, which triggers the release of serotonin. Furthermore, according to researchers, those who live in areas with fewer daylight hours are more likely to have some specific cancers than those who live where there's more sun during the day. These cancers can include Colon cancer, Hodgkin's lymphoma, Ovarian cancer, Pancreatic cancer, and Prostate cancer!

As you can see, light plays a major role in overall health especially mood, and when someone is depressed, this can impact all other areas of health. So one of the treatments within the functional medicine world for depression with this seasonal depressive pattern is light therapy. There are a number of light therapy boxes and tools you can utilize at your home (www.sperti.com) to make sure you are mimicking sunlight. Sun exposure can also benefit a number of conditions including Premenstrual dysphoric disorder (PMDD), chronic diseases of the thyroid, gut, and other autoimmune conditions, anxiety related disorders, and pregnant women with depression.

So how Much Sun Do You Need?

Exposure to the ultraviolet-B (UVB) radiation in the sun's rays causes a person's skin to create vitamin D. According to one study from 2008, in a 30-minute period while wearing a swimsuit, people will make the following vitamin D levels:

- 50,000 international units (IUs) in most Caucasian people
- 20,000 to 30,000 IUs in tanned people
- 8,000 to 10,000 IUs in dark skinned people

These numbers are ranges and can vary depending on the latitude in which you live, which also varies with the time of year. If you are unable to get adequate sunlight in the winter months and you live in a higher latitude, then supplementing with Vitamin D3 or using a light therapy box is recommended. It's best to work with your practitioner on monitoring blood levels of vitamin D as they can vary between people for optimal health.

Now we have all been told to always put on sunscreen when out in the sun, but the sun can actually provide many benefits to skin conditions! According to the World Health Organization (WHO), sun exposure might help treat several skin conditions and UV radiation exposure can help to treat: psoriasis, eczema, jaundice, and acne among others. In addition, research studies have revealed preliminary links between sunlight as a potential treatment for several autoimmune diseases including Rheumatoid arthritis (RA), Systemic lupus erythematosus (SLE), Inflammatory bowel disease and Hashimoto's Thyroiditis.

While there are a lot of good reasons to get sun, the sun emits ultraviolet (UV) radiation and UV radiation can penetrate the skin and damage cell DNA when in excess. This can lead to skin cancer or other deposits. Without having an exact measurement for how long you should stay outside to reap the benefits of sunlight, an easy way to monitor this is by getting what is known as the minimal erythemal dose (MED) which is the amount of UV radiation that will produce minimal erythema (which is sunburn or redness caused by engorgement of capillaries) of an individual's skin within a few hours following exposure. People with fair skin typically get a sunburn more quickly than those with darker skin. Also, you're more likely to get a sunburn going outside when the sun's rays are more direct. This usually takes place between 10 a.m. and 4 p.m.

According to the World Health Organization, getting anywhere from 5 to 15 minutes of sunlight on your arms, hands, and face 2-3 times a week is enough to enjoy the vitamin D-boosting benefits of the sun. Its important to remember that the sun must penetrate the skin so wearing sunscreen or clothing over your skin won't result in vitamin D production.

As you can see, from improving your mood to treating autoimmune conditions, sunlight has many benefits. If you live in higher latitudes with little sunlight, a light treatment station may benefit you. You can reach our office for more information on which light therapy boxes we use for our patients.

Dr. Anthony Crifase DC, LDN, CNS, DACBN, CISSN, CPT is a Functional Medicine Consultant that works with clients throughout the United States on

getting to the root cause of their health concerns. Contact **The PrivaMD** | **Center For Functional Medicine** at **616.213.0253** if you are interested in learning how **Dr. Crifase** may be able to assist you on your journey to optimal health

Allison Taylor

From: Renee Dillon <dillon819@hotmail.com>

Sent: Friday, March 19, 2021 4:01 PM

To: Allison Taylor
Cc: Hearing Examiner

Subject: [EXTERNAL] RE: PLN 21-0008 - Courtesy Reminder - Public Comment due today at 4PM for

PLN21-0008 Rezone Application Hearing before the Hearing Examiner

Follow Up Flag: Follow up Flag Status: Flagged

CAUTION: This email originated from outside of the City of Shoreline. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add this closing comment from me to the record

Please do not recommend the change to Mixed Business for this rezoning as it is not in the best interest of Citizens of Shoreline.

Thanks
Renee Dillon

Sent from Mail for Windows 10

From: Allison Taylor

Sent: Friday, March 19, 2021 12:35 PM

Cc: Hearing Examiner

Subject: PLN 21-0008 - Courtesy Reminder - Public Comment due today at 4PM for PLN21-0008 Rezone Application

Hearing before the Hearing Examiner

Good afternoon. You submitted written comment which is <u>part of the record</u> for the Public Hearing before the Hearing Examiner that was held on 03/17/2021. Please let this email serve as a reminder that the public comment period for this hearing will close today at 4 p.m. Should you have additional comments to submit, please reply to this email OR email hearingex@shorelinewa.gov.

Respectfully -

Allison Taylor (she/her)
Deputy City Clerk | City of Shoreline
17500 Midvale Avenue N, Shoreline, WA 98133

2: (206) 801-2232 | www.shorelinewa.gov

Council Meeting Date:	May 10, 2021	Agenda Item:	9(a)
Country Date.	may 10, 2021	Agonda itom.	3(a)

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Discussion of Resolution No. 476 – Approving the 145th Street

Corridor Project Phase 1 and Phase 2 Relocation Plan and the City

Manager Property Acquisition Authority for the State Route

523/(N/NE145th Street) Aurora Avenue N to Interstate 5, Phase 1

(Interstate 5 to Corliss Avenue) Project

DEPARTMENT: Public Works

PRESENTED BY: Tricia Juhnke, City Engineer

ACTION: Ordinance Resolution Motion

X Discussion Public Hearing

PROBLEM/ISSUE STATEMENT:

The State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project, hereinafter referred to as to the 145th Corridor (Phase 1) project, has entered into the right-of-way (ROW) acquisition phase. The City will be purchasing ROW needed to construct improvements to this section of the Corridor as well as secure the rights to construct improvements on private property associated with the project. This capital improvement project will provide a citywide benefit by improving safety and mobility along this corridor and connecting to light rail access. The 145th Corridor (Phase 1) project is the first capital project with significant property acquisition required since the Aurora Corridor Project.

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. The SMC allows for project specific adjustments in these acquisition policies. In order to keep the ROW process moving in a timely manner for the 145th Corridor (Phase 1) project, staff is requesting that the City Council take action on proposed Resolution No. 476, which is project specific. Proposed Resolution No. 476 increases the City Manager's signing authority to \$1 million for property acquisition and approves the Relocation Plan (including addendum) that authorizes the City Manager to approve documented relocation claims up to the limits prescribed by federal or state law regardless of amount.

Tonight, Council is scheduled to discuss proposed Resolution No. 476. Council is currently scheduled to take action on proposed Resolution No. 476 on May 24, 2021.

RESOURCE/FINANCIAL IMPACT:

Proposed Resolution No. 476 impacts project resources and costs in two primary ways:

1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.

2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

RECOMMENDATION

There is no action for the Council tonight. Staff asks that the Council discuss and provide feedback on proposed Resolution No. 476 for the Relocation Plan and granting the City Manager property acquisition authority of up to \$1 million for the State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project. Action on this proposed Resolution is scheduled for the May 24, 2021 City Council meeting.

Approved By: City Manager **DT** City Attorney **MK**

INTRODUCTION

As was done with the Aurora Corridor Project, which had significant property acquisition, the 145th Corridor Project team sees a benefit in increasing the City Manager's property acquisition authority and in providing authorization to approve relocation claims for the 145th Corridor (Phase 1) project which has entered the ROW acquisition phase. By increasing the City Manager's signing authority to a more appropriate amount of \$1 million per parcel and approving the Relocation Plan to allow the City Manager unlimited signing authority for relocation claims, routine professionally vetted offers and claims can be authorized without further engaging staff and the City Council.

BACKGROUND

The City anticipated improvements would be needed on the 145th Street Corridor when it was determined that a Sound Transit light rail station would be constructed adjacent to I-5 just north of 145th Street. A pre-design study was conducted and Council <u>adopted a</u> Preferred Design Concept for the 145th Corridor on April 11, 2016.

The City was successful in securing federal funding to design corridor improvements from I-5 to Aurora Avenue/Interurban Trail. Sound Transit is leading a project for Bus Rapid Transit and corridor improvements east of I-5, and the City is also leading a separate project for interchange improvements at I-5. The City Council authorized the City Manager to obligate federal funds for design of the 145th Corridor from I-5 to Aurora Avenue on May 2, 2016.

As the design of this corridor progressed, staff strategized that the best way to deliver this corridor project would be to design the Corridor from I-5 to Aurora Avenue, but then divide the corridor into three segments to complete ROW and Construction for each segment. Both the Puget Sound Regional Council (PSRC) and WSDOT approved the following phasing for delivering roadway improvements:

- Phase 1: I-5 to Corliss Avenue
- Phase 2: Corliss to Wallingford Avenue
- Phase 3: Wallingford Avenue to SR-99 (Aurora Avenue/Interurban Trail)

On September 28, 2020, Council authorized obligation of \$11,836,379 of the \$12.5 million State Connecting Washington funding available this biennium for ROW acquisition for the 145th Corridor (Phase 1) project. An additional approximately \$1.74 million of Connecting Washington funding will be used when it becomes available in the next biennium to complete ROW acquisition for Phase 1. No City money is being used to acquire the ROW for Phase 1.

The 145th Corridor (Phase 1) project is currently conducting property appraisals and reviews and will be ready to make offers in the near future. In order to streamline the ROW acquisition process, staff is requesting that Council increase the City Manager's purchasing authority and approve the current Relocation Plan for the 145th Corridor project.

DISCUSSION

The 145th Corridor (Phase 1) project has received federal funding for design, and therefore the City must follow a very specific process when purchasing ROW, including following the Uniform Relocation Assistance and Real Property Acquisition Act (URA). This process is designed to protect the interests of all parties and ensure that property owners are treated fairly, including adequate time to review offers and secure independent appraisals if desired. The City has contracted with subconsultant RES Group NW (a WSDOT approved ROW agent) to assist the City with this process.

RES Group NW arranges an independent appraisal and separate professional appraisal review and then prepares offers to property owners based on these appraisals. The final offers presented by the City must be consistent with the requirements of the federal acquisition process for which there are very specific allowances for payment. Relocation claims follow their own set of allowances.

Currently, the City Manager has property acquisition and relocation claims authority up to \$50,000 under Shoreline Municipal Code (SMC) Section 2.60.090. These thresholds may be appropriate for the occasional situation/opportunity that may arise on any particular property, but are challenging for a large capital project with significant ROW acquisition and a schedule to maintain. SMC 2.60.090 anticipated the need for increased authority on a project specific basis.

The 145th Corridor (Phase 1) project is the first capital improvement project with significant ROW acquisition since the Aurora Corridor Project and will be followed by additional segments along this and other corridor projects. In proposing a resolution to request higher property acquisition and relocation claim authority for the City Manager for the 145th Corridor (Phase 1) project, staff also referred to the Aurora Project as a precedent. Resolution No. 270 increased the City Manager's purchasing authority for the Aurora Corridor 165th - 205th Project to an amount not to exceed \$325,000. In these segments of the Aurora Project, there were approximately 117 parcels that needed ROW acquired and at the time of Resolution No. 270, it was estimated all but 10 acquisitions would be at or below the requested \$325,000 revised purchasing limit. The percentage of properties covered within the newly approved limit was approximately 91%.

A Project Funding Estimate (PFE) is a detailed parcel-by-parcel estimate of total expected ROW acquisition costs and is used to obtain authorization and funding for the project. A ROW Plan, Relocation Plan, and PFE have all been prepared for the 145th Corridor project and approved by WSDOT (approved documents originally included both Phase 1 & 2 as submitted). At the time the PFE was created, 21 parcels were identified for the Phase 1 area. As design has progressed, a few additional parcels were identified as having some level of acquisition needed. Currently, 25 parcels will require acquisition with eight (8) to nine (9) being full acquisitions and the balance only requiring partial acquisition. Dollar amounts in the PFE were based on 2019 comparison estimates; actual dollar amounts will be determined during the appraisal process. The project team has also prepared a Relocation Plan addendum to reflect changes in relocation requirements resulting from the above-mentioned changes in acquisition needs. Property in Shoreline continues to grow in value, even more so in

the re-zoned areas near the light rail station which affects many properties along the 145th Corridor. Requesting a higher property acquisition signing authority to allow for at least some full acquisition purchases seems a reasonable approach.

Property Acquisition Approval

Staff recommends Council increase the City Manager authorization for property acquisition (per parcel) to \$1,000,000. The reasons for this recommendation include:

- To limit the number of transactions that require Council approval thereby shortening the time needed for acquisitions and settlements to happen.
 - It is in the City's best interest to settle these issues quickly particularly in a rapidly increasing housing market.
 - It also benefits the property owners by reducing delay and the stress and uncertainty in going through the acquisition process. Quick resolution allows residents to make plans and move forward quickly.
- The project is required to follow the URA Policy which has a very prescribed and defined process for establishing offers. The process is designed to protect the homeowners and ensure they are treated fairly and receive fair compensation. There is little/no opportunity for the Council to influence or negotiate the acquisition costs and it would result in project delay.
- The project has an aggressive schedule and completing the acquisition process as quickly and efficiently as possible is imperative to maintain the schedule. ROW acquisition is a critical path and any delay will impact the overall schedule and the ability to complete the project prior to Sound Transit operations in 2024.
- This is an already approved project with budget for property acquisition using Connecting Washington funds.

Staff's recommendation is also based on the previous precedent for increasing project specific signing authority on the Aurora Corridor project. Based on the acquisition numbers in the following table, a signing authority of \$900,000 would represent 92% of the parcel acquisitions, similar to the 91% for the Aurora Project covered by increased signing authority. However, it is worth noting that the cost of real estate is rapidly increasing and these estimates are already "dated". As acquisition moves forward, it is likely the costs will further increase and additional properties may move above the \$900,000 level, which is why the staff recommendation is for \$1,000,000.

145 TH CORRIDOR - PHASE 1 (I-5 TO CORLISS AVE)										
SUMMA	SUMMARY OF PFE LIST OF 25 ESTIMATED ACQUISITIONS (based on 2019 costs)									
Estimated equal to or less than \$50K - \$499K \$500K - \$699K \$799K \$890K - \$900K & over										
25 PARCELS	8	10 1 2 1 1 2								
running count	8	18	19	21	22	23	25			
Percent	32%	72%	76%	84%	88%	92%	100%			

It is expected that there will still be a small number of acquisitions which will exceed this \$1 million administrative authority and they would be brought to the City Council for approval. This authority is provided for in proposed Resolution No. 476 (Attachment A).

Relocation Claims

Per the SMC 2.60.090, the City Manager is authorized to approve properly documented relocation claims up to the limits prescribed by federal or state law regardless of amount, provided the City Council has approved a project relocation plan for the project which includes any good faith parcel relocation cost estimate that exceeds \$50,000 or such higher parcel relocation limit approved by City Council for a particular project.

A Relocation Plan has been developed for this project and approved by WSDOT. It addresses relocations for Phase 1 (I-5 to Corliss Avenue) and Phase 2 (Corliss Avenue to Wallingford Avenue). As it has been approved by WSDOT, staff asks that the plan be approved for both phases recognizing that the Phase 1 acquisitions are the upcoming work. Currently, 13 parcels have been identified for various relocation costs with estimates ranging from \$2,500 - \$135,000 per parcel. Staff is requesting that the City Council approve the Relocation Plan (including addendum) that is part of proposed Resolution No. 476 in order to authorize the City Manager and their designees to approve properly documented claims regardless of amount. The Relocation Plan and Addendum are included in proposed Resolution No. 476 as Exhibit A.

Relocations are an entitlement for the displaced person(s). There is little to no negotiation in relocation costs as URA Policy establishes what is allowable. RES Group NW, the City's relocation specialist for the 145th Corridor, makes recommendations for each claim and cites the appropriate Washington Administrative Code (WAC). If a displaced person submits a claim that the City's expert thinks is not covered under the regulation, they will recommend that the City deny the claim. Relocation often needs to move quickly; the City sometimes needs to approve in a very short period of time or else it could jeopardize the displaced person's eligibility to get into a new home, pay closing costs, etc.

The WSDOT ROW Manual states that, "No person to be displaced shall be required to move from the acquired dwelling unless at least one comparable replacement dwelling has been made available to the person." This means the replacement dwelling must be actively on the market at the time it is presented. Currently the housing market in the region is moving very quickly and the City will need to respond as soon as possible as the listing must be available to the displaced person(s) on the day the City provides them with their Notice of Eligibility. If it is not, the City's ROW consultant will need to begin the search again and complete new computations. Council will likely see the benefit in keeping claims at the staff level in order to expedite this process.

Finally, the City's purchasing policies allow the City Manager to delegate a portion of their authority to other staff. This would apply to property acquisition and relocation claims as long as that staff is also listed in WSDOT approved ROW Procedures.

Tonight's Council Discussion

Tonight, Council is scheduled to discuss proposed Resolution No. 476. Council is currently scheduled to take action on proposed Resolution No. 476 on May 24, 2021.

COUNCIL GOAL(S) ADDRESSED

Progress on the 145th Corridor (Phase 1) project helps to implement City Council Goal 2: Continue to deliver highly-valued public services through management of the City's infrastructure and stewardship of the natural environment; and Goal 3: Continue preparation for regional mass transit in Shoreline.

RESOURCE/FINANCIAL IMPACT

Proposed Resolution No. 476 impacts project resources and costs in two primary ways:

- 1. It reduces staff time needed to prepare staff reports and present property specific acquisitions or relocation to Council for approval.
- 2. In saving time in approving acquisitions, it reduces the likelihood of property costs increasing while staff receives Council approval.

Property values are professionally determined under contract with a Washington State Department of Transportation (WSDOT)-approved ROW consultant and are not affected by this proposed Resolution. All properties over \$25,000 are appraised by an independent firm, then that appraisal is reviewed by a second independent firm. Offers are subject to WSDOT review. Since the City does not have a real estate division and staff with the expertise for property acquisition, the City is required to use a ROW consultant as approved by WSDOT. This ROW consultant prepares offers based on appraisals and federal regulations on the City's behalf. The ROW expert also provides guidance on relocation claims submitted to the City citing appropriate code.

RECOMMENDATION

There is no action for the Council tonight. Staff asks that the Council discuss and provide feedback on proposed Resolution No. 476 for the Relocation Plan and granting the City Manager property acquisition authority of up to \$1 million for the State Route 523 (N/NE 145th St), Aurora Avenue N to I-5, Phase 1 (I-5 Corliss Avenue) project. Action on this proposed Resolution is scheduled for the May 24, 2021 City Council meeting.

ATTACHMENTS

Attachment A: Proposed Resolution No. 476

Attachment A, Exhibit A: Relocation Plan (including Addendum)

RESOLUTION NO. 476

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON APPROVING THE 145TH STREET CORRIDOR PROJECT PHASE 1 AND PHASE 2 RELOCATION PLAN AND CITY MANAGER PROPERTY ACQUISITION AUTHORITY FOR STATE ROUTE 523 (N/NE 145TH STREET) AURORA AVENUE N TO INTERSTATE 5, PHASE 1 (INTERSTATE 5 TO CORLISS AVENUE) PROJECT.

WHEREAS, for many years the City has been seeking to redevelop the State Route 523 Corridor, commonly referred to as N/NE 145^{th} Street, to provide safety and transportation improvements, and has designed a project in this regard, the SR-523 (N/NE 145^{th} Street) Aurora Avenue N to I-5 Project (" 145^{th} Street Corridor Project"); and

WHEREAS, the 145th Street Corridor Project is contained in the City's Capital Improvement Plan and the City has obligated Federal Surface Transportation Program grant funds for the 145th Street Corridor Project with the Washington State Department of Transportation allowing for the project to be constructed in three phases; and

WHEREAS, pursuant to SMC 2.60.090(A)(2), the City Manager may acquire real property as part of an approved and funded project contained in the City's Capital Improvement Plan up to \$50,000 unless another amount is specifically authorized for a particular project; and

WHEREAS, SMC 2.60.090(A)(3) states that when property acquisition requires relocation of the residents that exceeds the City Manager's acquisition authority, the City Manager may authorize relocation claims up to the limits prescribed by federal or state law provided that the City Council has approved a project relocation plan; and

WHEREAS, Phase 1 is the I-5 to Corliss Avenue portion of 145th Street and requires a significant number of property acquisitions which, given the present real estate market, are expected to exceed the City Manager's authority granted in SMC 2.50.090(A)(2); and

WHEREAS, the City has developed a Relocation Plan for the 145th Street Corridor Project, Phase 1 and Phase 2, which includes good faith parcel relocation costs estimates that exceed the City Manager's acquisition authority and the City Council may approve a higher relocation limit for the 145th Street Corridor Project and issue an addendum to that Relocation Plan due to changes in acquisition requirements; and

WHEREAS, given the potential for property acquisition and relocation costs to exceed the City Manager's authority set forth in SMC 2.60.090(A) for the 145th Street Corridor Project, the City Council has determined that it would be more efficient to increase that authority;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON, HEREBY RESOLVES:

Section 1. Real Property Acquisition Authority. The City Manager is authorized to acquire real property for the 145th Street Corridor Project, Phase 1, when the cost of the property is no greater than \$1,000,000.00, subject to SMC 2.60.090(A)(2)(a)-(b). All purchases in excess of this amount shall be approved by the City Council.

Section 2. Relocation Plan. Exhibit A is approved as the Project Relocation Plan for the 145th Street Corridor Project I-5 to Aurora Avenue N, Phases 1 and 2. The City Manager is authorized to approve properly documented relocation claims up to the limits prescribed by federal or state law, regardless of the amount.

Effective Date. This Resolution shall take effect and be in full force upon passage.

ADOPTED BY THE CITY COUNCIL ON MAY 24, 2021.

	Mayor Will Hall	
ATTEST:		





RELOCATION PLAN 145th Street Corridor Project 1-5 to Aurora Avenue N. (Phases 1&2)

City of Shoreline

July 31, 2019

This project is situated in the City of Shoreline (the "City") which is located in King County, just north of Downtown Seattle bordering the northern Seattle City limits. The City of Shoreline is located along the Puget Sound. The city was incorporated in 1988 with an estimated population of 56,730 and has a total land area of 12.3 square miles.

RES Group NW has been engaged to carry out relocation services for the project on behalf of the City of Shoreline.

This Relocation Plan is prepared in accordance with Chapter 12 of the Washington State Department of Transportation Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The relocation services provided on this project will adhere to State and Federal regulations.

A. GENERAL

1. Assurances:

The displacing agency or assigned agent will inform the displaced parties of relocation payments and the services that will be provided. Displacees needs have been inventoried and evaluated. From this analysis, a plan has been developed which will provide for timely and efficient relocation of the displaced parties.

No person, lawfully occupying real property, will be required to move from the acquired dwelling or business without being provided a written assurance of at least ninety (90) days prior to the earliest date by which they could be required to vacate the property. No person to be displaced from a residential dwelling shall be required to move unless at least one comparable replacement property is made available. If no housing is available within the financial means of the displaced persons, Housing of Last Resort will be made available.

2. **Project Description**:

145th Street (SR-523) in Shoreline is a major east-west route for northwest King County. The street connects Shoreline neighborhoods with businesses, parks and services, as well as linking to Seattle, Lake Forest Park, Kenmore, and Bothell. In a few years, 145th Street will also be a primary connection to Sound Transit light rail at 145th and I5.

145th Street Corridor Project will add safety and operational improvements including left turn lanes, street lighting, relocated utilities, a shared-use path in some sections and sidewalk improvements with off-corridor bicycle facilities in others. Currently the project consists of three phases with phase I and II included in this report. Phase I is from I-5 to Corliss Avenue, phase II is from Corliss to Wallingford and Phase III is from Wallingford to the Interurban trail.

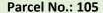
3. Number of Displacements:

The project calls for the partial or full acquisition of 51 parcels of which 19 property acquisitions are anticipated to require the displacement of 22 residential (11 owner occupants and 11 tenant occupants), 9 non-residential (7 landlords and 2 non-residential businesses) and 1 personal property only.

B. INVENTORY OF INDIVIDUAL NEEDS AND BUSINESS NEEDS

1. Occupancy Survey

The proposed project will require the relocation of individuals/families, businesses, and/or personal property from the following residential and non-residential parcels:





Displacee No.: 001

Displacee Name: Christine and Joy Anne Unten

Relocation Type: Residential Owner

According to King County records this property is improved with a 2,060 square foot home with a basement. It sits on an 8,396 square foot lot and has 2 bedrooms and 1 bathroom. First level of home has a fireplace with finished basement that includes additional living space and a ¾ bathroom. The home is heated by gas forced air. The home includes a detached garage.

Christine Unten and Joy MacTavish-Unten, a married couple who live with their two young children 5 years and 5 months old. Christine works for Fred Hutch in Seattle and Joy is self-employed and works in Shoreline. They purchased the home in November of 2009 using a conventional home loan and have 20 years remaining on the loan.

Estimated Moving Cost: \$5,500

Estimated Replacement Housing Payment: \$115,000

Estimated Incidental/MIDP: \$35,000



Displacee No.: 001

Displacee Name: Ivan Harapin & Sjarifudin Mer

Relocation Type: Residential Owner

According to King County records this property is improved with a 1,180 square foot home with a basement. It sits on an 8,717 square foot lot and has 2 bedrooms and 2 bathrooms. The home has been fully remodeled with new electrical panel and addition of a bedroom and bathroom in basement and has baseboard heating. There is a large wood deck of the back side of the home.

Ivan Harapin and Merry Sjarifudin are unmarried individuals who purchased the home on July 1, 2015 and currently have a mortgage in the amount of \$215,280 with 26 years remaining on the loan.

Estimated Moving Cost: \$6,000

Estimated Replacement Housing Payment: \$50,000

Estimated Incidental/MIDP: \$25,000



Displacee No.: 001

Displacee Name: Jerry Taylor

Relocation Type: Residential Owner

The home has a large 3 car detached garage which is partly in proposed partial acquisition. It is anticipated the garage will need to be reconfigured or rebuilt on the property to function in the after. Any contents in the garage will need to be temporarily relocated, stored and moved back into the new structure.

Currently the home is owned by Jerry Taylor who passed away in April 2019. Nelda Parker is the personal representative for the estate. Ms. Parker stated that Jerry had a reverse mortgage on his property and lender required them to place the home for sale as soon as possible. It is currently listed for \$580,000 and has a pending sale.

Estimated Moving Cost: \$6,000



Displacee No.: 001

Displacee Name: John and Sally Stevenson

Relocation Type: Residential Owner

According to King County records this property is improved with 1,250 square foot home with 1 ½ stories. It sits on 5,634 square foot lot and has 3 bedrooms and 1 bathroom with a gas fireplace. The home also has a laundry room off the kitchen, as well as a large garage that is currently utilized as a workshop. There is also a large shed in the backyard that utilizes as storage.

John and Sally Stevenson have lived in the home for 51 years, they are both retired and currently do not have a mortgage.

Estimated Moving Cost: \$6,000

Estimated Replacement Housing Payment: \$25,000

Estimated Incidental/MIDP: \$5,000



Displacee No.: 001

Displacee Name: Commuter Center LLC
Relocation Type: Nonresidential Landlord

According to King County records this property is improved with 1,300 square foot home. It sits on a 6,638 square foot lot and has 3 bedrooms and 1 bathroom.

This property was recently rezoned to MUR-45, Mixed Use Residential (45' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. The home was purchased by Commuter Center LLC in October 2018 and is currently used as a rental until future development. If there are no residences left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002

Displacee Name: Gabriella Ramos & Tanner Stone

Relocation Type: Residential Tenant

According to their lease agreement, Gabriella Ramos and Tanner Stone have been renting this home since May 2019 with their dog and cat. It is a 3 bedroom and 1-bathroom home that they rent for \$2,100 per month plus utilities.

Estimated Moving Cost: \$2,500 Estimated Rent Supplement: \$8,400



Displacee No.: 001
Displacee Name: SLGA, LLC

Relocation Type: Nonresidential Landlord

According to King County records this property is improved with 1,390 square foot home. It sits on a 11,691 square foot lot and has 3 bedrooms and 1 bathroom. The home has oil heating as well as a wood burning fireplace.

This property was recently rezoned to MUR-45, Mixed Use Residential (45' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. The home was purchased by SLGA LLC in October 2018 and is currently used as a rental until future development. If there are no residences left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500 Estimated Reestablishment: \$50,000

Displacee No.: 002
Displacee Name: SLGA, LLC

Relocation Type: Residential Tenant

According to their lease agreement, Bruce and Julie Hutson have been renting this home since August 2016 for \$2,850 per month plus utilities. The home has 3 bedrooms and 1 bathroom.

Estimated Moving Cost: \$2,500
Estimated Rent Supplement: \$7,200



Displacee No.: 001

Displacee Name: Robert T. Golden Sr. Relocation Type: Residential Owner

According to King County records this property is improved with 960 square foot home. It sits on a 6,975 square foot lot with 3 bedrooms and 1 bathroom. The home does not have a garage but a covered carport. It also has gas heating along with a fireplace.

According to records Dorothy M. Golden passed away January 4, 2008 and the representative of estate Robert T. Golden Sr. received the home during probate process. There is no evidence of a mortgage on the property.

Estimated Moving Cost: \$5,500

Estimated Replacement Housing Payment: \$0.00

Estimated Incidental/MIDP: \$5,000



Displacee No.: 001

Displacee Name: Michael S. Webb II & Rebecca F. Webb

Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 2,640 square foot home. It sits on a 6,092 square foot lot with 4 bedrooms and 2 ¾ bathrooms. Records have this home listed as multifamily use. The home has a finished basement and has oil as source of heating.

The home was purchased by Michael and Rebecca Webb, husband and wife in February of 2013 with a mortgage in the amount of \$313,186. They reside in the home with their son Rowan and rent out the mother in law unit. It may be difficult to find another property with a rental unit. The rental unit may need to be carved out to the larger parcel.

Estimated Moving Cost: \$ 6,500

Estimated Replacement Housing Payment: \$0.00

Estimated Incidental/MIDP: \$6,500

Displacee No.: 002

Displacee Name: Michael S. Webb II & Rebecca F. Webb

Relocation Type: Nonresidential (Landlord)

The owner stated he rents the space for \$750 per month including utilities and he claims them on his taxes.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 003
Displacee Name: Brian

Relocation Type: Nonresidential (Landlord)

Brian rents the MIL (Mother-in-law) 1,300 square foot 1 bedroom 1-bathroom unit in basement with shared laundry. Monthly rent \$750 with utilities included.

Estimated Moving Cost: \$1,200 Estimated Rent Supplement: \$48,090

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Relocation Plan: City of Shoreline – 145th Street Corridor Project - 1-5 to Aurora Avenue N. (Phases 1&2)

Prepared by: RES Group NW



Displacee No.: 001

Displacee Name: Erik M. Vanderhoff

Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 2,050 square foot home. It sits on 6,100 square foot lot with 4 bedrooms and 2 bathrooms. The home has a daylight basement with attached garage. Oil is the main heating source for this home.

The home was purchased by Erik M. Vanderhoff as a single person in April 2006 and is currently being used as a rental property. According to his wife, Erin, they rent out 6 rooms to separate tenants. 4 rooms on the upstairs floor, the basement to one tenant and the cabana outside to another tenant.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
Displacee Name: Tenant

Relocation Type: Residential Tenant

Tenant rents the basement 1 bedroom and 1 bathroom with its own kitchen. Monthly rent is \$900 with utilities included.

Estimated Moving Cost: \$1,200 Estimated Rent Supplement: \$41,790

Displacee No.: 003
Displacee Name: Tenant

Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on the first floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800 Estimated Rent Supplement: \$7,350

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Relocation Plan: City of Shoreline – 145th Street Corridor Project - 1-5 to Aurora Avenue N. (Phases 1&2)

Prepared by: RES Group NW

Displacee No.: 004
Displacee Name: Tenant

Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on the 1st floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800 Estimated Rent Supplement: \$7,350

Displacee No.: 005
Displacee Name: Tenant

Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on the 1st floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800 Estimated Rent Supplement: \$7,350

Displacee No.: 006
Displacee Name: Tenant

Relocation Type: Residential Tenant

Tenant rents 1 bedroom with shared bathroom and kitchen on 1st floor. Monthly rent is \$600 with utilities included.

Estimated Moving Cost: \$800 Estimated Rent Supplement: \$7,350

Displacee No.: 007
Displacee Name: Tenant

Relocation Type: Residential Tenant

Tenant rents a cabana in backyard with shared kitchen and bathroom inside house. Monthly rent is \$800 with utilities included.

Estimated Moving Cost: \$800 Estimated Rent Supplement: \$7,200



Displacee No.: 001

Displacee Name: Helen Briones
Relocation Type: Residential Owner

According to King County records this property is improved with 2,050 square foot home. It sits on a 9,026 square foot lot with 4 bedrooms and 1 ½ bathrooms. It has a daylight basement with a 2-car detached garage. Oil is the main source of heating for this home.

Helen Briones recently lost her husband Artemio but currently resides with a roommate. The home was purchased in March 2001.

Estimated Moving Cost: \$ 7,000

Estimated Replacement Housing Payment: \$28,000

Estimated Incidental/MIDP: \$35,000



Displacee No.: 001

Displacee Name: Jason & Erin Fawcett
Relocation Type: Residential Owner

According to King County records this property is improved with 1,140 square foot home. It sits on a 6,344 square foot lot with 2 bedrooms and 1 bathroom. The home has a detached garage and heating source for the home is natural gas.

The home was purchased by Jason and Erin Fawcett a husband and wife in July 2005 and currently have a conventional mortgage in the amount of \$271,000 according to records.

Estimated Moving Cost: \$6,000

Estimated Replacement Housing Payment: \$0.00

Estimated Incidental/MIDP: \$5,000



Displacee No.: 001

Displacee Name: Rajiv & Priya Sarathy
Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 800 square foot home. It sits on a 5,947 square foot lot with 2 bedrooms and 1 bathroom. The home has a carport and is main source of heating is gas.

According to records this home was purchased by Rajiv and Priya Sarathy in March 2013. This home is currently listed for rent on craigslist for \$1,850 per month. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002

Displacee Name: Tenant

Relocation Type: Residential Tenant

This property is currently listed for rent on craigslist for \$1,850 per month, tenant pays all utilities.

Estimated Moving Cost: \$1,600 Estimated Rent Supplement: \$7,200



Displacee No.: 001

Displacee Name: Darwin Hill & Lori Firnhaber

Relocation Type: Residential Owner

According to King County records this property is improved with 2,410 square foot home. It sits on a 12,000 square foot lot with 5 bedrooms and 2 bathrooms. The home has gas heating and a fireplace.

According to records the home was purchased by Darwin Hill and Lori Firnhaber, single individuals in October 1989. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$6,000

Estimated Replacement Housing Payment: \$682,900

Estimated Incidental/MIDP: \$5,000



Displacee No.: 001

Displacee Name: Huynh Kien Ba & Huynh Nighi Man

Relocation Type: Residential Owner

According to King County records this property is improved with 1,350 square foot home. It sits on 8,400 square foot lot with 3 bedrooms and 1 ½ bathrooms. The home has an attached garage, fireplace and baseboard heating.

The home was deeded with love and affection to Huynh Kien Ba and Huynh Nighi Man both single individuals in March 2004. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$5,500

Estimated Replacement Housing Payment: \$452,900

Estimated Incidental/MIDP: \$5,000



Displacee No.: 001

Displacee Name: Amir B. Bhutto & Kuljit Kaur

Relocation Type: Residential Owner

According to King County records this property is improved with 1,510 square foot home. It sits on an 8,400 square foot lot with 4 bedrooms and 2 bathrooms. The home also includes a fireplace with electric baseboard heating, it does not have a garage.

The home was purchased by Amir Bhutto and Kuljit Kaur, unmarried individuals in April 2005 with a conventional mortgage in the amount of \$227,200. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$6,000

Estimated Replacement Housing Payment: \$400,000

Estimated Incidental/MIDP: \$35,000

Displacee No.: 002

Displacee Name: Amir B. Bhutto & Kuljit Kaur Relocation Type: Nonresidential (Business)

The owner owns and operates a transportation business out of his home. He would not discuss the extent of his business but did state it is their primary income. The square footage used for the business will be deducted from the overall all square footage.

Estimated Moving Cost: \$27,500
Estimated Reestablishment: \$50,000



Displacee No.: 001

Displacee Name: Brett Ritter & Elizabeth Frances

Relocation Type: Residential Owner

According to King County records this property is improved with 1,780 square foot home. It sits on an 11,250 square foot lot with 3 bedrooms and $1 \frac{3}{4}$ bathrooms. The home has a basement with a fireplace and the main source of heating is gas.

The home was purchased by Brett Ritter and Frances Ritter, married couple in April 2013 with a conventional mortgage in the amount of \$286,150. This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$5,500

Estimated Replacement Housing Payment: \$496,200

Estimated Incidental/MIDP: \$25,000



Displacee No.: 001

Displacee Name: Cherng-Chung Lin & Kai Lin Tsaing

Relocation Type: Nonresidential (Landlord)

According to King County records this property is improved with 2,360 square foot home. It sits on a 15,085 square foot lot with 6 bedrooms and 2 ¼ bathrooms. The home consists of a basement with fireplace and gas heating. The home also has a covered deck.

This property was recently rezoned to MUR-70, Mixed Use Residential (70' height) in anticipation of the opening of the Sound Transit Light Rail Stations in 2023. Since the rezone this property and many of the neighboring properties have been solicited by several developers to sell their property for potential assemblage. It is expected that most, if not all of these properties, will be purchased by developers within the next year. If there are no residence left on the property at the time of the City's offer, relocation may not be needed.

Estimated Moving Cost: \$2,500
Estimated Reestablishment: \$50,000

Displacee No.: 002
Displacee Name: Tenant

Relocation Type: Residential Tenant

According to online research this home is currently being rented. The home is most likely two rental unit as the downstairs and the upstairs both have their own kitchens. The upstairs contains 3 bedrooms, living room, dining room, and kitchen. The downstairs contains 1 bedroom, storage room, family room, entertaining room, small kitchen/wet bar and two offices. The house appears to be in poor condition, and it is estimated the upstairs is rented for \$2,100 and the downstairs for \$1,800. The estimates for this relocation will remain together until we can verify the rental status.

Estimated Moving Cost: \$4,800

Estimated Replacement Housing Payment: \$30,000



Displacee No.: 001

Displacee Name: Portal North, LLC

Nonresidential (Landlord) Relocation Type:

Portal North, LLC, purchased the property in 2016 and they currently lease the building to Square Peg Construction, LLC for \$3,500 per month. The project needs to acquire the entire parcel for roadway and stormwater collection.

Estimated Moving Cost: \$2,500 Estimated Reestablishment: \$50,000

Displacee No.: 002

Displacee Name: Square Peg Construction, LLC Relocation Type: Nonresidential (Business)

Square Peg Construction, LLC has been leasing this site since 2016 for \$3,500 per month. Square Peg is a general contractor that specializes in employing a work force that may have a history of criminal justice involvement, addiction recovery or homelessness. They have around 45 employees that mostly work on construction sites or in their metal fabrication building in Everett. This location is considered their headquarters and house a handful of their corporate employees. They would like to relocate closer to their fabrication building in Everett.

Estimated Moving Cost: \$32,500 Estimated Reestablishment: \$50,000

2. Summary of Replacement Sites:

Inspection of available housing in the area suggests that there should be no problem finding decent, safe, and sanitary replacement housing.

The table below shows a breakdown of the number of units needed and the number of units currently available specifically by housing size, rental housing and business properties.

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Relocation Plan: City of Shoreline - 145th Street Corridor Project - 1-5 to Aurora Avenue N. (Phases 1&2)

Prepared by: RES Group NW

Type of Unit	Units Needed	Units Available
Home for Sale (2 to 3-bedroom	4	14
homes, 800 to 1,250 SF)		
Home for Sale (3 to 4-bedroom	2	21
homes, 1,300 to 1,950 SF)		
Home for Sale (3 to 5-bedroom	5	23
homes, 1,900 to 2,800 SF)		
Rental Housing	5	16
Rooms for Rent	6	22
Business Properties for Lease	2	157
(office/retail)		
Business Properties for Sale	2	35
(office/retail)		

C. INVENTORY OF AVAILABLE HOUSING AND COMMERCIAL SPACE

1. <u>Decent, Save and Sanitary Requirements</u>:

Inspection of available housing in the area suggests that there should be decent, safe and sanitary (DSS) replacement housing.

2. Residential

Single Family Dwelling Purchase - According to the Northwest Multiple Listing Service (NWMLS), as of July 19, 2019, there are 58 actives residential (single-family residence) listings with two to five bedrooms and one to three bathrooms on a standard residential lot, which would be suitable for the displacee's needs. These listings are all located within the City of Shoreline and range from \$325,000 to \$986,000.

Single Family Dwelling Rental - A similar search was conducted for single-family residential rentals and according to the NWMLS and craigslist, there are 16 active residential rentals ranging in price from \$1,600 to \$3,200.

Rooms for rent – A search was conducted for rooms for rent in the area and according to craigslist, there are over 22 rooms ranging in price from \$550 to \$950.

3. Nonresidential

Commercial - A preliminary market search on July 26, 2019, using the Commercial Brokers Association Site, indicates that there are 35 sites for available to purchase and 157 available for lease within the surrounding area. It is difficult to determine if these sites are suitable replacement locations for the current businesses. Location is crucial for businesses, so determining the best location and availability in those areas may be difficult. It is ultimately the business owner's decision to locate and secure a site suitable for their business. As part of our relocation advisory services, owners will be encouraged to work with a local commercial real estate broker to obtain a replacement site. A significant amount of lead-time for displaced businesses is suggested so that they can start their replacement site search as early as possible.

D. ANALYSIS OF INVENTORIES

1. Summary of Available Housing

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Relocation Plan: City of Shoreline - 145th Street Corridor Project - 1-5 to Aurora Avenue N. (Phases 1&2)

Owners - The housing market in this area is still considered competitive however, homes are not selling as quickly as a year ago and most are selling around the listing price. In the last 90 days 216 homes have sold in the city of Shoreline in which more than half of those were under contract in less than 30 days.

Tenants – It is estimated there are 11 displaced residential tenants. There are plenty of replacement rentals in the area. None of the tenants were contacted at this time at the request of their landlords. Enough information was gathered from the landlords to complete the plan. When the phasing of the project has been decided all affected displacees will be contacted and given General Information Notices.

2. Analysis of Commercial Inventory

It is estimated the project has 9 business relocations (2 business tenants and 7 landlords). A preliminary market search indicates there are plenty of replacement properties for the business tenants and landlords.

E. SOURCES OF INFORMATION:

Sources for real estate offerings: The Northwest Multiple Listing Service (NWMLS) websites is a reliable source to determine the inventory of residential rental properties available and was used for the development of this information. Other online searches of Craigslist, Rent.com and Zillow.com were made to verify additional available properties.

The Commercial Brokers Association (CBA) website was also utilized to determine the inventory of commercial properties available for lease and purchase.

Other: Specific subject property information was found through the King County Assessor's website. Corporate information was verified on the Washington Secretary of State website or the Department of Licensing. Criteria provided under the Uniform Relocation Assistance (URA).

F. RELOCATION PROJECT OFFICE

The project office for this project is located 12 miles from the project and is adequately staffed with relocation agents to assist all displacees.

RES Group NW 624 S. Lander #202 Seattle WA 98134 206.459.7694

G. ALTERNATIVE AND/OR LAST RESORT HOUSING NEEDS

1. Impact on Available Housing

This project should not have an impact on available housing in the area. Sound Transit currently has an ongoing project in the area, however, the acquisitions for their project is complete.

2. Last Resort Housing

The area appears to have several single-family dwelling neighborhoods. Due to the dated conditions and the location of the single-family dwellings and the potential for limited incomes for most of the tenants, it appears that several displaced individuals in this project will fall into Housing of Last Resort. In this project area, the most commonly used criteria for housing of last resort will likely be replacement

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Relocation Plan: City of Shoreline - 145th Street Corridor Project - 1-5 to Aurora Avenue N. (Phases 1&2)

Prepared by: RES Group NW

housing payments in excess of the URA limit. Other alternatives are available such as rehabilitation or construction of a replacement dwelling, but they would be far more expensive.

3. Subsidized housing

Any displacee currently receiving any subsidized housing payments will be advised to continue with such benefits. If any other displaced persons meet the financial need requirement, they will be advised of the opportunity to apply for Section 8 or other Public Housing assistance programs.

H. PARCELS INCLUDED

105	106	112	114	115	114	126	127	128
129	137	138	139	143	144	145	148	150

I. SUMMARY OF ESTIMATED RELOCATION COST

Residential - Mortgage interest rates are rising from record lows of just a few years ago. Research indicates that many homeowners refinanced to lower their monthly payment and lower their interest rates in the recent years. Those property owners who took advantage of the low interest rates, even interest only loans, will no longer be able to obtain a replacement mortgage with the same favorable interest rate. The costs associated with compensating an owner for the loss of favorable financing on the existing mortgage in the financing of replacement housing (also referred to as "Mortgage Interest Differential Payment (MIDP)) will be calculated. In addition, costs associated with reimbursing residential property owners for the incidental purchase expenses of replacement housing will be paid.

Nonresidential - With all the nonresidential business displacements, there are undetermined costs that would be eligible for reimbursement per 49CFR Part 24.303, Related Nonresidential Eligible Expenses. Estimating the cost for reimbursement of these potential expenses is challenging, as at this time it is unknown where the displaced businesses will move and whether or not their chosen location would need utility connection, site feasibility studies, market studies, or potential impact fees or one-time assessments. It is presumed that many of businesses will not need or claim reimbursement in this category.

Residential

Estimated RHP: \$2,429,280 Incidentals/MIDP: \$205,000 Estimated Moving Cost: \$ 90,100

Nonresidential/Business

Estimated Site Search Costs: \$ 22,500 Estimated Moving Costs: \$ 55,000 Estimated Reestablishment Costs: \$450,000

Personal Property Only

Estimated Moving Costs: \$6,000

Total Relocation Estimate: \$3,257,880

Exhibit A Residential Occupancy Survey

Displacee Information

				Displacee Illioi	manon	l .					
Project Title: 145 th S	treet Corrido	or Projec	t				1	Parcel 1	No.: 105		
Name of Displacee(s)	: Christine I	Masumi	Unten	& Joy Anne McTavi	sh-Unten	1	1	Displac	ee No.: 001		
Date of Occupancy: 11/20/2009	Own	ner 🗌 Tenant	Cell	Phone: 206.9	992.9494 Cl	nristine					
Site Address: Mailing Ad 1902 N 145th St 1902 N 145				¹ St		k Phone:			gmail.com Simple Family Dwelling Type: Single Family Dwelling Apartment Duplex Mobile Home Condominium Recreational Vehicle Commons 10		
Shoreline, WA 98133		Shorel	ine, W	A 98133	Hom	e Phone: 206	6.225.8295	Joy			
					Ema	il Address: j	oymactavisl	h@gma	il.com		
		•		Residential Info	rmatio	n					
Total Sq Ft: 2,060	No. Bedro	oms: 3		No. Bathrooms:	Total I	No.	Lot Size: 8	8,396			
-				1.75	Rooms	X:			1946		
					8	,			19.0		
	~ ~:										
Subject DS&S: yes	Garage Sta			Other major site in	nproven	nents: 1 firep	lace, detach	ned gara	age		
	detached ga	arage									
Building Type: S	Single Story	1.5	Stor	y 2 Story S	Split Lev	el 🗌 Base	ment	Other			
Replacement Prefere		ent		✓ Own Trans✓ Need Public			Need Ti	ranspo	rtation		
Adults:		M	F	Ethnic Identification	on	Utilities:		Dwe	lling Tyne:		
Christine		Ϊ́		Category:				2 ,,, c	ing Types		
Christine		ᆛ岩		Category.		Heat			Cinala Family		
			\boxtimes	l □ .c							
Joy Anne				African Ameri	can	⊠NatGas					
•				Asian/Pacific		Electric			Apartment		
				Islander		☐ Oil		\Box			
				American Indi	an	Propane	_	ΙĦ			
Children:		PT M	F	Alaskan Native		Tropane		$I \vdash H$			
Son (5month)					:	***		\parallel			
			$\vdash \Box$	E Caucasian		Water					
F				Hispanic Amei	·ican	□Well			Vehicle		
5yr		_	-	Other		City Wa	ater				
			$ \sqcup $								
				This information is requi	red by	☐ G4*-	\square				
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						Sewer		<u> </u>			
			\prod	Move Type:							
		_ _	1 –	Schedule	Move D	avment	Number of	Room	s 10		
	- _ -	- 	+-								
	L L	$\sqcup \mid \sqcup \mid$	$ \sqcup $	Commerc		_	Actual (
			I	Advanced Move Pa	yment N	eeded:	_ Yes	⊠ No			

Exhibit A Residential Occupancy Survey

Disability Issues/Special	Needs/0	Comments:					
Detached garage square for	eet = 310)					
Finished basement square	feet = 1	,030					
-							
_							
		Fin	ancial I	nformatio	on		
Head of Household: Chr	istine				rtner/Roommat	e: Joy	
Employer: Fred Hutch				Employer	: self employed		
Occupation: Data				Occupation	on:		
Location: Seattle		No. of miles from	home:	Location:		1	No. of miles from home:
		140. Of fifther from	nome.		Shorenne		0
Owner: Mortgage Balance		\$234,000		Tenant: Monthly	Rent		\$
Interest Rate		\$25 1,000		Monthly		Heat	\$
Loan Type		conventional		11201101113		Power	\$
Remaining Term		20 yrs				Sewer	\$
Monthly Payment (1	D&I)	\$				Water	\$
Lender Name	(W1)	Metlife Hm lns		Lot/Grou	und Rent		\$
Contact Number		Witchite IIII IIIs		Rent Sul	osidy		\$
Taxes & Insurance		S		Gross M	onthly Income		\$
		7		Source of		ages	☐ Retirement
						cial Sec	urity Other
				*Note: Util	lities only include h	heat, ligh	t, water & sewer
				Damage/	Security Deposit	t	\$
				9	. 1		
				ost Estim			
RHP: \$150,000	Moving \$5,500	g Cost: \$2,000-	Date: 7/3	31/19	Relocation Spe	cialist: I	Becky Gilberg

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 106 Name of Displacee(s): Ivan Harapin & Merry Sjarifudin Displacee No.: 001 **Cell Phone:** Date of Occupancy: 7/6/2015 **⊠** Owner **Tenant Site Address: Mailing Address:** Work Phone: 2006 N 145th St 2006 N. 145th St Shoreline, WA 98133 Home Phone: Shoreline, WA 98133 **Email Address: Residential Information Total Sq Ft:** 1,180 No. Bedrooms: 3 No. Bathrooms: Total No. **Lot Size:** 8,717 Year Built: Rooms: 1953 Subject DS&S: yes **Garage Stalls:** Other major site improvements: deck 1detached garage **Building Type:** ⊠ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference:** Own Transportation **☐** Need Transportation **□** Purchase Need Public Transportation **Ethnic Identification Utilities: Adults:** M **Dwelling Type:** \boxtimes Ivan Category: Heat **Single Family** African American □NatGas □ Dwelling Merry Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational П **∐**Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ⊠ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 9 Commercial Move Actual Cost Move

Advanced Move Payment Needed:

☐ Yes ☐ No

Disability Issues/Special	Needs/0	Comments:					
Electric Baseboard heating	g/recentl	y remodeled					
1 st floor square feet = 590 Finished Basement square Deck square feet = 180		590					
Hard of Hard		Fin	ancial I	nformatio			
Head of Household:				Spouse/Pa	rtner/Roommate:		
Employer:				Employer	:		
Occupation:				Occupation:			
Location:		No. of miles from	home:	Location:			No. of miles from home:
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (I Lender Name Contact Number Taxes & Insurance	P&I)	\$215,280 26 yrs \$ Veristone Fund	ILLC	Rent Sub Gross M Source of *Note: Util	Utilities H P S V und Rent osidy onthly Income Income: Wag	al Sec	
		Relo	cation C	ost Estim	ate		
RHP: \$75,000	Moving Cost: \$2,200- \$6,000 Date: 7				Relocation Specia	alist: I	Kristina Guzman

Displacee Information

Project Title: 145th Street Corridor Project				Parcel No.: 112			
Name of Displacee(s): Nelda I	Parker as personal represo	entative for Jerry I	M. Taylor	Displacee No.: 001			
Date of Occupancy: unkown	⊠ Owner	Tenant	Cell Phone: 206-628-7423 Nelda Parker personal representative for estate 425-404-3148 – Tina Real Estate Agent				
Site Address: 2012 145 th St	Mailing Address:		Work Phone:	tuto 11gont			
Shoreline, WA 98133			Home Phone:				
			Email Address:				
Title VI Required Information Cate Native Caucasian			sian/Pacific Islander	nerican Indian/Alaskan			
MWBE: Yes No (Minority Women Business	s Enterprise)	DBE	: Yes ☐ No ⊠ (Disadvantaged Business Ent	ternrise)			
(Minority Weinen Business	_		<u> </u>	orprise)			
	Person	al Property	⁷ Information				
Personal property low Vehicles, trucks, rec	_						
Number of Operational V		Numbe Small:	r of Non-operational Vehicle Larg	` 1			
Size of Storage Unit: Number of			r of Boats w/trailers, utility tr	of Boats w/trailers, utility trailers, travel trailers, car 5th Wheels:			
Inventory:		, trairers,	· · · · · · · · · · · · · · · · · · ·				
		e amount of	contents is unknown a	t this time. Estimates			
is based on a full th	is based on a full three car garage.						
Relocation Cost Estimate							
Moving Cost: \$6,000	Date: 7/11/19	Specialist: Krist	ina Guzman				

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 114 Name of Displacee(s): John and Sally Stevenson Displacee No.: 001 Tenant **Date of Occupancy: 1968 ⊠** Owner **Cell Phone:** Site Address: **Mailing Address:** Work Phone: 14503 Meridian Ave N 14503 Meridian Ave N Shoreline, WA 98133 Shoreline, WA 98133 Home Phone: 206-364-4909 **Email Address: Residential Information Total Sq Ft: 1,250** No. Bedrooms: 3 No. Bathrooms: Total No. **Lot Size:** 5,634 Year Built: 1949 Rooms: Subject DS&S: yes Garage Stalls: attached Other major site improvements: 1 fireplace Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference:** Own Transportation **☐** Need Transportation **□** Purchase Need Public Transportation **Adults: Ethnic Identification Utilities:** M **Dwelling Type:** John Category: Heat **Single Family** NatGas African American **Dwelling** Sallv Asian/Pacific Electric **Apartment** Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium **Caucasian** Water Recreational П Hispanic American □Well Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ⊠ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 9 Commercial Move Actual Cost Move

Advanced Move Payment Needed:

☐ Yes ☒ No

Disability Issues/Special	Needs/Comments:						
Attached garage square fe	eet = 240						
Home has 1 fireplace							
1 st Floor square feet = 829 ½ level floor square = 425							
No mortgage on file with	county						
	Fir	nancial I	nformatio	ın			
Head of Household: John		iunciui i		ortner/Roommate	: Sally		
Employer: Retired			Employer	: Retired			
Occupation:			Occupation:				
Location:	No. of miles from	home:	Location:			No. of miles from home:	
Owner: Mortgage Balance	No Mortgage		Tenant: Monthly	Rent		\$	
Interest Rate			Monthly	Utilities	Heat	\$	
Loan Type					Power	\$	
Remaining Term				;	Sewer	\$	
Monthly Payment (l	P&I) \$				Water		
Lender Name				und Rent		\$	
Contact Number			Rent Sul	osiay onthly Income		\$ \$	
Taxes & Insurance	\$		GIUSS IVI	ontiny income			
			Source of	Income: Wa	ges cial Sec	Retirement Curity Other	
			*Note: Uti	lities only include he	eat, ligh	t, water & sewer	
			Damage/	Security Deposit		\$	
	Relo	cation C	Cost Estim	ate			
RHP: \$30,000	Moving Cost: \$2,200-6,000	Date: 7/1		Relocation Spec	ialist:]	Kristina Guzman	

Displacee Information

Project Title: 145 th Street Corrido			Parcel No.: 115 & 117			
Legal Name of Business: Commu	iter Center	LLC			Displacee No.: 001	
Owner(s) Name(s), is different for	om above	: OB Jacobi				
Date of Purchase: 10/10/2018	Email Ac obj@wine	ddress: dermere.com	Business Pho	ne: 206-527-	3801 Main	
Subject Site Address: 14504 Meridian Ave N	5424 San	Mailing Address: ad Point Way NE	Alternate Pho			
Shoreline, WA 98133	Seattle, W	VA 98105	Cell Phone: 2	206-660-5727		
Title VI Required Information: Ethnic Identification Category: African American Asian/Pacific Islander American Indian/Alaskan Native Caucasian Hispanic American Other						
MWBE: Yes No (Minority Women Business Enterprise)		DBE: Yes (Disadvantage	□ No ⊠ d Business Enterpr	rise)		
		Unit Informati	on			
Building Type: SFR Du						
Total Sq Ft: 1,300	I	Lot Size: 6,638		Number of Units:		
Garage/Carport: None		ADA Installations:				
		Tenant Informa	tion			
Unit No.: 14504 Meridian Ave N	Į	Unit No.:		Unit No.:		
Tenant Name: Gabriella Ramos Tanner Stone	& Т	Tenant Name:		Tenant Nan	ne:	
Tenant Phone No.: Tenant Phone No.: Tenant Phone No.: Tenant Phone No.: Tenant Phone No.:			ne No.:			
Sq Ft of Unit: 1,300	S	Sq Ft of Unit:		Sq Ft of Un	it:	
Rent Amount: \$2,100	Rent Amount: \$2,100 Rent Amount: \$			Rent Amou	nt: \$	
Utilities: Water pd by: Tenant Sewer pd by: Tenant Power pd by: Tenant	by: Tenant Sewer pd by:			Sewer pd by	y: y:	
Heat Source: Gas Water Source: Public			Sewer Sour	ce:		
Leases on File: Yes No Copies Obtained: Yes No No Copies Obtained: Yes No Copi					le "E" or "C": ide copies of recent tax	

Personal Property on-site owned by Landl	lord: None	
Any outside specialists needed: Yes	No 🖂	
Time required to vacate: 90 days		
Plans to Reestablish: Yes 🗵 No 🗌	Advance Payment N	feeded: Yes No No
Site Requirements:		
	Delegation Cost Estimate	
	Relocation Cost Estimate	
Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Snecialist: Becky Gilberg		Date: 07/26/19

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 115 Name of Displacee(s): Gabriella Ramos and Tanner Stone Displacee No.: 002 **Cell Phone: Date of Occupancy:** 5/2019 Owner 🗌 **⊠** Tenant Site Address: **Mailing Address:** Work Phone: 14504 Meridian Ave N 5424 Sand Point Way NE Shoreline, WA 98133 Seattle, WA 98105 Home Phone: **Email Address: Residential Information Total Sq Ft: 1,300** No. Bedrooms: 3 No. Bathrooms: Total No. **Lot Size:** 6,638 Year Built: Rooms: 1953 Subject DS&S: Garage Stalls: None Other major site improvements: **Building Type:** ⊠ Single Story ☐ 1.5 Story 2 Story Split Level Basement Other **Replacement Preference:** Own Transportation **☐** Need Transportation ☐ Purchase Need Public Transportation **Ethnic Identification Adults: Utilities:** M **Dwelling Type:** \boxtimes Gabriella Ramos Category: Heat **Single Family** NatGas African American **Dwelling** Tanner Stone Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational **⊠** Hispanic American **∐**Well Vehicle ☐ Other **⊠**City Water This information is required by ☐ Septic ☐ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 8 ☐ Commercial Move Actual Cost Move Advanced Move Payment Needed: ⊠ Yes □ No

Disability Issues/Special N	Needs/Comments: 1 Dog an	nd 1 Cat			
Head of Household: Unkn		ancial I	nformatio	on nrtner/Roommate: Unk	nown
Employer: Occupation:			Employer Occupation		
Location:	No. of miles from	home:	Location:	, .	No. of miles from home:
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (Patender Name Contact Number Taxes & Insurance	\$		Rent Sul Gross M Source of *Note: Uti	Power Sewer Water Utilities Heat Power Sewer Water Und Rent Cosidy Conthly Income	s s s Retirement Other
Relocation Cost Estimate RHP: \$8,400 Moving Cost: \$2,000 - Date: 7/26/19 Relocation Specialist: Becky Gilberg					

Displacee Information

Legal Name of Business: SLGA LLC Owner(s) Name(s), is different from above: OB Jaco Date of Purchase: 3/1/2018 Email Address: obj@windermere.c Subject Site Address: 2118 N. 145th St Business Mailing 5727 61st Ave NE		Business Phone: 206-52	Displacee No.: 001
Date of Purchase: 3/1/2018 Email Address: obj@windermere.c Subject Site Address: Business Mailing		Business Phone: 206-52	
obj@windermere.c Subject Site Address: Business Mailing	:om	Business Phone: 206-52	
			27-3801
		Alternate Phone:	
Shoreline, WA 98133 Seattle, WA 98105		Cell Phone: 206-660-57	727
Title VI Required Information: Ethnic Identification Category: ☐ African Americ ☐ Caucasian ☐ Hispanic American ☐ Oth MWBE: Yes ☐ No ☐		_	nerican Indian/Alaskan Native
(Minority Women Business Enterprise)		d Business Enterprise)	
τ	U nit Informati	on	
Building Type: ☐ SFR ☐ Duplex ☐ Triplex	Fourplex	Apartment Othe	r
Total Sq Ft: 1,390 Lot Size:	11,691	Number	of Units: 1
Garage/Carport: Carport ADA Inst	tallations: N/A	·	
Te	enant Informa	tion	
Unit No.: 2118 N. 145 th St Unit No.:		Unit No.	:
Tenant Name: Bruce & Julie Hutson Tenant N	ame:	Tenant N	Name:
Tenant Phone No.: 206-948-5068 Julie 206-409-4845 Bruce	hone No.:	Tenant Phone No.:	
Sq Ft of Unit: 1,390 Sq Ft of U	J nit:	Sq Ft of	Unit:
Rent Amount: \$2,850 Rent Amo	ount: \$	Rent An	nount: \$
Utilities: Utilities:		Utilities:	
Water pd by: Tenant Water pd	Water pd by:		d by:
Sewer pd by: Tenant Sewer pd	Sewer pd by:		d by:
Power pd by: Tenant Power pd			d by:
Heat Source: Oil Water So	urce: Public	Sewer So	ource: Public
Leases on File: Yes ⊠ No □ Copies Obtained: Yes ⊠ No □			edule "E" or "C": covide copies of recent tax

Personal Property on-site owned by Landl	lord: None	
Any outside specialists needed: Yes	No 🖂	
Time required to vacate: 90 days		
Plans to Reestablish: Yes 🗵 No 🗌	Advance Payment N	feeded: Yes No No
Site Requirements:		
	Delegation Cost Estimate	
	Relocation Cost Estimate	
Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Snecialist: Becky Gilberg		Date: 07/26/19

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 117 Name of Displacee(s): Bruce and Julie Hutson Displacee No.: 002 Cell Phone: 206-948-5068 Julie **Date of Occupancy: 8/2016** ☐ Owner **Tenant** 206-409-4845 Bruce **Mailing Address:** Work Phone: **Site Address:** 2118 N 145th St 5727 61st Ave NE Seattle, WA 98105 Shoreline, WA 98133 **Home Phone:** Email Address: juliehutson07@yahoo.com (Julie) bruhut@gmail.com (Bruce) **Residential Information Total Sq Ft:** 1,390 No. Bedrooms: 3 No. Bathrooms: Total No. Lot Size: Year Built: Rooms: 11,691 1954 **Subject DS&S: Garage Stalls:** 1 Other major site improvements: Shed carport Building Type:
☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other **Replacement Preference:** Own Transportation Need Transportation ☐ Purchase ☐ Rent Need Public Transportation Adults: **Ethnic Identification Utilities: Dwelling Type:** M F Julie Hutson **Category:** Heat **Single Family Single Family** \boxtimes ⊠NatGas ⊠ African American Dwelling Bruce Hutson Asian/Pacific Electric **Apartment** Oil Islander **Duplex** American Indian Propane **Mobile Home** Children: PT M Alaskan Native Condominium **Caucasian** Water Recreational Hispanic American Well Vehicle **⊠City Water** ☐ Other This information is required by ☐ Septic ⊠ Title VI Sewer **Move Type:** Schedule Move Payment **Number of Rooms** 8 Commercial Move **Actual Cost Move** Advanced Move Payment Needed: ☐ Yes ☐ No

Disability Issues/Special Needs/Comments: Has a 15 year old dog						
	Fir	nancial I	nformatio	on		
Head of Household:				artner/Roommate:		
Employer:			Employer	:		
Occupation:			Occupation:			
Location:	No. of miles from	home:	Location:		No. of miles from home:	
Owner:			Tenant:			
Mortgage Balance	\$		Monthly		\$2,850	
Interest Rate			Monthly	Utilities Heat	\$	
Loan Type				Power	\$	
Remaining Term				Sewei	· \$	
Monthly Payment (P&I)	\$			Water	\$	
Lender Name			Lot/Gro	und Rent	\$	
Contact Number			Rent Sul	bsidy	\$	
Taxes & Insurance	\$		Gross M	onthly Income	\$	
Taxes & Hisurance	5		Source of	Income: Wages	Retirement	
			Source or	Social Se	curity Other	
			*Note: Uti	lities only include heat, lig	ht, water & sewer	
Damage/Security Deposit \$						
			Damage	security Deposit	\$	
	Rela	cation (Cost Estim	iate		
RHP: \$7,200 Movi	ng Cost: \$2,200-	Date: 7/2		Relocation Specialist:	D 1 C'''	

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 126 Name of Displacee(s): Robert Golden Displacee No.: 001 Date of Occupancy: 7/30/2008 **⊠** Owner Tenant **Cell Phone: Mailing Address:** Work Phone: **Site Address:** 14503 Corliss Ave N 14503 Corliss Ave N Shoreline, WA 98133 Shoreline, WA 98133 Home Phone: 206.914.4890 **Email Address: Residential Information** Total Sq Ft: 960 No. Bedrooms: 3 No. Bathrooms: Total No. **Lot Size:** 6,975 Year Built: Rooms: 1954 Subject DS&S: yes | Garage Stalls: Carport Other major site improvements: 1 fireplace **Building Type:** ⊠ Single Story □ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other **Replacement Preference: ◯** Own Transportation **■** Need Transportation **□** Purchase **□** Rent Need Public Transportation **Adults: Ethnic Identification Utilities: Dwelling Type:** Robert Golden \boxtimes **Category:** Heat **Single Family** African American **⊠**NatGas **□** Dwelling Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M Alaskan Native Condominium **Caucasian** Water Recreational Hispanic American **■Well** Vehicle ☐ Other ⊠City Water This information is required by ☐ Septic ⊠ Title VI Sewer Move Type: Schedule Move Payment **Number of Rooms** 8 **Commercial Move Actual Cost Move** Advanced Move Payment Needed: ☐ Yes ☐ No **Disability Issues/Special Needs/Comments:**

Financial Information

Spouse/Partner/Roommate:			
Employer:			
Location: N			
Heat Power Sewer Water Dome Wages Social Seculde heat, lig	s s s s s s s s s s s s s s s s s s s		
	ude heat, lig		

Relocation Cost Estimate

RHP: \$5,000	Moving Cost: \$2,000-	Date: 7/13/19	Relocation Specialist: Becky Gilberg
	5,500		

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 127 Name of Displacee(s): Michael and Rebecca Webb Displacee No.: 001 **Date of Occupancy: 2/08/2013 Cell Phone:** 865-250-9182 Mike Webb **⊠** Owner Tenant **Mailing Address:** Work Phone: **Site Address:** 2302 N 145th St 2302 N 145th St Shoreline, WA 98133 Shoreline, WA 98133 **Home Phone:** Email Address: msandersw@gmail.com **Residential Information Total Sq Ft: 2,640** No. Bedrooms: 3 No. Bathrooms: Total No. **Lot Size:** 6,092 Year Built: total /1,340 Rooms: 1.75 1961 Subject DS&S: yes **Garage Stalls:** Other major site improvements: rental in basement 2Detached Garage **Building Type:** ⊠ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference:** Own Transportation **☐** Need Transportation **⊠** Purchase Need Public Transportation **Ethnic Identification Dwelling Type: Adults:** M **Utilities:** \boxtimes Mike Category: Heat **Single Family ⊠NatGas □Electric** African American **Dwelling** Rebecca Asian/Pacific Oil **Propane** Apartment Islander **Duplex** American Indian Water **Mobile Home** Children: PT M F Well Alaskan Native Condominium Rowan \boxtimes \boxtimes **⊠** Caucasian **⊠**City Water Recreational ☐ Hispanic Vehicle American ☐ Septic ⊠ Sewer ☐ Other This information is required by Title VI Move Type: Schedule Move Payment **Number of Rooms** 9 Commercial Move **Actual Cost Move** Advanced Move Payment Needed: Yes ⊠ No

1st level – 1,340 square feet				
Finished basement – 1,300 squar	e feet			
Detached garage – 570 square fe	et			
Open porch – 140 square feet				
	Financial 1	Information		
Head of Household:		Spouse/Partner/Roommate:		
Employer:		Employer:		
Occupation:		Occupation:		
Location:	No. of miles from home:	Location:	No. of miles from home:	
Owner:	<u> </u>	Tenant:		
Mortgage Balance	\$313,186	Monthly Rent	\$	
Interest Rate		Monthly Utilities Heat	\$	
Loan Type	FHA	Power	*	
Remaining Term	26 yrs	Sewer		
Monthly Payment (P&I)	\$	Water		
Lender Name	Cobalt Mtg Inc.	Lot/Ground Rent Rent Subsidy	\$	
Contact Number		Gross Monthly Income	\$ \$	
Taxes & Insurance	\$	Gross Wonting Income	D	
		Source of Income: Wages Social Se	Retirement Other	
		*Note: Utilities only include heat, lig	ht, water & sewer	
		Damage/Security Deposit	\$	

Disability Issues/Special Needs/Comments: Owner rents the 1,300 sq. ft. 1 bedroom 1 bath downstairs for \$750 per month

RHP: \$25,000

Relocation Cost Estimate

Relocation Specialist: Kristina Guzman

Date: 7/26/19

Moving Cost: \$2,200-

\$6,500

Displacee Information

Project Title: 145 th Street Corridor Project Parcel No.: 127								
Legal Name of Business: Michae		Displacee No.: 002						
Owner(s) Name(s), is different from above:								
Date of Purchase: 2/08/13		Address: ersw@gmail.com	Business Phone:					
Subject Site Address: 2302 N 145 th St Shoreline, WA 98133	2302 N	ss Mailing Address: 145 th St ne. WA 98133	Alternate Phone:					
Title VI Required Information: Ethnic Identification Category: ☐ African American ☐ Asian/Pacific Islander ☐ American Indian/Alaskan Na ☐ Caucasian ☐ Hispanic American ☐ Other MWBE: Yes ☐ No ☐ DBE: Yes ☐ No ☐								
(Minority Women Business Enterprise)		Unit Informati	d Business Enterprise)					
Building Type: SFR Duplex Triplex Fourplex Apartment Other								
Total Sq Ft: 1,300		Lot Size: 6,092	Number	of Units: 1				
Garage/Carport: 0	ADA Installations: 0		•					
		Tenant Informa	tion					
Unit No.: 1		Unit No.:	Unit No	.:				
Tenant Name: Brian		Tenant Name:	Tenant	Name:				
Tenant Phone No.:	Tenant Phone No.:		Tenant	Phone No.:				
Sq Ft of Unit: 1,300		Sq Ft of Unit:	Sq Ft of	Unit:				
Rent Amount: \$750.00		Rent Amount: \$	Rent Ai	nount: \$				
Utilities: Water pd by: Owner Sewer pd by: Owner Power pd by: Owner	Sewer pd by:		Sewer p	: od by: d by: od by:				
Heat Source: Natural Gas		Water Source: City	ource: City					
Leases on File: Yes No Copies Obtained: Yes No No No				edule "E" or "C": e rovide copies of recent tax				
Personal Property on-site owned by Landlord: Not in unit Any outside specialists needed: Yes No No								

Time required to vacate: 90 days		
Plans to Reestablish: Yes No No	Advance 1	Payment Needed: Yes No 🖂
Site Requirements:		
	Relocation Cost Estin	nate
Reestablishment Expenses: \$50,000	Moving Cost: \$0	Site Search Cost: \$2,500
Specialist: Kristina Guzman		Date: 7/26/19

Displacee Information Project Title: 145th Corridor Project Parcel No.: 127 Name of Displacee(s): Brian Displacee No.: 002 **Cell Phone:** Date of Occupancy: 2019 Owner **Tenant Mailing Address:** Work Phone: **Site Address:** 2302 N. 145th St Shoreline, WA 98133 Home Phone: **Email Address: Residential Information Total Sq Ft: 1,300** No. Bedrooms: 1 No. Bathrooms: Total No. **Lot Size:** 6,092 Year Built: Rooms: 1961 **Subject DS&S: Garage Stalls:** Other major site improvements: Detached garage **Building Type:** ☐ Single Story ☐ 1.5 Story **□** 2 Story **□** Split Level **□** Basement **□** Other **□ Replacement Preference: Own Transportation ☐** Need Transportation 🗌 Purchase 🖂 Rent **Need Public Transportation Adults: Ethnic Identification Utilities:** M **Dwelling Type:** \boxtimes Brian Category: Heat **Single Family** NatGas African American Dwelling Asian/Pacific Electric Apartment Islander ⊠ Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium **Caucasian** Water Recreational **∐**Well Hispanic American Vehicle ☐ Other **⊠**City Water This information is required by ☐ Septic ⊠ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 1,200 Commercial Move Actual Cost Move

Advanced Move Payment Needed:

☐ Yes ☐ No

Financial Information			
Head of Household: Brian Spouse/Partner/Roommate:			
Employer: Employer: Occupation: Occupation:			
Location: No. of miles from home: Location: No. of miles from	home:		
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (P&I) Lender Name Contact Number Taxes & Insurance Source of Income: Wages Retires Source of Income: Wages Retires Source of Income: Wages Retires Source Sourc	rement		
Relocation Cost Estimate RHP: \$48,090			

Displacee Information

Project Title: 145 th Str	No.: 128							
Legal Name of Business: Displacee No.: 001								
Owner(s) Name(s), is different from above: Erik Vanderhoff								
Date of Purchase: 4/27/2006 Email Address: Business Phone: 206-214-823								
Subject Site Address: 2308 N. 145 th St		Business 2308 N. 1	Mailing Address:					
Shoreline, WA 98133		Shoreline	e, WA 98133	Cell Phone:				
Ethnic Identification (Caucasian H	MWBE: Yes No DBE: Yes No D							
,			Unit Inform	<u>,</u>				
Building Type: SI	FR 🗌 Du	plex 🔲 🗆			Other			
Total Sq Ft: 2,050 Lot Size: 6,100 Number of Units:								
Garage/Carport: ADA Installations:								
Tenant Information								
Unit No.: 002	Unit No.:	003	Unit No.: 004	Unit No.: 005	Unit No.: 006	Unit No.: 007		
Tenant Name:	Tenant N	ame:	Tenant Name:	Tenant Name:	Tenant Name:	Tenant Name:		
Unknown	Unknown		Unknown	Unknown	Unknown	Unknown		
Tenant Phone No.:	enant Phone No.: Tenant Phone No.		Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:	Tenant Phone No.:		
Sq Ft of Unit: Downstairs	Sq Ft of U	shared	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: 1 bedroom/shared kitchen/bathroom	Sq Ft of Unit: Cabana/ shared kitchen/bathroom		
bathroom				Kitchen/ bathroom	Kitchen/ battiroom	inside		
Rent Amount: \$900	unt: Rent Amount: \$600		Rent Amount: \$600	Rent Amount: \$600	Rent Amount: \$600	Rent Amount: \$800		
Utilities:	Utilities:	_	Utilities:	Utilities:	Utilities:	Utilities:		
Water pd by:	Water pd	by:	Water pd by:	Water pd by:	Water pd by:	Water pd by:		
Landlord Sewer pd by:	Landlord Sewer pd	hw.	Landlord Sewer pd by:	Landlord Sewer pd by:	Landlord Sewer pd by:	Landlord Sewer pd by:		
Landlord	Landlord	Dy.	Landlord	Landlord	Landlord	Landlord		
Power pd by:	Power pd	bv:	Power pd by:	Power pd by:	Power pd by:	Power pd by:		
<u>Landlord</u>	Landlord	v	Landlord	Landlord	Landlord	Landlord		
Heat Source:	Water So	urce.	Sewer Source:			l		
Oil	City	ui CC.	City					
				i e				

Date: 7/26/19

Copies Obtained: Yes No No No leases were obtained	or "C": *Must provide copies of recent tax return	
Personal Property on-site owned by Lan	dlord:	
Any outside specialists needed: Yes	No 🖂	
Time required to vacate:		
Plans to Reestablish: Yes No Advance Payment Needed: Yes No	ο 🗌	
Site Requirements:		
	Relocation Cost Estin	nate
Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500

Specialist: Becky Gilberg

Displacee Information Project Title: 145th St. Corridor Project Parcel No.: 128 Name of Displacee(s): Unknown Displacee No.: 002 Date of Occupancy: Unknown Cell Phone: ☐ Owner **Tenant** Work Phone: **Site Address: Mailing Address:** 2308 N. 145th St. Shoreline, WA 98133 Home Phone: **Email Address: Residential Information Total Sq Ft:** No. Bedrooms: 4 No. Bathrooms: Total No. Rooms: **Lot Size:** 6,100 Year Built: 1961 Other major site improvements: Subject DS&S: Yes **Garage Stalls:** Building Type: Single Story 1.5 Story 2 Story Split Level Basement Other Own Transportation **Replacement Preference:** ☐ Need Transportation ☐ Purchase ☐ Rent **Need Public Transportation** Adults: **Ethnic Identification Utilities: Dwelling Type:** M **Category:** Heat **Single Family ■NatGas ■Electric** African American **Dwelling** ⊠ Oil Asian/Pacific Islander **Propane** Apartment American Indian Duplex Alaskan Native Water **Mobile Home** Children: FT PT M F **Caucasian** Well Condominium Hispanic American **⊠**City Water Recreational ☐ Other Vehicle Septic Sewer This information is required by Title VI **Move Type:** ☐ Schedule Move Payment Number of Rooms _ ☐ Commercial Move **Actual Cost Move** ☐ Yes ☐ No Advanced Move Payment Needed: **Disability Issues/Special Needs/Comments:** \$900 rents downstairs with kitchen and bathroom Rent includes all utilities

Financial Information

Head of Household:		Spouse/Partner/Roommate:		
Employer:		Employer:		
Occupation:		Occupation:		
Location:	No. of miles from home:	Location:	No. of miles from home:	
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (P&I) Lender Name Contact Number Taxes & Insurance	\$ \$	Tenant: Monthly Rent Monthly Utilities Power Sewer Water Lot/Ground Rent Rent Subsidy Gross Monthly Income Source of Income: Wages Social Se *Note: Utilities only include heat, light	S S S S Retirement Other	
		Damage/Security Deposit	\$	

Relocation Cost Estimate

RHP: \$41790	Moving Cost: \$1,200	Date: 7/31/19	Relocation Specialist: Kristina Guzman

Displacee Information Project Title: 145th St. Corridor Project Parcel No.: 128 Name of Displacee(s): Unknown Displacee No.: 003 Cell Phone: Date of Occupancy: Unknown ☐ Owner **Tenant** Work Phone: **Site Address: Mailing Address:** 2308 N. 145th St. Shoreline, WA 98133 **Home Phone: Email Address: Residential Information Total Sq Ft:** No. Bedrooms: 4 No. Bathrooms: **Total No. Rooms: Lot Size:** 6,100 Year Built: 1961 Other major site improvements: Subject DS&S: Yes **Garage Stalls:** Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference: Own Transportation** Need Transportation ☐ Purchase ☐ Rent **Need Public Transportation** Adults: **Ethnic Identification Utilities: Dwelling Type:** M **Category:** Heat **Single Family ■NatGas ■Electric** African American **Dwelling** ⊠ Oil Asian/Pacific Islander **Propane** Apartment American Indian Duplex Alaskan Native Water **Mobile Home** Children: FT PT M F **Caucasian** Well Condominium Hispanic American **⊠**City Water Recreational ☐ Other Vehicle Septic Sewer This information is required by Title VI **Move Type:** ☐ Schedule Move Payment Number of Rooms_ ☐ Commercial Move **Actual Cost Move** Advanced Move Payment Needed: ☐ Yes ☐ No **Disability Issues/Special Needs/Comments:** \$600 per month for rent 1 bedroom and shares kitchen upstairs Rent includes all utilities

Financial Information

Head of Household:		Spouse/Partner/Roommate:		
Employer:		Employer:		
Occupation:		Occupation:		
Location:	No. of miles from home:	Location:	No. of miles from home:	
Owner:		Tenant:		
Mortgage Balance	\$	Monthly Rent	\$	
Interest Rate		Monthly Utilities Heat	\$	
Loan Type		Power	· \$	
Remaining Term		Sewer	\$	
Monthly Payment (P&I)	\$	Water	· \$	
Lender Name		Lot/Ground Rent	\$	
Contact Number		Rent Subsidy	\$	
Taxes & Insurance	\$	Gross Monthly Income	\$	
Taxes & Insurance	Ψ	Source of Income: Wages Social Se *Note: Utilities only include heat, light		
		Damage/Security Deposit	\$	

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg

Displacee Information Project Title: 145th St. Corridor Project Parcel No.: 128 Name of Displacee(s): Unknown Displacee No.: 004 **Cell Phone:** Date of Occupancy: Unknown Owner **Tenant Mailing Address:** Work Phone: **Site Address:** 2308 N. 145th St. Shoreline, WA 98133 Home Phone: **Email Address: Residential Information Total Sq Ft:** No. Bedrooms: 4 No. Bathrooms: Total No. **Lot Size:** 6,100 Year Built: Rooms: 1961 Subject DS&S: **Garage Stalls:** Other major site improvements: **Building Type:** ☐ Single Story ☐ 1.5 Story **□** 2 Story **□** Split Level **□** Basement **□** Other **□ Replacement Preference: Own Transportation ☐** Need Transportation **Need Public Transportation** Purchase **Adults: Ethnic Identification Utilities: Dwelling Type:** M Category: Heat **Single Family** African American NatGas Dwelling Asian/Pacific Electric Apartment Islander ⊠ Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational **∐**Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ☐ Title VI Sewer Move Type: ☐ Schedule Move Payment **Number of Rooms** ☐ Actual Cost Move Commercial Move Advanced Move Payment Needed: ☐ Yes ☐ No

Disability Issues/Special	Needs/Comments:				
\$600 per month for 1 bedr	oom and shares kitchen upst	airs			
Rent includes all utilities					
	Fin	ancial I	nformatio		
Head of Household:			Spouse/Pa	rtner/Roommate:	
Employer:			Employer	:	
Occupation:			Occupation	on:	
Location:	No. of miles from	home:	Location:		No. of miles from home:
Owner:			Tenant:	_	
Mortgage Balance	\$		Monthly		\$
Interest Rate			Monthly		\$
Loan Type				Powe	
Remaining Term				Sewe	
Monthly Payment (F	% I) \$			Wate	
Lender Name				und Rent	\$
Contact Number			Rent Sul	-	\$
Taxes & Insurance	\$		Gross M	onthly Income	\$
			Source of	Income: Wages Social So	Retirement Courity Other
			*Note: Util	lities only include heat, lig	ht, water & sewer
			Damage/	Security Deposit	\$
	Dala	oation C	ost Estim	ato	
RHP: \$7,350	Moving Cost: \$800	Date: 7/3		Relocation Specialist:	Becky Gilberg

Displacee Information Project Title: 145th St. Corridor Project Parcel No.: 128 Name of Displacee(s): Unknown Displacee No.: 005 Date of Occupancy: Unknown Cell Phone: ☐ Owner **Tenant** Work Phone: **Site Address: Mailing Address:** 2308 N. 145th St. Shoreline, WA 98133 **Home Phone: Email Address: Residential Information Total Sq Ft:** No. Bedrooms: 4 No. Bathrooms: **Total No. Rooms: Lot Size:** 6,100 Year Built: 1961 Other major site improvements: Subject DS&S: Yes **Garage Stalls:** Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference: Own Transportation** Need Transportation ☐ Purchase ☐ Rent **Need Public Transportation** Adults: **Ethnic Identification Utilities: Dwelling Type:** M **Category:** Heat **Single Family ■NatGas ■Electric** African American **Dwelling** ⊠ Oil Asian/Pacific Islander **Propane** Apartment American Indian Duplex Alaskan Native Water **Mobile Home** Children: FT PT M F **Caucasian** Well Condominium Hispanic American **⊠**City Water Recreational ☐ Other Vehicle Septic Sewer This information is required by Title VI **Move Type:** ☐ Schedule Move Payment Number of Rooms _ ☐ Commercial Move **Actual Cost Move** Advanced Move Payment Needed: ☐ Yes ☐ No **Disability Issues/Special Needs/Comments:** \$600 per month for 1 bedroom and shares kitchen upstairs Rent includes all utilities

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer:		Employer:	
Occupation:		Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (P&I) Lender Name Contact Number Taxes & Insurance	\$ \$	Tenant: Monthly Rent Monthly Utilities Power Sewer Water Lot/Ground Rent Rent Subsidy Gross Monthly Income Source of Income: Wages Social Sec	S
		*Note: Utilities only include heat, light Damage/Security Deposit	ht, water & sewer

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg

Displacee Information Project Title: 145th St. Corridor Project Parcel No.: 128 Name of Displacee(s): Unknown Displacee No.: 006 Date of Occupancy: Unknown Cell Phone: ☐ Owner **Tenant** Work Phone: **Site Address: Mailing Address:** 2308 N. 145th St. Shoreline, WA 98133 **Home Phone: Email Address: Residential Information Total Sq Ft:** No. Bedrooms: 4 No. Bathrooms: **Total No. Rooms: Lot Size:** 6,100 Year Built: 1961 Other major site improvements: Subject DS&S: Yes **Garage Stalls:** Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference: Own Transportation** Need Transportation ☐ Purchase ☐ Rent **Need Public Transportation** Adults: **Ethnic Identification Utilities: Dwelling Type:** M **Category:** Heat **Single Family ■NatGas ■Electric** African American **Dwelling** ⊠ Oil Asian/Pacific Islander **Propane** Apartment American Indian Duplex Alaskan Native Water **Mobile Home** Children: FT PT M F **Caucasian** Well Condominium Hispanic American **⊠**City Water Recreational ☐ Other Vehicle Septic Sewer This information is required by Title VI **Move Type:** ☐ Schedule Move Payment Number of Rooms _ ☐ Commercial Move **Actual Cost Move** Advanced Move Payment Needed: ☐ Yes ☐ No **Disability Issues/Special Needs/Comments:** \$600 per month for 1 bedroom and shares kitchen upstairs Rent includes all utilities

Financial Information

Head of Household:		Spouse/Partner/Roommate:				
Employer:		Employer:				
Occupation:		Occupation:				
Location:	No. of miles from home:	Location:	No. of miles from home:			
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (P&I) Lender Name Contact Number Taxes & Insurance	\$ \$	Tenant: Monthly Rent Monthly Utilities Heat Power Sewer Water Lot/Ground Rent Rent Subsidy Gross Monthly Income Source of Income: Wages Social Se *Note: Utilities only include heat, light	S S S S Retirement Other			
		Damage/Security Deposit	\$			

Relocation Cost Estimate

RHP: \$7,350	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg

Displacee Information Project Title: 145th St. Corridor Project Parcel No.: 128 Name of Displacee(s): Unknown Displacee No.: 007 Cell Phone: Date of Occupancy: Unknown ☐ Owner **Tenant** Work Phone: **Site Address: Mailing Address:** 2308 N. 145th St. Shoreline, WA 98133 **Home Phone: Email Address: Residential Information Total Sq Ft:** No. Bedrooms: 4 No. Bathrooms: **Total No. Rooms: Lot Size:** 6,100 Year Built: 1961 Other major site improvements: Subject DS&S: Yes **Garage Stalls:** Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference: Own Transportation** Need Transportation ☐ Purchase ☐ Rent **Need Public Transportation Adults: Ethnic Identification Utilities: Dwelling Type:** M Category: Heat **Single Family ■NatGas ■Electric** African American **Dwelling** ⊠ Oil Asian/Pacific Islander **Propane** Apartment American Indian Duplex Alaskan Native Water **Mobile Home** Children: FT PT M F **Caucasian** Well Condominium Hispanic American **⊠**City Water Recreational ☐ Other Vehicle Septic Sewer This information is required by Title VI **Move Type:** ☐ Schedule Move Payment Number of Rooms_ ☐ Commercial Move **Actual Cost Move** Advanced Move Payment Needed: ☐ Yes ☐ No **Disability Issues/Special Needs/Comments:** \$800 per month for cabana in backyard, use of kitchen and bathroom rent includes all utilities.

Financial Information

Head of Household:		Spouse/Partner/Roommate:				
Employer:		Employer:				
Occupation:		Occupation:				
Location:	No. of miles from home:	Location:	No. of miles from home:			
Owner:		Tenant:				
Mortgage Balance	\$	Monthly Rent	\$			
Interest Rate		Monthly Utilities Heat	\$			
Loan Type		Power	\$			
Remaining Term		Sewer	· \$			
Monthly Payment (P&I)	\$	Water	\$			
Lender Name		Lot/Ground Rent	\$			
Contact Number		Rent Subsidy	\$			
		Gross Monthly Income	\$			
Taxes & Insurance	\$	Source of Income: Wages Social Se *Note: Utilities only include heat, light	<u> </u>			
		Damage/Security Deposit	\$			

Relocation Cost Estimate

RHP: \$7,200	Moving Cost: \$800	Date: 7/31/19	Relocation Specialist: Becky Gilberg

Basic Information

Project Title: 145 th Street Corridor Project							Parcel No.: 129				
Name of Displacee(s): Helen Briones							Displacee No.: 001				
Date of Occupancy: 3/16/2001				Cell	Cell Phone: 206-383-1210						
Site Address: Mailing Add 2314 N. 145th St 2314 N 145th			dress: Work Phone:								
Shoreline, WA 98133		S	Shoreli	ne, W	A 98133 Home Phone:						
					Email A		il Address:	Address:			
					Residential Info	rmatio	n				
Total Sa Et. 2 340	No Rod	room	16. 1					Lot Size:	e: 9,026 Year Built:		
Total Sq Ft: 2,340 No. Bedrooms: 4				No. Bathrooms: Total No. Rooms: 9 Lot Size		Lot Size:	9,020	1961			
Subject DS&S: yes		Garage Stalls: Other major site improvements: converted garage to basement living spa									
Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other											
Replacement Prefero		Rent	t		✓ Own Trans✓ Need Public	Transp	ortation	☐ Need T	ranspo	rtation	
Adults:			M	F	Ethnic Identification	on	Utilities:		Dwe	lling Type:	
Roommate – adult fer	nale			\boxtimes	Category:		TT 4				
				\boxtimes	African American		Heat			Single Family	
Helen Briones			☐ African American☐ Asian/Pacific		⊠NatGas ☐ Electric			Dwelling Apartment			
				Ш	Islander		Oil		ΙĦ	Duplex	
Children:	Children: FT PT M F			F	American Indian		Propane			Mobile Home	
Cilidren.		ΠÎ		ĺΠ	Alaskan Native		 Water 			Condominium	
		Ħ		Ħ	Caucasian	.•				Recreational	
					☐ Hispanic Amei ☐ Other	acan	n			Vehicle	
					_		_ ,				
					This information is requi Title VI	red by	☐ Septic ⊠				
	-				Move Type:		Sewer				
		ш			Schedule	Move Pa	avment	Number o	f Room	s 11	
					☐ Commercial Move						
Actual Cost Move Advanced Move Payment Needed: Yes No											
Disability Issues/Special Needs/Comments: Husband passed away and currently has a roommate.											
1 st Floor – 1,170 square feet											
Finished basement – 740 square feet, unfinished basement – 140 square feet											
Basement garage – 290 square feet finished											
Deck – 200 square feet											

Basic Information

Financial Information

Head of Household:		Spouse/Partner/Roommate:	
Employer: Summit First Hill		Employer:	
Occupation: Food Server part tir	ne	Occupation:	
Location:	No. of miles from home:	Location:	No. of miles from home:
Owner:		Tenant:	
Mortgage Balance	\$200,000 +/-	Monthly Rent	\$
Interest Rate	3.8%	Monthly Utilities Heat	\$
Loan Type	Conventional	Power	\$
Remaining Term	24 yr	Sewer	\$
Monthly Payment (P&I)	\$1,800	Water	· \$
Lender Name	JP Morgan Chase Bk	Lot/Ground Rent	\$
Contact Number	9	Rent Subsidy	\$
Taxes & Insurance	\$	Gross Monthly Income	\$
Taxes & Hisurance	J	Source of Income: Wages Social Se *Note: Utilities only include heat, light	
		Damage/Security Deposit	\$

Relocation Cost Estimate

RHP: \$63,000	Moving Cost: \$2,600 -	Date: 7/24/19	Relocation Specialist: Kristina Guzman	
	\$7,000			

Basic Information

African American Asian/Pacific Islander African American NatGas Dwelling Apartment Duplex	Project Title: 145 th Street Corridor Project								Parcel	No.: 137	
Mailing Address: 104 NE 145th St Shoreline, WA 98155	Name of Displacee(s): Erin and Jason Fawcett								Displac	eee No.: 1	
104 NE 145th St Shoreline, WA 98155	Date of Occupancy:	7/29/2005	⊠ 0	owner	Tenant	Cell	Phone:				
Shoreline, WA 98155 Home Phone: Email Address: Email Adal			Mailing A	Address:		Worl	k Phone:				
Residential Information Total Sq Ft: 1,140 No. Bedrooms: 2 No. Bathrooms: Total No. Rooms: 7 Total N						Hom	e Phone:				_
Total Sq Ft: 1,140 No. Bedrooms: 2 No. Bathrooms: 1 No. Bathrooms: 1 No. Bathrooms: 1 No. Booms: 7 No. Bathrooms: 1 No. Bathrooms: 1 No. Booms: 7 No. Bathrooms: 1 No. Bathroom: 1 No. Bathro						Emai	il Address:				_
Total Sq Ft: 1,140 No. Bedrooms: 2 No. Bathrooms: 1 No. Bathrooms: 1 No. Bathrooms: 1 No. Booms: 7 No. Bathrooms: 1 No. Bathrooms: 1 No. Booms: 7 No. Bathrooms: 1 No. Bathroom: 1 No. Bathro				D :1 4:	. 11 6	۱					
Subject DS&S: yes	TE / LC TE/ 1 1/0	N D I						T 4 C'	(244	V D 11	
Building Type: Single Story	Total Sq Ft: 1,140	No. Bedro	oms: 2		ooms:	Rooms		Lot Size:	6,344		
Replacement Preference: Purchase Rent	Subject DS&S: yes			Other maj	jor site im	provem	nents:				
Need Public Transportation Dwelling Type:	Building Type: S	Single Story	☐ 1.5 St	tory 2 Stor	ry 🗌 Sp	olit Lev	el 🗌 Base	ement	Other	<u> </u>	
Adults: M F Category: Heat NatGas Dwelling Type: African American Single Family Dwelling Electric Islander Children: FT PT M F Alaskan Native Alaskan Native Caucasian Hispanic American Water Hispanic American Well Children: This information is required by Title VI Move Type:			ent					Need T	[ranspo	rtation	
African American NatGas Dwelling Apartment Single Family Dwelling Apartment Duplex Duplex Mobile Home Alaskan Native Alaskan Native Condominium Recreational Vehicle City Water This information is required by Title VI Sewer Sewer Sewer Single Family Dwelling Apartment Duplex Apartment Duplex American Mobile Home Condominium Recreational Vehicle Condominium Recreational Vehicle City Water Sewer Condominium City Water Ci	Adults:		M F						Dwe	lling Type:	
Caucasian Hispanic American Other This information is required by Title VI Move Type: Caucasian Water Well City Water Recreational Vehicle	Children:	FT P	□ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	Africa Asian/ Islander Ameri	n America Pacific		⊠NatGas Electric □ Oil			Apartment Duplex Mobile Home	
This information is required by Title VI Sewer Move Type:				☐ Mispai	sian nic Ameri	can	□Well	ater		Recreational	
				This informat		ed by	☐ Septic				
Schedule Move Favment Number of Rooms 9						Iove Pa	vment	Number (of Room	s 9	
Commercial Move					Commerci	al Mov	e				
Actual Cost Move Advanced Move Payment Needed: Yes No				_				. 🗆 Vas			
Disability Issues/Special Needs/Comments:	Disability Issues/Spe	cial Needs/C	Comments:		nceu Mov	егауш	ent Needed	: <u> </u>	<u> </u>	0	_
Heat Source = Gas Detached garage – 240 square feet		0 square feet	t								

Basic Information

Financial Information

Head of Household:		Spouse/Partner/Roommate:			
Employer:		Employer:			
Occupation:		Occupation:			
Location:	No. of miles from home:	Location:	No. of miles from home:		
Owner:		Tenant:			
Mortgage Balance	\$271,000	Monthly Rent	\$		
Interest Rate		Monthly Utilities Heat	\$		
Loan Type	Conventional	Power	\$		
Remaining Term	29 yrs	Sewer	\$		
Monthly Payment (P&I)	\$	Water	· \$		
Lender Name	Northpointe Bk	Lot/Ground Rent	\$		
	Northpointe BK	Rent Subsidy	\$		
Contact Number		Gross Monthly Income	\$		
Taxes & Insurance	\$	_			
		Source of Income: Wages Social So	Retirement Curity Other		
		*Note: Utilities only include heat, light	ht, water & sewer		
		Damage/Security Deposit	\$		

Relocation Cost Estimate

RHP: \$5,000 Moving Cost: \$2,200 -		Date: 7/30/19	Relocation Specialist: Kristina Guzman
	\$6,000		-

Exhibit A Non-Residential (Landlord) Occupancy Survey

Displacee Information

Project Title: 145 th Street Corrido		Parcel No.: 138						
Legal Name of Business: Displacee No.: 001								
Owner(s) Name(s), is different from above: Rajiv & Priya Sarathy								
Date of Purchase:	Email	Address:	Business Pho Warehouse	one: 612-616-	3473 Judy Comstock Renters			
Subject Site Address: 108 NE 145 th St	Busine 7550 N	ess Mailing Address: IE 28 th Pl	Alternate Phone:					
Shoreline, WA 98155	Medina	a, WA 98039	Cell Phone:					
☐ Caucasian ☐ Hispanic An	Ethnic Identification Category: African American Asian/Pacific Islander American Indian/Alaskan Native Caucasian Hispanic American Other Other							
(Minority Women Business Enterprise)		(Disadvantag	ed Business Enterp	rise)				
		Unit Informat						
Building Type: ⊠ SFR □ Du	ıplex _	☐ Triplex ☐ Fourplex [Apartment	∐ Other _				
Total Sq Ft: 800		Lot Size: 5,947		Number of	Units:			
Garage/Carport: Carport	Garage/Carport: Carport ADA Installations:							
		Tonont Informs	4:					
Unit No.: 002		Tenant Informa Unit No.:	ltion	Unit No.:				
Tenant Name: Unknown		Tenant Name:		Tenant Name:				
Tenant Phone No.:		Tenant Phone No.:		Tenant Phone No.:				
Sq Ft of Unit: 800		Sq Ft of Unit:	Sq Ft of Unit:					
Rent Amount: \$1,850		Rent Amount: \$		Rent Amou	int: \$			
Utilities:		Utilities:		Utilities:				
Water pd by: Tenant Sewer pd by: Tenant		Water pd by: Sewer pd by:	_	Water pd b	y:			
Power pd by: Tenant		Power pd by:	-	Power pd b	y:			
Heat Source: Gas Water Source: City Sewer Source:					ce: City			
Leases on File: Yes No Add on craigslist Copies Obtained: Yes No								
Personal Property on-site owned	Personal Property on-site owned by Landlord:							
Any outside specialists needed: Yes No No								
Time required to vacate:								

Exhibit A Non-Residential (Landlord) Occupancy Survey

Plans to Reestablish: Yes No	Advance Payment N	eeded: Yes No
	Advance Layment IV	ceded. Tes
Site Requirements:		
	Relocation Cost Estimate	
Reestablishment Expenses: \$50,000	Moving Cost:	Site Search Cost: \$2,500
Specialist: Becky Gilberg	1	Date: 7/31/19

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 138 Name of Displacee(s): Unknown Displacee No.: 002 **Cell Phone: Date of Occupancy:** ☐ Owner **Tenant Mailing Address:** Work Phone: **Site Address:** 108 NE 145th St 7550 NE 28th P1 Medina, WA 98039 Shoreline, WA 98155 Home Phone: **Email Address: Residential Information** Total Sq Ft: 800 No. Bedrooms: 2 No. Bathrooms: Total No. **Lot Size:** 5,947 Year Built: Rooms: 1950 Subject DS&S: Garage Stalls: Carport Other major site improvements: Building Type:
☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other ☐ **Replacement Preference: Own Transportation ☐** Need Transportation **Need Public Transportation** Purchase **Adults: Ethnic Identification Utilities:** M **Dwelling Type:** Category: Heat **Single Family** NatGas African American Dwelling Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational **∐**Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ☐ Title VI Sewer Move Type: ☐ Schedule Move Payment **Number of Rooms** Actual Cost Move Commercial Move Advanced Move Payment Needed: ☐ Yes ☐ No

Disability Issues/Special Needs/Comments:							
Currently listed on craigslist for 1,850 per month with tenant paying utilities.							
Judy Comstock with Renters Warehouse 612-616-3473							
	Fin	ancial I	nformatio				
Head of Household:			Spouse/Pa	artner/Roommate:			
Employer:			Employer	:			
Occupation:			Occupation:				
Location:	No. of miles from	home:	Location:		No. of miles from home:		
Owner:			Tenant:	<u>l</u>			
Mortgage Balance	\$		Monthly		\$		
Interest Rate			Monthly		\$		
Loan Type				Power			
Remaining Term				Sewer			
Monthly Payment (P	?&I) \$		T	Water			
Lender Name			Lot/Grou		\$		
Contact Number			Rent Suk	-	\$		
Taxes & Insurance	\$		Gross M	onthly Income	\$		
			Source of	Income: Wages Social Se	Retirement Curity Other		
*Note: Utilities only include heat, light, water & sewer							
Damage/Security Deposit \$							
	Relo	cation (Cost Estim	ate			
RHP: \$7,200	Moving Cost: \$1,600	Date: 7/3		Relocation Specialist:	Becky Gilberg		

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 139 Name of Displacee(s): Darwin Hill and Lori Firnhaber Displacee No.: 001 **Date of Occupancy:** 10/26/89 **⊠** Owner **Tenant Cell Phone:** Site Address: Mailing Address: Work Phone: 114 NE 145th St 114 NE 145th St Shoreline, WA 98155 Shoreline, WA 98155 **Home Phone:**

					Email Addres	SS:	
		•		Residential Info	rmation		
Total Sq Ft: 1,940	No. Bedro	oms: 5		No. Bathrooms: 2	Total No. Rooms: 7	Lot Size: 12,000	Year Built: 1950
Subject DS&S: yes	Garage St	alls:		Other major site in	nprovements:	•	
Building Type: 🛛 S	Single Story	□ 1.5	Stor	y 2 Story S	plit Level 🛛 🗷 B	asement []	Other
Replacement Prefer	ence: hase	ent		Own Transp	oortation Transportation	☐ Need Tr	ransportation
Adults:		M 	F	Ethnic Identification Category: African Americal Asian/Pacific Islander	Heat ⊠Nat0 Electric □ Oil	Gas 🗌	Dwelling Type: Single Family Dwelling Apartment Duplex
Children:	FT I	PT M	F 	American Indicates Alaskan Native Alaskan Native Caucasian Hispanic Amer Other This information is requi	Water □Well □City	Water	Mobile Home Condominium Recreational Vehicle
				Move Type: Schedule Commerce Advanced Move Pa		Number of Actual (Rooms 9 Cost Move No
Disability Issues/Spo 1st floor – 1,840 squar Finished basement – Total basement – 570 No mortgage on file	re feet 100 square f		ts:				

Financial Information

Head of Household:		Spouse/Partner/Roommate:				
Employer:		Employer:				
Occupation:		Occupation:				
Location:	No. of miles from home:	Location:	No. of miles from home:			
Owner: Mortgage Balance Interest Rate Loan Type Remaining Term Monthly Payment (P&I) Lender Name Contact Number Taxes & Insurance	\$No mortgage found \$	Tenant: Monthly Rent Monthly Utilities Power Sewer Water Lot/Ground Rent Rent Subsidy Gross Monthly Income Source of Income: Wages Social Se *Note: Utilities only include heat, light Damage/Security Deposit	S S S S Retirement Other			

Relocation Cost Estimate

RHP: \$687,900	Moving Cost: \$2,200 -	Date: 7/11/19	Relocation Specialist: Kristina Guzman	
	\$6,000			

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 143 Name of Displacee(s): Huynh Kien Ba and Huynh Nighi Man Displacee No.: 001 **Cell Phone:** Date of Occupancy: 3/11/2004 **⊠** Owner Tenant **Mailing Address:** Work Phone: **Site Address:** 122 NE 145th St 122 NE 145th St Shoreline, WA 98155 Home Phone: Shoreline, WA 98155 **Email Address: Residential Information Total Sq Ft:** 1,350 No. Bedrooms: 3 No. Bathrooms: Total No. **Lot Size:** 8,400 Year Built: Rooms: 1.5 1950 Subject DS&S: Garage Stalls: attached Other major site improvements: Building Type:
☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other ☐ **Replacement Preference: Own Transportation ☐** Need Transportation Purchase **Need Public Transportation Adults: Ethnic Identification Utilities:** M **Dwelling Type:** Category: Heat **Single Family** African American □NatGas □ Dwelling Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational **∐**Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ☐ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 8 ☐ Commercial Move Actual Cost Move Advanced Move Payment Needed: ☐ Yes ☐ No

Disability Issues/Special N	Reeds/Comments:						
Attached garage – 200 squa	are feet						
	Fir	nancial l	nformatio				
Head of Household:			Spouse/Pa	artner/Roommate:			
Employer:			Employer	:			
Occupation:			Occupation:				
					N. 4 P. 4		
Location:	No. of miles from	home:	Location:		No. of miles from home:		
Owner:	052.404		Tenant:				
Mortgage Balance	\$52,404		Monthly		\$		
Interest Rate			Monthly	Utilities Heat	\$		
Loan Type	Conventional			Power Sewer			
Remaining Term				Water	·		
Monthly Payment (P&			Lot/Gro	und Rent	\$		
Lender Name	Wells Fargo Bk		Rent Su		\$		
Contact Number				onthly Income	\$		
Taxes & Insurance	\$						
			Source of	Income: Wages Social Sec	Retirement Curity Other		
			*Note: Uti	lities only include heat, ligh	nt, water & sewer		
	Damage/Security Deposit \$						
Relocation Cost Estimate							
	Moving Cost: \$2,000 - 65,500	Date: 7/		Relocation Specialist:	Sonja Davis		

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 144 Name of Displacee(s): Amir Bhutto and Kaur Kuljit Displacee No.: 001 Tenant **Cell Phone:** Date of Occupancy: 4/28/2005 **⊠** Owner **Mailing Address:** Work Phone: **Site Address:** 126 NE 145th St 126 NE 145th St Shoreline, WA 98155 Shoreline, WA 98155 Home Phone: **Email Address: Residential Information Total Sq Ft:** 1,510 No. Bedrooms: 4 No. Bathrooms: Total No. **Lot Size:** 8,400 Year Built: Rooms: 1950 Subject DS&S: Garage Stalls: no Other major site improvements: 1 fireplace garage Building Type: Single Story 1.5 Story **□** 2 Story **□** Split Level **□** Basement **□** Other **□ Replacement Preference: Own Transportation ☐** Need Transportation **Need Public Transportation** Purchase **Adults: Ethnic Identification Utilities:** M **Dwelling Type:** Category: Heat **Single Family** □NatGas □ African American Dwelling Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational **∐**Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ⊠ Title VI Sewer Move Type: Schedule Move Payment **Number of Rooms** 9 Commercial Move Actual Cost Move

Advanced Move Payment Needed:

☐ Yes ☐ No

Disability Issues/Special	Needs/0	Comments:					
Electric Base board heating	าฮ						
Electric Base coura near	-*B						
		Fir	nancial I	nformatio	n		
Head of Household:				•	rtner/Roommate	e:	
Employer:				Employer	:		
Occupations							
Occupation:			Occupation:				
Location:		No. of miles from	home:	Location:			No. of miles from home:
Owner:				Tenant:		<u> </u>	
Mortgage Balance		\$248,348		Monthly			\$
Interest Rate				Monthly	Utilities	Heat Power	<u>\$</u>
Loan Type		Conventional				Sewer	\$
Remaining Term	D.O.D.					Water	
Monthly Payment (P&I)	\$		Lot/Gro	und Rent	***************************************	\$
Lender Name		Green Tree Serv	vicing	Rent Sul	osidy		\$
Contact Number				Gross M	onthly Income		\$
Taxes & Insurance		\$		Source of	Incomo: W	ages	Retirement
				Source of		ages cial Sec	
				*Note: Uti	lities only include h	eat, ligh	t, water & sewer
				Damage	Security Deposit	ŀ	\$
						-	~
			cation C	ost Estim			
RHP: \$435,000	Moving Cost: \$2,200 - Date: 7 \$6,000		Date: 7/2	26/19	Relocation Spec	cialist:	Kristina Guzman

NorEResitlential Occupancy Survey

Basic Information

Project Title: 145th Street Corridor Project					Parcel No.: 144	
Legal name of business: Bhutto, Amir Bakh	hsh				Displacee No.: 002	
DBA: Black Cars Service					Business phone: 206.523.3333	
Owner(s) name(s), if different from above Amir Bhutto	:	Fax:			Alternate phone:	
		Email:			Occupancy Date:	
Type of operation: ☐ Landlord ☐ Retail ☐ NPO ☐ Manufacturing ☒ Other	126	ness site addres NE 145 th St reline, WA 98155			Business mailing address:	
☐ Manufacturing ☐ Other	Shor	eune, wA 90155				
Title VI Required Information: ☐ African American ☐ Asian/Pacific ☐ Caucasian ☐ Other	Islan	nder 🗌 Hispa	anic Am	erican 🗌	American Indian/Alaskan Native	
MWBE: Yes No (Minority Women Business Enterprise)			Yes vantaged E	No Susiness Enterpris	e)	
		Present C	pera	tion		
Type of Displacement: ☐ Business ☐ Fa	ırm	□NPO □ Co	rporatio	on 🗌 Partne	rship 🗌 LLC 🗵 Sole Proprietor	
Describe Nature of Business: Transpiration	n Serv	vice				
Total building(s) square footage: Unknow.	'n	Lot size:			Number of employees: unkown	
Replacement preference: ⊠ Purchase □ Lease □ Own Land		Number & type Number: Types:	s of othe	er businesses	owned:	
Any special utility needs: none	l		ADA R	OA Requirements: none		
Do you depend on truck deliveries? Ye	es 🗵	No Size:		Access	From:	
Special displacement building features:						
Land: Own Lease Lea	ase ra	nte:		Expiration of lease:		
Building: Own Lease Lease rate:				Expiration of lease:		
Special lease terms:				-	Renewal options in lease:	
Do you sublease any portion of this property: Yes No				Was the bus	iness grandfathered in: 🗌 Yes 🔀 No	
Do you own or lease any other property for this business:				Special zoning requirements:		
Shareholders or partners of business:				Do you plan to keep your business in operation: ☐ Yes ☐ No		
Hours & days of operation:				Seasonal business:		

Exhibit A

		Exhibit					
Busy time of year: unknown		Slow time of year: unknown					
Best time of year to move: Fall Winter	☐ Spring ☐ Summer	Do you store hazardous materials: Yes No If yes, describe:					
Where is customer base locate	d:	Do you have a computerized inventory: Yes No					
Do you have a floor plan layout: Yes No Type and nature of other needs:							
	Personal Prop	perty Questions					
What equipment/personal pro	perty affixed to your property	will need to be moved: unknown					
Will any equipment be difficul	t to move:						
Special personal property:							
	Service Providers						
Phone: Cable/Internet:							
Computer:		Security:					
Other:		Vendor-owned equipment (vending machines):					
Additional comments:							
]	Desired Replaceme	nt Site Requirements					
Building size:		Lot size:					
Shipping/Receiving accommod	lations:	Location:					
Physical Layout:		Special utility needs:					
Floor loading:		Height:					
Storage:		Parking:					
Other replacement site require	ements:						
Do you have a replacement site	e located: Yes No If I	not, what are your location needs?					
Anticipated difficulty in locating replacement property and rationale:							
Additional Information							
Identification of advance payments that might be necessary to complete the business move:							
Owner refused to provide information							
Relocation Cost Estimate							
Reestablishment: 50,000	Moving costs: 27,500	Relocation Specialist: Kristina Guzman Date: 7/26/19					

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 145 Name of Displacee(s): Brett Ritter and Elizabeth Frances Displacee No.: 001 **Cell Phone: Date of Occupancy:** 4/9/13 **⊠** Owner **Tenant Mailing Address:** Work Phone: **Site Address:** 132 NE 145th St 132 NE 145th St Shoreline, WA 98155 Home Phone: Shoreline, WA 98155 **Email Address: Residential Information Total Sq Ft:** 1,750 No. Bedrooms: 3 No. Bathrooms: Total No. Lot Size: Year Built: 11,250 1951 1.75 Rooms: Subject DS&S: yes Garage Stalls: attached Other major site improvements: 2 fireplace **Building Type:** ⊠ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other _ **Replacement Preference:** Own Transportation **☐** Need Transportation **⊠** Purchase Need Public Transportation **Adults: Ethnic Identification Utilities:** M **Dwelling Type:** Category: Heat **Single Family** NatGas African American **Dwelling** Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational П ■Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ☐ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 8 Commercial Move Actual Cost Move Advanced Move Payment Needed: ☐ Yes ☐ No

Disability Issues/Special	Disability Issues/Special Needs/Comments:					
Finished basement square feet = 700						
Unfinished basement squa	are feet = 30					
Ground level square feet =	= 1,050					
Attached garage square fe	Attached garage square feet = 320					
	D:	l I	Co vovo o 4:			
Head of Household:		nanciai i	nformatio	on artner/Roommate:		
nead of Household.			Spouse/1?	a ther/Roommate.		
Employer:			Employer	:		
Occupation:			Occupation	on:		
Location:	No. of miles from	home:	Location:		No. of miles from home:	
Owner:			Tenant:	I		
Mortgage Balance	\$295,000		Monthly	Rent	\$	
Interest Rate			Monthly	Utilities Heat	\$	
Loan Type	conventional			Power	· \$	
Remaining Term	24 yrs			Sewer	\$	
Monthly Payment (F				Water	· \$	
Lender Name	Sterling Bk		Lot/Gro	und Rent	\$	
Contact Number			Rent Sul	bsidy	\$	
Taxes & Insurance	\$		Gross M	onthly Income	\$	
Taxes & Histirance	. The state of the		Source of	Income: Wages Social Se	Retirement Other	
		*Note: Uti	lities only include heat, lig	ht, water & sewer		
		Damage.	/Security Deposit	\$		
	Rela	cation (Cost Estim	ıate		
RHP: \$521,200				Relocation Specialist:	Kristina Guzman	

Exhibit A Non-Residential (Landlord) Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project Parcel No.: 148					
Legal Name of Business:					Displacee No.: 001
Owner(s) Name(s), is different from above: Tsiang Kai Lin & Cherng Chung Lin					
Date of Purchase: 12/24/18 Email Address:			Business Pho	ne: (206) 522	-8172
Subject Site Address: 14509 3 rd Ave NE		ss Mailing Address: 48 th Place W	Alternate Ph	one:	
Shoreline, WA 98155	Edmon	ds, WA 98026	Cell Phone:		
Title VI Required Information: Ethnic Identification Category: African American Caucasian Hispanic American Other DBE: Yes No S No S					
(Minority Women Business Enterprise)		-	ed Business Enterpr	iscj	
Building Type: SFR Du	nlex	Unit Informati ☐ Triplex ☐ Fourplex [Other	
	тріся _				
Total Sq Ft: 2,360		Lot Size: 15,085		Number of Units: 2	
Garage/Carport:		ADA Installations:			
		Tenant Informa	tion		
Unit No.:		Unit No.:	Unit No.:		
Tenant Name:		Tenant Name:	Tenant Nan		ne:
Tenant Phone No.:		Tenant Phone No.:		Tenant Phone No.:	
Sq Ft of Unit:		Sq Ft of Unit:		Sq Ft of Unit:	
Rent Amount: \$		Rent Amount: \$		Rent Amount: \$	
Utilities: Water pd by: Sewer pd by: Power pd by:		Utilities: Water pd by: Sewer pd by: Power pd by:		Sewer pd by	y: y: y:
Heat Source:		Water Source:		Sewer Sour	ce:
Leases on File: Yes No Series No Series Obtained: Yes No No Series Obtained: Yes No No Series Obtained: Yes Yes No Series Obta					
Personal Property on-site owned	by Lan	dlord:			
Any outside specialists needed: Yes No No					
Time required to vacate:					

Exhibit A Non-Residential (Landlord) Occupancy Survey

Mortgage was in 7/10/1979 in the amount of	f \$57,550, United S&L Bank, C	Conventional Loan
Plans to Reestablish: Yes No No	Advance	Payment Needed: Yes No No
Site Requirements:		
	Relocation Cost Estin	nate
Reestablishment Expenses: \$50,000	Moving Cost: \$0	Site Search Cost: \$2,500
Specialist: Kristina Guzman	L	Date: 7/26/19

Displacee Information Project Title: 145th Street Corridor Project Parcel No.: 148 Name of Displacee(s): unknown Displacee No.: 002 **Cell Phone:** Date of Occupancy: unknown **⊠** Owner Tenant **Site Address: Mailing Address:** Work Phone: 14509 3rd Ave NE 13412 48th Place W Shoreline, WA 98155 Edmonds, WA 98026 Home Phone: **Email Address: Residential Information** Total Sq Ft: 2,360 No. Bedrooms: 6 No. Bathrooms: Total No. Lot Size: Year Built: 15.085 1979 Rooms: Subject DS&S: Garage Stalls: no Other major site improvements: 2 fireplaces garage Building Type: ☐ Single Story ☐ 1.5 Story ☐ 2 Story ☐ Split Level ☐ Basement ☐ Other **Replacement Preference: Own Transportation ☐** Need Transportation **Need Public Transportation** Purchase **Adults: Ethnic Identification Utilities:** M **Dwelling Type:** Category: Heat **Single Family** NatGas African American **Dwelling** Asian/Pacific Electric Apartment Islander Oil **Duplex** American Indian **Propane Mobile Home** Children: PT M F Alaskan Native Condominium Caucasian Water Recreational ■Well Hispanic American Vehicle **⊠**City Water ☐ Other This information is required by ☐ Septic ☐ Title VI Sewer Move Type: Schedule Move Payment Number of Rooms 16 Commercial Move Actual Cost Move Advanced Move Payment Needed: ☐ Yes ☐ No

Sewer

Water

☐ Social Security

*Note: Utilities only include heat, light, water & sewer

\$

\$

☐ Retirement

Other

Disability Issues/Special Need	ds/Comments:			
Possibly a rental				
Confirm room count – discrepa	ancy			
No Garage				
1^{st} Floor square feet = 1,130				
Finished basement square feet	= 1 230			
I misned ousement square rect	1,230			
Deck square feet = 220				
	Financial 3	Information		
Head of Household:		Spouse/Partner/Roommate:		
Employer:		Employer:		
O compatible		Occumations		
Occupation:		Occupation:		
Location:	No. of miles from home:	Location:	No. of miles from home:	
Owner:		Tenant:		
Mortgage Balance	\$	Monthly Rent	\$	
Interest Rate		Monthly Utilities Heat	\$	
Loan Type		Power	r \$	

Relocation Cost Estimate

Lot/Ground Rent

Gross Monthly Income

Source of Income: Wages

Damage/Security Deposit

Rent Subsidy

RHP: \$30,000	Moving Cost: \$4,800	Date: 7/31/19	Relocation Specialist: Becky Gilberg

Remaining Term

Lender Name

Contact Number

Taxes & Insurance

Monthly Payment (P&I)

\$

Exhibit A Non-Residential (Landlord) Occupancy Survey

Displacee Information

Project Title: 145 th Street Corridor Project Parcel No.: 150						
Legal Name of Business: Portal N	Legal Name of Business: Portal North, LLC Displacee No.: 001					
Owner(s) Name(s), is different for	rom abo	ve:				
Date of Purchase: 2016		Address: Tres Gallant jetcityrent.com	Business Phone:			
Subject Site Address: 164 NE 145 th Street	Busine	ss Mailing Address:	Alternate Pho			
			Cell Phone: 2	06.713.9899 PM Tres		
	Ethnic Identification Category: African American Asian/Pacific Islander American Indian/Alaskan Native					
MWBE: Yes ☐ No ☒ (Minority Women Business Enterprise)		DBE: Yes (Disadvantage	No No Enterpr	se)		
		Unit Informati	ion			
Building Type: SFR Du	ıplex [Triplex Fourplex		Other Commerical		
Total Sq Ft: 2,400		Lot Size: 17,500		Number of Units: 1		
Garage/Carport: n/a		ADA Installations: none				
		Tenant Informa	tion			
Unit No.: 164 NE 145th		Unit No.:		Unit No.:		
Tenant Name: Square Peg		Tenant Name:		Tenant Name:		
Tenant Phone No.: 206.390.7356	6	Tenant Phone No.:		Tenant Phone No.:		
Sq Ft of Unit: 2,400		Sq Ft of Unit:		Sq Ft of Unit:		
Rent Amount: \$3,500		Rent Amount: \$		Rent Amount: \$		
Sewer pd by: Tenant Sewer pd by:		Utilities: Water pd by: Sewer pd by: Power pd by:		Utilities: Water pd by: Sewer pd by: Power pd by:		
Heat Source: Gas Water Source: City Sewer Source: City				Sewer Source: City		
Leases on File: Yes ⊠ No Copies Obtained: Yes □ No				File Schedule "E" or "C": *Must provide copies of recent tax return		
Personal Property on-site owned Any outside specialists needed:		dlord: None No⊠				

Exhibit A Non-Residential (Landlord) Occupancy Survey

Time required to vacate: None		
Plans to Reestablish: Yes No 🗵	Advance Pa	yment Needed: Yes No 🖂
Site Requirements:		
	Relocation Cost Estima	nte
Reestablishment Expenses: \$50,000	Moving Cost: \$0.00	Site Search Cost: \$2,500
Specialist: Kristina Guzman	1	Date: 7/11/19

NorEResitlential Occupancy Survey

Basic Information

Project Title: 145 th Street Corridor Project	ţ.		Parcel No.: 150		
Legal name of business: Square Peg Const	truction LLC		Displacee No.: 002		
DBA:			Business phone: 206.390.7356		
Owner(s) name(s), if different from above Amy King	: Fax:		Alternate phone: 206.743.8054		
Braden King	Email: karlie	@squarepegseattl.com	Occupancy Date: 2016		
Type of operation: ☐ Landlord ☐ Retail ☐ NPO ☐ Manufacturing ☐ Other/office	Business site addres 164 NE 145 th Street Shoreline, WA 98155		Business mailing address: PO Box 77570 Seattle, WA 98177		
Title VI Required Information: ☐ African American ☐ Asian/Pacific ☐ Caucasian ☐ Other	Islander	anic American	American Indian/Alaskan Native		
MWBE: Yes No (Minority Women Business Enterprise)		Yes No No vantaged Business Enterpris	se)		
	Present C	Operation			
Type of Displacement: ☐ Business ☐ Fa	arm NPO Co	orporation 🗌 Partn	ership LLC Sole Proprietor		
Describe Nature of Business: Square Peg is history of criminal justice involvement, additional properties of the state o			ploying a work force that may have a		
Total building(s) square footage: 2,400	Lot size: 17,50	0	Number of employees: 45+		
Replacement preference: Purchase Lease Own Land	Number & type Number: 1 Types: Metal F	es of other businesses Tabrication	owned:		
Any special utility needs: None		ADA Requirements	Requirements: None		
Do you depend on truck deliveries? Ye	es 🛛 No Size:	Access	Access From: Street		
Special displacement building features: None					
	ase rate: 3,500/per mo		Expiration of lease: 10/31/2020		
Building: Own Lease Lea	ase rate:	Expiration	Expiration of lease:		
Special lease terms: none		Renewal options in lease: yes			
Do you sublease any portion of this prope	rty: 🗌 Yes 🔀 No	Was the bu	Was the business grandfathered in: ☐ Yes ☒ No		
Do you own or lease any other property for	or this business: no	Special zon	Special zoning requirements: none		
Shareholders or partners of business: An	ny King and Braden	King Do you plar ⊠ Yes	to keep your business in operation: No		
Hours & days of operation: 7am to 5pm	Seasonal bu	usiness: no			

Exhibit A

		EXHIBITA				
Busy time of year: Summer		Slow time of year: Winter				
Best time of year to move:	Spring Summer	Do you store hazardous materials: Yes No If yes, describe:				
Where is customer base locate	d: Greater Seattle Area	Do you have a computerized inventory: Yes No				
Do you have a floor plan layou	it: 🗌 Yes 🛛 No	Type and nature of other needs: Ability to store two shipping containers onsite				
	Personal Pro	perty Questions				
What equipment/personal pro	perty affixed to your property	will need to be moved: None				
Will any equipment be difficult	It to move: no					
Special personal property: tw	o shipping containers					
	Service	Providers				
Phone: Comcast		Cable/Internet: Comcast				
Computer: Comcast		Security: ADP				
Other:		Vendor-owned equipment (vending machines): Security System, 1 printer				
Additional comments:						
	Desired Replaceme	ent Site Requirements				
Building size: 3,000+	Building size: 3,000+ Lot size: similar larger enough for parking and some storage					
Shipping/Receiving accommod	lations: no	Location: North of Shoreline but not further than Everett				
Physical Layout: Open concep	ot .	Special utility needs: none				
Floor loading: none		Height: none				
Storage: yes		Parking: yes				
Other replacement site requir	ements: none					
Do you have a replacement sit	e located: Yes No If	not, what are your location needs?				
Anticipated difficulty in locati	Anticipated difficulty in locating replacement property and rationale: not at this time					
	Additional	Information				
Identification of advance payments that might be necessary to complete the business move:						
	_					
	Relocation Cost Estimate					
Reestablishment: \$50,000	Moving costs: \$32,500	Relocation Specialist: Kristina Guzman Date: 7/10/19				
l	_	_				





RELOCATION PLAN – ADDENDUM NO. 1

145th Street Corridor Project 1-5 to Aurora Avenue N. City of Shoreline April 13, 2021

This addendum is provided to identify the needs of additional displacements identified since the original Relocation Plan, which was approved on February 10, 2020. The addendum is written in accordance with Chapter 12 of the Washington State Department of Transportation Right of Way Manual and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended. The relocation services provided on this project will adhere to state and federal regulations.

A. GENERAL

The previous discussion of assurances, project description, and DSS requirements are the same as reported in the original approved relocation plan. This amendment adds two (2) relocations, due to additional acquisition area needed for construction of a large retaining wall.

B. INVENTORY OF INDIVIDUAL NEEDS

1. Occupancy Survey

The proposed project will require the relocation of individuals/families, businesses, and/or personal property from the following residential and non-residential parcels:

Parcel No.: 125



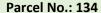
Displacee No.: 001

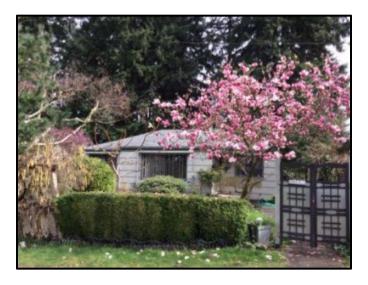
Displacee Name: Michele Ohge

Relocation Type: Personal Property Only

1 | P a g e

Michele Ohge has occupied the subject property since 1991 and does extensive gardening in her yard. The project requires a partial acquisition from the subject property's backyard. It will be necessary for Michele to relocate her garden shed and personal property located inside of it to another part of her property. The shed is not affixed to the ground and has been deemed as personality.





Displacee No.: 001

Displacee Name: Andrew and Lisa Olson

Relocation Type: Residential

The home is 2,100 square feet with three bedrooms, one bathroom and a finished basement. It sits on an 8,408 square foot lot, has a one car garage and oil is the main source of heating. It has recently been rezoned to MUR-45, Mixed Use Residential (45' height) in anticipation of the opening of the Sound Transit Light Rail Station in 2023.

Andrew and Lisa have occupied the subject property since October 1991 and is the childhood home of Lisa. The owners live at the property with their two adult children and several pets.

C. INVENTORY OF AVAILABLE HOUSING

1. DSS Requirement

Inspection of available housing in the area suggests that there should be no problem finding decent, safe, and sanitary (DSS) replacement housing.

2. Residential

Single Family Dwelling Purchase —According to Redfin.com as of April 12, 2021, there are 14 - active residential (single family residence) listings with at least 2,100 square feet, three bedrooms and one bathroom on a standard residential lot, in the area which would be suitable for the displacee's needs. 3 of these listings are in the City limits of Shoreline.

2 | Page

D. ANALYSIS OF INVENTORIES

The housing market in this area is still considered competitive and lacks inventory. Homes in Shoreline are up 14% from last year and stay on the market an average of 7 days, according to Redfin.

E. SOURCE OF INFORMATION

<u>Information Gathering:</u> Initial meetings, as detailed above, were held with the displacee's. Relocation Specialist conducted the interview, completed Occupancy Survey, and delivered General Notices to displacee's.

<u>Sources for real estate offerings</u>: Zillow.com, Realtor.com and Redfin.com websites were a reliable source to determine the inventory of residential properties available for purchase and were used for the development of this addendum.

F. SUMMARY OF TOTAL ESTIMATED RELOCATION COSTS

All other provisions remain for the approved 145th Street Corridor Project I-5 to Aurora Ave. N Relocation Plan.

Personal Property Only:

Estimated Moving Costs \$7,500

Residential:

Estimated RHP: \$50,000 - \$100,000

Incidentals/MIDP: \$5,000

Estimated Moving Costs: \$2,000 - \$5,500

Anticipated additional Relocation Estimate: \$64,500 - \$118,000



Personal Property Only Occupancy Survey

Displacee Information

Project Title: 145th Street Corrid	dor Project	<u> </u>		Parcel No.: 125		
Name of Displacee(s): Michele	Ohge			Displacee No.: 001		
Date of Occupancy: 6/11/1991	⊠ Owner	Tenant	Cell Phone:	1		
Site Address: 2145 N. 146 th Street	Mailing Address: 2145 N. 146 th Stre	oot	Work Phone:			
Shoreline, WA 98133	Shoreline, WA 98		Home Phone:			
			Email Address:			
MWBE: Yes □ No ⊠	gory: 🔲 African Ar Hispanic American	Other	_ s □ No ⊠	nerican Indian/Alaskan		
(Minority Women Business	Enterprise)	(Disadvan	taged Business Enterprise)			
	Person	al Property II	nformation			
Personal property loca Personal property loca Vehicles, trucks, recre Personal property loca Other: Advanced Move Paymen	ated in a storage fac eational vehicles, bo ated in a rented mail	ility pats and other trail box in a commerc	ers			
Number of Operational V		Number of	Non-operational Vehicles			
Size of Storage Unit: 6x10)		Large Boats w/trailers, utility tr			
Inventory:		trailers, 5 th	Wheels:			
6x10 shed with gard	lening tools					
guro						
	Relo	ocation Cost F	Estimate			
Moving Cost: \$7,500	Date: 4/8/2021	Specialist: Becky Gi	lberg			

Displacee Information

Project Title: 145 th S	Street Corri	dor P	rojec	t					Parcel 1	No.: 134
Name of Displacee(s	s): Andrew	and I	Lisa C	Olson					Displac	eee No.: 001
Date of Occupancy: 10/27/1991				Owr	ner Tenant	Cell	Phone: 206-	669-3157		
Site Address:Mailing Add14504 Sunnyside Ave N14504 SunnysShoreline, WA 98133Shoreline, WA		side Ave N		Work Phone: Home Phone: 206-362-3726						
						Ema	il Address:	Alako99@	aol.com	
					Residential Info					
Total Sq Ft: 2,100	No. Bedi	room	s: 3		No. Bathrooms:	Total I Rooms		Lot Size:	8,408	Year Built: 1951
Subject DS&S: Yes Building Type:	Garage Single Stor			Stor	Other major site i	-		ed basemer		
Replacement Prefer	ence:	Rent			Own Trans Need Public	portation	n		Transpo	
Adults: Andrew Lisa Elaina (adult children Kirstin (adult children: Children:	<u> </u>	PT	M	F S	Ethnic Identificati Category: African Amer Asian/Pacific Islander American Ind Alaskan Native Caucasian Hispanic Ame Other	on ican ian/ e rican	Utilities: Heat NatGas Electric Oil Propan Water Well City W	e e ater	Dwe	Single Family Dwelling Apartment Duplex Mobile Home Condominium Recreational Vehicle
					Move Type: Schedule Commer Advanced Move Pa	cial Mov	e [of Room Cost M No	

Disability Issues/Special Needs, Basement is finished	/Comments:				
Duschiefft is finished					
	Fina	ancial I	nformatio	n	
Head of Household: Andrew Ol	lson		Spouse/Pa	rtner/Roommate: Lisa	Olson
Employer: Five Axis			Employer	: Shoreline School Distr	ict
Occupation: Machinist			Occupatio	n: Para Educator	
Location: Arlington	No. of miles from l	nome:	Location:	Shoreline	No. of miles from home:
0	40 miles		Tenant:		5 miles
Owner: Mortgage Balance	\$237,792.96		Monthly	Rent	\$
Interest Rate	4.44%		Monthly		\$
Loan Type	Conventional 20	vr		Power	• \$
Remaining Term	222 payments ren			Sewer	\$
	\$2,144.23	114111		Water	. \$
Monthly Payment (P&I)			Lot/Grou	ınd Rent	\$
Lender Name	US Bank Home Mortgage		Rent Sub	sidy	\$
Contact Number	1-800-USBANKs		Gross M	onthly Income	\$
Taxes & Insurance	\$6,356.34 prop tax			_	
	\$1,340.00 home insurance		Source of	Income: ⊠ Wages □ Social Se	Retirement Curity Dther
	msur ancc			_	• —
			*Note: Util	ities only include heat, lig	ht, water & sewer
			Damage/	Security Deposit	\$
			-		
DIID 055 000 105 000 175			Cost Estim		D 1 0'''
RHP: \$55,000-105,000 Movii	ng Cost: \$2,000 -	Date: 4/	9/2021	Relocation Specialist:	Becky Gilberg

Council Meeting Date: May 10, 2021 Agenda Item: 9(b)
--

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

PROBLEM/ISSUE STATEMENT:

The State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (I-5 to Corliss Avenue) project, hereinafter referred to as the 145th Corridor (Phase 1) project, has an ambitious schedule to be completed prior to the Shoreline South/148th Station opening with light rail service in 2024. The 145th Corridor (Phase 1) project is in the right-of-way (ROW) acquisition phase of the project. Property appraisals are underway, and settlement offers and negotiations with property owners will begin soon.

Eminent domain is a power granted to political subdivisions, such as the City of Shoreline, through RCW 8.12 to acquire private property for a public use. City staff would like the City Council to consider moving forward with a condemnation ordinance as a precautionary step to keep the project on schedule. City staff have included all of the 145th Corridor (Phase 1) project acquisition properties in the City of Shoreline (both partial and full acquisitions) as part of proposed Ordinance No. 931 (Attachment A). In the event a settlement agreement cannot be reached with a property owner, eminent domain would be the next step. Passage of proposed Ordinance No. 931 would authorize the City Manager or designee to proceed with eminent domain in the event the negotiations with any specific property owner reaches an impasse.

Tonight, Council is scheduled to discuss proposed Ordinance No. 931. Council is currently scheduled to take action on proposed Ordinance No. 931 on May 24, 2021.

RESOURCE/FINANCIAL IMPACT:

Passage of proposed Ordinance No. 931 does not in itself affect the settlement amount. If use of eminent domain is authorized under this Ordinance, negotiations will still continue as normal. Council passing this Ordinance is the first step for moving forward with the use of eminent domain if negotiations come to an impasse.

There are some associated costs for notices and correspondence regarding Ordinance No. 931, including a notice of the final action, which will have been published in the Seattle Times once a week for two successive weeks, and notices sent certified mail to

every property owner impacted by the final action at least 15 days prior to final action; all at the City's expense (see Attachments B and C.)

A Statutory Evaluation Allowance (SEA) is available to the property owner if an offer is made under the threat of eminent domain to help defray the owner's expenses. Under RCW 8.25.020, when the City is acquiring property by eminent domain or under the threat of it, property owners are entitled to reimbursement of up to \$750 for costs they incurred evaluating the City's offer.

RECOMMENDATION

No action is required tonight. Staff asks that the Council discuss and provide feedback on Ordinance No. 931 authorizing the use of eminent domain for acquisition of certain real properties to construct the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (I-5 to Corliss Avenue) Project. Final Action on this Ordinance is scheduled for the May 24, 2021 City Council meeting.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

The City Council has discussed the need for improvements along the 145th Street Corridor since first learning that Shoreline would receive two light rail stations, one which is the Shoreline South/148th Station just north of 145th Street adjacent to the east side of I-5. The benefits of an improvement project were further acknowledged when the City received federal funding to design the 145th Corridor from I-5 to Aurora Avenue (Interurban Trail) and Council authorized the City Manager to obligate federal funds for design.

More recently, the project team worked with the Washington State Department of Transportation (WSDOT) to deliver this project for ROW acquisition and construction in three phases. On September 28, 2020, Council authorized obligation of \$11,836,379 of the \$12.5 million State Connecting Washington funding available this biennium for ROW acquisition for the 145th Corridor (Phase 1) project. An additional approximately \$1.74 million of Connecting Washington funding will be used when it becomes available in the next biennium to complete ROW acquisition for Phase 1. Property appraisals are currently being conducted and offers will be prepared over the next few months.

Tonight, in addition to discussing proposed Ordinance No. 931 (Attachment A), City staff are also presenting proposed Resolution No. 476 that would increase the City Manager property acquisition authority as another measure to efficiently complete ROW acquisition for this project.

DISCUSSION

The 145th Corridor (Phase 1) project is approaching 60% design completion and has identified 28 parcels that require some type of right-of-way acquisition. This includes both property acquisition, permanent easements, and other property rights, such as temporary construction easements (TCEs, which allow the City contractor to be on private property to complete construction). Of the 28 acquisitions, 19 should require only a partial acquisition (generally a few feet of frontage property to include sidewalk improvements and other amenities) and/or easements and nine (9) acquisitions will likely require full acquisition. Currently, 13 parcels have been identified for some type of relocation benefit. This ranges from completely moving the owner and their belongings to moving property out of the project footprint to a new location on that same property (i.e. moving a garden shed to another part of the property).

Proposed Ordinance No. 931 will include only those properties located in the City of Shoreline. There is a King County owned parcel in Shoreline that will not be included in this Ordinance. That leaves 21 parcels in Shoreline that are a part of this Ordinance. The remainder of property is within Seattle city limits.

Preparing documentation and negotiating on a large number of parcels can be time sensitive and time consuming and affects the ability of a project to stay on schedule. The 145th Corridor (Phase 1) project has a goal to be completely constructed by 2024 when light rail service begins at the Shoreline South/148th Station. With a tight schedule such as this, if the City were unable to settle on all of the necessary properties, this

project may be at jeopardy of meeting its goals as well as deadlines for its federal and state funding.

State law (RCW 8.12) allows Shoreline to "condemn" land (hence the term condemnation is often used) and other property for public use after just compensation has been first made or paid into court for the owner. Private property ownership is a privilege that the City of Shoreline respects. Property owners in the city are one of the bedrocks of our community, and with others, support City infrastructure and programs through taxes. As a recipient of federal and state funding for the 145th Corridor (Phase 1) project, the project team is guided through strict property acquisition regulations in order to arrive at an equitable and just settlement with property owners, each compensated with tax dollars that support the project funding. The City therefore must pay the property owner a fair price and cover relocation costs but cannot make a gift of public funds.

In order to reach a fair and equitable offer, the City's ROW consultant, approved by WSDOT as an expert to conduct property acquisition tasks on the City's behalf, will have an independent company appraise each parcel. These appraisals are then reviewed by a second independent appraiser. Offers are created based on these determinations. A property owner also has the right to hire their own appraiser for an additional appraisal to be considered if they feel more comfortable with that approach. Under threat of eminent domain, the property owner must be informed of and is entitled to up to \$750 in actual costs to review the City's offer.

It is assumed that most property owners, if not all, will come to an agreement on property value with the City. In a typical process, this agreement would be followed by escrow, closing, and title transfer. In the event a negotiation reaches an impasse, eminent domain may be the only solution for moving forward. Thus, proposed Ordinance No. 931 is proposed now in order to keep the project on time and within budget by authorizing the City Manager or designee to commence eminent domain proceedings if negotiations fail. Should negotiations fail, the next step is the filing of a petition in Superior Court served on all persons with interest in the property. A trial date would then be assigned and typically, the only issue at trial is the fair market value of the property.

While proposed Ordinance No. 931 gives the City authority to move forward with the use of eminent domain, it does not mean that eminent domain will be used. The project team and ROW consultant will continue negotiations as normal with every property owner if this Ordinance is adopted. No eminent domain petition will be filed on any property until negotiation efforts have truly been exhausted. The City's ROW consultant has been reaching out to all property owners to make them aware of this upcoming action, let them know that by law they must be notified via certified mail so that they are expecting this notification, and reassure them that negotiations will continue as normal.

Separate from this Ordinance, Washington state law does not allow the City of Shoreline to use eminent domain on properties within the City of Seattle for the widening of rights-of-way. There are currently six (6) parcels on the south side of 145th Street within the project footprint that are in Seattle that require partial acquisitions. The

project team is working on a Memorandum of Understanding with the City of Seattle should any of the Seattle parcel negotiations come to an impasse.

Tonight's Council Discussion

Tonight, Council is scheduled to discuss proposed Ordinance No. 931. Council is currently scheduled to take action on proposed Ordinance No. 931 on May 24, 2021.

COUNCIL GOAL(S) ADDRESSED

Completion of improvements for the 145th Corridor (Phase 1) project helps to implement City Council Goal 2: Continue to deliver highly-valued public services through management of the City's infrastructure and stewardship of the natural environment; and Goal 3: Continue preparation for regional mass transit in Shoreline.

RESOURCE/FINANCIAL IMPACT

Passage of proposed Ordinance No. 931 does not in itself affect the settlement amount. If use of eminent domain is authorized under this Ordinance, negotiations will still continue as normal. Council passing this Ordinance is the first step for moving forward with the use of eminent domain if negotiations come to an impasse.

There are some associated costs for notices and correspondence regarding Ordinance No. 931, including a notice of the final action, which will have been published in the Seattle Times once a week for two successive weeks, and notices sent certified mail to every property owner impacted by the final action at least 15 days prior to final action; all at the City's expense (see Attachments B and C.)

A Statutory Evaluation Allowance (SEA) is available to the property owner if an offer is made under the threat of eminent domain to help defray the owner's expenses. Under RCW 8.25.020, when the City is acquiring property by eminent domain or under the threat of it, property owners are entitled to reimbursement of up to \$750 for costs they incurred evaluating the City's offer.

RECOMMENDATION

No action is required tonight. Staff asks that the Council discuss and provide feedback on Ordinance No. 931 authorizing the use of eminent domain for acquisition of certain real properties to construct the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (I-5 to Corliss Avenue) Project. Final Action on this Ordinance is scheduled for the May 24, 2021 City Council meeting.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 931
Attachment B: Published Notice of Final Action

Attachment C: Example of Notice to Property Owner

ORDINANCE NO. 931

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, AUTHORIZING ACQUISITION OF CERTAIN REAL PROPERTIES LOCATED ALONG THE N 145th STREET CORRIDOR, BY NEGOTIATED VOLUNTARY PURCHASE, UNDER THREAT OF CONDEMNATION, BY CONDEMNATION, OR BY SETTLING CONDEMNATION LITIGATION. FOR THE PURPOSE OF SECURING ADDITIONAL LAND FOR CONSTRUCTION OF THE STATE ROUTE 523 (N/NE 145TH STREET) AURORA AVENUE N TO INTERSTATE 5, PHASE 1 (INTERSTATE 5 TO CORLISS AVENUE) PROJECT; FINDING PUBLIC USE NECESSITY; AUTHORIZING JUST COMPENSATION FROM THE **GENERAL FUND**; **PROVIDING FOR SEVERABILITY**; **AND** ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 35.67 RCW and Chapter 35.92 RCW, the City has the authority to provide for a multimodal transportation system that serves its citizens in a safe and efficient manner; and

WHEREAS, the City has been planning for alteration to State Route 523 (N/NE 145th Street) to address a variety of known problems along the corridor including safety concerns, increasing traffic congestion, narrow sidewalks with numerous obstructions, lack of bicycle facilities, and limited transit service, and has been working with the State of Washington, King County, and City of Seattle, all having an interest in the State Route 523 (N/NE 145th Street) corridor; and

WHEREAS, the City Council finds that acquisition of the properties located within the City generally depicted and described in Exhibit A, attached hereto (the "Acquired Properties"), is necessary for the construction of the State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project; and

WHEREAS, just compensation for the Acquired Properties can be funded through the City's grant funding of Connecting Washington state funds; and

WHEREAS, there will be sustained efforts to negotiate with the owners of the Acquired Properties, and eminent domain action will be taken judiciously after reasonable efforts to reach a negotiated settlement with the owners; and

WHEREAS, in the event that negotiated acquisition of the Acquired Properties is not fully successful, it is essential that the City be prepared to initiate condemnation proceedings; and

WHEREAS, the owners of the Acquired Properties were given notice according to state statute that this condemnation ordinance was included for discussion by the City Council at its May 10, 2021 meeting and for final action at its May 24, 2021 meeting, and were afforded an opportunity to submit comment at or for those meetings; and

WHEREAS, the City has provided notice of the adoption of this Ordinance in the manner set forth in RCW 8.12.005 and 8.25.290; and

WHEREAS, the City of Shoreline has the power to acquire lands through eminent domain for the purpose of providing for the widening, extending, altering of any street, avenues, and highway; and

WHEREAS, acquisition of the Acquired Properties is categorically exempt from SEPA review under WAC 197-11-800(5)(a);

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE, WASHINGTON DO ORDAIN AS FOLLOWS:

Section 1. Condemnation Authorized. The City Manager is hereby authorized to take necessary steps to acquire all necessary property interests in the land located within the City of Shoreline, County of King, State of Washington, depicted and legally described in Exhibit A attached hereto and by this reference incorporated herein (the "Acquired Properties") which is necessary for the public use of the widening, extending, and altering of State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project, and is hereby condemned, appropriated and taken for such public use, subject to the making or paying of just compensation to the owners thereof in the manner provided by law.

The City Manager or designee is hereby authorized and directed to execute all documents for the acquisition of all interests in the Acquired Properties and bring proceedings in the manner provided for by law to condemn, take, damage, and appropriate the Acquired Properties described in this Ordinance pursuant to the powers granted to the City of Shoreline including RCW 35A.64.200 and Chapters 8.12 and 8.25 RCW. This authorization includes the right to condemn all reversionary interests, easements, and options in said Acquired Properties.

The City Attorney is authorized to begin and prosecute legal proceedings in the manner provided by the law to purchase, condemn, take, appropriate, and otherwise acquire the land and all other interests and property rights and privileges necessary to carry out the purposes of this Ordinance. The City Attorney is also authorized to make minor amendments to any property descriptions or maps of the properties, generally depicted on the attached Exhibit A, as may become necessary to correct scrivener's errors or to conform the legal description to the precise boundaries of the Acquired Properties.

Section 2. Finding of Public Use and Necessity. The Shoreline City Council finds that the acquisition of the Acquired Properties is for a public use and purpose, to-wit: to provide for the widening, extending, and altering of State Route 523 (N/NE 145th Street) Aurora Avenue N to Interstate 5, Phase 1 (Interstate 5 to Corliss Avenue) Project. The City Council further finds the properties generally depicted in Exhibit A are necessary for the proposed public use and for the benefit of the public. The Whereas clauses set forth above are hereby incorporated into and made part of the Council's findings.

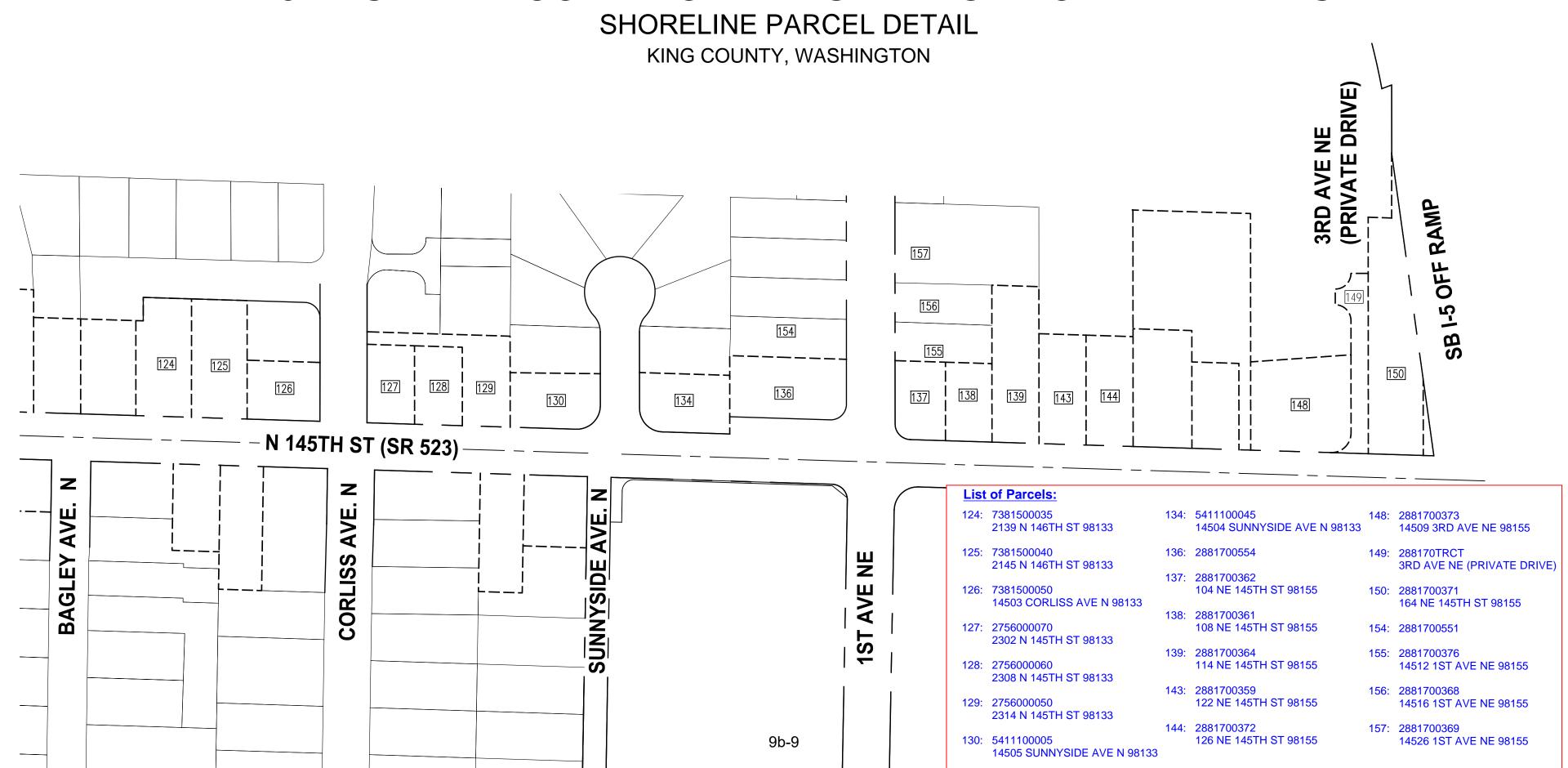
Section 3. Compensation. Compensation to be paid to the owners of the Acquired Properties identified in Section 1, above, and costs and expenses of litigation authorized by this Ordinance, shall be paid from the City's General Capital Fund.

Section 4. Effective Date and Publication. A summary of this Ordinance consisting of the title shall be published in the official newspaper and the Ordinance shall take effect five days after publication.

PASSED BY THE CITY COUNCIL ON MAY 24, 2021.

	Mayor Will Hall
ATTEST:	APPROVED AS TO FORM:
Jessica Simulcik Smith City Clerk	Julie Ainsworth-Taylor Assistant City Attorney on behalf of Margaret J. King City Attorney
Publication Date:, 202 Effective Date:, 202	

145TH STREET CORRIDOR-PHASE 1 RIGHT OF WAY PLANS



PROJECT PARCEL NO. 124 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 738150-0035

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON JANUARY 12, 2001 UNDER RECORDING NO. 20010112001667, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 7, ROBINWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 52 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST ALONG THE SAID NORTHERLY LINE, A DISTANCE OF 71.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;

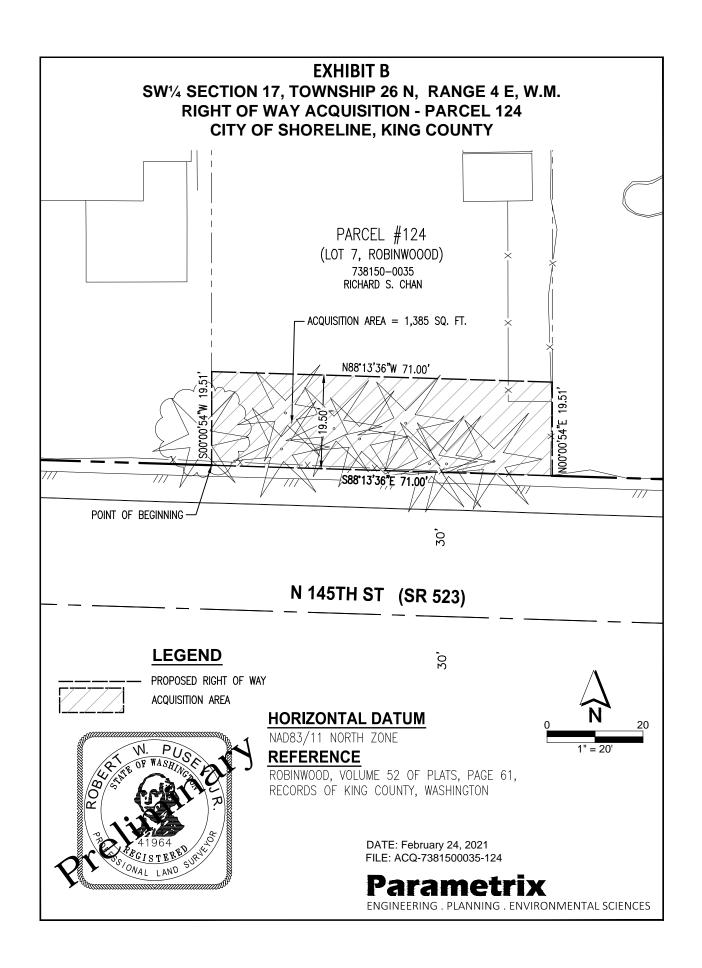
THENCE NORTH 00°00'54" EAST, ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 19.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE:

THENCE NORTH 88°13'36" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°00′54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,385 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 124 EXHIBIT A

PERMANENT EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 738150-0035

THAT PORTION OF LOT 7, ACCORDING TO THE PLAT OF ROBINWOOD, AS RECORDED IN VOLUME 52 OF PLATS, PAGE 61, UNDER AUDITOR'S FILE NUMBER 195402094417584, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 7 ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

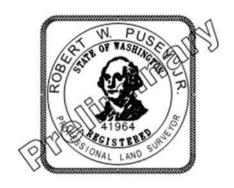
THENCE NORTH 00°00'54" EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**;

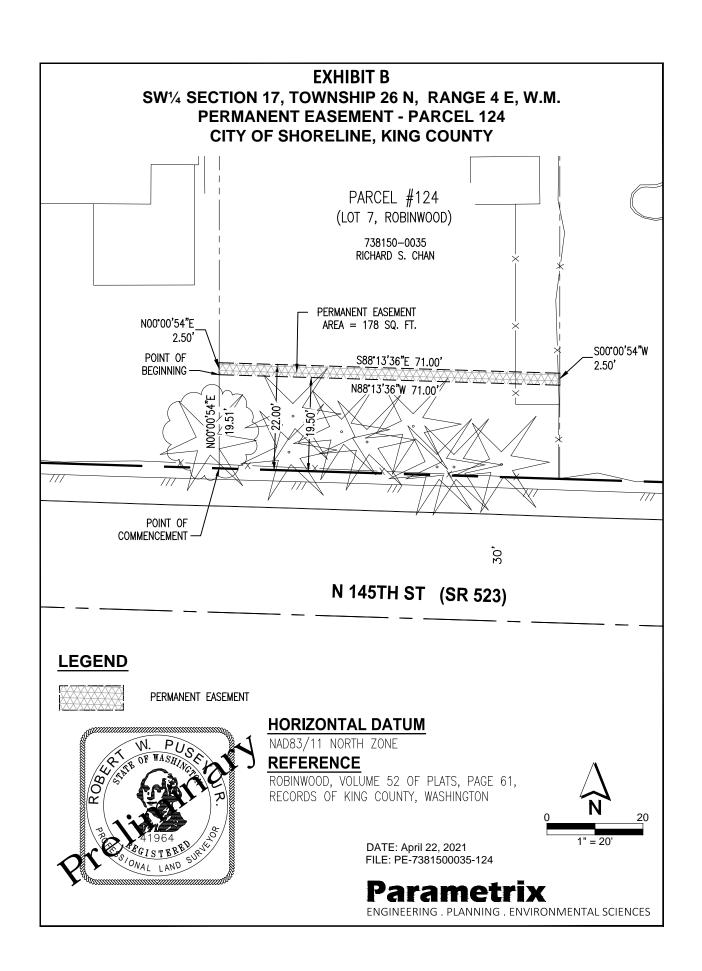
THENCE CONTINUING NORTH 00°00'54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 22.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7;

THENCE SOUTH 00°00'54" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 2.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 178 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 124 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 738150-0035

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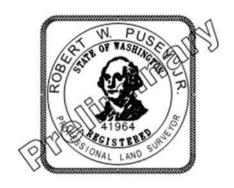
THENCE NORTH 00°00'54" EAST ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 22.01 FEET TO THE **POINT OF BEGINNING**;

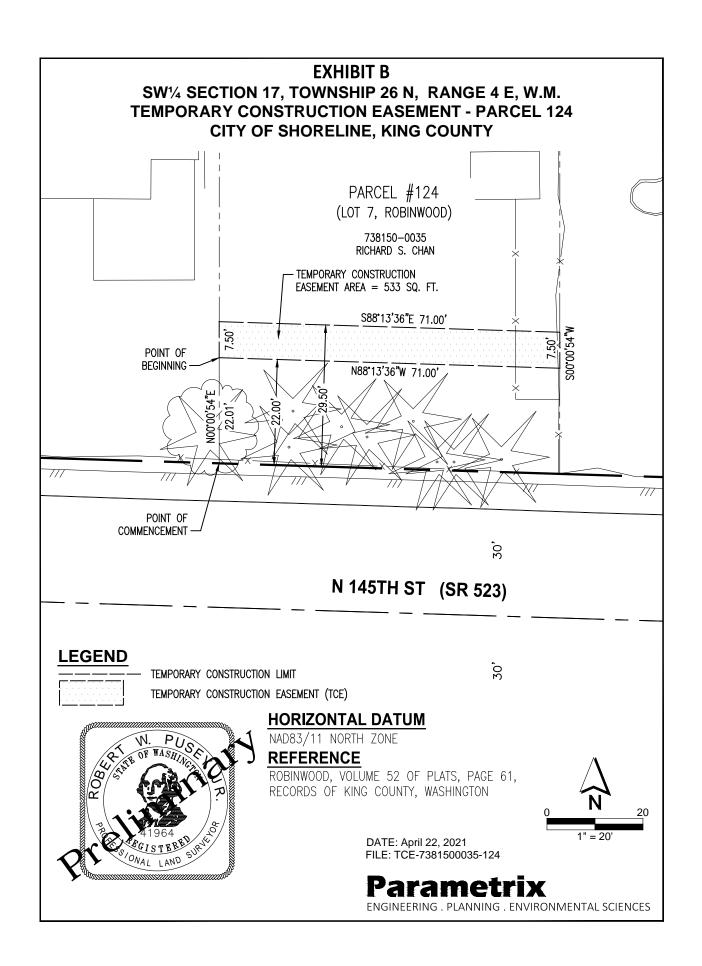
THENCE CONTINUING NORTH 00°00'54" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 29.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 7;

THENCE SOUTH 00°00'54" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 22.00 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 TO A POINT ON THE WESTERLY LINE OF SAID LOT 7 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 533 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 125 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 738150-0040

THAT PORTION OF LOT 8, ACCORDING TO THE PLAT OF ROBINWOOD AS RECORDED IN VOLUME 52 OF PLATS, AT PAGE 61, UNDER AUDITOR'S FILE NUMBER 195402094417584, RECORDS OF KING COUNTY WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 71.00 TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

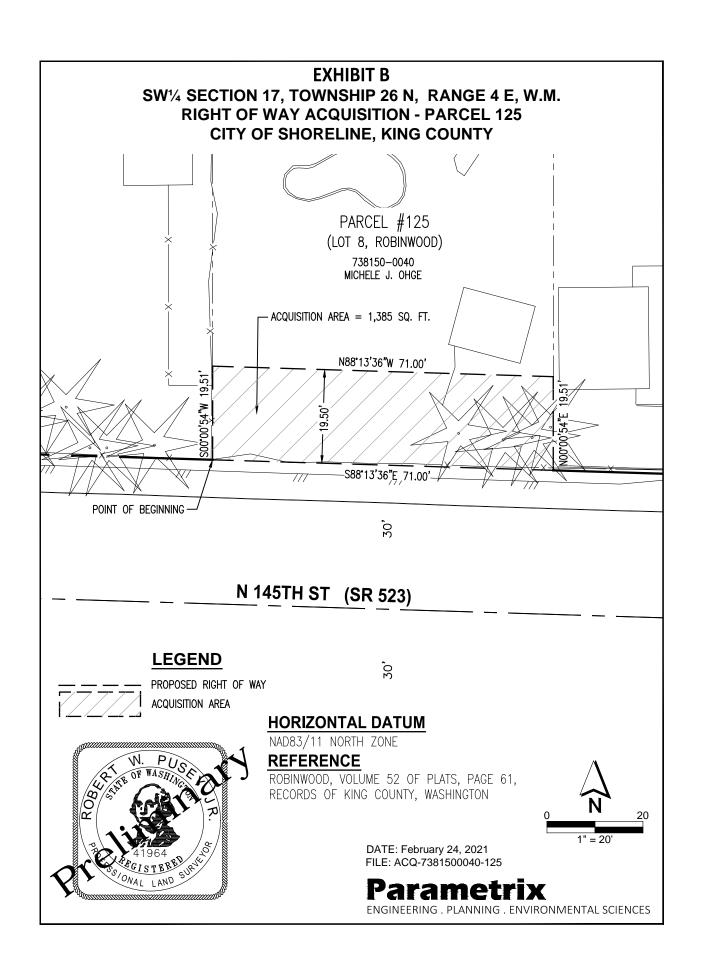
THENCE NORTH 00°00'54" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 19.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°00'54" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,385 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 125 EXHIBIT A

PERMANENT EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 738150-0040

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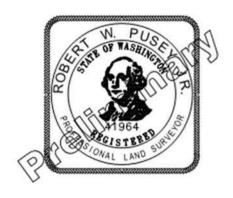
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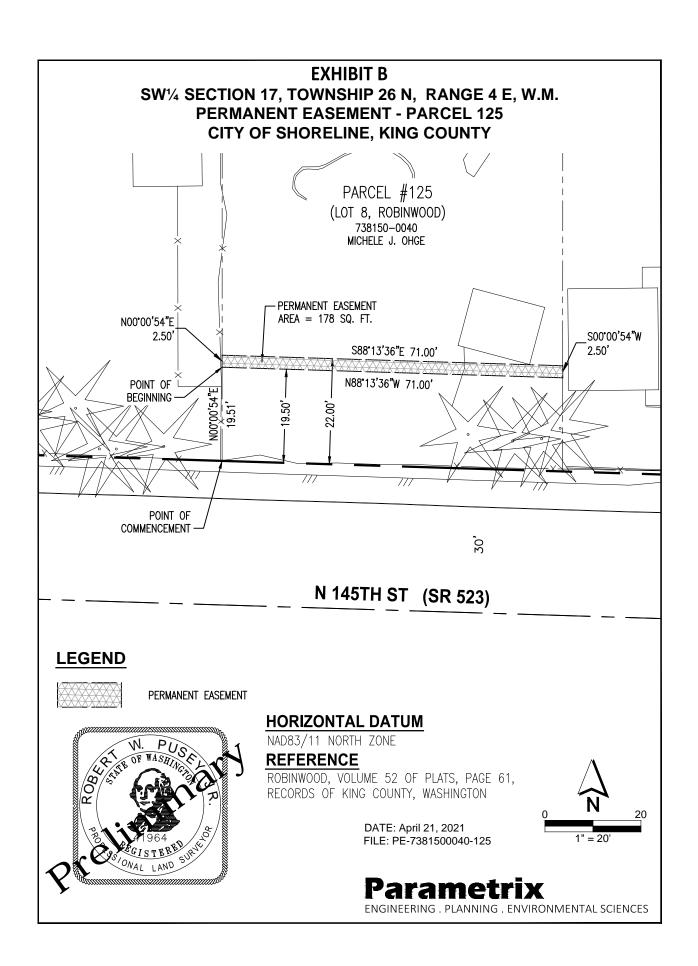
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THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 178 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 125 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 738150-0040

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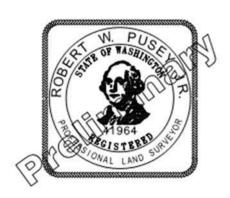
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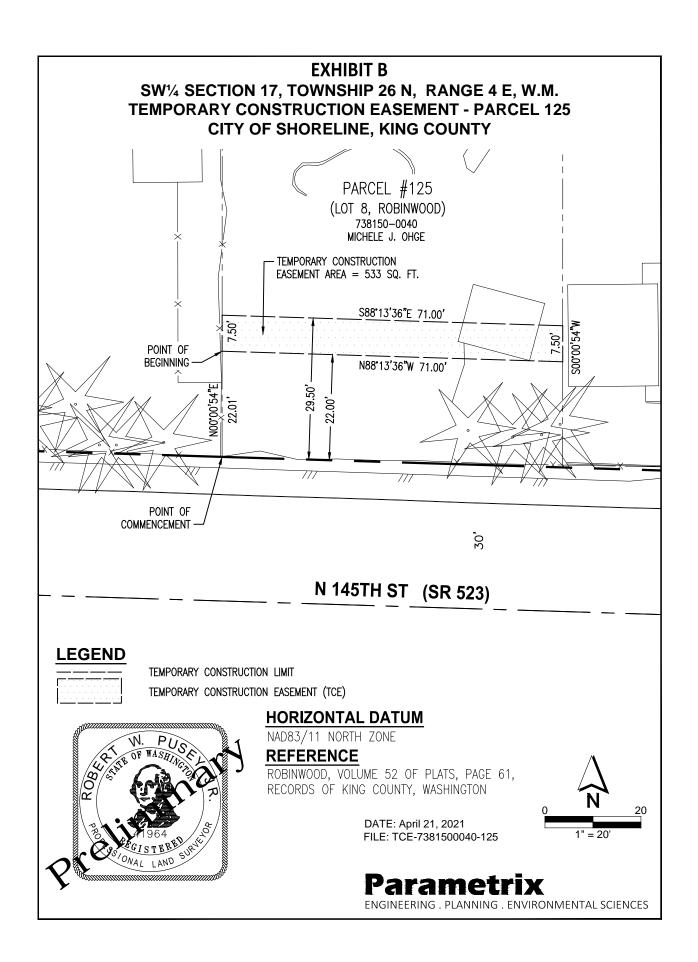
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8;

THENCE SOUTH 00°00'54" WEST ALONG SAID LINE, A DISTANCE OF 7.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 19.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 71.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 8 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 533 SQUARE FEET, MORE OR LESS.

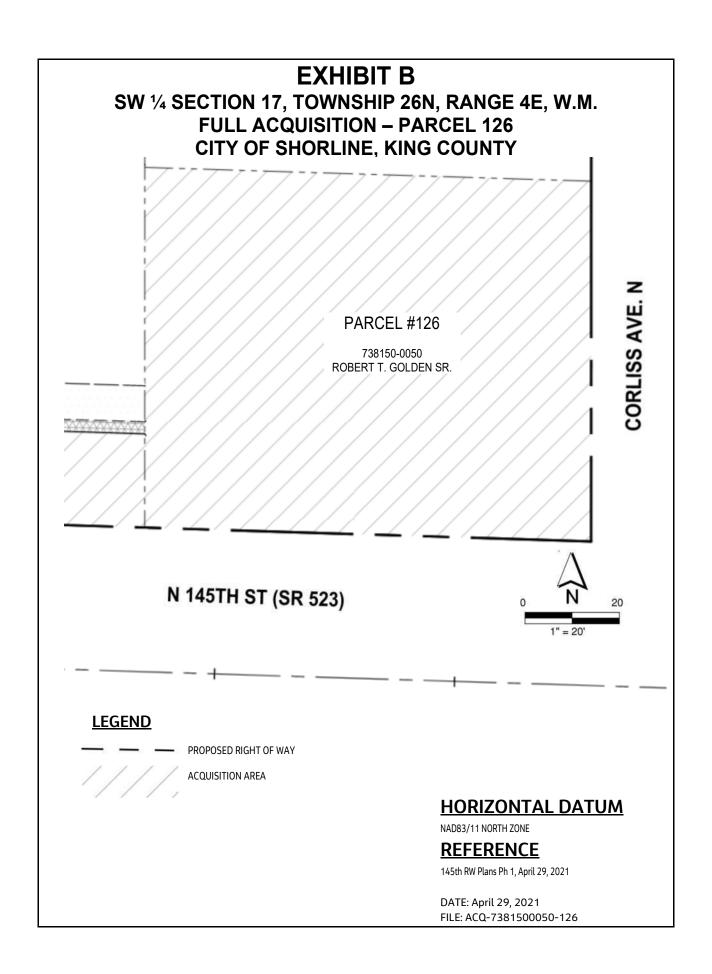




PROJECT PARCEL NO. 126 EXHIBIT "A"

Legal Description

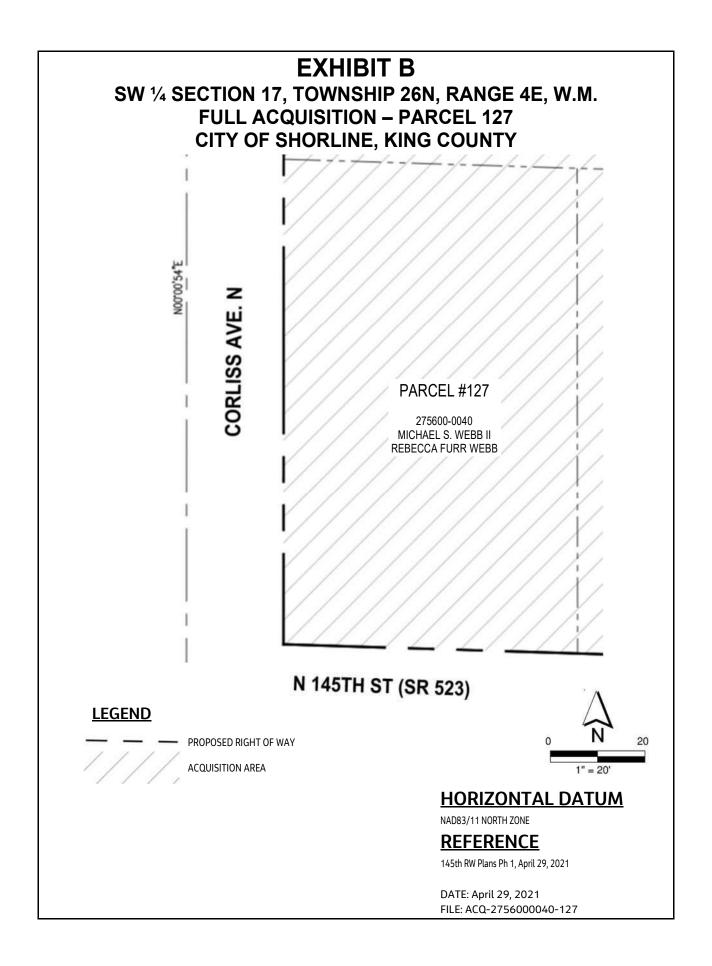
Lot 10, Robinwood, according to the plat thereof recorded in Volume 52 of Plats, Page 61, in King County, Washington.



PROJECT PARCEL NO. 127 EXHIBIT "A"

Legal Description

Lot 7, Howard Giffen Addition, according to the plat thereof recorded in Volume 65 of Plats, Page 97, in King County, Washington.



PROJECT PARCEL NO. 128 EXHIBIT "A"

Legal Description

PARCEL A:

LOT 6, HOWARD GIFFEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 65 OF PLATS, PAGE 97, IN KING COUNTY, WASHINGTON;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 634791.

PARCEL B:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS MORE PARTICULARLY SET FORTH IN THAT DOCUMENT ENTITLED "EASEMENT" AND RECORDED UNDER RECORDING NO. 6046750, IN KING COUNTY, WASHINGTON.

EXHIBIT B SW 1/4 SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M. **FULL ACQUISITION - PARCEL 128** CITY OF SHORLINE, KING COUNTY PARCEL #128 275600-0060 J. FABIAN QUIROGA N 145TH ST (SR 523) **LEGEND** PROPOSED RIGHT OF WAY **ACQUISITION AREA HORIZONTAL DATUM** NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021 FILE: ACQ-2756000060-128

PROJECT PARCEL NO. 129 EXHIBIT "A"

Legal Description

Parcel A:

Lot 5, Howard Giffen Addition, according to the plat thereof recorded in Volume 65 of Plats, Page 97, in King County, Washington;

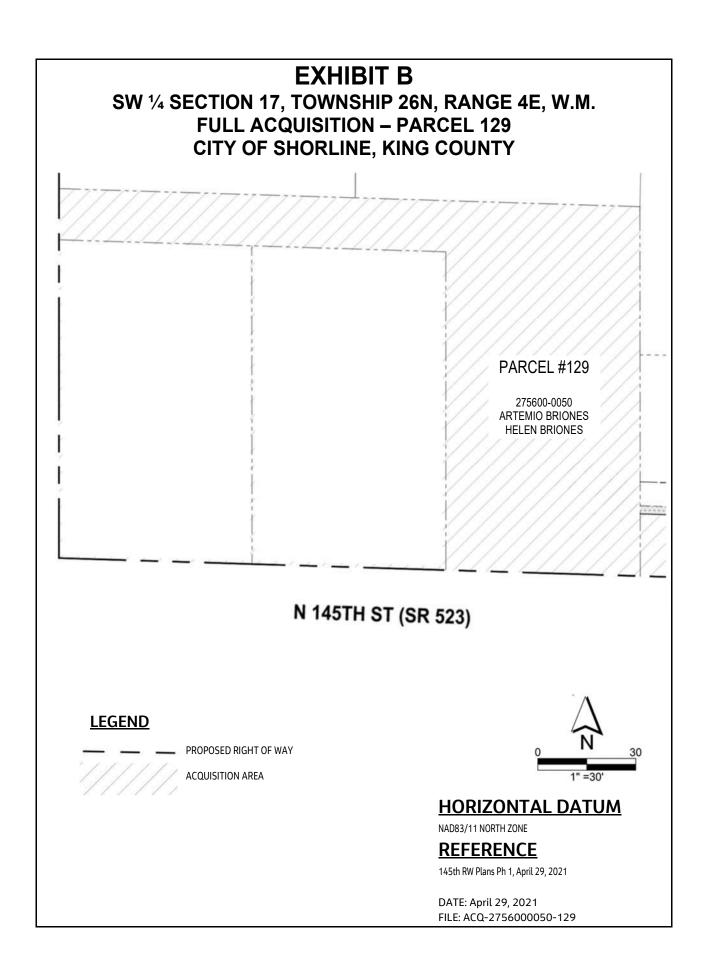
TOGETHER WITH the South 16 feet of the East 48.5 feet of Lot 4 of said addition;

EXCEPT that portion of said Lot 5 condemned in King County Superior Court Cause No. 634791 for North 145th Street.

Parcel B:

The South 16 feet of Lot 8 and the South 16 feet of Lot 4, Howard Giffen Addition, according to the plat thereof recorded in Volume 65 of Plats, Page 97, in King County, Washington;

EXCEPT the East 48.5 feet of said Lot 4.



PROJECT PARCEL NO. 130 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 541110-0005

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON APRIL 30, 1987 UNDER RECORDING NO. 198705280575, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 1, MEADOW COURTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 47 OF PLATS, PG. 2, RECORDS OF KING COUNTY WASHINGTON. DESCRIBED AS FOLLOWS:

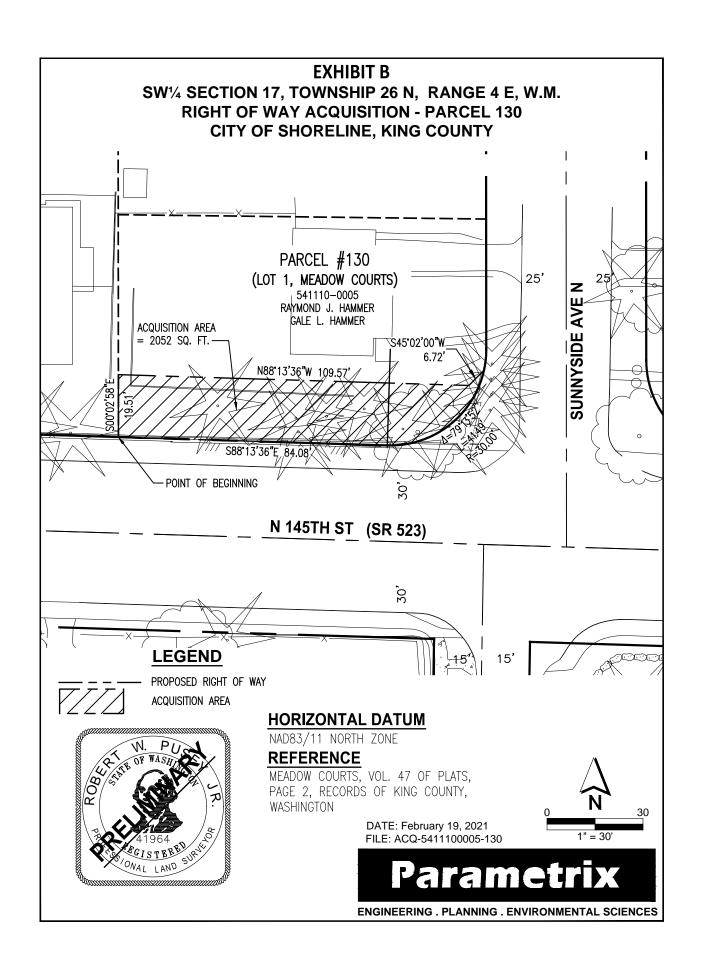
COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 84.08 FEET ALONG SAID NORTHERLY RIGHT OF WAY TO A POINT OF A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 30.00 FEET;

THENCE ALONG SAID CURVE TO THE LEFT AN ARC LENGTH OF 41.49 FEET THROUGH A CENTRAL ANGLE OF 79°13′52″ TO A POINT ON THE WESTERLY RIGHT OF WAY OF SUNNYSIDE AVENUE NORTH; THENCE SOUTH 45°02′00″ WEST, A DISTANCE OF 6.72 FEET;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 109.57 FEET PARALLEL WITH SAID NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL; THENCE SOUTH 00°02'58" EAST, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2052 SQUARE FEET, MORE OR LESS.



PROJECT PARCEL NO. 130 EXHIBIT A

PERMANENT EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 541110-0005

THAT PORTION OF LOT 1 OF MEADOW COURTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

THENCE NORTH 00°02′58" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 19.51 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°02'58" WEST ALONG SAID WEST LINE, A DISTANCE OF 2.50 FEET; THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 108.57 FEET;

THENCE NORTH 45°02'00" EAST, A DISTANCE OF 9.02 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET THE CENTER OF WHICH BEARS NORTH 85°29'24" WEST, ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF SUNNYSIDE AVENUE NORTH:

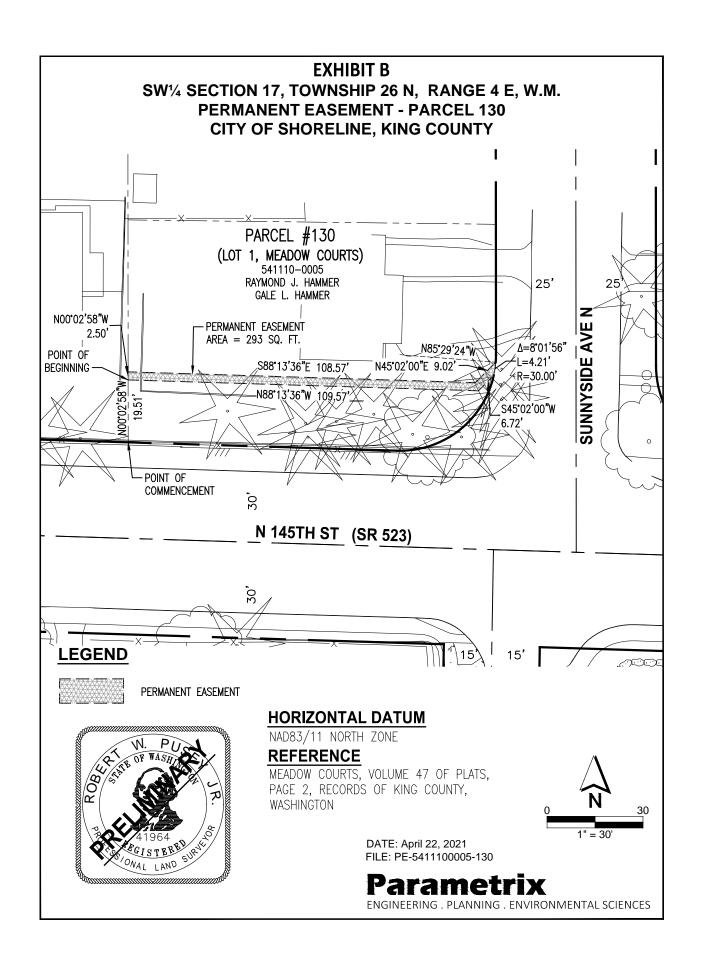
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°01'56", FOR AN ARC LENGTH OF 4.21 FEET;

THENCE SOUTH 45° 02'00" WEST, A DISTANCE OF 6.72 FEET;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 109.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**;

SAID PORTION CONTAINING 293 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 130 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 541110-0005

THAT PORTION OF LOT 1 OF MEADOW COURTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGE 2, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

THENCE NORTH 00°02′58" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 22.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°02'58" WEST ALONG SAID WEST LINE, A DISTANCE OF 7.50 FEET TO A POINT A PARALLEL LINE 29.50 FEET NORTH OF THE SAID NORTHERLY RIGHT OF WAY LINE;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 53.77 FEET;

THENCE SOUTH 01°17'21" WEST, A DISTANCE OF 1.92 FEET;

THENCE SOUTH 88°42'39" EAST, A DISTANCE OF 25.91 FEET;

THENCE NORTH 01°17'21" EAST, A DISTANCE OF 1.70 FEET;

THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 30.37 FEET;

THENCE NORTH 00°03'42" WEST, A DISTANCE OF 22.08 FEET;

THENCE NORTH 89°19'23" WEST, A DISTANCE OF 20.00 FEET;

THENCE NORTH 00°03'42" WEST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 89°19'23" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SUNNYSIDE AVENUE NORTH;

THENCE SOUTH 00°03'42" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 40.72 FEET TO A POINT ON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;

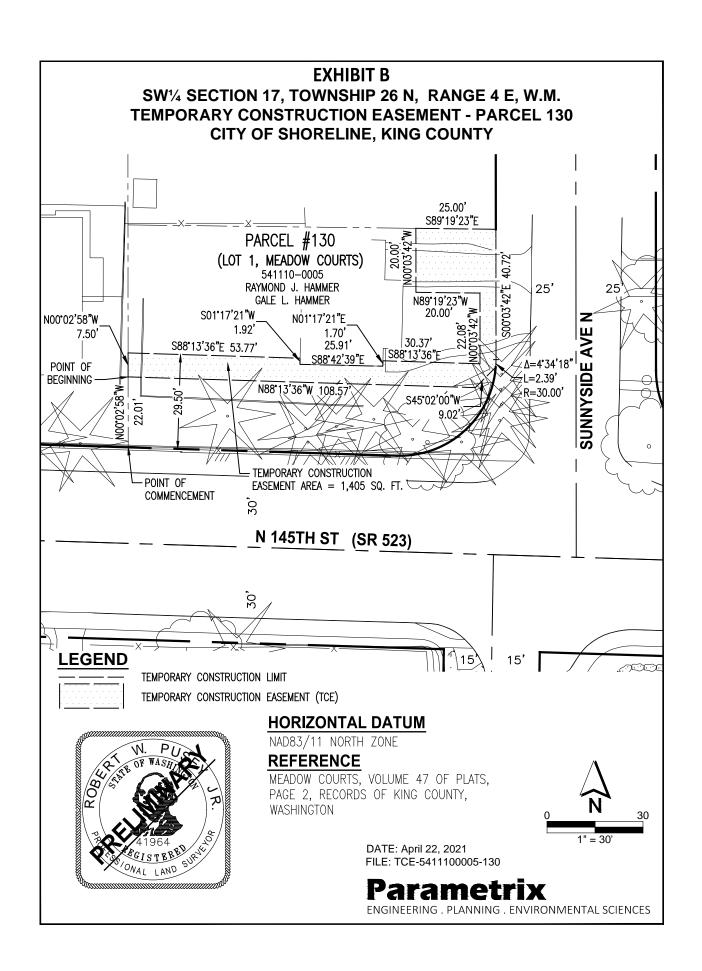
THENCE ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 4°34′18″, FOR AN ARC LENGTH OF 2.39 FEET;

THENCE SOUTH 45°02'00 WEST, A DISTANCE OF 9.02 FEET;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 108.57 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,405 SQUARE FEET, MORE OR LESS.





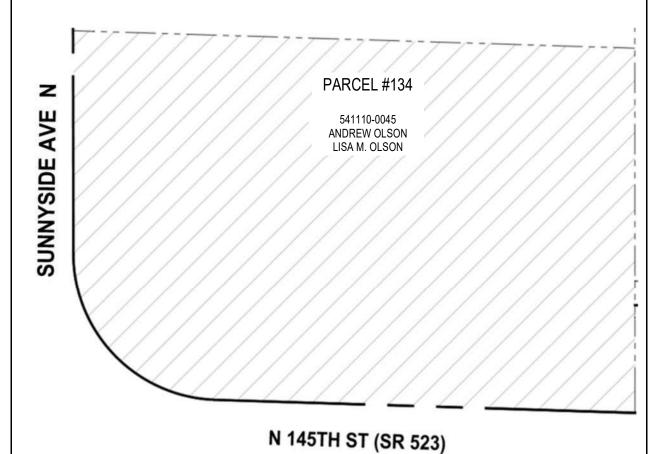
PROJECT PARCEL NO. 134 EXHIBIT "A"

Legal Description

Lot 9, Meadow Courts, according to the plat thereof recorded in Volume 47 of Plats, Page 2, in King County, Washington.

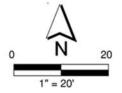
EXHIBIT B

SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M. FULL ACQUISITION – PARCEL 134 CITY OF SHORLINE, KING COUNTY









HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021 FILE: ACQ-5411100045-134

PROJECT PARCEL NO. 136 EXHIBIT A

TEMPORARY CONSTRUSTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0551

THAT PORTION OF LOT 13 OF THE CITY OF SHORELINE BLA NO. PLN18-0180 RECORDED ON AUGUST 29, 2019 UNDER RECORDING NO. 20190829900015, RECORDED IN SURVEY BOOK VOLUME 410, PAGE 95, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST ALONG SAID NORTHERLY LINE, A DISTANCE OF 128.32 FEET TO A POINT ON A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48'01", FOR AN ARC LENGTH OF 32.04 FEET TO A POINT THE WESTERLY RIGHT OF WAY LINE OF 1ST AVENUE NE;

THENCE NORTH 00°01'37" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 57.16 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 13;

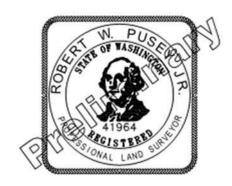
THENCE NORTH 88°11'40" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 5.00 FEET WEST OF WESTERLY LINE OF SAID LOT 13:

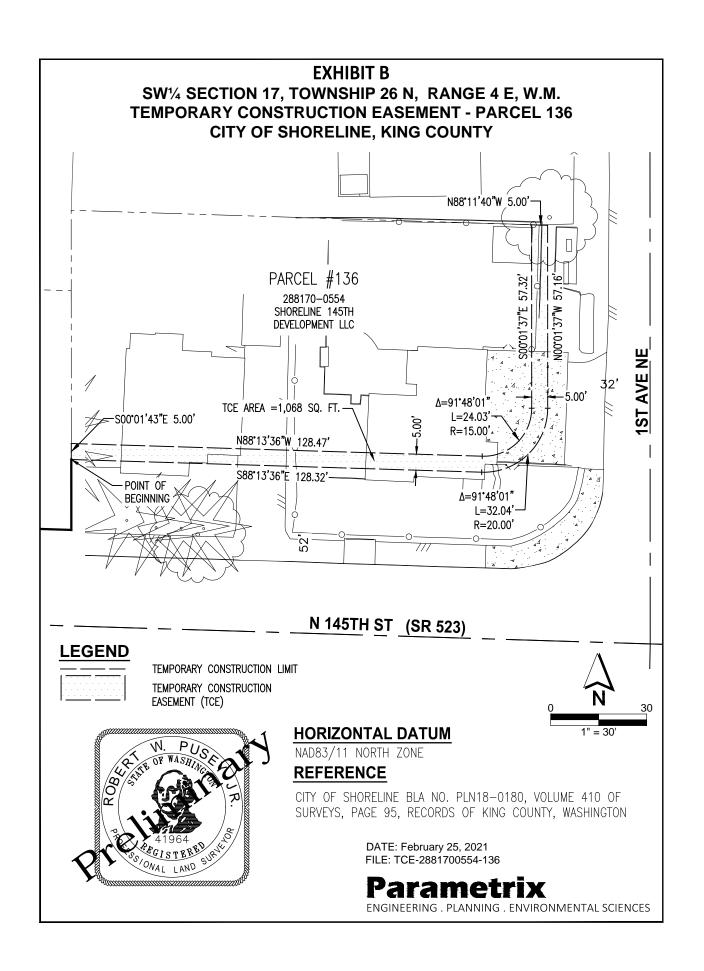
THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 57.32 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°48′01", FOR AN ARC LENGTH OF 24.03 FEET TO A POINT ON A LINE PARALLEL WITH AND 5.00 NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°13′36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 128.47 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 13;

THENCE SOUTH 00°01'43" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,068 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 137 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0362

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON JULY 29, 2005 UNDER RECORDING NO. 20050729003108, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 44.95 FEET TO A POINT ON A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 88°11′59", FOR AN ARC LENGTH OF 30.79 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NE;

THENCE NORTH 00°01'37" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 80.67 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE SOUTH 88°13'36" EAST ALONG NORTH LINE OF SAID PARCEL, A DISTANCE OF 7.50 FEET TO A POINT A LINE PARALLEL WITH AND 7.50 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 61.40 FEET;

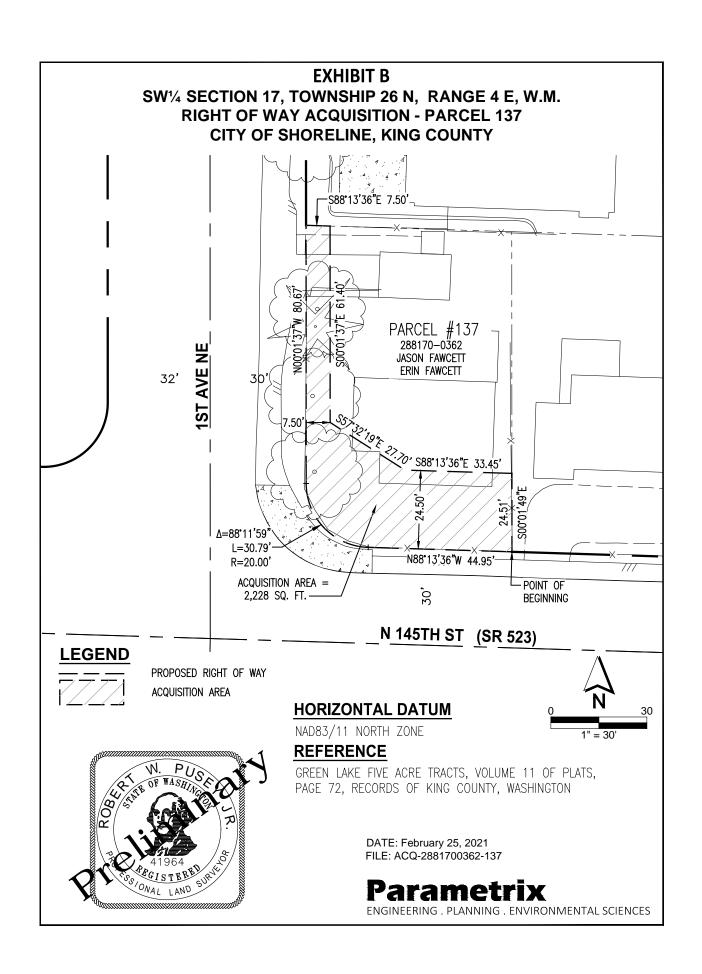
THENCE SOUTH 57°32'19" EAST, A DISTANCE OF 27.70 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 33.45 FEET TO A POINT THE EASTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°01'49" EAST ALONG SAID LINE, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 2,228 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 137 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0362

THAT PORTION OF THE PARCEL DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON JULY 29, 2005 UNDER RECORDING NO. 20050729003108, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

THENCE NORTH 00°01'49" WEST ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE 24.51 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 00°01'49" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 30.39 FEET;

THENCE NORTH 57°32'19" WEST, A DISTANCE OF 19.46 FEET TO A POINT ON A LINE PARALLEL WITH AND 17.50 FEET EAST OF EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST:

THENCE NORTH 00°01'37" WEST ALONG SAID LINE, A DISTANCE OF 55.59 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL;

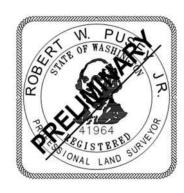
THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET EAST OF SAID EASTERLY RIGHT OF WAY LINE;

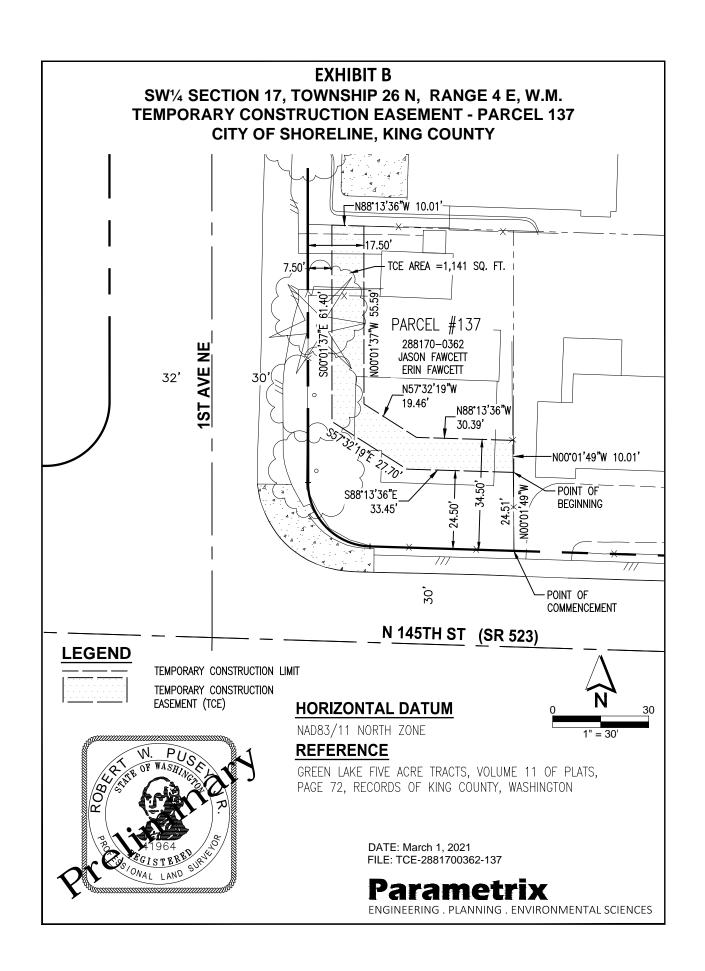
THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 61.40 FEET;

THENCE SOUTH 57°32'19" EAST, A DISTANCE OF 27.70 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE A DISTANCE OF 33.45 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL AND **POINT OF BEGINNING**

SAID PORTION CONTAINING 1,141 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 138 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0361

THAT PORTION OF THE LOT 8 DESCRIBED IN SPECIAL WARRANTY DEED RECORDED ON MARCH 8, 2013 UNDER RECORDING NO. 20130308000332, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8;

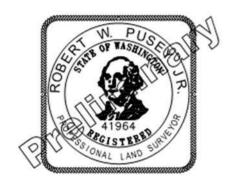
THENCE NORTH 00°01'49" WEST ALONG WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**;

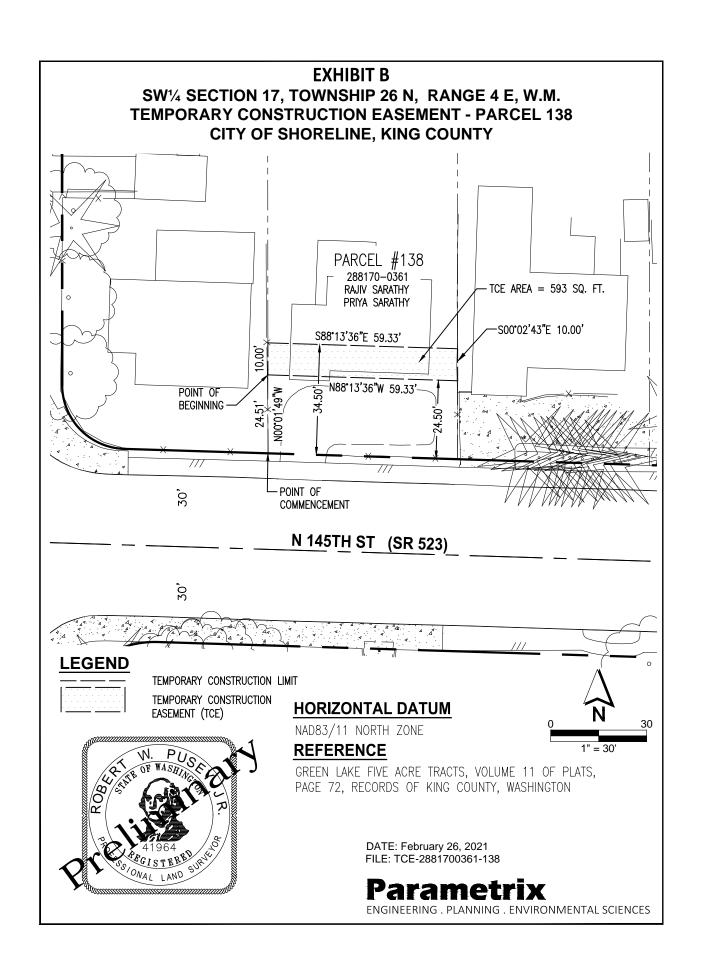
THENCE CONTINUING NORTH 00°01'49" WEST ALONG SAID LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 59.33 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 8:

THENCE SOUTH 00°02'43" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 59.33 FEET TO THE WESTERLY LINE OF SAID LOT 8 AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 593 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 139 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0364

THAT PORTION OF LOT 8, BLOCK 3, OF GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 1ST AVE AND THE CENTERLINE OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 152.74 FEET;

THENCE NORTH 01°46'24" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET AND THE **POINT OF BEGINNING**;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 60.03 FEET;

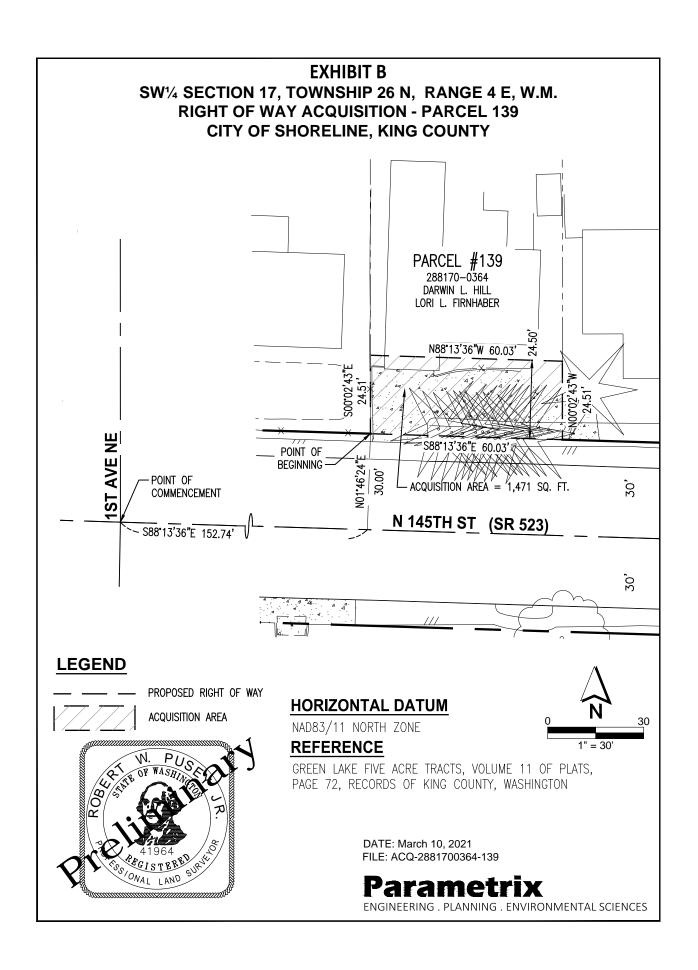
THENCE NORTH 00°02'43" WEST, A DISTANCE OF 24.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF THE SAID NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 60.03 FEET;

THENCE SOUTH 00°02'43" EAST, A DISTANCE OF 24.51 FEET TO A POINT ON THE SAID NORTHERLY RIGHT OF WAY LINE AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,471 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 139 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0364

THAT PORTION OF LOT 8, BLOCK 3, OF GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF 1ST AVE AND THE CENTERLINE OF NORTH 145TH STREET;

THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 151.96 FEET;

THENCE NORTH 01°46′24″ EAST, A DISTANCE OF 54.50 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF NORTH 145TH STREET AND THE **POINT OF BEGINNING**;

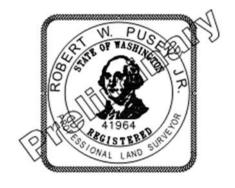
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 60.03 FEET;

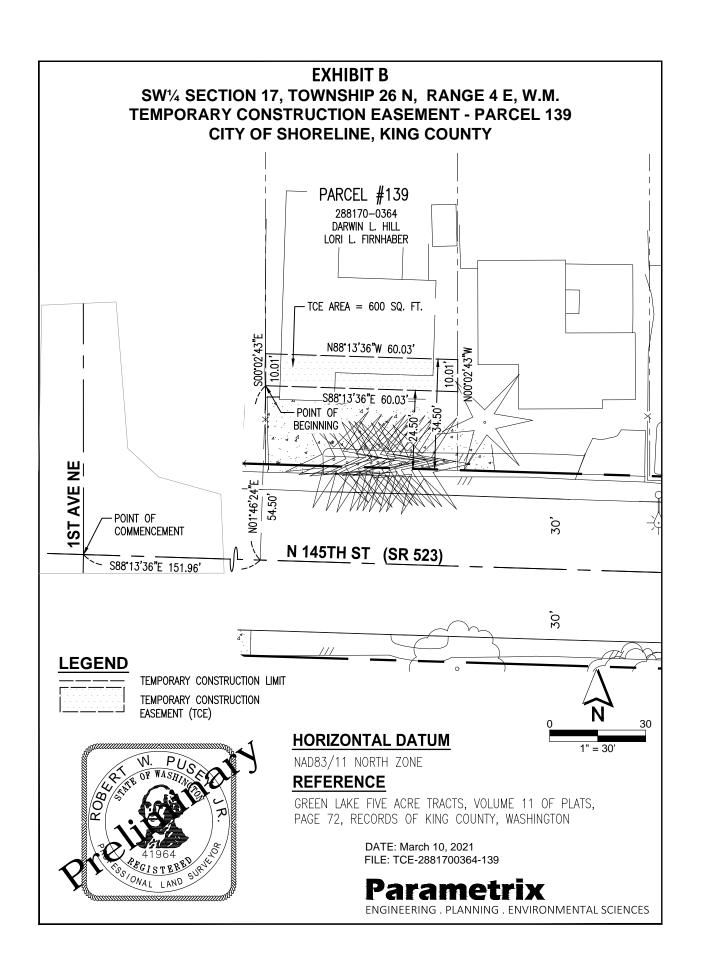
THENCE NORTH 00°02'43" WEST, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 60.03 FEET;

THENCE SOUTH 00°02'43" EAST A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 NORTH OF SAID NORTHERLY RIGHT OF WAY LINE AND TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 600 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 143 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0359

A PORTION OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED ON MARCH 11, 2004 UNDER RECORDING NO. 20040319000689, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

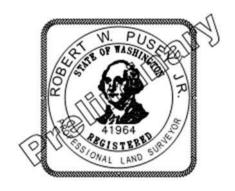
THENCE SOUTH 88°13'36" EAST, A DISTANCE OF 60.03 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

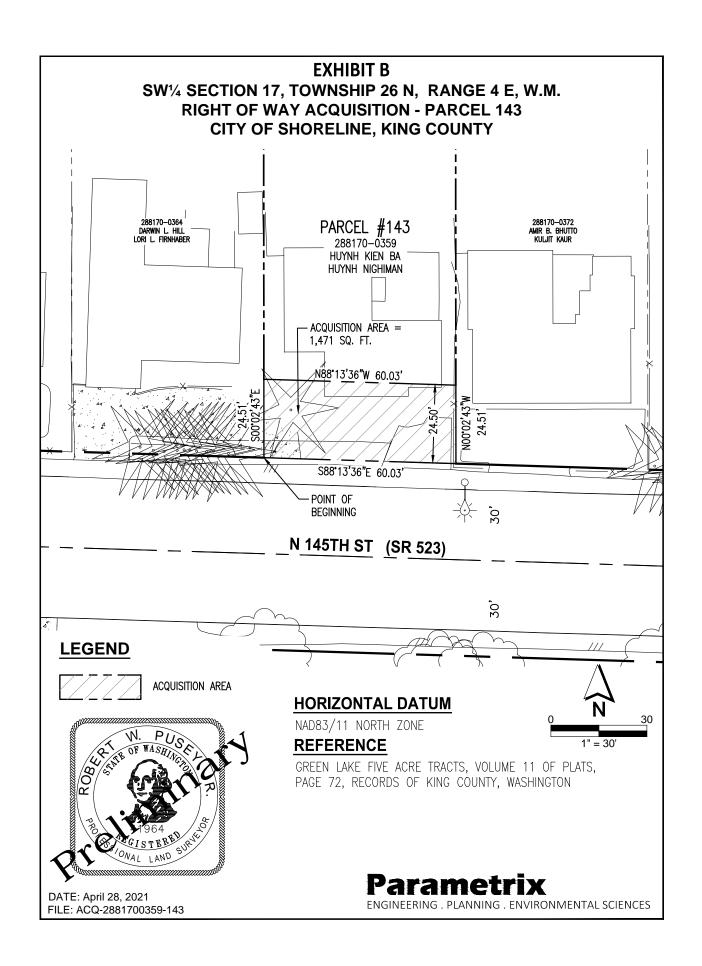
THENCE NORTH 00°02'43" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 24.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 60.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°02'43" EAST ALONG SAID WESTERLY LINE, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,471 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON





PROJECT PARCEL NO. 143 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0359

A PORTION OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED ON MARCH 11, 2004 UNDER RECORDING NO. 20040319000689, RECORDS OF KING COUNTY, WASHINGTON, BEING A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL ALSO BEING THE NORTHERLY RIGHT OF WAY OF NORTH 145TH STREET;

THENCE NORTH 00°02'43" WEST ALONG WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 24.51 FEET TO THE **POINT OF BEGINNING**;

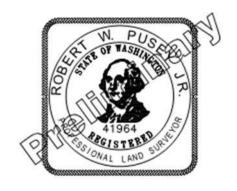
THENCE CONTINUING NORTH 00°02'43" WEST, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 34.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE:

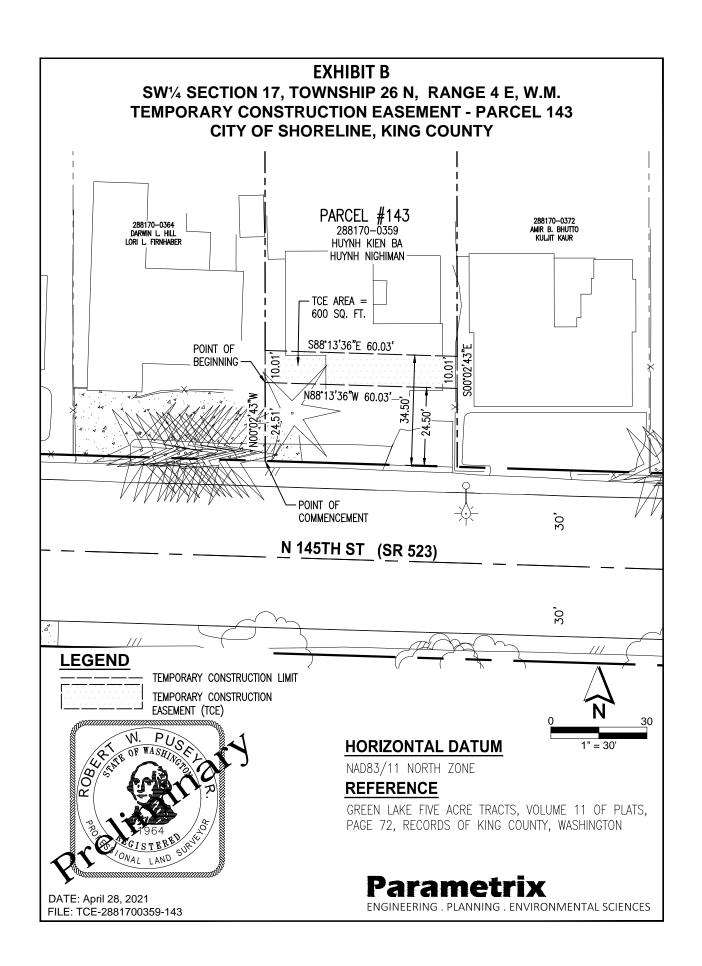
THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 60.03 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL;

THENCE SOUTH 00°02'43" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 10.01 FEET TO A POINT ON A LINE PARALLEL WITH AND 24.50 FEET NORTH OF SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 60.03 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 600 SQUARE FEET, MORE OR LESS.

SITUATE IN COUNTY OF KING, STATE OF WASHINGTON





PROJECT PARCEL NO. 144 EXHIBIT "A"

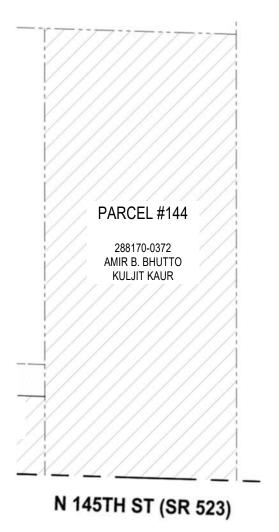
Legal Description

The South 150 feet of the West 60 feet of the East 390 feet of Lot 8, Block 3, Green Lake Five Acre Tracts to the City of Seattle, according to the plat thereof recorded in Volume 11 of Plats, Page 72, in King County, Washington;

EXCEPT that portion thereof lying within Northeast 145th Street.

EXHIBIT B

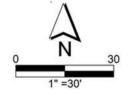
SW ¼ SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M. FULL ACQUISITION – PARCEL 144 CITY OF SHORLINE, KING COUNTY





PROPOSED RIGHT OF WAY

ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021 FILE: ACQ-2881700372-144

PROJECT PARCEL NO. 148 EXHIBIT "A"

Legal Description

Lot 1, King County Short Plat No. 778047, recorded under Recording No. 7812121103, records of King County, Washington;

Together with an undivided 1/4th interest in Private Road within said Short Plat.

EXHIBIT B SW 1/4 SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M. FULL ACQUISITION – PARCEL 148 CITY OF SHORLINE, KING COUNTY

PARCEL #148

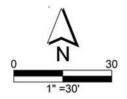
288170-0373 KAI LIN TSIAING LING LIN LIU CHENG-CHUNG LIN SE-HAI LIN 3RD AVE NE (PRIVATE DRIVE)

N 145TH ST (SR 523)

LEGEND

PROPOSED RIGHT OF WAY

ACQUISITION AREA



HORIZONTAL DATUM

NAD83/11 NORTH ZONE

REFERENCE

145th RW Plans Ph 1, April 29, 2021

DATE: April 29, 2021 FILE: ACQ-2881700373-148

PROJECT PARCEL NO. 149 EXHIBIT A

PERMANENT EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-TRCT

A PORTION OF LOT 8, BLOCK 3, GREEN LAKE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 72, RECORDS OF KING COUNTY WASHINGTON LYING IN THE SOUTHWEST QUARTER OF SECTION 17 TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 30.00 FEET OF SAID LOT 8 AND THE NORTH RIGHT OF WAY LINE OF 145TH STREET, ALSO BEING THE SOUTHEAST CORNER OF A TRACT OF KING COUNTY SHORT PLAT NUMBER 778047 AS RECORDED UNDER AUDITOR'S FILE NO. 7812121103, RECORDS OF KING COUNTY, WASHINGTON;

THENCE NORTH 00°02'28" WEST ALONG THE WEST LINE OF THE EAST 30.00 FEET OF SAID LOT 8, ALSO BEING THE EAST LINE OF SAID TRACT OF KING COUNTY SHORT PLAT, A DISTANCE OF 21.32 FEET TO THE **POINT OF BEGINNING:**

THENCE NORTH 60°41'38" WEST, A DISTANCE OF 25.24 FEET TO THE WEST LINE OF SAID TRACT OF KING COUNTY SHORT PLAT;

THENCE NORTH 00°02'43" WEST ALONG SAID WEST LINE, A DISTANCE OF 6.88 FEET;

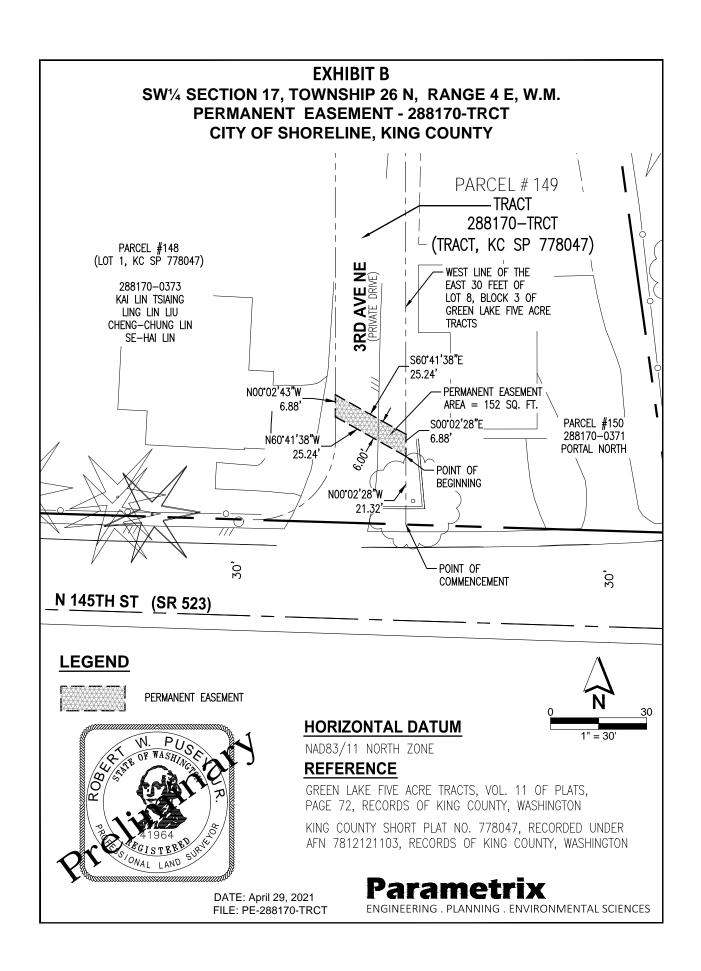
THENCE SOUTH 60°41'38" EAST, A DISTANCE OF 25.24 FEET TO A POINT ON THE EAST LINE OF SAID TRACT;

THENCE SOUTH 00°02'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 6.88 FEET TO THE **POINT OF BEGINNING**

SAID PORTION CONTAINING 152 SQUARE FEET, MORE OR LESS

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON





PROJECT PARCEL NO. 150 EXHIBIT "A"

Legal Description

The East 30 feet of Lot 8 and the West 40 feet of Lot 9, all in Block 3, Green Lake Five Acre Tracts to the City of Seattle, according to the plat thereof recorded in Volume 11 of Plats, Page 72, in King County, Washington;

EXCEPT the South 10 feet of the East 30 feet of Lot 8; also

EXCEPT the South 10 feet of the West 40 feet of Lot 9, conveyed to King County for road purposes by deed recorded under recording no. 1680423; also

EXCEPT that portion of said Lot 9 condemned in King County Superior Court Cause No. 594775 for Primary State Highway No. 1.

EXHIBIT B SW 1/4 SECTION 17, TOWNSHIP 26N, RANGE 4E, W.M. **FULL ACQUISITION - PARCEL 150 CITY OF SHORLINE, KING COUNTY LEGEND** PROPOSED RIGHT OF WAY ACQUISITION AREA PARCEL #150 288170-0371 PORTAL NORTH LLC **HORIZONTAL DATUM** NAD83/11 NORTH ZONE N 145TH ST (SR 523) **REFERENCE** 145th RW Plans Ph 1, April 29, 2021 DATE: April 29, 2021 FILE: ACQ-2881700371-150

PROJECT PARCEL NO. 154 EXHIBIT A

TEMPORARY CONSTRUSTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0551

THAT PORTION OF LOT 12 OF THE CITY OF SHORELINE BLA NO. PLN18-0180 RECORDED ON AUGUST 29, 2019 UNDER RECORDING NO. 20190829900015, RECORDED IN SURVEY BOOK VOLUME 410, PAGE 95 THROUGH 98, RECORDS OF KING COUNTY, WASHINGTON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 12 ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;

THENCE NORTH 00°01'37" WEST ALONG SAID WESTERLY LINE, A DISTANCE OF 44.07 FEET;

THENCE SOUTH 89°58'23" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A PARALLEL WITH AND 5.00 FEET WEST OF SAID WESTERLY LINE;

THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 43.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 12;

THENCE SOUTH 88°11'40" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 220 SQUARE FEET, MORE OR LESS.

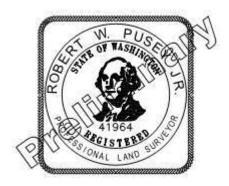


EXHIBIT B SW¼ SECTION 17, TOWNSHIP 26 N, RANGE 4 E, W.M. **TEMPORARY CONSTRUCTION EASEMENT - PARCEL 154** CITY OF SHORELINE, KING COUNTY _ S89*58**'**23**"**W_ <u>5.</u>00' 5.00' AVE NE PARCEL #154 43.91 44.07 30 288170-0551 37"W SHORELINE 145TH ST DEVELOPMENT LLC TCE AREA = 220 SQ. FT. POINT OF S88'11'40"E 5.00'-**BEGINNING** 288170-0554 SHORELINE 145TH DEVELOPMENT LLC **LEGEND** TEMPORARY CONSTRUCTION LIMIT TEMPORARY CONSTRUCTION EASEMENT (TCE) 30 **HORIZONTAL DATUM** NAD83/11 NORTH ZONE **REFERENCE** CITY OF SHORELINE BLA NO. PLN18-0180, VOLUME 410 OF SURVEYS, PAGES 95-98, RECORDS OF KING COUNTY, WASHINGTON



DATE: February 26, 2021 FILE: TCE-2881700551-154

ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

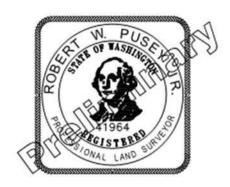
PROJECT PARCEL NO. 155 EXHIBIT A

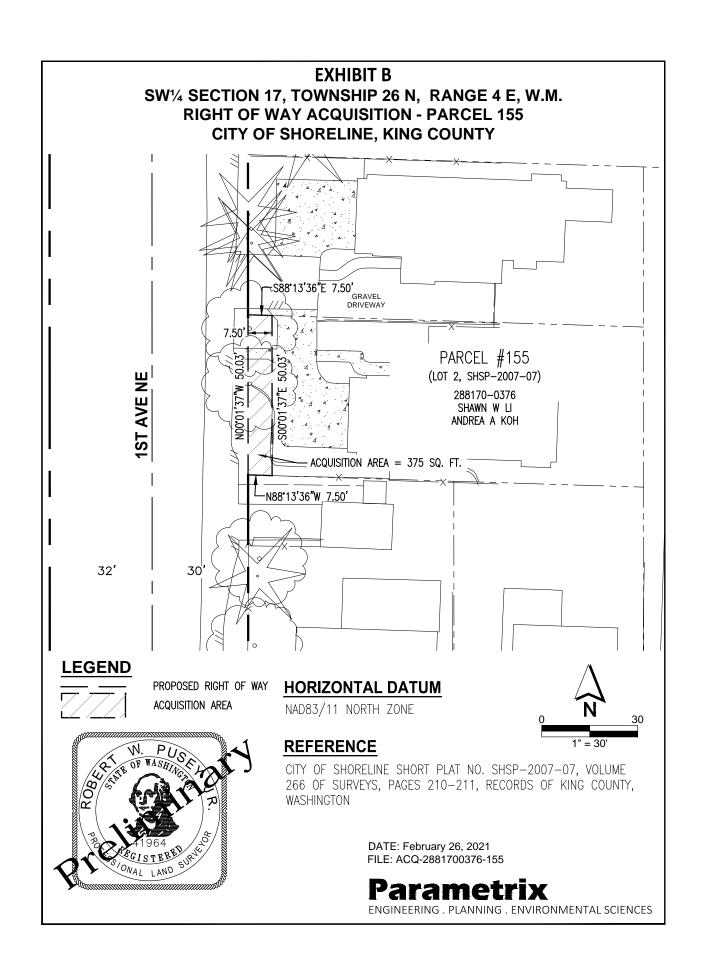
RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0376

THAT PORTION OF LOT 2 DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON APRIL 15, 2016 UNDER RECORDING NO. 20160415001599, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 2, CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS PAGES 210 THROUGH 211, RECORDS OF KING COUNTY WASHINGTON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 7.50 FEET OF SAID LOT 2

SAID PORTION CONTAINING 375 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 155 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0376

THAT PORTION OF LOT 2 DESCRIBED IN STATUTORY WARRANTY DEED RECORDED ON APRIL 15, 2016 UNDER RECORDING NO. 20160415001599, RECORDS OF KING COUNTY, WASHINGTON, BEING LOT 2, CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS PAGES 210 THROUGH 211, RECORDS OF KING COUNTY WASHINGTON, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;

THENCE SOUTH 88°13'36" EAST ALONG SOUTHERLY LINE OF SAID LOT 2, A DISTANCE 7.50 FEET TO THE **POINT OF BEGINNING**;

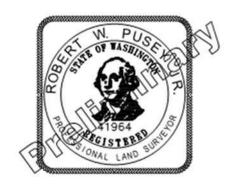
THENCE CONTINUING SOUTH 88°13'36" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 10.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 17.50 EAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 00°01'37" WEST ALONG SAID LINE, A DISTANCE OF 35.88 FEET;

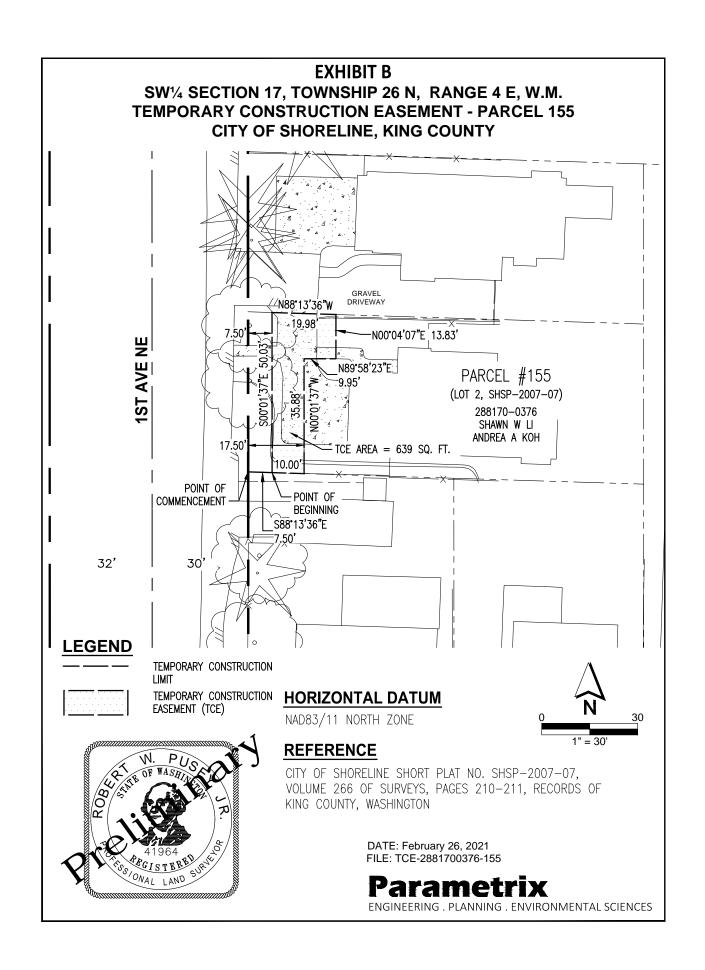
THENCE NORTH 89°58'23" EAST, A DISTANCE OF 9.95 FEET;

THENCE NORTH 00°04'07" EAST, A DISTANCE OF 13.83 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 2:

THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 19.98 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET EAST OF THE SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 50.03 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 639 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 156 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0368

THAT PORTION OF LOT 1 OF CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS, PAGES 210-211, RECORDS OF KING COUNTY WASHINGTON LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;

THENCE NORTH 00°01'37" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.02 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1;

THENCE SOUTH 88°13'36" EAST ALONG SAID LINE, A DISTANCE OF 5.98 FEET;

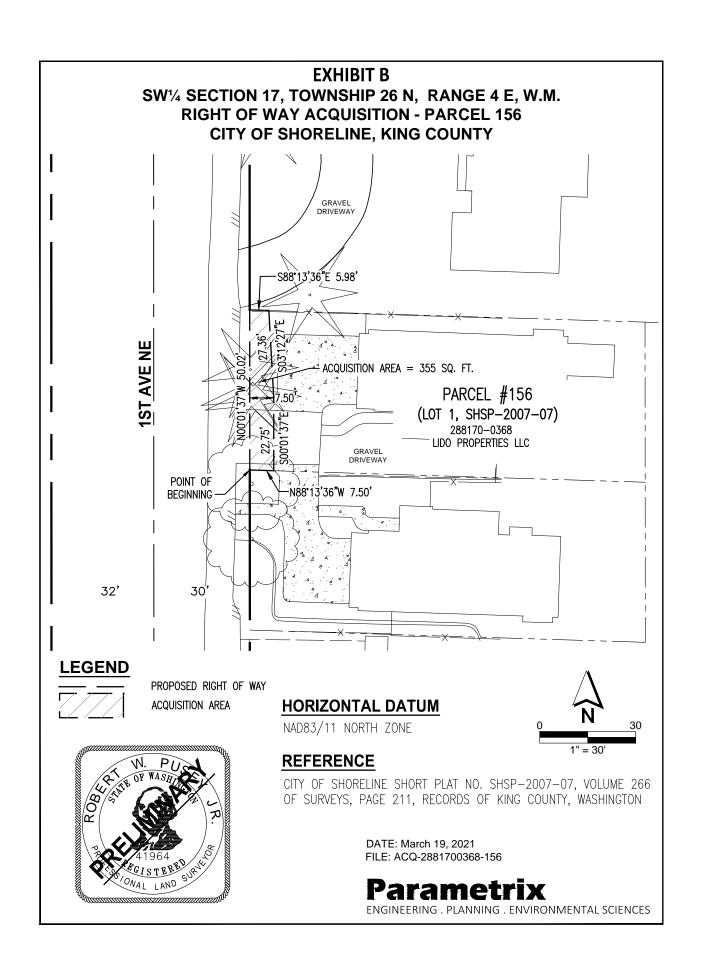
THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 27.36 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.50 FEET EAST OF THE SAID EASTERLY RIGHT OF WAY LINE;

THENCE SOUTH 00°01'37" EAST ALONG SAID LINE, A DISTANCE OF 22.75 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 1;

THENCE NORTH 88°13'36" WEST ALONG SAID LINE, A DISTANCE OF 7.50 FEET TO THE SAID EASTERLY RIGHT OF WAY LINE AND THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 355 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 156 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0368

THAT PORTION OF LOT 1 OF CITY OF SHORELINE SHORT PLAT NO. SHSP-2007-07, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 266 OF SURVEYS, PAGES 210-211, RECORDS OF KING COUNTY WASHINGTON LYING WITHIN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, AND BEING PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE NORTHEAST;

THENCE SOUTH 88°13'36" EAST ALONG SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 7.50 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 88°13'36" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 19.98 FEET; THENCE NORTH 00°04'07" EAST, A DISTANCE OF 16.22 FEET;

THENCE NORTH 89°58'23" EAST, A DISTANCE OF 5.70 FEET;

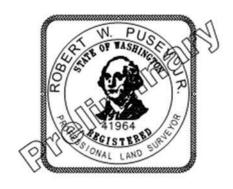
THENCE NORTH 02°08'31" EAST, A DISTANCE OF 33.61 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1:

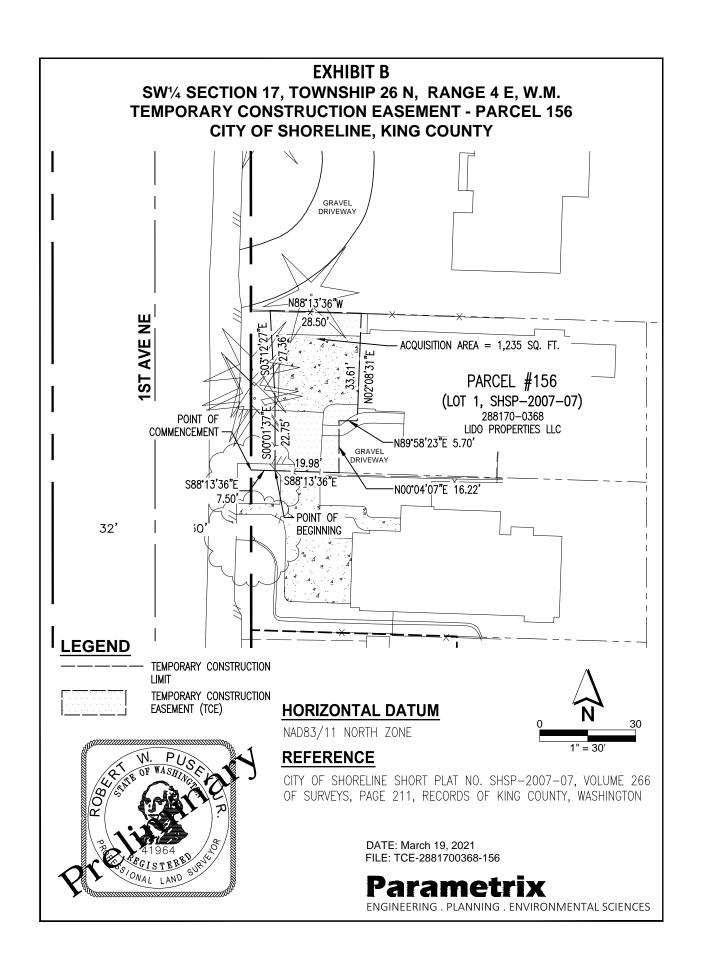
THENCE NORTH 88°13'36" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 28.50 FEET;

THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 27.36 FEET;

THENCE SOUTH 00°01'37" EAST, A DISTANCE OF 22.75 FEET TO A POINT ON THE SAID SOUTHERLY LINE AND TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 1,235 SQUARE FEET, MORE OR LESS.





PROJECT PARCEL NO. 157 EXHIBIT A

RIGHT OF WAY ACQUISITION DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0369

A PORTION OF LOT 8, BLOCK 3 OF THE MAP OF GREEN LAKE FIVE ACRE TRACTS, BEING LESS THE EAST 450 FEET, LESS THE SOUTH 210 FEET, LESS 1ST AVENUE ROAD, RECORDED UNDER VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 210 FEET OF SAID LOT 8 AND THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE; THENCE NORTH 00°01'37" WEST ALONG SAID EASTERLY LINE, A DISTANCE OF 65.64;

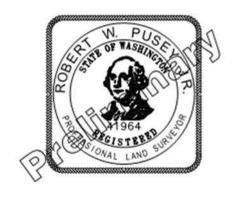
THENCE SOUTH 38°15'15" EAST, A DISTANCE OF 4.04 FEET;

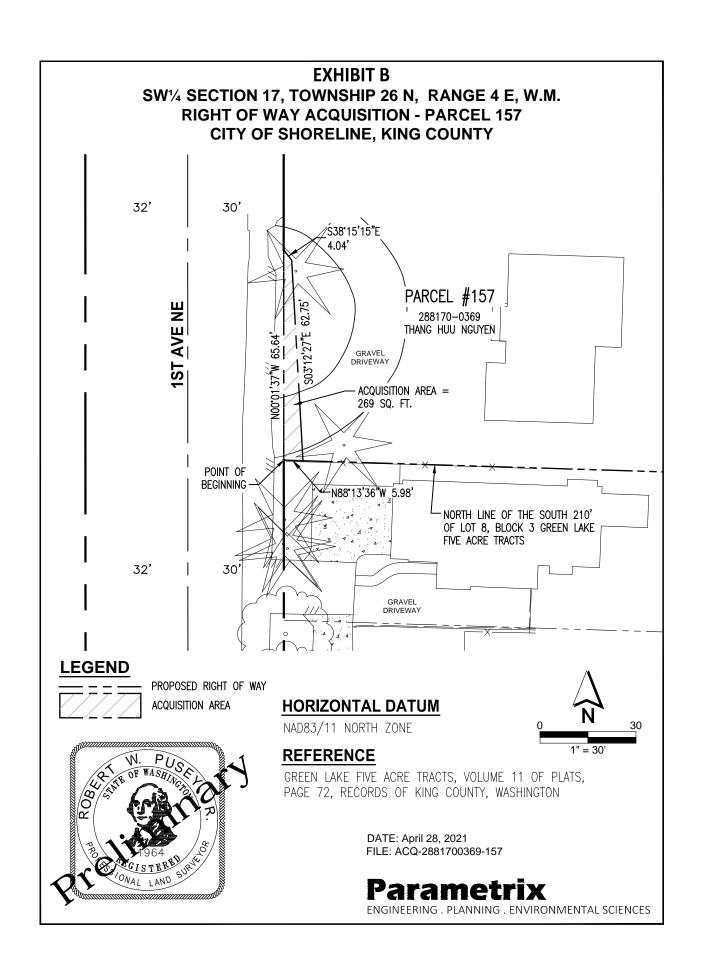
THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 62.75 FEET;

THENCE NORTH 88°13'36" WEST, A DISTANCE OF 5.98 FEET TO THE **POINT OF BEGINNING**.

SAID PORTION CONTAINING 269 SQUARE FEET, MORE OR LESS

SITUATE OF COUNTY OF KING, STATE OF WASHINGTON





PROJECT PARCEL NO. 157 EXHIBIT A

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION SW ¼ SEC. 17, T. 26 N., R. 4 E., W.M. KING COUNTY, WASHINGTON TPN 288170-0369

A PORTION OF LOT 8, BLOCK 3 OF THE MAP OF GREEN LAKE FIVE ACRE TRACTS, BEING LESS THE EAST 450 FEET, LESS THE SOUTH 210 FEET, LESS 1ST AVENUE ROAD, RECORDED UNDER VOLUME 11 OF PLATS PAGE 72, RECORDS OF KING COUNTY, WASHINGTON, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH 210 FEET OF SAID LOT 8 AND THE EASTERLY RIGHT OF WAY LINE OF 1ST AVENUE;

THENCE SOUTH 88°13'36" EAST ALONG THE SAID NORTH LINE, A DISTANCE OF 5.98 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 88°13'36" EAST ALONG SAID NORTH LINE, A DISTANCE OF 15.06;

THENCE NORTH 03°12'27" WEST, A DISTANCE OF 34.80 FEET;

THENCE SOUTH 86°47'33" WEST, A DISTANCE OF 5.00 FEET;

THENCE NORTH 03°12'27" WEST, A DISTANCE OF 32.37 FEET;

THENCE NORTH 37°49'06" WEST, A DISTANCE OF 3.77 FEET;

THENCE NORTH 00°01'37" WEST, A DISTANCE OF 7.83 FEET PARALLEL TO SAID EASTERLY RIGHT OF WAY:

THENCE SOUTH 89°58'23" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE;

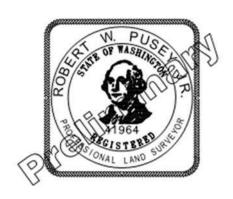
THENCE SOUTH 00°01'37" EAST ALONG SAID EASTERLY, A DISTANCE OF 11.30 FEET;

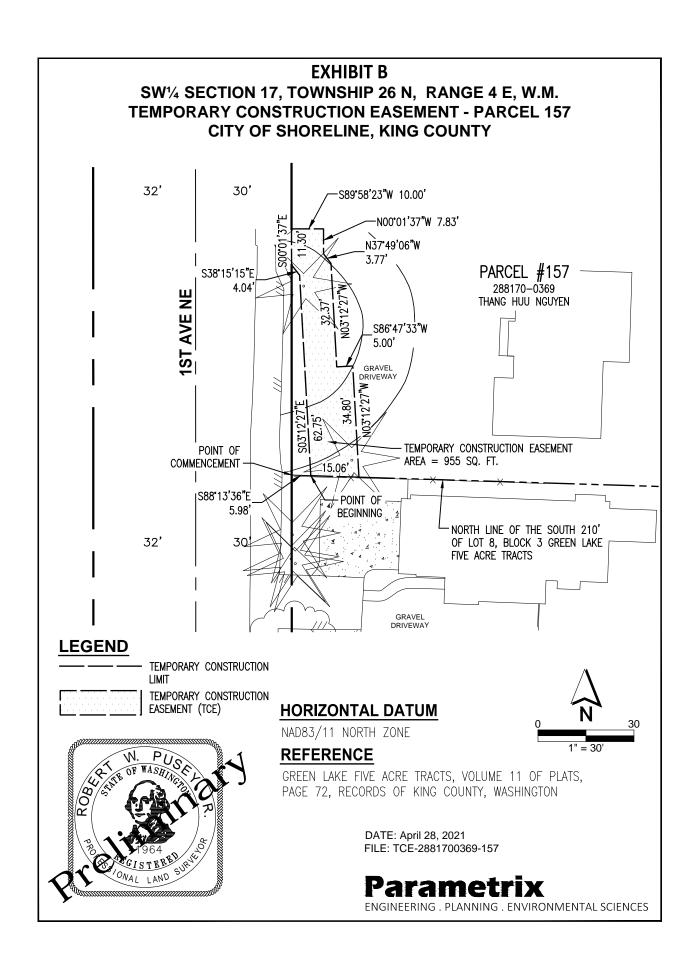
THENCE SOUTH 38°15'15" EAST, A DISTANCE OF 4.04 FEET;

THENCE SOUTH 03°12'27" EAST, A DISTANCE OF 62.75 FEET TO THE POINT OF BEGINNING.

SAID PORTION CONTAINING 955 SQUARE FEET, MORE OR LESS.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON







NOTICE OF CONDEMNATION ACTION BY THE SHORELINE CITY COUNCIL

NOTICE IS HEREBY GIVEN pursuant to RCW 8.25.290 that the City Council of the City of Shoreline, Washington, is meeting virtually at its Council Meetings on Monday, **May 10, 2021,** at 7:00 pm to discuss and on Monday, **May 24, 2021,** at 7:00 pm to consider and/or act upon the following:

ORDINANCE NO. 931 AUTHORIZING THE USE OF EMINENT DOMAIN FOR ACQUISITION OF CERTAIN REAL PROPERTIES WITHIN THE CITY OF SHORELINE LOCATED ON OR NEAR N/NE 145TH STREET AND SIDE STREETS FROM APPROXIMATELY WEST OF INTERSTATE 5 TO WEST OF CORLISS AVENUE, IDENTIFIED AS PARCELS 7381500035, 7381500040, 7381500050, 2756000070, 2756000060, 2756000050, 5411100005, 5411100045, 2881700551, 2881700554, 2881700369, 2881700368, 2881700376, 2881700362, 2881700361, 2881700364, 2881700359, 2881700372, 2881700373, 2881700371, 288170TRCT.

Due to State of Washington COVID-19 restrictions, City Council meetings are held virtually. You can attend one or both meetings using the following information:

- Attend the Meeting via Zoom Webinar: https://zoom.us/j/95015006341
- Call into the Live Meeting: 253-215-8782 Webinar ID: 950 1500 6341
- Submit a written public comment here: http://www.shorelinewa.gov/government/council-meetings/comment-on-agendaitems.
- Sign-up to provide oral public comment in the Zoom Meeting here: http://www.shorelinewa.gov/government/council-meetings/city-council-remote-speaker-sign-in

For further information, contact: Robert Victor, P.E. rvictor@shorelinewa.gov 206-801-2451

A declaration of publishing will be filed with the City Clerk for the Shoreline City Council. Publication Dates: May 6 and 13, 2021 (Seattle Times)

ATTACHMENT C

NOTICE OF SHORELINE CITY COUNCIL ACTION FOR USE OF EMINENT DOMAIN

April 27, 2021 Sent by U.S. Certified Mail

[TAX PAYER NAME(S)] [TAXPAYER ADDRESS] [TAXPAYER CITY/STATE/ZIP]

RE: 145th Street Corridor Project – Phase 1 Project Parcel# XXX

Dear Shoreline Property Owner:

You are receiving this notice because you are the owner of record for property located on or near the 145th Street Corridor. The City of Shoreline is currently designing the State Route 523 (N/NE 145th Street), Aurora Avenue to I-5 Phase 1 (I-5 to Corliss) Project to provide for a safer, more efficient multimodal transportation corridor.

As part of the design process, the City has identified your property or a portion of your property, located at <u>SITE ADDRESS</u>, and identified by King County Tax Parcel No. <u>XXXXXXXXXX</u>, as necessary for this Project.

The City's right-of-way acquisition consultant, Kristina Guzman and/or Sonja Davis of RES Group NW, will soon be contacting you to negotiate the purchase of your property. Although it is anticipated that a negotiated agreement can be reached, the Shoreline City Council will hold a discussion on the potential use of eminent domain for this Project at its **May 10, 2021** regular meeting to address if an agreement cannot be reached. Final action on whether to authorize the use of eminent domain for the Project will be at the **May 24, 2021** regular meeting.

Due to State of Washington COVID-19 restrictions, City Council meetings are held virtually. You can attend one or both meetings, which begin at 7:00 pm Local Time and/or provide written or oral comment using the following information:

Watch live streaming video:

http://www.shorelinewa.gov/government/council-meetings
Attend the Meeting via Zoom Webinar: https://zoom.us/j/95015006341
Call into the Live Meeting: 253-215-8782 Webinar ID: 950 1500 6341

To submit a written public comment: http://www.shorelinewa.gov/government/council-meetings/comment-on-agenda-items. Written comments will be presented to Council and posted to the website if received by 4:00 p.m. the night of the meeting; otherwise, they will be sent and posted the next day.

To sign-up to provide oral public comment in the Zoom Meeting at:

http://www.shorelinewa.gov/government/council-meetings/city-council-remote-speaker-sign-in. To provide oral public comment, pre-registration is required by 6:30 pm the meeting night.

It is the City's intent and obligation to ensure that property owners are fairly compensated for the value of the property needed for this public Project. If agreement cannot be reached through negotiations, state law permits the City to acquire property utilizing eminent domain (i.e., condemnation). For the City, use of this right will be a last resort, to be used only when all negotiations have truly reached an impasse as to the fair market value of the property. If eminent domain is required, the court determines the fair market value of the property and then orders the transfer of the property after payment to the owner.

In order to utilize eminent domain, the City Council must adopt an ordinance authorizing its use. Adoption of the ordinance does not mean that the City will discontinue current negotiations – it only provides the City with the option to use eminent domain if it is needed in the future. It does not change the tone and nature of the current negotiations. Property acquisition is being brought before the City Council now so the 145th Corridor Phase 1 project can remain on schedule.

Once again, inclusion of your property does not mean that the City will discontinue current negotiations and proceed directly to court. It only means that the City will have the authority to proceed to court, *if needed*.

Information about the State Route 523 (N/NE 145th Street), Aurora Avenue to I-5 Phase 1 (I-5 to Corliss) Project can be found on the City of Shoreline's website at: https://www.shorelinewa.gov/our-city/145th-street-corridor/sr-523-n-ne-145th-street-aurora-avenue-n-to-i-5#ad-image-0

If you have any questions or need additional information about this notice or any other aspect of the Project, please feel free to contact me. I look forward to working with you.

Sincerely,

Robert Victor, P.E.

Lead Project Manager/Engineer III – Public Works

Phone: 206-801-2451

Email: rvictor@shorelinewa.gov

Enclosures: Vicinity map (1), Public Notice (2)