

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Adoption of Ordinance No. 548 vacating a portion of Ronald Place N., south of N. 175 th Street subject/ Quasi-Judicial
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Joseph W. Tovar, FAICP, Director, PDS Miranda Redinger, Associate Planner

PROBLEM/ISSUE STATEMENT:

The owners of property abutting a portion of Ronald Place N., extending south of N. 175th Street approximately 214 lineal feet to the western driveway entrance to Top Foods, filed a petition for vacation of this right-of-way on January 22, 2009.

The process for reviewing street vacations is described in Shoreline Municipal Code SMC Chapter 12.17 and SMC 20.30.070, City Policy and Procedure PDS 06-01 and State law (Chapter 35.79 RCW). In accordance with State law, the City Council passed a resolution fixing the time for a public hearing on the proposed vacation, which was held on April 9, 2009 before the Hearing Examiner.

DISCUSSION:

Since the Hearing Examiner's Report (Attachment 1) provides a detailed analysis of the complex factors involved in this vacation request, there will be little discussion here, except about one issue in which the public has expressed interest and one detail about payment and ownership.

Many of the comment letters contained an opinion about preservation of the red brick road, some considering it of primary significance, and some considering it as secondary to the needs of a well-established, local business. A compromise was reached in Condition 7, which reads:

A covenant shall be recorded prohibiting alteration or destruction of or construction on the red brick road within the vacated right-of-way, provided that (1) striping for parking shall be allowed on the red brick road; and (2) Petitioners can request an amendment or release of this covenant from the Shoreline City Council. Should a full release of this covenant be approved, the City shall be paid 25% of the fair market value of property released, determined by the City Manager as of the date of release.

This allows petitioner Steele use of the proposed vacation area, while still protecting the historic road, until such time as a request would be made to and granted by the City Council. Because this condition restricts use of the property, it contributed significantly to the discount

figured into the appraised value, so if it were removed, the City would require the additional compensation cited above.

One other point of clarification deals with payment and ownership of the vacation area. RCW 35.79.040 states:

If any street or alley in any city or town is vacated by the city or town council, the property within the limits so vacated shall belong to the abutting property owners, one-half to each.

In the case of the proposed Ronald Place Street Vacation, Top Foods has signed an agreement waiving their right to the east half of the vacation area, so that Petitioner Steele may purchase the entire portion.

FINANCIAL IMPACT:

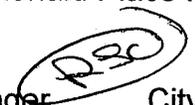
The City's appraisal dated June 16, 2009 concluded that the fair market value (FMV) for the area to be vacated was a blended rate of \$24/ sq. ft. (\$18 and \$30/sq. ft. for the Top Foods and Aurora Rents halves respectively). This valuation considered discounts to value for the numerous vacation conditions, including the building restriction on the brick-paved area, retained use of the northbound lane during the Aurora Project and the potential for future construction and dedication of a turnaround if the Top Foods drive is closed. Petitioner produced an appraisal for a blended rate at \$20 sq. ft.

Finding comparable private sales for valuation is difficult given the unique set of conditions and covenants that will encumber the vacated property. In addition our appraisal reflects a significant decline in property values over the last year but it is difficult to document given the lack of sales in the declining market. Staff proposes a negotiated value of \$22 sq. ft for a total of \$294,822 which includes an agreed return of 25% of fair market value to the City should the City Council approve a request to remove the restriction on building in the red brick area in the future.

One half of the compensation received by the city for the area vacated must be dedicated to the acquisition, improvement, development, and related maintenance of public open space or transportation capital projects within the city or town. This portion of the proceeds is restricted by Ordinance 548 to qualifying capital projects to be determined by future Council action.

RECOMMENDATION

Staff recommends that Council concur with the Hearing Examiner's recommendation to vacate 13,401 square feet of Ronald Place N. south of North 175th Street by adopting Ordinance No. 548.

Approved By: City Manager  City Attorney 

ATTACHMENTS:

- Attachment 1: Hearing Examiner Recommendation
- Attachment 2: Public comment letters
- Attachment 3: Notes from Neighborhood meeting
- Attachment 4: Ordinance No. 548

CITY OF SHORELINE HEARING EXAMINER FINDINGS, CONCLUSIONS AND RECOMMENDATION

PROJECT INFORMATION SUMMARY

PROJECT: Street vacation of a 12,822-square foot portion of Ronald Place North

PROJECT FILE NUMBER: 201775

LOCATION: 17244 Aurora Avenue North, the portion of Ronald Place North that is south of 175th Street, extending approximately 214 lineal feet to the western entrance of Top Foods

PETITIONER Larry Steele and Top Foods

RECOMMENDATIONS: Department: Approve with conditions
Hearing Examiner: Approve with conditions

PUBLIC HEARING: April 9, 2009

Introduction

Larry Steele and Top Foods petitioned for vacation of portion of Ronald Place North. The City Council passed Resolution No. 284, which directed that the public hearing on the petition be held before the City Hearing Examiner. The hearing was held on April 9, 2009 at the Shoreline Fire Department Headquarters. The Hearing Examiner inspected the site on April 9, 2009. The record was held open after the hearing to receive more information from the Department of Planning and Development concerning its proposed Condition 6 and to identify the source of the traffic modeling information referenced in the staff report. The Department provided the additional information on April 15, 2009.

After due consideration of the evidence presented at the public hearing, the following shall constitute the findings of fact, conclusions and recommendation of the Hearing Examiner on this application.

Findings of Fact

1. The petition is for the vacation of a portion of Ronald Avenue North located south of North 175th to the western entrance of Top Foods. The petitioners are Larry Steele and Top Foods. The petitioners own 100 percent of the property abutting the area proposed for vacation.

2. The petition seeks to vacate a 12,822-square foot portion of Ronald Place North lying south of N. 175th Street and extending to the western entrance of Top Foods, as shown in Attachment A to the City's Staff Report.
3. Petitioner Steele owns property located directly west of the vacation area. Mr. Steele operates Aurora Rents, a retail business, at this location. Other businesses which are accessed by Ronald Place North include Top Foods, Skyline Windows, Smitty's Barbershop, Del Bet Printing and an apartment complex. All of these businesses would retain two-way access to Ronald Place N. and the intersection of Ronald Place N. and Aurora Avenue North.
4. The Interurban Trail is located immediately to the east of the proposed vacation area. The existing trail provides bicycle and pedestrian access in the immediate vicinity.
5. Ronald Place North is used as a bypass for some of the northbound traffic on Aurora Avenue North. Some vehicles travel north on Ronald Place North before turning eastbound on N. 175th Street, thus avoiding the traffic signal at N. 175th Street.
6. The signalized intersections of Midvale Avenue N. and Aurora Avenue N. on N. 175th Street are 200 feet apart. The relatively short distance between the signals, according to the Department, makes it difficult to synchronize the two signals, and increases delays on these streets. Ronald Place North intersects N. 175th Street between these signals, introducing turning movements to N. 175th Street, thus adding to the delay.
7. The City is currently designing the Aurora Corridor Improvement Project (Corridor Project) a three-mile long roadway improvement project that will be located immediately west of the segment of Ronald Place North involved in this vacation petition. The Corridor Project includes a proposed Business Access-Transit (BAT) lane on Aurora Avenue N., which will provide additional lane capacity for right-turning vehicles to travel eastbound on N. 175th Street. The Corridor Project also calls for the placement of a seven-foot wide sidewalk and a four-foot wide amenity zone separating the sidewalk from the transit lanes.
8. The traffic modeling performed for the Aurora Corridor Improvement Project shows that the BAT lane on Aurora Avenue N. would provide additional lane capacity for right-turning vehicles to travel eastbound on N. 175th Street. The Aurora Corridor Project plans (see "Transportation Discipline Report" (September 2007), including the alternative adopted by Council, identify Ronald Place N. at this location as no longer functioning as a through street (instead, driveway aprons are depicted at both ends of the street).
9. The above-referenced Corridor report also acknowledges the "32 points" that were adopted in 1999 and to be used as guidance for the Corridor planning. Point 27 states that if the design impacts the red brick road north of 175th, "preserve its heritage by

relocating it elsewhere.” Point 30 refers to signing Ronald Place south of 175th as the route to I-5. The “Implementation Strategies” adopted by the City Council in 2007 also reference the preservation of the red brick road north of N. 175th in a Heritage park.

10. The City notified utility providers with facilities in or near the right-of-way of the vacation area of the proposed street vacation. Quest, Seattle Public Utilities, and the Shoreline Water District have indicated that they have no infrastructure within the proposed vacation area. Comcast, Puget Sound Energy, Ronald Wastewater District, Verizon, and Seattle City Light have all indicated that they have a vested interest in the right-of-way and have requested easements to allow them to access and maintain their facilities.

11. Ronald Place North between N. 173rd Street and N. 180th Street is identified as the “North Trunk Red Brick Road” in the SEPA checklist for the Corridor Project. The vacation area has not been designated as an historic landmark or otherwise identified as a protected landmark. Several public comments noted that the North Trunk Red Brick Road is an important part of the City’s history, although other comments asserted that the historic Road had been adequately preserved north of N. 175th.

12. Aurora Rents is owned by the petitioner Larry Steele. The retail business has been at this location for approximately 46 years. According to the petition, the store will lose approximately 13,000 square feet of area on the Aurora-facing side, due to the Corridor Project. The Department report notes that a new building could be constructed on the site without the street vacation, but that the additional square footage provided by the vacation would give the petitioner more redevelopment options “in terms of parking, storage, low-impact development techniques and design elements.”

13. On February 9, 2009, the City Council passed Resolution 284. The resolution declared that petitioners Larry and Mary Steele and Briar Development Co. LLP, owners of 100% of the property abutting the area proposed for vacation, filed a petition with the City Clerk for street vacation. The resolution set the open record hearing on this matter before the Hearing Examiner for April 9, 2009.

14. SMC 12.17.020 requires posting of the notice of the hearing at least 20 calendar days prior to hearing, and also requires that, 15 days prior to hearing, notices be mailed to owners of property within 500 feet.

15. A Public Notice of Application combined with a Public Notice of Hearing was posted on March 20, 2009. Advertisements for the hearing were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on March 25, 2009, describing the Notice of Application and Notice of Public Hearing with SEPA Determination.

16. A neighborhood meeting was held on March 30, 2009 to describe the proposed street vacation and to hear public comments. Six people from the general public attended the meeting.

17. Many written public comments were received by the City on this application, and the comments are included in the file on this matter.

18. At the public hearing held on April 9, 2009, members of the public provided public comments on the proposed vacation. City staff and the petitioner also provided information.

19. The Shoreline Fire District has reviewed the proposed vacation and has determined that the vacation would not affect their ability to provide emergency response so long as either (1) the Fire Department is granted an access easement through the property; or (2) on the area to be vacated, an area is designated for the fire trucks to turn around with a minimum radius of 80 feet.

20. The City's Comprehensive Plan does not specifically address street vacations. Several Comprehensive Plan goals and policies are relevant to the proposed vacation, including:

Goal LU VI: Ensure that adequate land is designated for commercial areas that serve community and regional based markets and that these areas are aesthetically pleasing and have long-term economic vitality.

Goal LU VII: Increase the vitality and economic development in the North city and Aurora Corridor business areas through a public/private effort.

Goal LU IX: Increase the City's role in economic development for the Aurora corridor.

LU37: Assist with land assembly and redesign rights-of-way to improve intersections for redevelopment.

LU 139: Restrict the water runoff rate to predevelopment levels and restore water quality to predevelopment levels for all new development and redevelopment. Additional requirements which are more restrictive than this general policy may apply in the case of substantial redevelopment of parcels which were originally developed under non-existent or outdated stormwater control standards and contain large areas of impervious surfaces, have a high percentage of total impervious surfaces, or have identified drainage or water quality problems.

Goal ED II: Support economic development and retail and office activity so as to maintain sustainable sources of revenue.

ED 4: Encourage and support revitalization and construction spending within the City.

ED 15: Support and retain small businesses for their jobs and services that they provide to the community.

21. The City's SEPA official has determined that the proposed street vacation is categorically exempt from SEPA, as provided in WAC 197-11-800(2)(h). (Some public comments argued that the street vacation is not exempt under WAC 197-11-305 and that the vacation is "physically or functionally related" to the Aurora Corridor Project. The SEPA official's determination concerning a categorical exemption cannot be challenged as part of this street vacation review, but in any event there is no indication that the vacation is part of the Corridor proposal within the meaning of WAC 197-11-305.)

22. The Department has recommended approval of the vacation with the following conditions:

1. Easements for each utility currently using the vacated right-of-way shall be recorded concurrently with the street vacation, in a form acceptable to the utility providers prior to redevelopment.
2. The Shoreline Fire District shall be granted an access easement in a form acceptable to the Fire District.
3. The vacated roadway must be signed as a private drive or physically closed by the Petitioners.
4. A covenant from Top Foods must be recorded providing sixty (60) days' notice to the City and Petitioner Steele prior to permanently closing its access to the un-vacated portion of Ronald Place. Petitioner Steele shall record a covenant to dedicate a public turnaround meeting the Shoreline Engineering guide should this access be closed.
5. The northbound lane of Ronald Place must remain open to through traffic until a Notice of substantial Completion has been issued for the Aurora Corridor Improvement Project or until earlier notice from the City.
6. A covenant shall be recorded prohibiting alteration or destruction of or construction on the red brick road within the vacated right-of-way, provided that (1) striping for parking shall be allowed on the red brick road; and (2) Petitioners can request an amendment or release of this covenant from the Shoreline City Council.
7. Kevin Sill shall be granted an access easement in a form acceptable to Mr. Sill. (Condition 7 is identified as an "optional" condition by staff.)

Conclusions

1. The criteria for approval of a street vacation are set forth in SMC 12.17.050. Each of the following criteria must be met:

- (A) The vacation will benefit the public interest;
- (B) The proposed vacation will not be detrimental to traffic circulation, access, emergency services, utility facilities, or other similar right-of-way purposes;
- (C) The street or alley is not a necessary part of a long range circulation plan or pedestrian/bicycle plan; and
- (D) The subject vacation is consistent with the adopted comprehensive plan and adopted street standards.

2. The first criterion is whether the street vacation will benefit the public interest. The street vacation would facilitate continuing operation of an established retail use at this location, and would allow redevelopment of the site consistent with current Codes and design standards. The Department has also noted that release of the right-of-way would lessen City liability that might result from improper maintenance of this portion of the street. The proposed street vacation would not affect the existence of the red brick road; the recommended conditions allow the owner to stripe the vacated area, but otherwise prohibit alteration or destruction of the red brick road absent specific Council approval. On balance, the proposed vacation would benefit the public interest.

3. The proposed street vacation would not be detrimental to traffic circulation, access, emergency services, utility facilities, or other similar right-of-way purposes. As to circulation, the vacation would improve traffic flow on N. 175th Street and reduce delays on N. 175th between the signaled intersections of Midvale Avenue N. and Aurora Avenue N. Further, the traffic modeling done for the Aurora Corridor Improvement Project does not rely on Ronald Place N. continuing to serve as a through street. Individuals who currently use Ronald Place N. as a bypass route to avoid the signals may be inconvenienced, but the traffic information provided in the record shows that the traffic circulation and access in this area will not be impaired by the vacation and may be improved.

4. All businesses and properties currently accessed by Ronald Place N. would retain two-way access to that street. Only Aurora Rents, west of the vacation area, will have its access directly affected by the vacation, but its internal circulation and emergency vehicle access will not be impaired.

5. The vacation as conditioned would not affect the provision of emergency services, and it would not be detrimental to utility services, or other right-of-way purposes in the street.

6. No long range circulation plans or pedestrian/bicycle plans identify the proposed vacation area as a necessary part of such plans, so this criterion is met.
7. The street vacation would be consistent with adopted Comprehensive Plan goals and policies which encourage economic development and the retention and revitalization of businesses in this area. The vacation as conditioned would also be consistent with the adopted street standards.

Recommendation

The Hearing Examiner recommends APPROVAL of the proposed street vacation, subject to the following conditions:

1. Easements for each utility currently using the vacated right-of-way shall be recorded concurrently with the street vacation, in a form acceptable to the utility providers prior to redevelopment.
2. The Shoreline Fire District shall be granted an access easement in a form acceptable to the Fire District.
3. The vacated roadway must be signed as a private drive or physically closed by the Petitioners.
4. A covenant from Top Foods must be recorded providing sixty (60) days' notice to the City and Petitioner Steele prior to permanently closing its access to the un-vacated portion of Ronald Place. Petitioner Steele shall record a covenant to dedicate a public turnaround meeting the Shoreline Engineering guide should this access be closed.
5. The northbound lane of Ronald Place must remain open to through traffic until a Notice of substantial Completion has been issued for the Aurora Corridor Improvement Project or until earlier notice from the City.
6. A covenant shall be recorded prohibiting alteration or destruction of or construction on the red brick road within the vacated right-of-way, provided that (1) striping for parking shall be allowed on the red brick road; and (2) Petitioners can request an amendment or release of this covenant from the Shoreline City Council.
7. Kevin Sill shall be granted an access easement in a form acceptable to Mr. Sill.

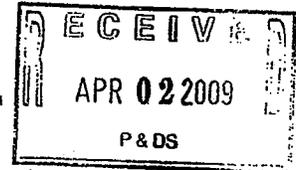
Entered this 22nd day of April, 2009.



Anne Watanabe
Hearing Examiner

Comment Letters from Public

March 31, 2009



Miranda Redinger
City of Shoreline
17544 Midvale Ave. No.
Shoreline, WA 98133

Re: Aurora Rents – “Red Brick Road”

I would like to comment on the closing of Ronald Place “Brick Road” between Aurora Avenue No. & 175th Street.

The closing and removal of the bricks of the brick road that would allow Aurora Rents to rebuild their building makes the most sense for all parties that are concerned in the future of Shoreline.

The bricks from the road should be saved along with those from the north section to be used in the purposed park across from City Hall. An informational plaque could be installed explaining their history as part of the original highway. The City of Kirkland did this quite successfully with a historical marker commemorating a building that was torn down and replaced with new development.

Unlike other businesses that chose to close down completely or relocate to a different city, Aurora Rents has expressed their desire to remain and stay loyal to Shoreline and their customers.

Aurora Rents has been a long standing employer and business in Shoreline and deserves this consideration to allow them to continue in their same location.

In the current economic climate this is not the time to make a decision that would help to drive a business out of Shoreline when there are other alternatives that have already been established with the building of Walgreens.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte Haines". The signature is written in dark ink and is positioned above the typed name.

Charlotte Haines
836 N.E. 194th
Shoreline, WA 98155

Miranda Redinger

From: John Wallace [thewallaces99@earthlink.net]
Sent: Thursday, April 02, 2009 1:56 PM
To: Miranda Redinger
Subject: April hearing re vacating brick road

I am in favor of vacating that portion of the brick road behind Aurora Rental. I have been an occasional customer there and have no financial interest in the firm. It is a useful community resource and is far more valuable to Shoreline than an "historic" designation of that portion of the brick road. If vacated, there would still be some of the brick road remaining, anyhow. John Wallace 17515 north park pl. n.

Miranda Redinger

From: Karol Satterthwaite [jandsatt@gmail.com]

Sent: Thursday, April 02, 2009 2:15 PM

To: Miranda Redinger

Subject: The Aurora Rent Dillema

We would like to see Aurora Rent remain as located in Shoreline. We see no significant value in maintaining the "Red Brick Road" on the historical register. We have lived in Shoreline since 1959 and Aurora Rent is more valuable to us than maintaining the "Red Brick Road."

John and Karol Satterthwaite

Miranda Redinger

From: Kulseth, Gregory T [gregory.t.kulseth@boeing.com]
Sent: Thursday, April 02, 2009 9:08 AM
To: Miranda Redinger
Subject: Grant Aurora Rent's Vacation Request for a Portion of the Red Brick Road

Shoreline City Officials:

Please do not allow Janet Way to block Aurora Rent's vacation request for a portion of the Red Brick Road, so this long-established business can stay at 175th and Aurora Avenue in Shoreline. Since the city is forcing Aurora Rent to demolish its current building to accommodate the Aurora Corridor Project, a project I support, it's only reasonable to allow this business to move east, even if it means the loss of a small portion of the Red Brick Road.

In this already difficult economic environment, let's not let another city official with an anti-business bent make it even more difficult for Shoreline businesses to be successful.

Thank you for your time,

Greg Kulseth
425-717-8795
OR-HC
Writing and Editing Services - Puget Sound
<http://creativeservices.web.boeing.com/srvces/servwes.html>

Miranda Redinger

From: Kathryn Rickert [krickert@covad.net]
Sent: Thursday, April 02, 2009 9:12 AM
To: Miranda Redinger
Subject: Aurara Rents

To whom it May Concern:

I am outraged that Janet Way would seek to prevent Aurora Rents from remaining in Shoreline.

What can possibly be in her mind?

Aurora Rents is and has been a staple of this community for a very long time.

Their use of the "red brick road" as a parking lot, is a good use of that beautiful piece of work.

I most strongly object to anything that would prevent Aurora Rents from remaining where it is on Aurora.

Thank you.

Kathryn Rickert

Kathryn Rickert, Ph.D.
Adjunct Faculty, School of Theology and Ministry
Seattle University
206.542.1740 krickert@covad.net

"...whenever good is tainted by the desire for dominion and control it has already lost the battle and been overcome by evil." - Wendy Farley

Miranda Redinger

From: Heidi Costello
Sent: Thursday, April 02, 2009 8:27 AM
To: Miranda Redinger
Subject: FW: Website Contact Form

For your records. Is this still quasi-judicial? Pls. let me know.

Heidi

-----Original Message-----

From: webmaster@shorelinewa.gov [mailto:webmaster@shorelinewa.gov]
Sent: Wednesday, April 01, 2009 1:09 PM
To: City Council
Subject: Website Contact Form

Submission information

Submitter DB ID : 561
Submitter's language : Default language
IP address : 130.76.32.23
Time to take the survey : 4 min. , 6 sec.
Submission recorded on : 4/1/2009 1:08:51 PM

Survey answers

Your Neighborhood

Ballinger	<input type="checkbox"/>
Briarcrest	<input type="checkbox"/>
Echo Lake	<input type="checkbox"/>
Highlands	<input type="checkbox"/>
Highland Terrace	<input type="checkbox"/>
Hillwood	<input checked="" type="checkbox"/>
Innis Arden	<input type="checkbox"/>
Meridian Park	<input type="checkbox"/>
North City	<input type="checkbox"/>
Parkwood	<input type="checkbox"/>
Richmond Beach	<input type="checkbox"/>
Richmond Highlands	<input type="checkbox"/>
Ridgecrest	<input type="checkbox"/>
Westminster Triangle	<input type="checkbox"/>
Don't Know	<input type="checkbox"/>
Not applicable	<input type="checkbox"/>

How Should We Contact You? (Please provide the necessary contact information below.)

Email	<input checked="" type="checkbox"/>
Phone	<input type="checkbox"/>
Mail	<input type="checkbox"/>
No Response Needed	<input type="checkbox"/>

Name:
Greg Kulseth

Address:
19316 1st Ave NW

Phone:
206-542-2136

Email:
gregory.t.kulseth@boeing.com

Comments:
Shoreline City Councilmembers:

Please do not allow Janet Way to block Aurora Rent's vacation request for a portion of the Red Brick Road, so this long-established business can stay at 175th and Aurora Avenue in Shoreline. Since the city is forcing Aurora Rent to demolish its current building to accommodate the Aurora Corridor Project, a project I support, it's only reasonable to allow this business to move east, even if it means the loss of a small portion of the Red Brick Road.

In this already difficult economic environment, let's not let another anti-business politician, like Janet Way, make it even more difficult for Shoreline businesses to be successful.

Thank you for your time,

Greg Kulseth

Miranda Redinger

From: Dan and Donna McKinnon [mddonna@msn.com]
Sent: Thursday, April 02, 2009 3:06 AM
To: Miranda Redinger
Subject: Aurora Rents Dilemma

Dale Wright sent out an e-mail expressing his views on Aurora Rents Dilemma: Aurora Corridor Project requires 13000 sq ft of Aurora Rent Frontage.

I would be in favor of Aurora Rent's requesting a vacation of the portion of "Red Brick Road" from 175th to Top Food's driveway so it can be purchased for Aurora Rent's use as a portion of its parking lot.

Dale Wright continues to write:

*Aurora rent has been in Shoreline since February 1, 1962.

*They have been a great neighbor over the years and have made many significant contributions to our city being a great place to live

*It would be a great loss were they to be forced to move away from Shoreline

If the preceding statements are true, don't we owe it the them to be a great neighbor also?

Sincerely,

Donna J. McKinnon

Miranda Redinger

From: Jeanne Monger [mongers@comcast.net]
Sent: Thursday, April 02, 2009 12:07 AM
To: Miranda Redinger
Subject: Ronald Place Vacation

We are in favor of the vacation of the portion of Ronald Place N that is south of 175th to the western driveway entrance to Top Foods at 17244 Aurora Ave N.

We have a combined total of 98 years in what is now Shoreline, and we are sensitive to the value of the history of the brick road. We feel, however, that provision should be made by either party for retaining that history in some way, but still allowing the vacation to happen. This will ensure that a long-time Shoreline business and community supporter, Aurora Rents, can remain on the corner of 175th and Aurora, and not feel the need to leave Shoreline as other businesses have done.

Jeanne and Larry Monger

Shoreline

Miranda Redinger

From: Heather Bentley [heatherbentleyhaag@gmail.com]
Sent: Wednesday, April 01, 2009 11:16 PM
To: Miranda Redinger
Subject: Fwd: Aurora Rents

----- Forwarded message -----

From: Heather Bentley <heatherbentleyhaag@gmail.com>
Date: Tue, Mar 31, 2009 at 9:30 PM
Subject: Aurora Rents
To: Mredinger@shoreline.gov

Hello,

I am a resident of Shoreline and have patronized Aurora Rents many times over the years. My son worked there in the summers and gained many useful skills and good work experience.

It would be a shame for Aurora Rents to be forced to move on account of the historical status of the red brick road. Until today I had no idea there was any significance attached to that piece of road, although I am quite aware of Mr. Ronald's contribution to our community. I think it's quite backward looking to jeopardize the livelihood of an excellent and long-standing neighbor to preserve a small stretch of road whose importance seems small. We have other ways of honoring Mr. Ronald, including the park and the historical museum.

Thank you,

Heather Bentley

Miranda Redinger

From: Joan Dressler [gemlady@mail.com]
Sent: Wednesday, April 01, 2009 10:53 PM
To: Miranda Redinger
Subject: Save Aurora Rents

I support saving Aurora Rents for Shoreline. There must be some way to work this out. I don't want us to become a "bedroom community" by forcing businesses to leave Shoreline.

On another note, I am following the delays in helping the James Alan Salon to remain in Shoreline!!!

--

Be Yourself @ mail.com!
Choose From 200+ Email Addresses
Get a Free Account at www.mail.com!

Miranda Redinger

From: kakakady@comcast.net
Sent: Wednesday, April 01, 2009 9:50 PM
To: Miranda Redinger
Subject: Aurora rents

I am writing to let you know I support the vacation of the portion of the red brick road east of Aurora Rents to allow them to stay at this location. I request that the Council vote to support this as well and not support Janey Ways option. I believe that the brick can be used to memorialize the road in another way, perhaps as an art installation as part of the Aurora Corridor project. Thanks you for your time.

Sincerely,

Kate Coffee

18554 Burke AVE N

Shoreline, WA 98133

Miranda Redinger

From: mmrosie [mmrosie@comcast.net]
Sent: Thursday, April 02, 2009 9:35 AM
To: Miranda Redinger
Subject: Vacating red brick road remnant

I am writing in support of the application to vacate the section of red brick road just east of Aurora Rents. While I favor "Landmark" status when appropriate I do not feel this small section of brick road qualifies by any measure. This situation rather reminds me of the falling down Denny's restaurant in Ballard that some felt should stand just because it was old and unique in architecture. Sane minds prevailed and that site will now be developed and contribute economically to the city of Seattle. As I recall, economic development is one of the city councils' current goals. Aurora Rent's has already paid a high price in it's desire to remain in Shoreline, it seems to me we should be helping not hindering this effort. I whole heartedly support the vacation of this road remnant.

Marcie Riedinger
19023 Wallingford N
Shoreline WA 98133
206.546.2582

Miranda Redinger

From: Noblezada [noblezada@comcast.net]
Sent: Thursday, April 02, 2009 9:30 AM
To: Miranda Redinger
Subject: Aurora Rent NEEDS TO STAY!!!

I received a concerned letter regarding the removal of Aurora Rents in its present location. I believe this is a very bad idea. There are a lot of factors to consider, UNLESS you can offer Aurora Rents a good site which will enable them to stay in Shoreline.

Factors to consider are – the significant contributions Aurora Rents has given Shoreline. This site had been a history to Shoreline. They've been there since 1962 and is part of the community that our kids had grown to depend on.

Their site is just a 'stone's throw' away almost from everyone who would need to rent from a small tool to a machinery. No one would like to travel more than 10 miles just to rent something someone needs while working on a project, yard or having parties. These days, convenience is a great asset.

I'm sure your great planners, engineers will be able to figure out a way of making Aurora Rent's site stay. They were able to do it to some of those second hand car lots, why not on a great and significant store that the citizens of Shoreline has come to love!

Thank you for your consideration and we look forward for Aurora Rents to stay on and be part of this great community.

Miranda Redinger

From: Sarah Hanssen [srhans@earthlink.net]
Sent: Wednesday, April 01, 2009 9:15 PM
To: Miranda Redinger
Subject: Aurora Rents and Vision Aurora

Hi Ms. Redinger,

I was sent information about the potential for Aurora Rents to be forced to move due to the brick road behind it potentially being put on the historic register. The information I have from Vision Aurora directs me to contact you. I am asking rhetorically if this is the only stretch of brick road left to preserve. As a Shoreline resident, I am so proud of the forward steps our city is taking to construct the Aurora Corridor in a way that will work for residents for years to come. Safe crossings, beautiful landscaping, and desirable businesses are a part of that plan. Aurora Rents is conveniently located for residents and non-residents who will pay sales tax in our city. Because they are so close to I5 access, that is the best place for them. Please work with them to allow them to stay at that location. Maybe a few bricks from their current building should be kept as a landmark instead. They are an institution in this city, and should be encouraged to stay. Thank you for your time. Sarah Hanssen 627 N. 202nd Place Shoreline 98133

Miranda Redinger

From: Kathy Davis [kdavis@alford.com]
Sent: Thursday, April 02, 2009 9:50 AM
To: Miranda Redinger
Subject: Aurora Rents and the "red brick road"

I am a resident of Shoreline and I would like to comment on the problem of keeping Aurora Rents in Shoreline as a business. I have read about the situation of them taking over/purchasing the "red brick road" area in order to accommodate the new Aurora Ave design.

I wanted to voice my opinion, which is : let them purchase whatever they need. They are a great business. I use them all the time.
Who the heck cares about the road???

Kathy Davis
310 N. 188th st.
Shoreline, WA 98133
206-546-1703

Miranda Redinger

From: Hasselquist & Gammarano [mbhpvg@earthlink.net]
Sent: Thursday, April 02, 2009 10:19 AM
To: Miranda Redinger
Subject: Aurora Rents

We support Aurora Rents in their request to vacate the portion of the "Red Brick Road" that they need in order to rebuild at their present location.

While we empathize with those who want to preserve some of the history of Shoreline, our greater empathy and support lies with Aurora Rents. Aurora Rents is a valuable asset to the community. They should be supported in their commitment to remain at their present location.

Mary Beth Hasselquist
Peter V. Gammarano, Jr.
604 NW 178th Place
Shoreline 98177

Miranda Redinger

From: glenn.michael@comcast.net
Sent: Thursday, April 02, 2009 10:24 AM
To: Miranda Redinger
Subject: Fw: Aurora Rents

Sent from my BlackBerry wireless handheld.

-----Original Message-----

From: glenn.michael@comcast.net

Date: Wed, 1 Apr 2009 23:26:43

To: <mredinger@shorelinewa.gov>

Subject: Aurora Rents

Please support the request to vacate the street behind the current Aurora Rent store to allow construction of a new building on the site following the improvements to the street. The business is a valuable resource to us, the residents of Shoreline. Thank you in advance for your favorable consideration of the request. Michael Glenn Sent from my BlackBerry wireless handheld.

Miranda Redinger

From: Tina Christiansen [tina@writeasrain.com]
Sent: Wednesday, April 01, 2009 2:40 PM
To: Miranda Redinger
Subject: Aurora Rents and street vacation

Miranda,

I will be out of the state on the date of the public hearing on the Red Brick Road on April 9, but wanted to make my views clear.

With a 46 year history of serving Shoreline residents, Aurora Rents is a vital part of the community. Even back when I graduated from Shorecrest, Aurora Rents was known for their participation as well as their customer service. Their continued support of local activities, causes and projects can be equaled by few if any other Shoreline businesses. Keeping them in Shoreline will help keep our city strong while meeting the needs of residents. We cannot afford to drive away businesses when we are also seeking to increase economic development.

Vacating the tiny, useless road behind the current building and allowing Aurora Rents to acquire the property and redevelop the site as part of a new facility is extremely important. It keeps a strong, vibrant business within the city. It allows that business to continue to serve the rental needs of the community. And, it keeps a valuable partner for many nonprofit programs connected to our community.

I do not believe that the old brick road is a vital part of Shoreline's history or of the region's history. Shoreline has already gone down that path and allowed Walgreens to build on the other section of that road. Making a decision to keep the remaining piece at the expense of a LOCAL business when vacating the other section benefited a large corporation would tell me that only the "big guys" are deemed worthy of support by our city council.

By all means, take up the bricks and use them for a planter or monument elsewhere, but keep Aurora Rents in Shoreline. Vacate the red brick road to benefit a local business, the local economy and the needs of all Shoreline residents.

Tina Christiansen
336 NW 202nd Street
Shoreline, WA 98177
206-542-7098

P.S. I know there have been some discussion among council members about the number of comments that come from the 98177 zip code on recent issues. This does not make my input invalid. My husband and I have lived in the same small rambler for 17 years. We own two small businesses, one of which operates in Shoreline. I'm offended by the implication that some council members choose not to listen to comments based on a zip code or which side of I-5 one lives on. I'm also astonished by the idea that everyone in one zip code is considered "elite" by those same council members.

Miranda Redinger

From: dan spiewak [dansr1952@hotmail.com]
Sent: Monday, March 30, 2009 3:18 PM
To: Miranda Redinger
Subject: taking peoples property.

I,m a tax payer and live in shoreline before it became shoreline. Making projects that involve \$\$\$\$\$\$\$ lots of it. Need to come to a halt. We are spending more \$\$ widening State highway 99,taking peoples property to make a corridor. When that TAX \$\$\$ could go to a more needy source. Schools, police firedept. even lower the taxes.Spend Spend that is all govt. knows so well. How about SAVE the \$\$\$.
thank you.

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Miranda Redinger

From: Harry Obedin [harryobedin@samaras.com]
Sent: Wednesday, April 01, 2009 2:15 PM
To: Miranda Redinger
Cc: harry@samaras.com; VisionAurora@msn.com
Subject: FW: Aurora Rent Dilemma

From: Harry Obedin
Sent: Wednesday, April 01, 2009 2:05 PM
To: Mredinger@shoreline.gov
Cc: harry@samaras.com; VisionAurora@msn.com
Subject: FW: Aurora Rent Dilemma

April 1, 2009

Dear City Planning Staff:

I strongly support the vacating the "red brick road" to Aurora Rents. The actions on this matter and other matters has signaled me that the City of Shoreline and Janet Way are hostile to business. The closing of many long-term businesses to provide for the Aurora Highway project shows the City's contempt for its business base. My previous experience with the Planning Department has led me to swear that I will never do business in Shoreline again. I will also do everything in my power to selectively remove several members of the Council and the Planning Department.

Sincerely,

Harry E. Obedin

[Harry@samaras.com](mailto:harry@samaras.com)

From: Vision Aurora [mailto:VisionAurora@msn.com]

Sent: Tuesday, March 31, 2009 9:28 PM
To: Vision Aurora
Subject: Aurora Rent Dilemma

Hello Everyone,

THE AURORA RENT DILLEMA

Normally when e-mailing you I am representing Vision Aurora. Today I am taking the liberty to send you my personal thoughts on the potentiality of Aurora Rent being forced to move from their present location. Because of the lack of appropriate sites available, Aurora Rent would most likely move out of the City of Shoreline. The attachment will give you the pertinent details on how this has come about and suggest how you can help keep them in Shoreline.

Should you have any questions, please don't hesitate to contact me.

Dale Wright

Miranda Redinger

From: glenn.michael@comcast.net
Sent: Wednesday, April 01, 2009 4:27 PM
To: Miranda Redinger
Subject: Aurora Rents

Please support the request to vacate the street behind the current Aurora Rent store to allow construction of a new building on the site following the improvements to the street. The business is a valuable resource to us, the residents of Shoreline. Thank you in advance for your favorable consideration of the request. Michael Glenn Sent from my BlackBerry wireless handheld.

Miranda Redinger

From: richard pattison [rmpattison@mac.com]
Sent: Wednesday, April 01, 2009 4:08 PM
To: Miranda Redinger
Subject: Aurora Rents

Aurora Rents is a very valuable resource for our city (Shoreline). We should do everything possible to ensure their remaining in the city -- including vacating the street behind them to allow for proper expansion caused by the widening of Aurora Avenue.

Dick Pattison
33 NW Cherry Loop, The Highlands
Shoreline, WA 98177

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mailto: mredinger@shorelinewa.gov

Re: Aurora Rents Vacation of the Red Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). I would like to see the bricks saved as they did when Walgreens took up part of the Road for its building site and stored until the Interurban Park is developed or left in place if that gives him enough room to build around them.

The Red Brick Road has been pulled up, asphalted over or just removed in many places; i.e. Firlands way, Walgreens site , and I understand in areas of Snohomish County as well. The road is not in good condition and there is another section of the Red Brick Road near the future Inter Urban Park.

Aurora Rents has been a fixture in Shoreline for 40 plus years. Shoreline needs to keep businesses like this here for our tax base. If the road is not vacated so Larry can rebuild in about the same area there is a strong possibility that he will move his business elsewhere. That would not be good for Shoreline. It would also leave that area as a worthless triangle of land because of the way the new road configuration for Aurora and the new turn lanes will be formed.

I feel that the vacation for Aurora Rents to rebuild is in the best interest of the City of Shoreline and it's Citizens as well as Aurora Rents. Please rule in favor of the vacation.

Sincerely,

Gretchen Atkinson
2148 N 183rd Place
Shoreline, WA 98133

Miranda Redinger

From: Mary Bannister [info@booksforbeginners.org]
Sent: Wednesday, April 01, 2009 4:46 AM
To: Miranda Redinger
Subject: Aurora Rents should be allowed to stay in Shoreline



Aurora Rents
should be allowed...

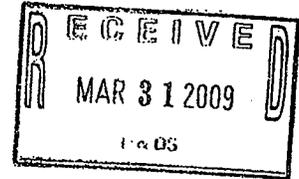
It is my opinion that the value added to our community by retaining a long-standing business, in this case Aurora Rents, far outweighs any historic value of the brick road. Please do whatever is necessary to retain this valued business in our community.

Mary Bannister
20217 23rd Pl NW, Shoreline, WA 98177
206 542-4053

March 28, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mail to



Re: Aurora Rents Property-Vacation of Brick Road

We support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is our understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

A handwritten signature in cursive script that reads "Paul & Claire Grace".

Paul & Claire Grace
728 N. 193rd Street
Shoreline, WA 98133

Donald A. Sands
196 Boundary Lane N.W.
The Highlands
Seattle, WA. 98177-5002

March 31, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

[Via e-mail to mredinger@shoreline.wa.gov](mailto:mredinger@shoreline.wa.gov)

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

Donald A Sands

Miranda Redinger

From: Nick Anderson [nickndar@hotmail.com]
Sent: Tuesday, March 31, 2009 11:43 AM
To: Miranda Redinger
Subject: Aurora Rents

Dear Ms. Redinger,

I write to you in support of Aurora Rents. I have been a member of the Shoreline community all my life and have known Aurora Rents to be an icon of our area. The business supports Shoreline, I think the city should reciprocate.

Nick Anderson
206.363.2980

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Miranda Redinger

From: Jim Mackey [jmackey@evergreenps.net]
Sent: Friday, March 27, 2009 2:52 PM
To: Miranda Redinger
Subject: Aurora Rents

Dear Miranda

I am contacting you to indicate my support for Larry Steele's efforts to save his business, Aurora Rents. It has been fixture in the Shoreline business community for as long as I have lived in Shoreline (since 1980). The closure of the brick road in imperative to Aurora Rents survival at 175th and Aurora and will ultimately save the citizens of Shoreline a great resource and a lot of money.

I strongly urge to you to support this closure.

Jim Mackey

47 NW Cherry Loop

The Highlands

Shoreline, WA 98177

City of Shoreline
17544 Midvale Ave. North
Shoreline, WA. 98133

RE: Aurora Rents Property - Vacate Road

To Whom it may concern:

I am in support of Larry Steele's request to vacate a partial section of Ronald Pl N. (the Red Brick Road). With the improvements on Aurora Ave N., which will include a new dedicated North bound right turn lane from Aurora to 175th (East bound).

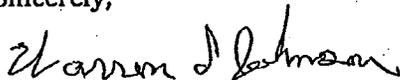
Leaving Ronald Pl. North in its current configuration will pose as a safety issue (deteriorating bricks) as well as a traffic conflict with the new dedicated right turn traffic.

The vacated section of Ronald Pl N. will allow Aurora Rents, a family owned business in Shoreline of 46 years to re-develop at its present location. With the loss of property along Aurora, due to the Aurora Corridor Project, the company was forced to vacate its current facility, and demolish the buildings. With the proposed partial vacation of the brick road behind their current location, they will have the opportunity to re-develop and continue serving Shoreline as a premier rental center.

It is my understanding that the proposed vacation of Ronald Pl N., is consistent with the Aurora Corridor's long range planning, as well as traffic flow studies. It will also take the maintenance obligation off the City, and put the property on the tax role, thereby benefiting all citizens of Shoreline.

Any comments or questions, please don't hesitate to contact me at my place of business at 206-621-8884.

Sincerely,



Warren Johnson
Resident of Shoreline

Miranda Redinger

From: Bill Fowler [bfowlereagle4@gmail.com]
Sent: Saturday, March 28, 2009 8:11 AM
To: Miranda Redinger
Subject: Aurora Rents

Dear Miranda Redinger:

I have lived in Shoreline since 1956 and have come to know many of the great locally owned companies in Shoreline. Aurora Rents is one of those great locally owned companies. They have provided a very useful service at a very convenient location for many decades. Additionally, they have been a significant contributor to our community in terms of time and money and influence.

I understand they are now having to relocate temporarily or permanently as a result of the Aurora Corridor project. I would hate to see them move permanently from their present location and worse yet, if they had to move outside the boundaries of Shoreline, because of the lack of space. I remember when we lost Les Schwab Tires from Shoreline to Lynnwood and Monarch Appliance closed permanently due to the Aurora Project. We do not need more of the same.

Accordingly, if Aurora Rents must sacrifice a portion of its space for the Aurora Project it seems only practical to allow them to exchange the portion they are giving up for the red brick road space. This would allow Aurora Rents to stay at its present location and stay in Shoreline.

Some people may say that the red brick road is a historical landmark. Actually, Shoreline retained a portion of the old red brick road on the other side of Walgreens (this is good), it gave up a portion of the red brick road to accommodate Walgreens and Key Bank (this is good), but the retaining of the red brick road as a surface road for cars (which is what we are now using) does not, in my view, qualify as a good use of a historical landmark. Accordingly, I would eliminate the red brick road all together and give it to Aurora Rents so they can stay at their present location in Shoreline and at the same time eliminate the expense to Shoreline to maintain one more road that does not need to exist.

Thank you for your considering my opinion.

Respectfully,

Bill Fowler
17143 13th Ave NW
Shoreline, WA 98177

Miranda Redinger

From: Carol Solle [csolle@earthlink.net]
Sent: Saturday, March 28, 2009 3:15 PM
To: Miranda Redinger
Cc: Larry Steele
Subject: Red Brick Road

Dear Ms. Redinger,

Aurora Rents has been a fixture in Shoreline since 1962. Please allow Larry Steele to vacate the red brick road so that he will keep his valuable service and its tax base in Shoreline. It's likely that more people in Shoreline know about Aurora Rents than are even aware of the red brick road.

The red bricks would add value to the planned Interurban Park.

Sincerely,

Carol Solle

Miranda Redinger

From: Mark.Reisinger [Mark.Reisinger@comcast.net]
Sent: Sunday, March 29, 2009 11:02 AM
To: Miranda Redinger
Subject: Brick Road

Please allow the vacation of the brick road at 175th for Aurora Rents.

Thank you

Mark Reisinger
Lake Forest Park

Mark Reisinger
Cell 206-351-7543

KEITH T. MCCLELLAND
ATTORNEY AT LAW
SHORELINE BUSINESS & PROFESSIONAL CENTER
17544 MIDVALE AVENUE N., SUITE 307
SHORELINE, WASHINGTON 98133
(206) 542-3138
FAX (206) 542-3838
EMAIL: keith@keithmcclellandlaw.com

March 28, 2009

Ms. Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Hand delivered

Re: *Aurora Rents/Red Brick Road*

I live in Shoreline, and—as you can see—I have my law office in Shoreline. The re-development of Aurora Avenue and the preservation of businesses along its corridor are important for this community's economic and social well being. Family-owned businesses such as Larry Steele's Aurora Rents provide not only sales tax and employment in Shoreline, they also provide a service to the community that, over time, becomes part of the very fabric of how we take care of our homes, our apartments, etc.

Having reviewed materials and the issues regarding Mr. Steele's request, I am satisfied that granting the request will also enhance vehicular and pedestrian safety—not a small factor at this intersection. Furthermore, vehicular and pedestrian traffic flow in/around the new City Center will be improved by the revision to the Aurora Rents triangular-shaped parcel.

Those opposing Mr. Steele's request seem to be "brick hugging" for what they claim is a "historical" purpose. In fact, they know full well that a portion of the Red Brick Road is preserved just north of Aurora Rents where the commemoration has some dignity and presence for those wishing to acknowledge this piece of the community's history. In light of the already-preserved portion of the Red Brick Road, one should cast a jaundiced eye upon the motives of those opposing Mr. Steele's request. Perhaps there is an alternative agenda disguised behind their opposition to the request. The elected officials and staff of the city of Shoreline should not be distracted by this diversionary tactic.

Instead, the city should approve the request and move forward with all due dispatch.

Cordially,



Keith T. McClelland

KTM:ym

March 29, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mail to mredinger@shorelinewa.gov

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new-dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a scar (deteriorating bricks) instead of something designed to serve an economic purpose. Preserving the road will be nothing but an after thought and inconsistent with the planning along Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. It is only right considering the taking away of land on Aurora, the disruption to business, and the need to replace the land taken which is necessary to redevelop the site with a new building that will benefit the economy and appearance of Shoreline. It would be a disservice to the citizens of Shoreline to spend money improving and maintaining the brick road that would not provide any benefit for people in Shoreline.

The Historic significance of the brick road has been adequately addressed in a much more significant manner when portions of the Red Brick Road in better condition were preserved north of 175th. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road and relates much better to the park area created along the trail.

Failure to vacate the road will cause several problems; including a patch work of insignificant land use, prime commercial property off the tax rolls, a maintenance problem for the city and other related problems.

The proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. Failure to vacate doesn't make economic logic, pedestrian friendly space or good planning and esthetic design sense.

For the above reasons, and in my best judgment as a licensed architect, a member of the American Institute of Certified Planners, and as a citizen who served for eight years on the Shoreline Planning Commission and chair of the commission for two years during the formative years of Shoreline, I strongly support Larry Steele's request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

Marlin J. Gabbert, AIA, AICP

March 28, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

[Via e-mail to mredinger@shorelinewa.gov](mailto:mredinger@shorelinewa.gov)

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

Miranda Redinger

From: rgrudy@comcast.net
Sent: Monday, March 30, 2009 3:16 PM
To: Miranda Redinger
Subject: Aurora Rents

City of Shoreline

Miranda Redinger

I support Aurora Rents request for the city to vacate the brick road behind their building and allow them to rebuild on the vacated property. Aurora Rents is an important Shoreline business and the city should accommodate them.

Sincerely,

Ronald G. Rudy

Miranda Redinger

From: Barbara Guthrie [Barbara.Guthrie@nwhsea.org]
Sent: Monday, March 30, 2009 1:07 PM
To: Miranda Redinger
Subject: application for street vacation

Ms Redinger:

Please accept this e-mail as my public comment regarding Larry Steele's application no. 201775 to vacate a portion of Ronald Place N., (south of 175th to western driveway entrance to Top Foods).

Please note my support of Mr.. Steele's application of Street Vacation. Aurora Rents is a vital part of our business community and we, as a community, need to support his request for this street vacation. This request is reasonable and necessary and will permit Aurora Rents to stay at it's current location after the improvements along Aurora Avenue are complete.

Sincerely,

Barbara Guthrie
18531 Ashworth Ave N.
Shoreline, WA 98133

March 28, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mail to mredinger@shorelinewa.gov

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacating the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. By the City vacating the brick road behind Aurora Rent's current location, Aurora Rents can continue serving Shoreline as a premier equipment rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. I believe Shoreline has enough revenue-limiting problems already.

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,



David F. Berkey
Client of Aurora Rents



March 30, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Avenue N
Shoreline, WA 98133

Re: Aurora Rents/ Proposal to vacate portion of Ronald Place North

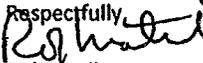
Dear Ms. Redinger:

This letter is in support of Larry Steel's request to vacate a section of Ronald Place North. Like our business, Aurora Rents has been a part of the Shoreline community for over 45 years. Aurora Rents is a "first class" organization that provides a valuable service to the community. In addition, Aurora Rents employ several people and generate much needed tax revenue for the city. Anderson House purchases their services several times each year, and have Aurora Rents as part of our "Disaster Plan," (Aurora Rents will provide us with additional emergency backup power in the event our system breaks down.)

Due to the enhancement that the city will be making to the Aurora Corridor, Aurora Rents will lose property along Aurora, thus making reconstruction the only realistic alternative for their business to continue to operate in Shoreline. Given the fact that there will also be a North right- turn lane onto 175th Street it is somewhat redundant to have another bypass lane (Ronald Place North) to 175th.

I also do business with Skyline Windows. When backing out of their driveway onto Ronald Place North, one has to be especially careful not to get rear-ended from traffic that is merging from Aurora onto Ronald Place North. This problem would be averted and safety would be enhanced if a section of Ronald Place North was vacated.

We support Mr. Steele and his request to vacate a section of the Ronald Place North road. This will allow Aurora Rents to be able to operate profitably and remain in Shoreline.

Respectfully,

Rob Matiko
Administrator

March 28, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mail to

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,



Martin S. Rood

President, Mr. 99 & Associates, Inc., Shoreline Economic Advisory Council Member

Miranda Redinger

From: Jerilee Mann [careplus@qwestoffice.net]
Sent: Monday, March 30, 2009 3:47 PM
To: Miranda Redinger
Subject: Aurora Rents and the Red Brick Road

From my perspective, it seems like as a city, we would do whatever it takes to keep Aurora Rents, doing business in Shoreline for 40 years, as a viable Shoreline business. I say, let Aurora Rents have the Red Brick Road. As I recall there is a small segment of the Red Brick Road near Walgreens that can be memorialized. Not only is Aurora Rents valuable as a Shoreline Business, but its owner, Larry Steele contributes wonderfully to our community. So, I vote, Save Aurora Rents.

Thank you,

Jerilee Mann

17920 Stone Avenue North

Shoreline, WA 98133

425-773-4533

March 30, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mail to mredinger@shorelinewa.gov

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

As a historian myself, I find it odd that some would say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, I support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,



David Endicott, Executive Director

Forward Shoreline

March 30, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Re: Request of Aurora Rents for Vacation of Ronald Place N.

To Whom It May Concern:

I am writing to express my support for Aurora Rents (Larry Steele) request to vacate a section of Ronald Place North. With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Aurora Rents is an important part of the Shoreline community. They are known for their support of community projects and values – such as the 2006 Parks Bond and little league teams. Besides employing quite a large number of people they provide a valuable service that is not easy to find. Many people from outside of Shoreline bring their tax dollars to our City when they patronize Aurora Rents.

Mr. Steele has been a good neighbor by working with the city and having his business displaced so that the Aurora Corridor can be redeveloped. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road. This part of the road is degraded and unsafe.

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, I support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Shari Tracey
19514 Burke Ave. N.
Shoreline, WA 98133
(206)542-5763

March 26, 2006

City of Shoreline
Shoreline, WA. 98133

To Whom It May Concern,

I am writing to support Larry Steele's intention to rebuilt Aurora Rents on the site at Aurora Avenue North and North 175th Street in Shoreline. I've had many occasions to use the services of Aurora Rents. I believe that this is a business that is vital to our community for the services it provides, the jobs it creates, and the tax revenue to the City of Shoreline. More significant, however, is my belief that Aurora Rents and Larry Steele exemplify the type of community activism and service to others that represent the highest ideals of the City of Shoreline and its people.

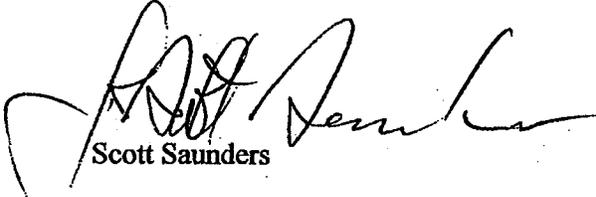
I was as an employee of Shoreline Community College for over 30 years, and I remain an active participant in the Rotary Club of Shoreline Breakfast, the Shoreline Community College Foundation, and other charitable organizations in Shoreline. Every organization I've worked with in Shoreline has encountered many occasions when we needed equipment from Aurora Rents. The service has always been excellent, and often the fees were adjusted or waived when non-profit organizations were involved. I've also seen Larry Steele volunteer countless hours serving with Forward Shoreline, the Shoreline Community College Foundation Board of Directors, and other service organizations.

In 2004-05 Rotary International celebrated its Centennial Year, and Rotary District 5030 asked for nominations to receive a Rotary Service Award for Professional Excellence as part of the Centennial Year celebration. This award was conceived by Rotary International as a way to honor non-Rotarians who exemplified the ideals and service ethic of Rotarians. Rotary clubs were asked to nominate candidates who were established members of their profession, demonstrated high ethical standards, had achieved professional distinction, had experience training and/or mentoring others in their profession, and had an outstanding record of community service. As the Centennial Year President of our Rotary Club, I asked our members whom we should honor, and I received an overwhelming response asking that we nominate Larry Steele. Larry was chosen by Rotary District 5030 as one of only two people in the Seattle area to receive this great honor.

I understand that there are those in the Shoreline Community who wish to preserve the brick road adjoining Aurora Rents as a historical site and are opposed to Aurora Rents' plans to rebuild on this road. My response is that it would be a grave mistake to place a

higher value on a bricks than we do on a business that provides jobs in our community and has exhibited such high standards of professional ethics and service to the Shoreline Community. Aurora Rents, and Larry Steele in particular, are role models for our community. Shoreline can ill afford to loose such a valuable part of our history and our future. Please allow them to rebuild their business in Shoreline. Please demonstrate that you value people with character, high professional standards for conducting their business, and a proven record of advancing the Shoreline community.

Kind regards,



Scott Saunders

MARCELLA RIEDINGER
19023 Wallingford Ave N
Shoreline WA 98133

City of Shoreline

I am writing to express my support of vacating the remnants of the red brick road that run east of Aurora Rents in order to accommodate their new building. While I favor "Landmark" status when appropriate and practical, I do not believe this small section of brick road qualifies by any measure. There are many small sections of the brick roads that once blanketed our region remaining; this is not the last remnant. To complicate or hamper the rebuilding of Aurora Rents by retaining this small stretch of obsolete roadway would be a travesty. This long established Shoreline business is already paying a high price to remain in Shoreline; we should be going out of our way to assist, not hinder, this venerable, highly respected business.

Sincerely,

A handwritten signature in cursive script that reads "Marcie Riedinger".

Marcie Riedinger

3/23/09

Shoreline Planning Commission,

I understand that consideration of closing the "Red Brick Road" or Ronald Place is being considered as a safety measure.

I support the closing as I have witnessed cars traveling north on Aurora and actually picking up speed to take this short cut to 175th. With the widening of Aurora Avenue and a transit/right turn only lane there is no need for this roadway.

I support the use of the vacated roadway for Aurora Rents to recover space lost with the widening of Aurora. Aurora Rents has been a successfully run business in Shoreline for many, many years and the community needs to retain this business. I look forward to the improved Aurora Avenue and the continued success of business along Aurora.

Sincerely,

Healy O'Neil
(206) 546-2000

Miranda Redinger

From: Patti Frost [pattifrost@hotmail.com]
Sent: Wednesday, April 01, 2009 3:31 PM
To: Miranda Redinger
Subject: Aurora Rents

I received an e-mail from our Highlands office re the Aurora Rents situation and suggested that we all e-mail you to "save" Aurora Rents. First, I must say that we have more pressing things to do in the Highlands-----but since we are being asked to e-mail you, here goes. I don't care if Aurora Rents moves to Tukwilla!!! But I do care if that great brick road is removed!. We use it a lot to access the freeway, and it is a somewhat easier way to go than to go to the corner of 175th and sit in traffic (and there is a lot of congestion at that intersection!.) What a stupid idea to expand an already obvious eyesore- Aurora Rents!! Thanks. Patti Frost, The Highlands

Windows Live™: Keep your life in sync. [Check it out.](#)

RECEIVED

FEB - 9 2009

City Manager's Office

From: webmaster@shorelinewa.gov
Sent: Monday, February 09, 2009 8:57 AM
To: City Council
Subject: Website Contact Form

How Should We Contact You? (Please provide the necessary contact information below.)
No Response Needed

Name: Kevin Sill
Address: 17240 Ronald Pl N
Phone: (206)542-2147
Email: kevinsill@hotmail.com

Comments:

I am concerned about the vacation of Ronald Pl N. I own Skyline Windows and the adjoining apartments to the south. My concern involves the access to my property, not only by customers, but also delivery trucks that would be hampered by the indirect route required to get to my business. Ingress from the north and east would mean winding through the Top Foods parking lot, which is less than ideal, and might not be possible for semi trucks with trailers. Thank you for your consideration. Kevin Sill

Miranda Redinger

From: PDS
Sent: Thursday, April 09, 2009 7:24 AM
To: Miranda Redinger
Cc: Steve Cohn
Subject: FW: Proposed Street Vacation #201775 for Aurora Rents / Larry Steele

For your consideration.

*Jeff Forry, Permit Services Manager
City of Shoreline
17500 Midvale Avenue, North
Shoreline, WA 98133
(206) 801-2521 Office
(206) 571-7167 Cell*

-----Original Message-----

From: Boni Biery [mailto:birdsbeefishtrees@gmail.com]
Sent: Wednesday, April 08, 2009 8:18 PM
To: PDS
Subject: Proposed Street Vacation #201775 for Aurora Rents / Larry Steele

Proposed Street Vacation #201775 for Aurora Rents / Larry Steele

Dear Planning Staff,

While I recognize that Aurora Rents has been a successful business in our community for many years, I feel it is important to consider the manner in which a property owner is compensated for the impacts of eminent domain should be down in a consistent and objective way. Therefore I feel it important to ask if having Aurora Rents it remain at the current location is truly the highest and best use for that corner? And if so, has anyone brokered the idea of adding a second story? After all, the City Hall is only half a block away and it is 50 high an top Foods is also two plus stories in height; and there are no single story homes nearby. This might be a perfect opportunity to build up instead of out. I have very basic questions that I would like have answered regarding this vacation.

Here are some additional questions that I would like have answered:

- 1) How much, if any, of the current property occupied by Aurora Rents will be "taken" by eminent domain for construction of the Aurora corridor?
- 2) How many other properties have been affected by eminent domain loses?
Of those, how many have been afforded the opportunity to acquire property as a means of recovery?
- 3) If the vacation is granted, will Mr Steele, be required to purchase the land made available by the proposed vacation?
If not, why not?
If so, how will the price of the 12,822 sq/ft (.294 acre) be determined?

And finally, I have been told that the need for the intersection "bypass" currently provided by this section of Ronald Place North will no longer be needed once the BAT lane (added by the corridor improvements) is available. I feel this is not the case. I believe this intersection will continue to see increasing amounts of traffic and a single, northbound bus, stopped for the light will defeat the functionality of the free right turn otherwise available from the BAT lane. Ask anyone who travels in the current transit lanes and they can quickly confirm this.

Thanks for the opportunity to have these concerns addressed. It would be most helpful to me if I could have your responses in writing.

Sincerely,
Boni Biery
Shoreline Resident

Miranda Redinger
City of Shoreline
April 7, 2009

RE: Comments to be entered as testimony into the Public Hearing April 9, 2009, on the proposed street vacation as outlined in the following public notice:

Notice of Application and Public Hearing for Street Vacation To be published on March 26, 2009 Name of Applicant and Application No.: Larry Steele, #201775 Location & Description of Project: 17244 Aurora Ave. N. ~~the route is to vacate the portion of Ronald Place N. that is south of 175th to the western driveway entrance to Ronald Place.~~ Application Submitted & Complete: January 20th, 2009 Project Manager Name & Phone #: Miranda Redinger, 206-801-2513 Project Information: Total Area of requested vacation: 12,822 square feet Zoning of adjacent property: Regional Business Environmental Review: The City of Shoreline has determined that this proposal is exempt under the provisions of WAC 197.11.002(4) that indicates that the vacation of streets or roads is ~~categorically exempt from SEPA~~ threshold determination requirements. Public Comment: The public comment period ends Wednesday, April 8th, 2009 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 546-8761 or deliver comments to City of Shoreline, Attn. Miranda Redinger, 17500 Midvale Avenue North, Shoreline, WA 98133 or email to ~~miranda@shoreline.wa.gov~~. You may also request a copy of the decision once it has been made. Open Record Public Hearing: Interested parties are also encouraged to participate in a public hearing scheduled before the Hearing Examiner on Thursday, ~~April 9th~~ 2009 at 7 p. m. in the main room of the Shoreline Fire Department Headquarters, located at 17525 Aurora Ave. N. Development Regulations Used and Environmental Documents submitted: Current Shoreline Municipal Code and Comprehensive Plan, 2008 Engineering and Development Guide, ~~2005 Transportation Master Plan~~, 2005 Surface Water Master Plan. All documents are available for review at the City Hall Annex, 1110 N. 175th Street Suite #107. (This ad last ran on 03/26/2009)

Comments about this proposed street vacation:

1. I noted above that the 2005 transportation Master plan is referenced. The pertinent traffic document that should be applied is the following document used for planning along the Aurora Corridor:

**TECHNICAL MEMORANDUM dated 4-26-07
Aurora Avenue North Multimodal Corridor Project
N 165th Street to N 205th Street
Public Outreach and Pre-Environmental
Expanded Network Traffic Study: Routing Option
Analysis Results, Recommendations, and Costs**

This pertinent planning document indicates Ronald Place remaining open South of 175th, and as such traffic volumes expected at 175th and Aurora are adjusted downward for the volume taken off at Ronald Place. As such it would require a re-analysis of this major project document to verify there is not an issue.

2. According to State Law for street vacations, the basic rule that applies is that where current public use is being provided, there needs to be no net loss of public benefit. (I'm generalizing, yet this is the specific intent of the state law as I read it.)
In considering this particular proposed street vacation there would be two important losses of public use;
 - a. By forcing right turns to be accommodated in the transit BAT lane there would be many instances where making a free right turn would be impossible, as a transit bus waiting for a red light at 175th intent on going straight, would block that right turn lane, and traffic would need to wait for the green before turning. This already happens frequently at N 155th/Aurora where the ability to make a free right turn requires a considerable wait for a green signal when a Northbound, or Southbound transit vehicle occupies that lane. The current use of Ronald Place provides an alternate method for heading East on 175th for Northbound Aurora traffic and relieves that traffic flow from the 175th/Aurora intersection.
 - b. The ability to use this remaining short section of Ronald Place provides an historical "enjoyment" and perspective of times past for the public. This is not something that can be replaced by a new roadway, it is only provided by the knowledge that the user is driving a small section of what was originally the Old North trunk highway, and for those who have an interest in history this is a precious experience. It has been always been assumed in the planning, as far as I am aware, that this section of roadway would be preserved for continued public use and this proposed street vacation comes as quite a surprise, as the historic preservation of his roadway as one of the few remaining historical elements in Shoreline was a priority. I believe research of the Aurora Corridor and other planning documents will reveal this fact.

3. The reference in the Public Notice indicates SEPA exemption for this street vacation (as a stand-alone project), yet it is clearly being done to accommodate this property owner due to the taking of property for the Aurora Phase 2 project. As such the proper SEPA document would be the SEPA used for the Aurora project, and given the direct connection to that project, this street vacation would not be exempt, and in fact needs to be considered in conjunction with that project. The street vacation was not considered or anticipated.
4. Closure of Ronald Place in turn forces all traffic that would need access to the businesses South of the entrance to Top Foods, to now use that short connecting roadway between Midvale and Ronald Place in both directions going to and from those businesses as well as requiring access from that connection for Southbound traffic. This does two things, both negative:
 - a. Increases traffic flow into the Midvale/Top foods connection and Midvale 175th intersection. All traffic leaving those businesses would be required to exit to the North through the Midvale extension serving Top Foods.
 - b. Increases the volume of traffic crossing the Interurban trail creating additional concerns for traffic/pedestrian encounters by the Trail users who feel in general they have the right to stop traffic, and by the vehicular traffic who feel they have the right of way.

To recap, I think this proposed street vacation is poorly thought out, does not meet the intent of state law to maintain an equal replacement of public use, provides some real safety concerns for the trail project, and most importantly deprives the public of this important historical element, an important element in our City Comprehensive Plan.

Although I truly regret that Aurora Rents as one of the best and most highly valued businesses in Shoreline, may suffer as a result of the taking of property for the Aurora Phase 2 project, I believe this street vacation request must be denied.

I would urge City Planners to reconsider the perceived need to shift the Aurora project toward Aurora Rents, or consider providing an equivalent site on Aurora Ave in the immediate vicinity to re-locate this business to the owners satisfaction and with consideration for their historical presence in this location.

Sincerely, Les Nelson, Shoreline resident

Dale W. Horton, 206-235 5206
60 years in Shoreline

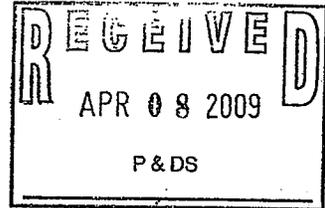
Neighborhood Meeting

Owner of
17202 Aurora Ave N
and 17212

② Many more
reasons but
out of paper.
Regarding Partial Vacation of Ronald Pl. N
Aurora Ave N,
Behind Aurora Rent's, Inc.

Meeting Comments

March 30th, 2009



Today's Date April 8, 2009 3:57 PM

I am 100% against Aurora Rents getting
any of Ronald Place N.

① It has significant historical value
(should be on the historical register)

② Very dangerous when wet or frosty or icy.

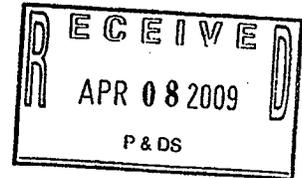
③ Already is sinking from use and heavy
trucks coming and going to Aurora
Rents and equipment

④ The city center of Shoreline is 1954.
Aurora should be a nice quiet walking
area with a fountain, flowers etc, with
a nice historical sign about history of
the old interurban with old photo's etc

⑤ The only portion of the old interurban
that is still in its original state anywhere!

P.O. Box 55252
Shoreline, WA 98155

April 6, 2009



Miranda Redinger
City of Shoreline
17500 Midvale Ave. N.
Shoreline, WA 98133

RE: Street Vacation #201775, Larry Steele

SEPA/NEPA ISSUES

I believe the proposed street vacation should be denied under WAC 197-11-305 as it covered pre-existing NEPA and SEPA mitigated Determination of Non-Significance (DNS) as a matter of law. The applicant clearly states in the petition for street vacation that the reason for the street vacation request is a result of the widening of Aurora. This is reference to the Aurora Corridor Improvement Project: N 165 Street – N 205 Street (hereinafter referred to as the Aurora Project). The street vacation request, as admitted by the applicant, is therefore functionally and physically related to a project to that is not exempt from SEPA.

The City has cited as the governing Washington State Law as:

(2) **Other minor new construction.** The following types of construction shall be exempt except where undertaken wholly or in part on lands covered by water (unless specifically exempted in this subsection); the exemptions provided by this section shall apply to all licenses required to undertake the construction in question, except where a rezone or any license governing emissions to the air or discharges to water is required.

(h) The vacation of streets or roads.

However, the preface to the categorical exemptions for WAC 197-11-800 reads as:

The proposed actions contained in Part Nine are categorically exempt from threshold determination and EIS requirements, subject to the rules and limitations on categorical exemptions contained in WAC 197-11-305.

The correct standard to apply is WAC 197-11-305(1)(b)(i):

(1) If a proposal fits within any of the provisions in Part Nine of these rules, the proposal shall be categorically exempt from threshold determination requirements (WAC 197-11-720) except as follows:

(b) The proposal is a segment of a proposal that includes:

(i) A series of actions, physically or functionally related to each other, some of which are categorically exempt and some of which are not.

A mitigated SEPA DNS determination has already been issued for the Aurora Project. The Environmental Checklist for this determination on page 13 of 23 states Aurora Rents (a business owned by the applicant and location of the street application) is subject to partial acquisition and demolition. A large tax paying business, Key Bank, on this same page was designated for partial acquisition and demolition, they have elected to sell their property to the City of Shoreline in excess of \$1.3 million. The date of this checklist was November 9, 2007. The DNS determination was issued January 17, 2008. The street vacation action constitutes mitigation of the partial acquisition and demotion of Aurora Rents. If this mitigation were desired by the applicant, then it should have been requested timely or an appeal should have been filed timely.

On page 14 it explicitly states that the three businesses designated for partial acquisition and demolition may elect to rebuild on the existing site, it does not state that the business may apply for a street vacation to mitigate the effects of the impact of the Aurora Project on their property and/or business.

In late 2006 the City of Shoreline began the EIS scoping process for the Aurora Project and presented to the public three alternatives for selection. Of the three alternatives, none included the closure of Ronald Place south of 175 St. North (see attached map). The process included solicitation of comments from the business community and the general public (see attached scoping documents and timeline). Additionally, all transportation alternatives presented to the public during the scoping process showed the street running diagonally from Aurora at N 172nd to N 175th as being open, with no vacation.

Documents presented in the SEPA/NEPA process show that the street was NOT to be vacated during the Aurora Corridor Project. The final project plan shows that the street proposed for vacation was to remain OPEN. At no time has it ever been represented to the public that the street was to be vacated as a result of the Aurora Corridor Project.

The Implementation Strategies adopted by the Shoreline City Council on July 23, 2007 for the Aurora Corridor Improvement Project (attached) enumerate a specific list of 36 points. Point Number 27 discusses preserving the heritage of the red brick road NORTH of 175th by developing a park. Point number 32 discusses the provision of back of lot (rear) access road/alleys when possible during project development or as a condition of redevelopment. These points taken together mean that the intention was not to close Ronald Place SOUTH of 175th Street, which is proposed in this street application.

Furthermore, the applicant has known since 2003 the Aurora Corridor Project would result in the partial demolition of his business (see attached newspaper articles). The applicant is moving his business at the present time to a "temporary" location at 192 St. and Aurora Ave. North, which shows that he has the ability and resources to move elsewhere and stay in the Shoreline business community. Also attached from the Applicant's website is a description of the business at the location, it has been located there since 1962 WITHOUT A REQUEST FOR A STREET VACATION. It would appear that the street vacation request is directly related to the right-of-way acquisition for the Aurora Corridor Project. There are other locations along the Aurora Project that the City of Shoreline is actively seeking developers to site new businesses, there is nothing preventing the applicant from permanently relocating to one of these sites.

During the SEPA and NEPA review process the applicant, Larry Steele, had opportunities to request mitigation for the loss of property during either/both permanent and temporary acquisition of right-of-way for the Aurora Corridor Project. As with all other merchants, property owners, and tenants of the properties (as well as members of the general public and the citizens and/or residents of the City of Shoreline) listed in Ordinances 527 and 532, adequate legal public notice was given to submit comments and file an appeal of any design elements of the project with either the hearing examiner, or other civil appeal before the court system, which has not been done by the applicant.

The City of Shoreline has presented a final design to the State of Washington and the Federal government for funding of the Aurora Corridor Project using all the associated NEPA/SEPA documents for EIS scoping, public comments, EIS checklists, mitigation, traffic flow, city council hearings, established public policy as a result of city council legislation, mitigated DNS, and final notice of determination. To change the mitigation allowed for the Aurora Project at this late date would require notification to all relevant funding sources.

The applicant will be compensated for the loss of property due to permanent and temporary right-of-way acquisition to complete the Aurora Corridor; perhaps not to his satisfaction, but he is not alone in this dissatisfaction. The key issue here is the appearance of fairness, no other property owner has been offered such an opportunity as a street vacation to make them "whole" subsequent to the impact of the Aurora Corridor Project. In November 2008 the Shoreline City Council held a hearing on Ordinance 527 to initiate the right-of-way acquisition process, which included the applicant property, he did not elect to attend the meeting and speak for the record.

PROCEDURAL ISSUES

The notice to the general public was not published in the newspapers of record until March 26, 2009. This allowed only 14 days for letters of comment to be submitted on the street vacation to be submitted to the City of Shoreline and is only 15 days before the hearing date. However, it allowed the applicant 60 days to solicit associates for letters of support, which would account for the overwhelming number of letters of support. The notice of the street vacation was not posted on the land use notice section of the City of

Shoreline webpage until March 26, 2009 even though a resolution was passed to process a street vacation petition on February 9, 2009.

Shoreline Municipal Code requires that notice be published in the newspaper 20 days prior to the hearing and published on their website, this public notice requirement has not been met.

Further procedural difficulties were created by actions of the City of Shoreline staff at the meeting of the City Council on February 9, 2009. The City of Shoreline staff presented Resolution No. 284, fixing the time for a public hearing on vacation of a portion of Ronald Pl. N. South of North 175th Street. A council member commented that resolutions usually get three readings. This was in reference to Council Rule 3.5(B). However, Council Rule 3.5(B) reads as:

Ordinances scheduled for Council action will generally receive three readings (with the exception of items that have had a public hearing before the Planning Commission).

- A. The first reading will be the scheduling of the item on the Council Agenda Planner by title or subject. If reasonably possible the item should be listed on the Agenda Planner at least two weeks prior to the second reading. The Mayor or City Manager may authorize exceptions for items of an emergency or unexpected nature requiring immediate action. The applicable portion of the Council Agenda Planner will be appended to the Business or Study Session agendas and distributed and posted along with these agendas.
- B. The second reading will be scheduled for a Study Session for review and discussion by the City Council. Items of a routine nature may bypass a Study Session and be scheduled directly to a Consent Calendar at a Business meeting. In such cases Council by motion, waive the second reading as part of the adopting motion.
- C. The third reading will be Council review and/or adoption at a Business meeting.

The motion to set a date for the hearing on the street vacation did not include waiver of the second reading, therefore there should have been at least one more reading of the resolution.

The neighborhood meeting in SMC 20.30.090(C) requires that the applicant present a summary of concerns, issues, and problems expressed during the meeting, including those the applicant is unwilling or unable to address and why AND a summary of proposed modifications or site plan revisions expressed at the meeting. Such a summary was not provided by the applicant in the minutes of the meeting. There is no documentation that the staff mailed a summary of the neighborhood meeting to all persons who attended the neighborhood meeting, signed in, and provided a legible address. Therefore, the application is incompletely processed.

LETTERS OF SUPPORT

The staff report stated that 48 comment letters were received and that 46 letters were in favor and 2 were against the street vacation, however, an examination of the package sent to the hearing examiner on April 6, 2009 reveals there were 49 letters. Further examination reveals the following detailed information for each comment:

Dan & Donna McKinnon	no city of residence, asks a question
Keith McClelland	Shoreline business, attacks elected officials and staff of the City of Shore
Gregory Kulseth	no city of residence provided, attacks an elected official, 425 area code pl
Mark Reisinger	Lake Forest Park
Heidi Costello	no city of residence, asks a question
Kathryn Rickert	no city of residence
Ronald Rudy	no city of residence
John Wallace	no city of residence provided
Karol Satterwhite	no city of residence provided
Carol Solle	no city of residence provided
Harry Obedin	no city of residence, attacks elected officials & city staff, Vision Aurora
David Berkey	no city of residence, form letter same as unsigned & Marlin Gabbert
Joan Dressler	no city of residence, mentions unrelated land use action
Dale Wright	no city of residence, Vision Aurora
Nobelzada	no name provided and no city of residence
Glenn Michael	second letter
Charlotte Haines	Shoreline
Dan Spiewak	Shoreline
Glenn Michael	Shoreline
Heather Bentley	Shoreline
Jeanne Monger	Shoreline
Kate Coffee	Shoreline
Kathy Davis	Shoreline
Marcie Riedinger	Shoreline
Mary Beth Hasselquist & Peter Gammarano	Shoreline
Richard Pattison	Shoreline
Gretchen Atkinson	Shoreline
Mary Bannister	Shoreline
Paul & Claire Grace	Shoreline
Donald Sands	Shoreline
Nick Anderson	Shoreline
Jim Mackey	Shoreline
Barbara Guthrie	Shoreline
Jerilee Mann	Shoreline
Scott Saunders	Shoreline

Harley O'Neil	Shoreline
Tina Christiansen	Shoreline
Sarah Hanssen	Shoreline & letter from Vision Aurora
Marcie Riedinger	Shoreline (second letter, duplicate)
Patti Frost	Shoreline, against street vacation
Kevin Sill	Shoreline, against street vacation
Rob Matiko	Shoreline, cites Skyline Windows which is in opposition to vacation
Shari Tracey	Shoreline, form letter & unsigned
David Endicott	Shoreline, form letter & unsigned
Marlin Gabbert	Shoreline, form letter, incorrectly cites long range plan and traffic flow st
Martin Rood	Shoreline, form letter, & unsigned
Bill Fowler	Shoreline, incorrectly cites "give up" to Key Bank (they paid fair market
Warren Johnson	Shoreline, incorrectly cites long-range planning & traffic flow studies
Unsigned & undated form letter	Unsigned & undated duplicate form letter

In actual fact, two letters were not in favor the street vacation, but rather they asked a question about the street vacation. The record does not show if the staff answered their question. There was one unsigned form letter included in the package. There were two people in support of the street vacation who submitted letters twice and were counted for each letter. This means that letters in support of the street vacation should be adjusted downwards by three.

Additionally, one letter in support of the street vacation attacked another person against the street vacation. There was one letter of support where the name of the person who submitted it was indeterminate and their city of residence was not provided. Fourteen of the letters of support did not provide their city of residence nor did they provide their place of business. One letter of support came from a person who lived in Lake Forest Park, they did not provide any information on if they had a business in the City of Shoreline.

It appears that there was a concerted effort by Vision Aurora and Aurora Rents to circulate among their membership and customer base letters of support which would show a disproportionate number of letters of support and the limited amount of general public notice. In 2001 several hundred citizens submitted letters to the Shoreline City Council requesting that Ronald Place be designated a local landmark. Page 18 of 23 in the SEPA checklist for the Aurora Project notes that the North Trunk Red Brick Road – Ronald Place North, between N 173rd Street and North 180th Street is eligible for listing, but listed in the National Historic Register. To allow the street vacation for use as a storage yard for heavy construction equipment rental would not preserve it for the public benefit in spite of the assertions of the letter writers.

Form letters used by applicant assert that street vacation is consistent with traffic flow studies, but the traffic flow studies on the City of Shoreline Aurora Project webpage are silent on this issue. The form letter asserts that the road is broken down, however, I drive

it regularly and it does not appear to be in this condition. The State of Washington would not allow its continued use if it were broken down and unsafe.

What is curious is that there a number of business scheduled for complete or partial demolition in as part of the Aurora Project as cited in the NEPA/SEPA documents. Vision Aurora, which was a business community group, advocated for a specific alternative to be adopted before the Shoreline City Council on July 23, 2007. From the staff report is a signed a letter of support dated June 28, 2007 supporting the selected design for the Aurora Project submitted for SEPA/NEPA. In the document there are the following signatories:

Gretchen Atkinson
(illegible)
Rick Stephens
(illegible)
Kevin Reeve
(illegible)
Larry G Heesacker
(illegible)
Robin McClelland
Donald Ding
Mark Deutsch
Lamar Scott
(illegible)
Carolyn Mayer
(illegible)
Rocky Piro
Joanne Hargrave
Dale Wright
Paulette Guest
Shari Tracey
(illegible)

Additionally, there is a letter from Vision Aurora supporting The sidebar of the letterhead contains the names of the chair and the steering committee, and they are:

Dale Wright
Carolyn Baiko
Darlene Feikema
Paulette Gust
Dennis Heller
Mary Jo Heller
Judy Parsons
Don Sands

Many of these persons (which include those associated with Vision Aurora) who were in support of the Aurora Project and the Implementation Strategy that included keeping Ronald Place open SOUTH of 175th Street AND partially or completely demolishing some businesses are now advocating the street vacation (or closure) of Ronald Place SOUTH of 175th Street and supporting only one business out the list of several who were scheduled for partial or complete demolition. It appears they were for it before they were against it.

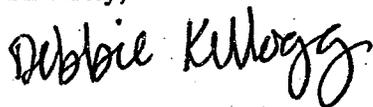
GENERAL COMMENTS STAFF ANALYSIS:

The Aurora Project Transportation Discipline and Technical Report on the City of Shoreline website does not clearly offer any conclusion that Ronald Place south of 175th Street will not be need for vehicular circulation after completion of the Aurora Project. As a matter of fact, the proposed traffic pattern offered by the applicant has not been modeled in the traffic flow studies as it would route more northbound traffic at 175th St. and Midvale than had been assumed. Furthermore, the City of Shoreline has proposed a Midvale Demonstration Area that would add more traffic to this intersection that would require a traffic study. As stated at the beginning of my comments, the proposed street vacation is not exempt from SEPA, if not denied, it should at least be remanded for mandatory SEPA review.

The staff cites from the Comprehensive Plan that surface water will be mitigated, however, surface water will continue to run off from the street, so there is no change. This goal is not met. The applicant claims that the bricks will be preserved, however, no maintenance plan has been offered as covenant; the applicant rents heavy machinery to the public which can cause breakage to brick. The staff claims there is public benefit as the bricks will be preserved, but a heavily used roadway will be closed and key historical part of Shoreline history will be fenced off and placed into private ownership, it is hard to understand the rationale in asserting that the public will benefit from the street vacation. Other business owners will be negatively impacted by the closure of Ronald Place in the street vacation, that has not been included in the staff analysis.

Thank you very much for the opportunity to comment, I wish that public notice requirements were adhered to more carefully so that I would not have to rush my document production. Please excuse my writing as a result.

Sincerely,



Debbie Kellogg

Miranda Redinger

From: Kurt Haag [kurt.haag1@verizon.net]
Sent: Wednesday, April 08, 2009 1:47 PM
To: Miranda Redinger
Subject: Proposal to register red brick road as a land mark

To Whom it may concern:

My name is Kurt Haag and I am a resident of Shoreline, WA.

I was recently informed of a proposal that would declare the red brick road behind Aurora Rents as a landmark and thus likely displace that business from Shoreline.

I am surprised to hear this. Many local businesses and workers are struggling with the uncertainty and difficulty inherent during the most severe economic conditions in 80 years; given this, it seems inappropriate to even consider expelling from our community a privately held, family owned, locally owned and operated, small business that has served the community for 45 years, and continues to serve the community both as a service business and employer. As you consider that statement for a moment, consider also that the principal business of Aurora Rents enables and supports other community businesses such as contractors. Thus Aurora Rents represents a local business that is involved in expanding local business during a time of recession, layoffs, and diminished revenue.

Please do not misconstrue the nature of this letter or my intent as a community member; I love the many beautiful parks, fine structures, and community improvements (like the interurban trail) that make Shoreline such a great place to live and raise a family. If the choice were between a business and a vast and beautiful park, say Hamlin Park, the choice would be clear. However, I think it's important to remember that our community is also defined by the businesses in our community and putting a local small business at jeopardy because of a small brick road seems like a poor choice. When deliberating over such decisions, it is important to consider the relative merit of each option and its value and service to the community.

I must confess that I am typically pretty uninvolved in politics. I believe in representative government and trust our elected officials to do their jobs. Having said that, I feel I must say that the way the story could be told in the future is that "they threw out a local family business because of a brick path". We need community spaces and to recognize the significant contributors, but we also need our local businesses and jobs. Decisions regarding landmarks should be made responsibly and with consideration to the overall situation. I suspect many folks in this community will be sorely disappointed if a decision is made that encourages the expulsion of a local, long-time, community business.

I sent this note to the address suggested and copied other parties who may be interested or involved.

Sincerely,

Kurt Haag

17221 Palatine Ave N
Shoreline WA 98133
(206) 546-3464
kurt.haag1@verizon.net

Miranda Redinger

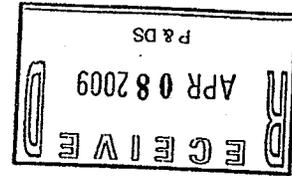
From: bettyvander@gmail.com
Sent: Wednesday, April 08, 2009 4:12 PM
To: Miranda Redinger
Subject: Aurora Rents

I am writing to support the vacation of the brick road behind Aurora Rent so that they can expand their store to accommodate their move that the city is forcing them to make for the Aurora Corridor project. If the city can allow Walgreens who has not been part of the community to vacate the part of the brick road behind their property, why can it not allow Aurora Rent to?

Aurora Rent has been an important part of the city of Shoreline since 1962. They have always supported the schools and various local charities. I don't think Aurora Rents should be the ones to have to pay for the few people who think that it is important to save a few feet of brick road. Remove the bricks and use them to create a monument on the grassy area just north of the Walgreens.

Betty Vanderveen
An Aurora Rents Fan

James W. Abbott
16218 6th Avenue Northwest
Shoreline, WA 98177



April 6, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Reference: Aurora Rents Street Vacation Request

Dear Ms. Redinger:

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road) South of 175th. With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center.

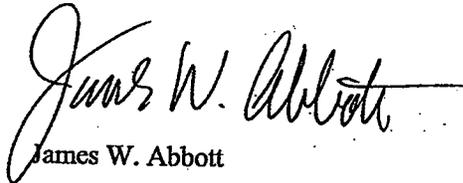
Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether.

The proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,


James W. Abbott

Miranda Redinger

From: Aaron Avril [amavril@gmail.com]
Sent: Wednesday, April 08, 2009 8:46 AM
To: Miranda Redinger
Subject: Keep Aurora Rents in town

Hello,

I am writing to address the question of whether the red brick road in Shoreline should be removed. Aurora Rents is a wonderful establishment for Shoreline to have access to. In my personal experience, in addition to providing an excellent service to this city, they have provided me with a very good job. I am still drawing on skills that I developed there as I pursue research in physics at the University of Washington. It would be a shame to lose this establishment from our city.

I see the benefits of keeping Aurora Rents at its current location as far more important than preserving the history of Ronald Road. That said, there is no reason why this history even need be lost, as it can be maintained through any means other than keeping the road in place.

Thank you for your consideration,
Aaron Avril

This e-mail pertains to the request to vacate the "Red Brick Road" from 175th south to the driveway of Top Food to their parking lot.

BACKGROUND

- *Aurora Corridor Project requires 13000 sq ft of Aurora Rent Frontage
- *This loss of land necessitates demolition of current building
- *Aurora Rent desires to stay at present location
- *This requires moving operation to the East.
- *This cannot be done without use of the "Red Brick Road" from 175th to Top Food's driveway
- *Aurora Rent has requested a vacation of this portion of "Red Brick Road" so it can be purchased for its use as a portion of its parking lot
- *City council person is attempting to have the that portion of the road put on the historical register. If successful the road could not be vacated.
- *In any event, this portion of the "Red Brick Road" in question will be closed to traffic once the new 175th intersection is completed

POTENTIAL RAMIFICATIONS

- *If Janet Way is successful in blocking the vacation Aurora Rent would be forced to move to another location.
- *Due to the lack of appropriate sites, Aurora Rent would most likely move to a location outside of the city of Shoreline.

COMMENTS

- *Aurora rent has been in Shoreline since February 1, 1962.
- *They have been a great neighbor over the years and have made many significant contributions to our city being a great place to live
- *It would be a great loss were they to be forced to move away from Shoreline
- *It is not necessary to retain this portion of the "Red Brick Road" for historical recognition. There are other appropriate and valid options available to do so.

SUGGESTION

I recommend this portion of the "Red Brick Road" be vacated. This would accomplish the following:

- *Aurora Rent could continue to do business at their present location
- *Those that are concerned about historical recognition can do so as there are appropriate and valid options available to them.

In my view this is a win win solution.

Dale Wright - 18546 Burke Ave No - Shoreline

Miranda Redinger

From: Jeff Lewis [jplewis@eshorelinebank.com]
Sent: Tuesday, April 07, 2009 5:44 PM
To: Miranda Redinger
Subject: Aurora Rents Property Vacation of Brick Road

April 7, 2009

Ms. Miranda Redinger

City of Shoreline

17544 Midvale Ave. North

Shoreline, WA 98133

Dear Ms. Redinger,

This is to register my support for the request to vacate a section of Ronald Place North (aka the Brick Road).

The pending Aurora project will dedicate a right turn lane at 175th. This will enhance traffic flow and safety for citizens in this region. However, the impact to Aurora Rents will be dramatic and potentially negative. Allowing the street vacation will help Aurora Rents retain its important location and subsequently improve the property for customers and business owners alike.

Aurora Rents is a valuable asset. The family-owned business has employed countless youth from this area. The owners are long time community members. Their business has served us for generations. The City must do what it can to preserve our small businesses, especially when they demonstrate a history of community reinvestment and offer local employment opportunities.

The argument that there is historic value in this section of the brick road in its current configuration is very weak. I urge the City to proceed with the vacation. Preserving the historical significance of Aurora Rents is what we should be focused on.

4/8/2009

Sincerely,

Jeffrey P. Lewis
16001 Aurora Avenue North
Shoreline, WA 98133
Direct: 206-219-0234
Fax: 206-542-3894

This message, including any attachments transmitted with it, is confidential and intended solely for the use of the addressee. This message may contain protected or privileged material that should be viewed only by the intended recipient(s). If you are not an addressee, or if you have received this message in error, please be advised that any disclosure, copying, distribution, use, or taking of any action in reliance on the contents of this message is strictly prohibited. If you have received this message in error, please notify the sender by return e-mail and delete this message from your computer.

Miranda Redinger

From: Ray Branham [rbranham@gte.net]
Sent: Wednesday, April 08, 2009 9:40 AM
To: Mredinger@shorelinewa.gov.
Subject: Aurora Rents

To: Shoreline City Council

RE: Aurora Rents

Vacating the portion of the "Red Brick Road" to enable Aurora Rents to remain in Shoreline should be an easy decision by our elected officials. The piece of land that would enable Aurora Rents to remain in Shoreline is virtually worthless, other than for a few bricks, but if vacated it would allow Aurora Rents to remain in Shoreline.

Aurora Rents provides a vital service to most residents in this area. There is not another rental business for quite a distance. It certainly fulfills a greater need for our community than all the gambling casinos and strip clubs that have been allowed to open up and remain in this area. I have lived in Shoreline for over thirty years and have depended on Aurora Rents continually during those years and have never talked to a single neighbor or resident who did not regularly do business with them also. They are like family to me and this community. I have been taking my son into Aurora Rents since before he could walk, to talk to "Rico" the parrot, my son is now a Sargent in the Air Force. It would be tragic and a tremendous loss to our area if Aurora Rents were forced to move out of Shoreline.

I therefore urge the council to vacate the small amount of land to the east of Aurora Rents to replace the land the city is taking from them and allow Aurora Rents to continue doing business in Shoreline.

Sincerely yours,

Ray and Diane Branham
1038 NW 167th. St.
Shoreline WA 98177

Miranda Redinger

From: krice555@gmail.com on behalf of Karin Rice [krice@aurorarents.com]
Sent: Wednesday, April 08, 2009 9:48 AM
To: Miranda Redinger
Subject: Fwd: Message from AuroraRents.com Contact Page

----- Forwarded message -----

From: Ray and Diane Branham <rbranham@gte.net>
Date: Wed, Apr 8, 2009 at 9:39 AM
Subject: Message from AuroraRents.com Contact Page
To: "info@aurorarents.com" <info@aurorarents.com>

Sent 4/8/2009 9:39:14 AM

Name: Ray and Diane Branham
Email Address: rbranham@gte.net

Message:
To: Shoreline City Council

RE: Aurora Rents

Vacating the portion of the "Red Brick Road" to enable Aurora Rents to remain in Shoreline should be an easy decision by our elected officials. The piece of land that would enable Aurora Rents to remain in Shoreline is virtually worthless, other than for a few bricks, but if vacated it would allow Aurora Rents to remain in Shoreline.

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I therefore urge the council to vacate the small amount of land to the east of Aurora Rents to replace the land the city is taking from them and allow Aurora Rents to continue doing business in Shoreline.

Sincerely yours,

Ray and Diane Branham
1038 NW 167th. St.
Shoreline WA 98177

4/8/2009

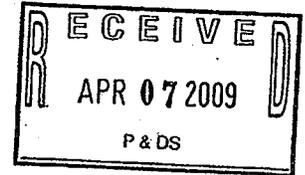
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Karin Rice
Aurora Rents Inc, Accounting Department
krice@aurorarents.com
Ph: 206-542-7506
Fx: 206-542-1810

Gloria Bryce
708 N. 161st Place
Shoreline, WA 98133
(206) 542-7395

April 7, 2009



Miranda Redinger
City of Shoreline
17544 Midvale Ave N
Shoreline, WA 98133

RE: Aurora Rents Property – Vacation of Brick Road

Dear Ms. Redinger,

Vacating a section of Ronald Place North (the Red Brick Road) is an idea that I strongly support. I travel in that area frequently and do not feel that it is safe, and I've taken to turning right at 175th and Aurora rather than using that section of Ronald Place North.

As I understand it, Larry Steele has made the request, and I totally support Aurora Rents request. I also understand that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long rang plan, as well as traffic flow studies.

Sincerely,

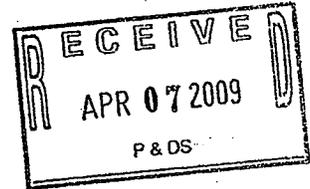
Gloria Bryce

Gloria Bryce

Scott A. Thompson

17203 Greenwood Place North
Seattle Washington 98133-5250

April 4, 2009



Ms. Miranda Redinger
CITY OF SHORELINE
17544 Midvale Ave. North
Shoreline, WA 98133
(206) 801-2513

Reference: Application Number 21775

Subject: Request by Larry Steele to Vacate 12,833-SF of Ronald Place North

Dear Ms. Redinger:

I am writing in support of the request by Larry Steele and his Aurora Rents firm to vacate 12,822 square feet of Ronald Place North (commonly referred to as "The Red Brick Road"). I have lived in Shoreline 39 of my 57 years. My family and I have been customers of Aurora Rents for many years. I remember renting yard equipment for there in the 1960's with by parents and have continued frequent the firm after moving my family to Shoreline in the 1980's..

It is my understanding the upcoming Aurora Avenue project will take a portion of the current Aurora Rents facility. It is only fair the City cooperate to the greatest extent possible with Aurora Rents to enable them continue to serve Shoreline from their longtime 175th and Aurora location. This is especially true as there is no adjacent, contiguous space for Aurora Rents to expand in to as they have already grown the business and acquired the former H. Salt Esq. (or was it Arthur Treacher's?) Fish and Chips shop to the South along with the premises adjacent to that further South. Said other way, they have acquired their entire block so their being able to acquire and use a portion of Ronald Place is very important to Aurora Rents, the sort of regional business, and provider of jobs Shoreline should value.

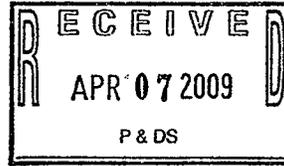
In my opinion, the balance of Ronald Place not proposed for vacation saves a sufficient portion of the Red Brick Road for its historical value and the vacation of the Northern portion of Ronald Place should be allowed. For the above reasons, I support Mr. Steele what I consider to be his very reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott A. Thompson". The signature is stylized and written over a faint, illegible background.

Scott A. Thompson

April 6, 2009



Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

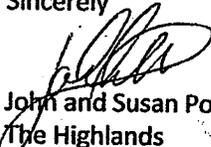
Re: Aurora Rents Property-Vacation of Brick Road

This letter is in support of Larry Steele's request to vacate Ronald Place NW with the intention of allowing Aurora Rents to rebuild their facility.

While the reasons for this may have been stated several times, we believe that this is a sound move by and for the City of Shoreline. These reasons include:

1. With the ongoing completion of the Aurora Avenue corridor – their business is required to accommodate the overall community and it should not be unduly affected.
2. Aurora Rents would be re-building a new facility – benefiting the community in the short term with construction jobs and in the long run by maintaining much needed jobs (and tax base) in Shoreline.
3. The retention of Ronald Place NW – albeit historic, provides for little general public use other than a short cut for motorists. The monies used to preserve the street could be put to better public use.

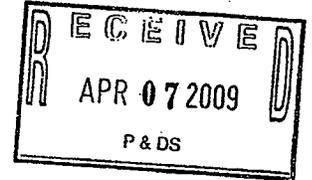
Sincerely



John and Susan Pohl
The Highlands
Shoreline, WA 98177

Brian J. Merisko
5212 123rd Place Southeast
Everett, WA 98208

April 6, 2009



Ms. Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Re: Street Vacation Request

Dear Ms. Redinger:

As an owner of a Shoreline business I support the request by Larry Steele to vacate the portion of Ronald Place North directly east of his Aurora Rents firm. Given the reason for his street vacation request is the fact the City of Shoreline is reducing the size of his property by 11,668 square feet as part of Phase Two of the Aurora Corridor Project I feel very strongly this vacation should be granted.

Sincerely,

A handwritten signature in cursive script that reads "Brian J. Merisko".

Brian J. Merisko

Miranda Redinger

From: Mary F Fox [maryffox@comcast.net]
Sent: Tuesday, April 07, 2009 9:58 AM
To: Miranda Redinger
Subject: Aurora Rents Building

April 6th, 2009

Miranda Redinger

City of Shoreline

17544 Midvale Ave. North

Shoreline, WA 98133

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of

productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

Mary F. Fox

511 NW 162nd Street

Shoreline, WA 98177

206-366-1554

Miranda Redinger

From: Brian Ducey [BDucey@approachms.com]
Sent: Tuesday, April 07, 2009 9:15 AM
To: Miranda Redinger
Subject: Please consider allowing the requested vacation for Aurora Rents

I support the requested vacation for Aurora Rents

They have been a great neighbor over the years and have made many significant contributions to our city.

It would be a great loss were they to be forced to move away from Shoreline.

I love Ronald Road like most citizens of Shoreline however in this case I believe it's more important to grant and support the requested vacation rather than lose an important core Shoreline business.

Thanks for you consideration

Brian Ducey

316 N 160th Place

Shoreline WA 98133

206-542-2102

Cell 206-595-2385

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Thomas E. Kelly
The Highlands
Seattle, Washington 98177

VIA FACSIMILE

April 6, 2009

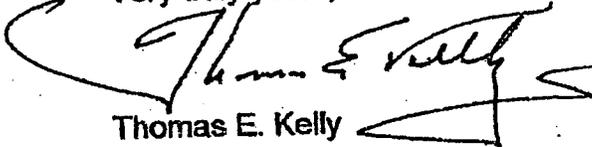
Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Dear Ms. Redinger:

We, the undersigned, are in support of Mr. Larry Steele's request to vacate a portion of Ronald Place North sometimes referred to as the "Red Brick Road". It is our understanding that Mr. Steele's business activity; Aurora Rents, must acquire the property in order to remain in business at the same location since the Aurora Corridor improvements require Steele to vacate his property adjacent to Aurora Avenue.

We believe it is in Shoreline's best interests to encourage new small business entities to locate in the city and certainly not to take action that would reduce the existing small businesses and influence long-time businesses to relocate to other areas.

Very truly yours,


Thomas E. Kelly

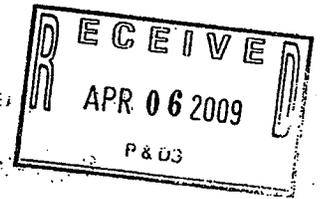

Priscilla E. Kelly

114 NW Highland Drive
The Highlands
Shoreline, WA 98177

Alison S. Andrews

Cherry Loop, The Highlands,

Shoreline, WA. 98177



Miranda Redinger

City of Shoreline

17544 Midvale Ave. N.,

Shoreline WA. 98133

Dear Ms. Redinger,

I enclose a copy of Mr. Sands letter to you which I totally endorse. I have been to see the area in question and have had all my questions answered regarding access and egress for the others on the road. Please register my vote in favour of allowing Mr. Steele to vacate that section of Ronald Place N. for rebuilding Aurora Rents. This business is of great value to me and we use it often.

With thanks,

Alison S. Andrews

4/3/09

Donald A. Sands
196 Boundary Lane N.W.
The Highlands
Seattle, WA. 98177-5002

March 31, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

[Via e-mail to mredinger@shoreline.wa.gov](mailto:mredinger@shoreline.wa.gov)

Re: Aurora Rents.Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

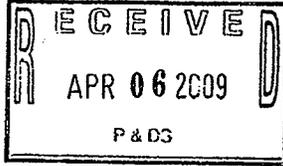
Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

Donald A Sands



April 3, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration will create a safety issue (deteriorating bricks), as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Some say the brick road should not be vacated because it is "historic." This matter was addressed when portions of the Red Brick Road were preserved north of 175th. That portion of the road is in much better condition than the portion adjacent to Aurora Rents. And bricks from the vacated portion for Walgreens were retained to create a future monument commemorating the road.

Failure to vacate the road will cause several problems, none of which are beneficial to the City and citizens of Shoreline. First, it will take a currently tax-paying and jobs producing company off the tax rolls. Second, it will create a very small triangle of land that will in all likelihood be incapable of productive development. The City already has a few of these triangles and doesn't need to create another, especially since it is directly adjacent to our new City Hall. Lastly, it might force Aurora Rents to leave Shoreline altogether. Don't we have enough revenue-limiting problems already?

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. It will also take the maintenance obligation off the City, and keep the property on the tax rolls. Preservation of a broken down road segment is in this case not a laudable goal, particularly since the best portion of the road has already been preserved and the consequences to Aurora Rents and the City would be so severe.

For the above reasons, we support Larry Steele and his reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,

Julie M Sargent
Julie M. Sargent
157 NW Highland Dr.
The Highlands
Shoreline, WA

28177

Miranda Redinger

From: Robert and Judy Allen [allenjnb@yahoo.com]
Sent: Monday, April 06, 2009 12:59 PM
To: Miranda Redinger
Subject: Aurora Rents/brick road

To whom it may concern;

We are writing to express our support for the City of Shoreline to abandon the brick road, to the east of Aurora Rents, to allow Aurora Rents to occupy that area and remain in its present location. Aurora Rents provides valuable services to the community in providing "most everything" citizens of Shoreline need to build and maintain property in our area, as well as merchandise and supplies needed for events. Its convenient location prevents driving many unnecessary miles to take business out of our community.

Aurora Rents and its owner Larry Steele are excellent citizens donating services and personal contributions to many worthwhile causes and organizations in our community. The business property is very well maintained and a good example to other businesses. Its "street presentation" enhances the viability of Aurora and the vitality of Shoreline. Moving this business from its present location would be a financial loss for Shoreline, as a city, and for individual citizens who depend on it.

Well managed businesses who front on Aurora expose a positive image of Shoreline as a good place to do business. Customers get a positive feeling for the area and more likely to do other business in the area. This brings in much needed tax revenue to support municipal needs. Good businesses provide stable employment and create jobs throughout the community.

The brick road is deteriorating badly. It is not what it used to be either physically or practically. Memories of it can be preserved in the museum or in a display in the lobby of City Hall. It has outlived its usefulness and the property can be dedicated to a much better use. There are more appropriate places for those who treasure it to view it.

When considering whether to make the brick road property available to Aurora Rents the best decision will allow for responsible commercial use of this valuable property. Citizens will be best served by preserving and supporting this valuable business, maintaining tax revenues and sending the message that Shoreline is a good place to do business, as a customer, employee or small business owner.

Respectfully, Judy and Bob Allen

Miranda Redinger

From: Doug O'Neill [dougoneill1@gmail.com]
Sent: Monday, April 06, 2009 10:56 AM
To: Miranda Redinger
Subject: Vacation of Ronald Place N. (Red Brick Road)

Doug O'Neill
2330 NW 199th Street
Shoreline, WA 98177

Dear Ms. Redinger,

I am writing to state my strong support for vacating the section of Ronald Place North that runs along the east side of Aurora Rents. Due to the widening of Aurora Avenue, this business will necessarily lose a significant section of their property unless the City works to mitigate this situation by honoring the reasonable and logical request of the property owner to vacate some of the red brick road.

Sections of this brick road have already been preserved so to designate the section behind Aurora Rents as an historical landmark and thus lose a valued Shoreline business, would represent an irresponsible action on the part of the City.

Thank you.

Sincerely,
Doug O'Neill

Miranda Redinger

From: Beth O'Neill [oneillbetha@gmail.com]
Sent: Monday, April 06, 2009 10:38 AM
To: Miranda Redinger
Subject: Aurora Rents - Red Brick Road

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Beth O'Neill
2330 NW 199th Street
Shoreline, WA 98177

April 6, 2009

Re: Aurora Rents Property-Vacation of Brick Road

Dear Ms. Redinger,

I am a 20 year resident of Shoreline and am writing to express my support for vacating the section of Ronald Place North (the red brick road) that is situated to the east of Aurora Rents. At a time when the City is alerting its citizens to serious budget shortfalls (See "Shoreline Tightens Its Belt" - <http://www.shorelinewa.gov/index.aspx?recordid=135&page=21>) it is inconceivable that Shoreline officials would call for perserving these bricks at the risk of losing an established, tax revenue producing business (Aurora Rents). Maintaining Aurora Rents as a viable Shoreline business will serve the common good far better than an unusable section of this road.

Thank you for your time.

Sincerely,
Beth O'Neill

Miranda Redinger

From: k.merendinmd@comcast.net
Sent: Sunday, April 05, 2009 10:21 PM
To: Miranda Redinger
Subject: Aurora Rents

Its too valuable to lose. Save it!!

Miranda Redinger

From: k.merendinomd@comcast.net
Sent: Sunday, April 05, 2009 10:19 PM
To: Miranda Redinger
Subject: Aurora rents

To valuable an asset to lose.

Miranda Redinger

From: Riley Shirey [RileyS@shireycontracting.com]
Sent: Sunday, April 05, 2009 10:19 PM
To: Miranda Redinger
Subject: Ronald PI N

To Whom it may concern,

I have been aware of red brick road for about as long as I have known about Aurora Rents and that has been over 45 yrs. I love the brick road from our past. I am happy that we are able to vacation the red brick road to allow for Aurora Rents to transition this community based business from the 13,000 sq ft frontage that was taken to expand Aurora Ave. Ronald PI N will be closed due to the changes to Aurora Corridor / 175th and this opportunity would be a very good trade off. Vacationing from 175th to the Top Food Driveway, could be considered to be in Shoreline's best business interests. Where do we all go to borrow tools?

I have been aware of Aurora Rents for over 40 years and know the contributions the company has made to the community. Please support the vacation of the red brick road to keep a vibrant company in the same location. It is vital we all support successful businesses who contribute to the well being of the city. Do not let Aurora Rents leave the neighborhood or the city of Shoreline because we have not paid attention to the reasons that we are a vibrant business community.

Thank you,

Riley Shirey
Chief Operations Officer
Shirey Contracting Inc
230 NE Juniper Street
Issaquah, WA 98027
C.206.605.7210
T 425.427.1300
F 425.974.2305
riley@shireycontracting.com

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<http://www.zeroenergyideahouse.com>

<http://www.shireycontracting.com>

Miranda Redinger

From: Donna Shirey [DonnaS@shireycontracting.com]
Sent: Sunday, April 05, 2009 9:16 PM
To: Miranda Redinger
Subject: Support vacating

To whom it may concern,

I have been aware of Aurora Rents for 40 years and know the contributions the company has made to the community. Please support the vacation of the red brick road to keep a vibrant company in the same location. It is vital we all support successful businesses who contribute to the well being of the city. Do not let Aurora Rents leave the neighborhood or the city of Shoreline.

Donna Shirey CGR, CAPS
President and CEO
Shirey Contracting
Shirey Handyman Service
230 NE Juniper Street
Issaquah, WA 98027
T 425.427.1300
M 206.605.7211
F 425.974.2303
donna@shireycontracting.com
www.shireycontracting.com

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Miranda Redinger

From: David Bannister [dbannister56@hotmail.com]
Sent: Sunday, April 05, 2009 2:03 PM
To: Miranda Redinger
Subject: "Red Brick Road" by Aurora Rents

Hi Miranda,

This note is to express my support for Aurora Rents request to "vacation a portion of the Red Brick Road" to the east of their property.

Since the City, with the Aurora Project, will force them to make major concessions to continue to operate their business, this would be fair!

Since a portion of the "Red Brick Road" had already been allowed to be removed at the Walgreen's site north of 175th, clearly this is not an unreasonable request.

To allow any "special interests" the chance to place this short area of road on the historical register would only look like a plan to force this particular business to move elsewhere.

Why would the City allow this when economic sustainability is such a high priority for Shoreline, as it should be.

Aurora Rents is an important asset in our community and we should make every effort to keep them here!

Thank You for your time on this important matter!

Dave Bannister
20217 23rd PL NW
Shoreline, WA 98177

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Miranda Redinger

From: Karen Russell [klrussell@speakeasy.net]
Sent: Sunday, April 05, 2009 12:05 PM
To: Miranda Redinger
Subject: Aurora Rents

Dear City Council Members,
I think that Aurora Rents is the type of business we need more of in Shoreline. I remember the brick road from my childhood and it's kind of interesting, but there are other stretches of brick road. Aurora Rents is a respectable business and community partner. If no other suitable location is available along Aurora within Shoreline, then vacating the brick road is an excellent solution to this problem. We have too many casinos and adult entertainment venues and not enough solid citizen LOCAL businesses. Please do not drive Aurora Rents out of Shoreline.

Thank you,

Karen Russell
211 NW 201st
Shoreline, WA 98177

Miranda Redinger

From: Deborah Buck [debbuck@gmail.com]
Sent: Sunday, April 05, 2009 9:05 AM
To: Miranda Redinger
Subject: vacation of red brick road

I have been a Shoreline resident since 1989. I am writing in support of vacating the red brick road in order to make it feasible for Aurora Rents to remain in Shoreline.

More than enough of Shoreline's red brick road has been preserved. I wholeheartedly support efforts to retain legitimate historical landmarks. This small portion of the red brick road is not one of them. Efforts to retain it in its present state near Aurora Rents, even at the cost of losing a long-time Shoreline business, detract from the credibility of the overall effort to preserve truly legitimate historical landmarks.

I urge Shoreline to work with Aurora Rents to make it feasible for this small business to remain in our community. Thanks in advance for your consideration of my comments.

Deborah Buck
221 N. 196th Pl.
Shoreline, WA 98133

Miranda Redinger

From: Michael Jackson [michael.jackson@nmwco.com]
Sent: Saturday, April 04, 2009 4:56 PM
To: Miranda Redinger
Subject: Re: Aurora Rents Property-Vacation of Brick Road

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Re: Aurora Rents Property-Vacation of Brick Road

I too support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road).

I'm amazed that this burden is arbitrarily being placed on a long standing local business. No similar burden was placed on a national chain that eliminated the other remaining section of road. Causes me to wonder about the true motivations behind this action and how the loss of a long time business and employer can be less valuable to Shoreline than a section of red bricks.

While this section of road may be old, it does not have any architectural significance. It seems a huge stretch to suddenly become a historic landmark.

Again, I state that my wife (Peggy H. McLeod) and I support Larry Steele's request.

Michael S. Jackson
2211 NW 199th St.
Shoreline, WA 98177
michael.jackson@nmwco.com
(206) 691-5610 (work)
(206) 546-2303 (home)

Miranda Redinger

From: Tom Corbett [tom.corbett@comcast.net]
Sent: Saturday, April 04, 2009 4:16 PM
To: Miranda Redinger
Subject: Follow the Red brick Road

I am Tom Corbett, a 12-year resident of Shoreline.

My address is 19599 - 27th Ave NW.

I strongly favor eliminating the Red Brick road that goes not-parallel to Aurora. I have disliked that road ever since we moved here. In my humble opinion, there is nothing quaint about it, and it seriously compromises the flexibility of businesses near it. I believe it could also lead to increased crime near Aurora. I would volunteer in a work party to recycle the bricks to create pathways within come City of Shoreline park, or perhaps the city could get revenue from selling them. The city could certainly gain much-needed revenue from businesses near the road the could better operate without the constraint of such a strangely-positioned roadway. I'm all for historic preservation, but saving that road seems similar to preserving the first cesspool near the InterUrban station.

Thanks for hearing me out.
Tom Corbett

Miranda Redinger

From: Sarah Lovejoy [sarahlovejoy@comcast.net]
Sent: Saturday, April 04, 2009 12:56 PM
To: Miranda Redinger
Subject: Aurora Rents Property-Vacation of Brick Road

Miranda Redinger

Via e-mail to mredinger@shoreline.wa.gov

City of Shoreline

17544 Midvale Ave. North

Shoreline, WA 98133

Re: Aurora Rents Property-Vacation of Brick Road

I support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). It is my understanding, that vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is due to the loss of property along Aurora as a result of the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center. It is the least the City can do to assist one of Shoreline's best and longest employers.

Sincerely,

Sarah Lovejoy

The Highlands

Shoreline, Wa 98177

Miranda Redinger

From: John Rasmussen [jrasmussen@seanet.com]
Sent: Saturday, April 04, 2009 11:44 AM
To: Miranda Redinger
Subject: Aurora Rents

Dear Ms. Redinger:

I write in support of vacating part of the Ronald Place North brick road, as requested by Larry Steele, owner of Aurora Rents.

Firstly, with all due respect to those who argue the brick road is historically worth preservation, the road is simply not historically significant. The State of Washington so ruled in its review of the issue. I agree. Just because something is old does not automatically mean it is significant. Also, it should be recognized that the portion of the road north of 175th is being preserved, which should satisfy the preservationists.

Secondly, Aurora Rents has been a good neighbor in Shoreline for nearly 50 years. It is a family owned business. It provides a valuable service to the community, not only through the business of supplying tools and equipment to local contractors and homeowners, but also through community involvement. Their reader sign has been accessed by countless community organizations. Over nearly five decades, this company has employed hundreds of local residents. This is a business that should be encouraged to stay in our community.

Thirdly, there is a matter a fairness. The City has taken a large portion of Larry's land to widen and straighten Aurora Avenue. The City should find a way to make his company whole again. Money is not enough. There is a minimum amount of ground that is necessary to sustain an equipment rental company. What is left after the City's taking is not sufficient.

The City should also recognize that it essentially required the buildings at Aurora Rents to be demolished, and the City is not paying to build replacements. That is a cost that will be borne by the company, and it is a huge cost. To make a economically sound package, sufficient land must be available.

For these reasons, I urge the City of Shoreline to approve the road vacation.

John Rasmussen

16524 9th Place NW

Shoreline, WA 98177

e-mail: jrasmussen@seanet.com

Miranda Redinger

From: Red Robinson [RAR@shanwil.com]
Sent: Thursday, April 02, 2009 4:12 PM
To: Miranda Redinger
Subject: Retain Aurora Rents in Shoreline

As a long-time resident of Shoreline, a proponent of the fantastic upgrade to Aurora Ave. and an occasional patron of Aurora Rents, I fully endorse the concept of condemning and removing the useless and redundant "red brick road" to allow Aurora Rents to relocate to the east.

Please place me on the meeting notification list for this item so that I might attend committee and city council meetings to express my support.

Robert A. Robinson
647 NW 178th Place.
Shoreline, WA 98177

Miranda Redinger

From: Bonnie Swanson [bbswanson@gmail.com]
Sent: Friday, April 03, 2009 9:33 AM
To: Miranda Redinger
Subject: Support vacating Ronald Place North

Miranda Redinger

City of Shoreline

17544 Midvale Ave North

Shoreline, WA 98133

Re: Vacating Ronald Place North

To MS Redinger,

We wholeheartedly support Larry Steele's request to vacate a section of Ronald Place North (the Red Brick Road). With the improvements on Aurora, which will include a new dedicated northbound right turn lane onto 175th (east-bound), there is no need to retain the road. Leaving Ronald Place North in its current configuration could create a safety issue due to the deteriorating bricks, as well as a traffic conflict with the new dedicated right turn lane on Aurora.

Vacation of the south section of Ronald Place North will allow Aurora Rents, a family-owned business in Shoreline for 46 years, to remain at its present location. The sole reason for a need to redevelop the site is because of the loss of property along Aurora due to the Aurora Corridor Project. Vacation of the brick road behind their current location will allow Aurora Rents to continue serving Shoreline as a premier rental center, one that is used often by our community. It is the least the City can do to assist one of Shoreline's best and longest employers.

We support Larry Steele's reasonable request, and urge you to do so as well.

Sincerely,

David and Bonnie Swanson

70 Olympic Drive, The Highlands

Seattle, WA 98177

Miranda Redinger

From: Aebig, Sheena [saebig@williamskastner.com]

Sent: Friday, April 03, 2009 10:43 AM

To: Miranda Redinger

Subject: Aurora Rents

Dear Ms. Redinger – As a citizen of Shoreline, I write to urge you to preserve Aurora Rents for this community. My husband and I have frequently used its services. It is an extraordinarily valuable resource for Shoreline – and its location here is a real plus for the area. We are lucky to have it – and it would be a shame to lose it. Sincerely
Sheena Aebig (The Highlands, Shoreline)

April 2, 2009

Miranda Redinger
City of Shoreline
17544 Midvale Ave. North
Shoreline, WA 98133

Via e-mail to mredinger@shorelinewa.gov

Re: Aurora Rents Property-Vacation of Brick Road

I support Aurora Rents request to vacate a section of Ronald Place North (the Red Brick Road). I understand the improvements on Aurora will include a new dedicated northbound right turn lane onto 175th (east-bound). Therefore, the proposed vacation will provide adequate parking space for a relocated Aurora Rent's building structure.

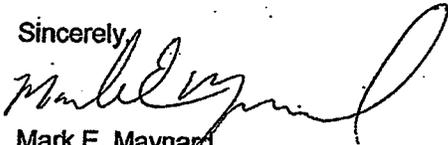
My place of employment has used Aurora Rents service for years and plans to continue. If Aurora Rents is forced to move out of Shoreline, we will most likely switch to Miller Rents in Edmonds for our needs and Shoreline would lose the tax revenue.

I would recommend that the portion of Ronald Place North to the north of Walgreens be designated as a historic site. Additionally, if more bricks are needed for a memorial, the bricks from this proposed vacation may be donated towards the monument.

It is my understanding that the proposed vacation of Ronald Place North is consistent with the Aurora Corridor's long range plan, as well as traffic flow studies. The proposed vacation will keep the property on the tax rolls and reduce the street maintenance obligation of the City.

For the above reasons, I support Aurora Rents and their reasonable request to vacate a section of Ronald Place North for the reconstruction of Aurora Rents.

Sincerely,



Mark E. Maynard

Director of Facilities

CRISTA Ministries

Miranda Redinger

From: fctroth@integrity.com
Sent: Thursday, April 02, 2009 10:36 PM
To: Miranda Redinger
Subject: Aurora Rents Dilemma

In comment about Shoreline's Aurora Rents and the Red Brick Road, wouldn't preserving a long-time working entity that employs real people and services hundreds (if not thousands) of people in Shoreline take precedence over preserving a small piece of brick road with some historical significance?

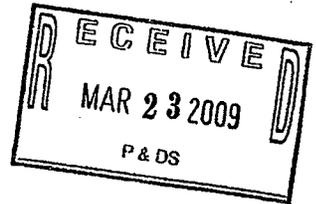
Why not let Aurora Rents have the road and place some kind of monument or plaque to commemorate the historical spot on the property. It seems incredible that bricks which challenge the suspension of every car that rolls over them would have more clout than a living, working business.

Let's keep Aurora Rents in Shoreline!

Sincerely,
Celia Troth
Shoreline Resident of 20 years

Materials from the 3/30/09 Neighborhood Meeting

Neighborhood Meeting Notice
Regarding Partial Vacation of Ronald Pl. N
Behind Aurora Rents, Inc.



Dear Neighbor:

Please come hear a presentation for the proposed partial Vacation of Ronald Pl. N., to allow the re-development of Aurora Rents, Inc. (17244 Aurora Ave N.) At this meeting we will discuss the specific details and solicit comments on the proposal from the neighborhood.

Meeting Information:

Proposal: Larry Steele, owner of Aurora Rents, Inc, has filed for a permit to vacate the north section, south of 175th, of Ronald Pl. North, and south of the Top foods entrance. (See attached Map). This will replace the amount of property that is being acquired by the city for the widening of Aurora, along the Aurora frontage of the business. It is Mr. Steele's intent at this time to leave the bricks in their current configuration, and use the proposed vacated portion as part of the parking lot for the re-developed business. At this time there is no intent to destroy the road as long as it does not become a safety issue.

The Aurora Project will be adding a dedicated right turn lane at 175th and Aurora to eliminate the bypass of traffic on Ronald Pl. N. Other businesses, residents as well as Top Foods will still have access from Aurora as they do now, via the remaining south section of Ronald Pl N.

Date: Monday, March 30th, 2009

Time: 7:00 p.m.

Location of Meeting: Shoreline Fire Department Training: 17525 Aurora Ave N. Shoreline, WA 98133

(Meeting room, North West corner)

Subject: Neighborhood Meeting 3/30/2009

Partial Vacation of Ronald Pl N.

Minutes;

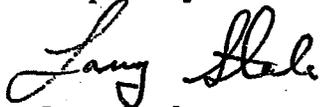
Larry and Leanne Steele held a neighborhood meeting at the Shoreline Fire Department meeting room on 175th and Aurora Monday night at 7:00pm. One hundred thirty eight notices were mailed out to a list of neighbors supplied by the City of Shoreline on 3/19/2009. Twenty one of the notices were returned to Mr. Steele as undeliverable. Five neighbors attended (list attached).

Larry Steele went over the proposed vacation plans, and his plans to re-develop Aurora Rents on the reconfigured lot if his request for the vacation is aproved. He answered questions about proposed accessibility to the other businesses located on the southerly portion of Ronald Pl North. Two comment cards were filled out and also attached.

Mr. Dale Horton, a local property owner, dominated most of the meeting with questions about the proposed vacation, and also informed Mr. Steele that rebuilding Aurora Rents on its existing site would not be the best and highest use of Mr. Steele's Property. He informed the attending neighbors that there were many properties available that would be suitable for Aurora Rent's, including a possible location in Smokey Point or Granit Falls were he (Mr. Horton) lived. Mr. Horton however, did not give an opinion, nor did he offer any comments regarding the proposed vacation of Ronald Pl N., as presented by Mr. Steele.

There being no further comments, the meeting was adjourned at 8:00 pm.

Respectfully submitted


Larry Steele

Neighborhood Meeting
Regarding Partial Vacation of Ronald Pl. N
Behind Aurora Rent's, Inc.
Meeting Comments
March 30th, 2009

Access & egress to Skyline
Windows, Barbershop, Delbert Printing, &
apartments next to Skyline

Visibility

Want the same opportunity to
do business as when we purchased
the property, & the business (20 years ago)

Annie Lee

Neighborhood Meeting
Regarding Partial Vacation of Ronald Pl. N
Behind Aurora Rent's, Inc.
Meeting Comments
March 30th, 2009

*I am in total support of the Road Vacation.
I also believe Larry Steele is concerned about neighboring
Business and has taken suggestions into consideration.
I also think Aurora Rents is vital to our Community.*

Shawn. Leiser

Neighborhood Meeting Notice
Regarding Partial Vacation of Ronald Pl. N
Behind Aurora Rents, Inc.

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Date: Monday, March 30th, 2009

Time: 7:00 p.m.

Location of Meeting: Shoreline Fire Department Training 17525 Aurora Ave N. Shoreline, WA 98133

(Meeting room, North West corner)

ORDINANCE NO. 548

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON, VACATING 13,401 SQUARE FEET OF RONALD PLACE N. SOUTH OF NORTH 175TH STREET

WHEREAS, the City Council adopted Resolution No. 284 on February 9, 2009 initiating a street vacation for a portion of Ronald Place N. south of North 175th Street; and

WHEREAS, on April 9, 2009 the Hearing Examiner held a public hearing on the proposed street vacation and recommended approval of the vacation with conditions; and

WHEREAS, the City Council has determined that the public interest is served by this vacation as the vacation will encourage redevelopment of the site consistent with the Shoreline Municipal Code, will lessen City liability for maintenance of old streets for public use but does not affect the continued existence of the red brick paving; that the vacation will improve traffic flow on N. 175th Street and will reduce delays on N. 175th Street between signaled intersections of Midvale Avenue North and Aurora Avenue North; that the right-of-way subject to this vacation is not part of the long range circulation plan or pedestrian/bicycle plan; and that the vacation is consistent with the Comprehensive Plan goals and policies which encourage economic development and retention and revitalization of businesses in the area; now therefore,

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

Section 1. Findings. The City Council concurs in the findings and conclusions approved by the Hearing Examiner Decision Recommendation issued April 22, 2009 with a correction to the square footage of the vacation area shown on the map depicting the vacation area to 13,401 square feet.

Section 2. Vacation. The right-of-way described in Exhibit A and depicted in Exhibit B attached hereto consisting of approximately 13,401 square feet is hereby vacated, with the following conditions:

1. Easements for each utility currently using the right-of-way shall be recorded concurrently with the street vacation, in a form acceptable to the utility providers. Easements will allow relocation at fee owner's expense.
2. The Shoreline Fire District shall be granted an access easement in a form acceptable to the Fire District if required by the District.
3. The vacated roadway must be signed as a private drive or physically closed by the Petitioners.
4. A covenant from Top Foods must be recorded providing sixty (60) days notice to the City and Petitioner Steele prior to permanently closing its access to Ronald Place N. Petitioners shall record a covenant to dedicate a public turnaround meeting the Shoreline Engineering Guide should this access be closed.

5. The northbound lane of Ronald Place N. must remain open to through traffic until a Notice of Substantial Completion has been issued for the Aurora Corridor Improvement Project or until earlier notice from the City.
6. Kevin Sill shall be granted an access easement for Skyline Windows for delivery trucks in a form acceptable to Mr. Sill.
7. A covenant shall be recorded prohibiting alteration or destruction of or construction on the red brick road within the vacated right-of-way, provide that (1) striping for parking shall be allowed on the red brick road; and (2) Petitioners can request an amendment or release of this covenant from the Shoreline City Council. Sould a full release of this covenant be approved, the City shall be paid 25% of the fair market value of property released determined by the City Manager as of the date of release.
8. Petitioners shall pay fair market value for the vacated right of way as determined by the City Manager.

Section 2. Appropriation. Compensation received for vacation shall be deposited in the General Fund with one half placed in a restricted account for future appropriation by the Council for acquisition, improvement, development, and related maintenance of public open space or transportation capital projects in compliance with RCW 35.79.030.

Section 3. Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect and be in full force five days from publication.

PASSED BY THE CITY COUNCIL ON July 27, 2009.

Mayor Cindy Ryu

ATTEST:

APPROVED AS TO FORM:

Scott Passey
City Clerk

Ian Sievers
City Attorney

Date of Publication:
Effective Date:

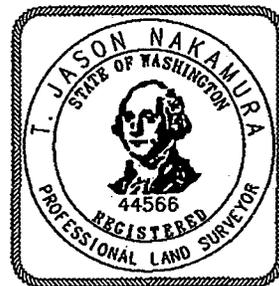
LEGAL DESCRIPTION

Exhibit A

A STREET VACATION OF RONALD PLACE NORTH (NORTH TRUNK COUNTY ROAD - SURVEY NO. 491) BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 26 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OPPOSITE ENGINEERS STATION 240+10.78 ON THE CENTERLINE OF AURORA AVENUE NORTH AS SHOWN IN THE RECORD OF SURVEY RECORDED AT AUDITOR'S FILE NUMBER 20080305900001, RECORDS OF KING COUNTY AND 156.52 FEET EASTERLY AT RIGHT ANGLES THEREFROM; SAID POINT ALSO BEING ON THE WESTERLY MARGIN OF RONALD PLACE NORTH; THENCE CONTINUING NORTHERLY ALONG SAID WESTERLY MARGIN ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 490.86 FEET TO A POINT OPPOSITE ENGINEERS STATION C 11+97.42 AND 52.36 FEET SOUTHERLY AT RIGHT ANGLES THEREFROM, THE "C" LINE IS SHOWN ON SAID RECORD OF SURVEY; THENCE LEAVING SAID WESTERLY MARGIN TO A POINT OPPOSITE ENGINEERS STATION C 12+61.09 AND 50.53 FEET SOUTHERLY AT RIGHT ANGLES THEREFROM, SAID POINT ALSO BEING ON THE EASTERLY MARGIN OF RONALD PLACE NORTH; THENCE CONTINUING SOUTHWESTERLY ALONG SAID EASTERLY MARGIN ON A CURVE CONCAVE TO THE SOUTHEAST WITH A RADIUS OF 24.50 FEET TO A POINT OPPOSITE ENGINEERS STATION C 12+57.99 AND 54.26 FEET SOUTHERLY AT RIGHT ANGLES THEREFROM; THENCE CONTINUING SOUTHERLY ALONG SAID EASTERLY MARGIN ON A CURVE CONCAVE TO THE WEST WITH A RADIUS OF 550.86 FEET TO A POINT OPPOSITE ENGINEERS STATION 240+04.45 ON THE CENTERLINE OF AURORA AVENUE NORTH AND 218.58 FEET EASTERLY AT RIGHT ANGLES THEREFROM; THENCE LEAVING SAID EASTERLY MARGIN WESTERLY TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION.

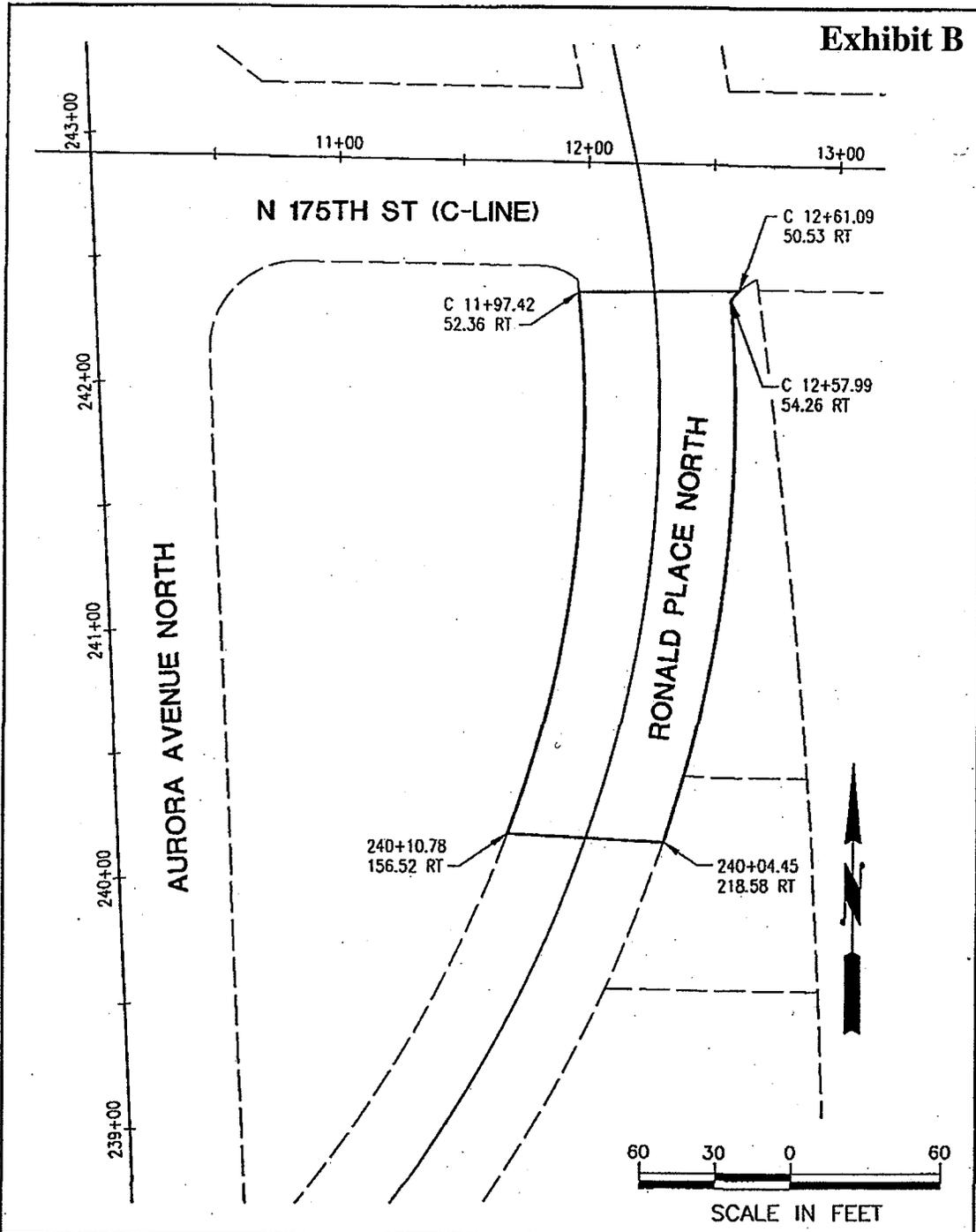
AREA = 13401 SQUARE FEET



Ronald Place North Vacation

PAGE
OF

Exhibit B



INCA
ENGINEERS INC.

Ronald Place North Vacation

PAGE
OF

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