

**PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON**

AGENDA TITLE: Type C Action: Rezone Application for a portion of one parcel generally located at 932 N. 199th St. from R-12 (Residential 12 dwelling units/acre) to R-24 (Residential 24 dwelling units/acre).

DEPARTMENT: Planning and Development Services

PRESENTED BY: Steven Szafran, Planner II

I. PROPOSAL

The applicant, Eric Sundquist, proposes to modify the existing zoning category for a portion of an 18,039 square foot parcel located at 932 N. 199th Street. This application before the Planning Commission is a request to change an approximately 7,300 square foot portion of the site from R-12 (Residential - 12 dwelling units per acre) to R-24 (Residential 24 dwelling units per acre).

The applicant is proposing to construct 8 townhomes and one single-family home (6 of the townhomes and the single-family home were previously noticed and have building permits issued). The zone change is only on the portion of the site where the townhomes will be located (See **Attachment 4**). The proposed zone change will allow two more townhomes to be built. The portion of the lot where the single-family home will be built will remain at an R-12 zoning.

A site plan showing the site configuration of the proposal is included as **Attachment 1**. A vicinity map showing existing zoning for the project site and adjacent properties is located in **Attachment 2**. The parcel has a Comprehensive Plan Land Use designation of High Density Residential, and both the existing and proposed zoning are consistent with this designation (**Attachment 3** illustrates the comprehensive plan land use designations of the surrounding vicinity).

With the current zoning of R-24 and R-12 there is the potential to build 7 dwelling units on the subject site subject to the Shoreline Development Code Standards. The proposed rezone would allow the construction of 2 additional townhomes, subject to the requirements of the Shoreline Municipal Code (SMC) section 20.30.

Under the Appearance of Fairness Doctrine, local land use decisions that are not of area wide significance shall be processed as quasi-judicial actions. Because this is a Site Specific Zone Change it shall be processed per RCW 42.36.010 as a Type C quasi-judicial action.

This report summarizes the issues associated with this project and discusses whether the proposal meets the criteria for rezone outlined in the Shoreline Municipal Code and the goals of the Comprehensive Plan. Type C Actions are reviewed by the Planning Commission, where an Open Record Public Hearing is held and a recommendation for approval or denial is developed. This recommendation is then forwarded to City Council, which is the final decision making authority for Type C Actions.

II. FINDINGS

1. SITE

The subject site is generally located on the north side of N. 199th St. between Aurora Ave N. and Linden Avenue. There was a single-family residence on-site that was recently demolished. The parcel measures 18,039 square feet in area (approximately .4 acres). Currently the parcel has a split zoning of R-12 and R-24. Approximately 7,300 square feet of the parcel is zoned R-24 and 10,700 square feet of the parcel is zoned R-12. The site is gently sloping up from east to west. The site has been cleared of most vegetation.

2. NEIGHBORHOOD

The project site is located in the Hillwood Neighborhood. Access to the property is gained from N. 199th Street, a street that is classified as a Local Street. As indicated previously the site is zoned R-12 and R-24 and has a land use designation of High Density Residential. The current zoning of the parcel to the north is also R-24 and R-12 and is developed with a condominium complex developed at approximately 21 dwelling units per acre. To the west are two single-family homes zoned R-6, to the east is an apartment complex zoned R-24 and R-48 developed at approximately 44.5 dwelling units per acre and to the south, across N. 199th St. is a single-family home zoned R-24 and a duplex zoned R-12. Parcels to the north and south have a land use designation of High Density Residential. Parcels to the east have a land use designation of Community Business and parcels to the west are designated for Low Density Residential development. The zoning classifications and Comprehensive Plan Land Use designations for the project sites and immediate vicinity are illustrated in **Attachments 2 and 3**.

3. TIMING AND AUTHORITY

The application process for this project began on March 11th, 2005, when a pre-application meeting was held with the applicant and city staff. The applicant then held the requisite neighborhood meeting on March 3^{0th}, 2005. The formal application was then submitted to the City on April 4th, 2006. The application was determined complete on April 17th, 2006. A Public Notice of Application was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices were mailed to property owners within 500 feet of the site on April 27th, 2006. The Notice of Public Hearing and SEPA Determination was posted at the site, advertisements were placed in the Seattle Times and Shoreline Enterprise, and notices

were mailed to property owners within 500 feet of the site on May 18th, 2006. Due to a flaw in the notice, a corrected Notice of Application was sent out on June 29th, 2006 and a corrected Notice of Public Hearing was sent out on July 20th, 2006.

No comments were received at the neighborhood meeting but staff has received comment letters in regards to the proposed project during the required comment period (**Attachment 4**). The comments are addressed in the zoning criteria section under Criterion 4.

Rezone applications shall be evaluated by the five criteria outlined in Section 20.30.320 (B) of The Shoreline Municipal Code (SMC). The City Council may approve an application for rezone of property if the five decision criteria are met.

5. CRITERIA

The following discussion shows how the proposal meets or does not meet the decision criteria listed in Section 20.30.320(B) of the SMC. Because the criteria are integrated, similar themes and concepts run throughout the discussion.

Criteria 1: The rezone is consistent with the Comprehensive Plan.

The Comprehensive Plan land use map identifies the subject property as *High Density Residential*. The site is currently underutilized—the parcel is developed with one single family home—this is not consistent with the density goals and policies of the Comprehensive Plan which plans for this site to accommodate up to 48 dwelling units per acre. The proposed zone change will allow the parcels to be developed to a higher level that was anticipated in the Comprehensive Plan.

If R-24 becomes the adopted zoning for the site there will be the ability for the applicant to place a maximum of 9 homes on the subject parcel.

The following table summarizes the bulk requirements for the current zoning and the potential R-24 zoning.

Standard	R12 Development	R24 Development
Front Yard Setback	10'	10'
Side Yard Setback	5'	5'
Rear Yard Setback	5'	5'
Building Height	35'	35' (40' w/pitched roof)
Building Coverage	55%	70%
Max Impervious Surface	75%	85%

The Shoreline Comprehensive Plan has established a growth target of 1,600-2,400 new housing units during the next 20-year planning period. The Comprehensive Plan identified different areas of the City where growth will likely occur and can be accommodated. A Comprehensive Plan Land Use map was adopted, and in some areas of the City allowed densities and intensity of uses to be increased. In many instances this change occurred in areas that had previously developed at a much lower intensity (as is the case of the subject parcel) and more dense development was anticipated in the future when the underutilized parcels were redeveloped.

R-24 zoning is an appropriate designation for the site in order to achieve many goals and policies of the Comprehensive Plan, including:

Goal LU I: Ensure that the land use pattern of the City encourages needed, diverse, and creative development, protects existing uses, safeguards the environment, reduces sprawl, promotes efficient use of land, encourages alternative modes of transportation and helps maintain Shoreline's sense of community.

Goal LU IV: Encourage attractive, stable, quality residential and commercial neighborhoods that provide a variety of housing, shopping, employment and services.

The neighborhood will benefit by this development by having new homes that are more affordable than the typical new single-family detached home. The site is currently underdeveloped and this project will match densities expected in the Comprehensive Plan making more efficient use of the land. The site is within walking distance to schools, parks, shopping and transit.

LU 8: Ensure that land is designated to accommodate a variety of types and styles of housing units adequate to meet the future needs of Shoreline citizens.

The development proposed are smaller single-family attached homes for residents that don't need a large home and want something other than typical suburban development.

Goal H I: Provide sufficient development capacity to accommodate the 20 year growth forecast in an appropriate mix of housing types by promoting the creative and innovative use of land designated for residential and commercial use.

Under the High Density Residential Land Use designation, the R-24 zoning category will allow up to 9 homes to be built instead of 7 allowed under the current R-24 and R-12 mixed zoning designation. The proposed homes have small building footprints and square footage to promote alternative housing types for existing and future residents.

H 6: Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.

The site is currently underutilized. The site will be redeveloped with 9 dwelling units at a density of 21.7 du/ac. The townhomes will be compatible with the existing condominiums to the north and the apartments to the east. The single-family home that is being relocated on the site will be compatible to the existing single-family homes to the west and south.

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

Staff concludes the proposed rezone and redevelopment of this site will not adversely affect the public health, safety and welfare of the surrounding neighborhood and community.

- The applicant has submitted letters from the sewer and water district stating that the necessary infrastructure currently exists to accommodate new development.
- The proposed new development will be required to install landscape buffers on the north and east sides of the property to buffer adjacent home owners from the future new dwelling units.
- Sufficient parking is proposed for garages and in the driveways of the new townhome units.
- New development will be required to install sidewalks which will add to the public safety of the surrounding community.
- Staff has concluded the traffic impacts will not be a substantial burden on the surrounding community. The proposed rezone would add two additional townhomes to a site that has already been approved for six townhomes and one single-family home.

Criteria 3: The rezone is warranted in order to achieve consistency with the Comprehensive Plan.

The subject parcel is currently zoned R-12 and R-24. Right now, the site is developed with one single-family house which is underdeveloped under the current zoning category. The application to change the zoning on a portion of the parcel to R-24 was made in order to develop the site at a density similar to that developed adjacent to the site on the north. The site's Comprehensive Plan land use designation is *High Density Residential*. Consistent zoning designations for this land use include: R-12 through R-48.

The current zoning in the vicinity of the project includes R-6, R-12, R-24, R-48, and Regional Business zoning. The uses in the area include single-family houses, duplexes, triplexes, multi-family apartment buildings, a new tire store, restaurants, Aurora Village Shopping Center and the Aurora Village Park and Ride. The subject property will take access from N. 199th Street, a local street. The Comprehensive Plan

states that the High Density Residential Land Use designation is intended for areas near employment and commercial areas; where high levels of transit service is present or likely; and areas currently zoned high density residential. This designation creates a transition between high intensity uses, including commercial uses, to lower intensity uses.

The applicant's proposal for 8 townhomes and one single-family home is supported by the goals and policies of the Comprehensive Plan. R-24 zoning is an appropriate designation for the subject site, as it reflects a transition from regional business zoning along Aurora Ave to the R-12 and R-6 density residential development to the west.

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

At this time the proposed rezone appears to have minimal negative impacts to the properties in the immediate vicinity. Development of the property under the proposed rezone would result in equal or lesser densities than those currently existing north and east of the subject parcel. The Richmond Firs Condominiums directly north are developed at 21 du/ac and the Condominium development directly east is developed at 44.5 du/ac. It provides a reasonable transition to the R-12 density to the west.

Concerns have been raised by adjacent neighbors concerning appropriateness of the zoning, less privacy, increased traffic and noise, no parking, and work without permits. The following brief summary demonstrates how the project addresses each of these.

Zoning as Transition

The City adopted the Comprehensive Plan and designated certain areas as areas where higher densities should occur. The subject parcel is in one of those areas higher density areas. R-24 is an appropriate zoning category under the High Density Residential land use designation. The R-24 zoning category also matches the R-24 zoning category on the parcel to the north creating a logical transition between the two properties.

Less Privacy

The applicant will be required to comply with the landscaping and screening standards mentioned in the Development Code. This generally includes a five foot landscape buffer consisting of trees, shrubs and ground cover. The building setback is five feet from the property line in either the R-12 or R-24 zoning category.

Traffic/Circulation

The applicant is proposing to build 8 townhomes and one single-family home on the subject parcel. The P.M. peak hour vehicular trips will be 1.01 (1.01 X 1) for the single-family home and 4.32 (.54 x 8) for the townhomes. The total P.M. peak hour trips for the total development are 5.33. Since the P.M. peak hour trips are not greater than 20, a traffic study was not required (SMC 20.60.140(A)).

During site development sidewalks will be required along the southern boundary of the project area. Sidewalks are developed in pieces in this general area. As parcels redevelop, new sidewalks will be required. It appears that there is adequate vehicular and pedestrian access to the site.

Parking

Each dwelling unit on-site is required to have at least two parking spaces. The single family home has a two-car garage and space in the driveway to park additional cars. The townhome units have a one-car garage and one space in the driveway for parking. The development is meeting parking requirements per the City's Development Code.

Work without Permits

The adjacent property owners to the north have commented on site work being done without permits; specifically removal of trees and grading of the site. The City requires the property owner obtain a permit for clearing more than six significant trees and grading more than 50 cubic yards of material. The City relies on complaints from the community if significant work is being done without permits. No complaints were ever filed with the City. By the time the owner submitted building permits to the City, the site was cleared and evidence of any trees could not be confirmed.

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

The redevelopment of the site will contribute to an increase in housing units and help the City to achieve its housing targets. The proposed townhomes are an affordable option compared to new detached single-family construction. Additionally, this site is an appropriate place to accommodate higher density development considering the intensity of the adjacent Commercial and High Density uses to the east, because it is free of environmentally sensitive features, and because of close proximity to alternative transit options and infrastructure.

Further, a policy of the plan is to "preserve environmental quality by taking into account the land's suitability for development and directing intense development away from natural hazards and important natural resources" (Comprehensive Plan policy LU1). The site does not have any identified critical areas, it is generally flat, and it has good access to public facilities. It is reasonable to encourage, within the provisions of the Development Code, redevelopment and intensification of uses on of parcels such as these.

Therefore it has been shown that these improvements will add benefit to the community.

III. CONCLUSIONS

- 1. Consistency-** The proposed reclassification for the subject properties is consistent with the Washington State Growth Management Act, the City of Shoreline Comprehensive Plan, and the City of Shoreline Development Code.

2. **Compatibility-** The proposed zoning is consistent with existing and future land use patterns identified in the Comprehensive Plan.
3. **Housing / Employment Targets-** The current residential density is underutilized per the density guidelines listed in the Comprehensive Plan for the *High Density Residential* land use designation. The project assists the City of Shoreline in meeting housing targets as established by King County to meet requirements of the Growth Management Act.
4. **Environmental Review-** It has been determined that per WAC 197.11.600 (2) the SEPA obligations for analyzing impacts of the proposed rezone are fulfilled by previous environmental documents on file with the City. The FEIS prepared for the City of Shoreline's Comprehensive Plan, dated November 9, 1998, and is incorporated by reference to satisfy the procedural requirements of SEPA.
5. **Infrastructure Availability-** There appears to be adequate infrastructure improvements available in the project vicinity. This includes adequate storm, water, and sewer capacity for the future development. The development of this site will also require that the infrastructure accommodate existing and anticipated stormwater improvements be installed as part of the development proposal.

IV. PLANNING COMMISSION ROLE AND OPTIONS

As this is a Type C action, the Planning Commission is required to conduct a Public Hearing on the proposal. The Commission should consider the application and any public testimony and develop a recommendation for rezone approval or denial. The City Council will then consider this recommendation prior to their final adoption of the application.

Planning Commission has the following options for the application:

1. Recommend approval to rezone a portion of the site at 932 N 199th Street (parcel number 2227900032) from Residential 12 units per acre (R-12) to Residential 24 units per acre (R-24) based on the findings presented in this staff report.
2. Recommend approval to rezone, with conditions, a portion of the site at 932 N 199th Street from R-12 to R-24 based on findings presented in this staff report and additional findings by the Planning Commission.
3. Recommend denial of the rezone application. The Residential 12 units per acre (R-12) zoning remains based on specific findings made by the Planning Commission.

V. PRELIMINARY STAFF RECOMMENDATION

Staff recommends that the Planning Commission move to recommend to the City Council that R-24 zoning be adopted for a portion of the property generally located at 932 N 199th Street (parcel number 2227900032). Enter into findings based on the information presented in this staff report that this proposal meets the decision criteria for the reclassification of property as outlined in the Shoreline Municipal Code Section 20.30.320.

ATTACHMENTS

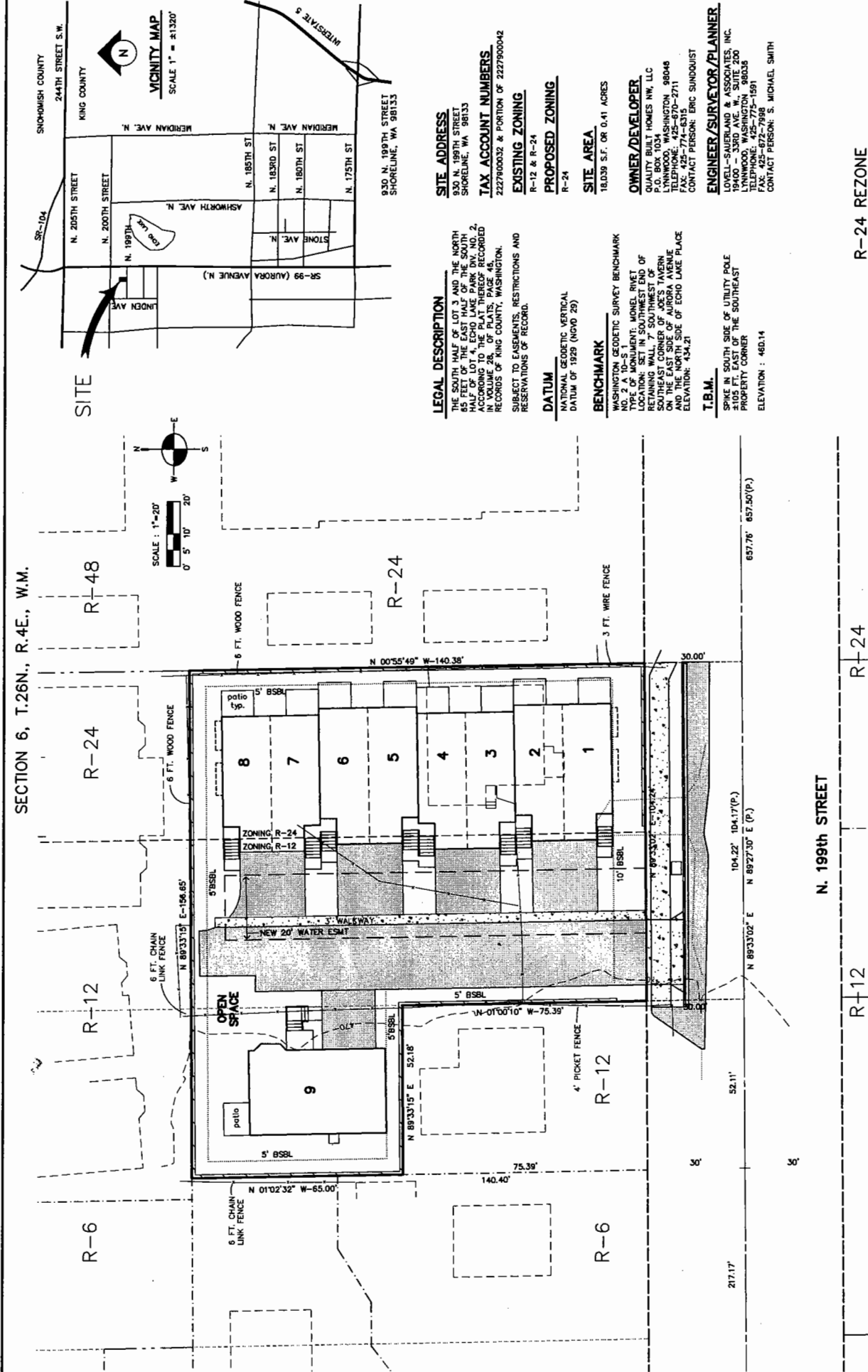
Attachment 1: Site Plan

Attachment 2: Vicinity Map with Zoning Designations

Attachment 3: Vicinity Map with Comprehensive Plan Designations

Attachment 4: Map depiction of the Proposed Zone Change

Attachment 5: Public Comment Letters

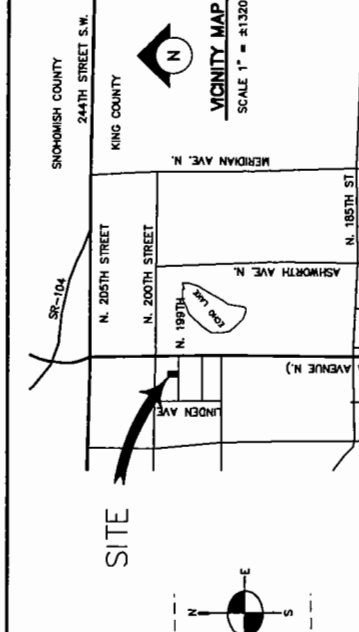


BUILDING COVERAGE CALCULATIONS
 8 UNIT TOWNHOUSE + 1 SINGLE FAMILY RESIDENCE = 5,928 SF (32.31% OF SITE)
 ALLOWED = 12,027 SF (70% OF SITE)

OPEN SPACE CALCULATION
 REQUIRED OPEN SPACE: 170 SF PER UNIT = 1,360 SF
 TOT-LOT = 504 SF
 TOTAL REQUIRED = 1,760 SF

PARKING SPACE CALCULATION
 PROVIDED PARKING SPACES: 8
 TOWNHOUSE IN GARAGE: STANDARD SPACES = 8
 TOWNHOUSE IN DRIVEWAY: STANDARD SPACES = 0
 TOTAL TOWNHOUSE SPACES PROVIDED: 8
 TOTAL SINGLE FAMILY RESIDENTIAL: 2
 GARBAGE COLLECTION DATA
 GARBAGE AND RECYCLABLE MATERIALS SHALL BE STORED IN EACH UNIT'S GARAGE AND COLLECTED IN FRONT OF EACH UNIT
 TOWNHOUSE-DRIVEWAY: 60 63SF (6'X10.5') = 504 SF
 TOWNHOUSE-DECKS: 80 63SF (6'X10.5') = 400 SF
 TOT-LOT = 2,164 SF

IMPERVIOUS SURFACE CALCULATION
 BUILDINGS, DRIVEWAYS, ROADS = 12,900 SF (68% OF SITE AREA)
 ALLOWED = 15,200 SF (85% OF SITE AREA)
 DENSITY CALCULATION
 0.41 ACRES X 24 DU/ACR = 9.84 UNITS ALLOWED
 9 UNITS PROPOSED



SITE ADDRESS
 930 N. 199TH STREET
 SHORELINE, WA 98133

TAX ACCOUNT NUMBERS
 2227900032 & PORTION OF 2227900042

EXISTING ZONING
 R-12 & R-24

PROPOSED ZONING
 R-24

SITE AREA
 18,039 S.F. OR 0.41 ACRES

OWNER/DEVELOPER
 QUALITY BUILT HOMES NW, LLC
 17400 35TH AVE. S. SUITE 200
 LYNNWOOD, WASHINGTON 98038
 TELEPHONE: 425-870-2711
 FAX: 425-774-6315

ENGINEER/SURVEYOR/PLANNER
 LSA
 19400 35TH AVENUE S. SUITE 200
 LYNNWOOD, WASHINGTON 98038
 TELEPHONE: 425-775-1591
 FAX: 425-672-7998
 CONTACT PERSON: S. MICHAEL SMITH

T.B.M.
 SPIKE IN SOUTH SIDE OF UTILITY POLE
 4106 FT. EAST OF THE SOUTHEAST
 PROPERTY CORNER
 ELEVATION: 460.14

BENCHMARK
 WASHINGTON GEODETIC SURVEY BENCHMARK
 TYPE OF MONUMENT: MONEL RIVET
 LOCATION: SET IN SOUTHWEST END OF
 RETAINING WALL, 7' SOUTHWEST OF
 SOUTHEAST CORNER OF JOE'S TAVERN
 AND THE NORTH SIDE OF ECHO LAKE PLACE
 ELEVATION: 434.21

LEGAL DESCRIPTION
 THE SOUTH HALF OF LOT 3 AND THE NORTH
 HALF OF LOT 4, EAST 1/4, ECHO LAKE PARK DIV. NO. 2,
 ACCORDING TO THE PLAT THEREOF RECORDED
 IN VOLUME 28, OF PLATS, PAGE 48,
 RECORDS OF KING COUNTY, WASHINGTON.
 SUBJECT TO EASEMENTS, RESTRICTIONS AND
 RESERVATIONS OF RECORD.

DATUM
 NATIONAL GEODETIC VERTICAL
 DATUM OF 1929 (NGVD 29)

REMOVED SUBDIVISION ELEMENT
 4/3/06 SMS

R-24 REZONE FOR ERIC SUNDQUIST

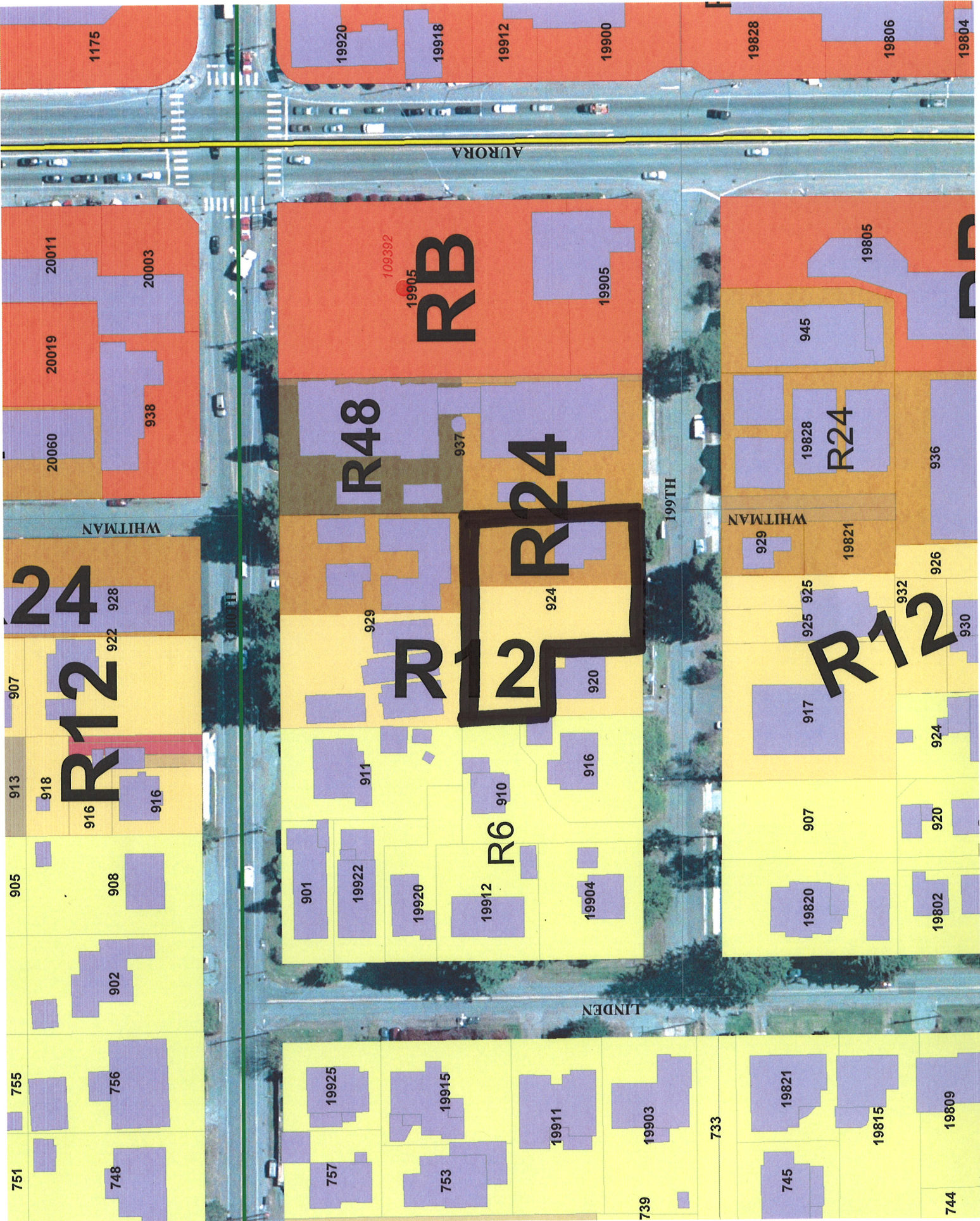
IN SE1/4, NW1/4, SECTION 6, T.26N., R.4E., W.M.
 CITY OF SHORELINE
 KING COUNTY, WASHINGTON

SHEET 1 OF 1

LSA
 Lovell-Sauerland & Associates, Inc.
 Engineers/Surveyors/Planners/Development Consultants
 e-mail: info@lsaeengineering.com • web: lsaeengineering.com
 19400 35th Avenue S, Suite 200 • Lynnwood, WA 98038 • (425)775-1591 • (425)672-7998 fax

DATE: 2.10.2006
 JCC:KM MS 1" = 20'
 FILE NO: 4738-05

ITEM 7.i - ATTACHMENT 2

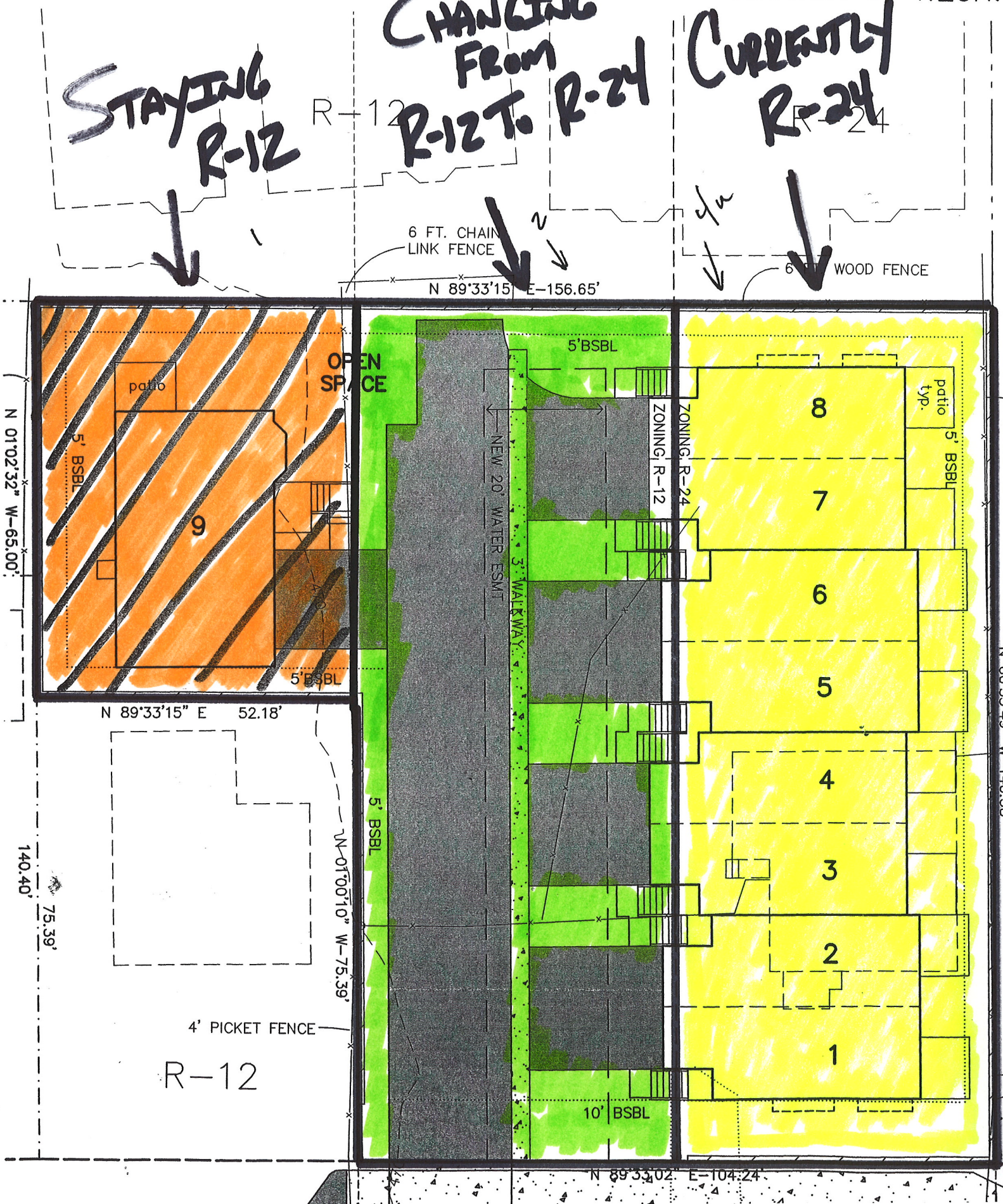


ITEM 7.i - ATTACHMENT 3



SECTION 6 T.26N.

STAYING R-12
CHANGING FROM R-12 TO R-24
CURRENTLY R-24



Laurie Hennessey
917 N 200th ST #200
Shoreline, WA 98133
Laureldiane@hotmail.com

July 11, 2006

Steven Szafran
Planning and Development Services
City of Shoreline
17544 Midvale Ave N
Shoreline, WA 98133

Re: Site Specific Rezone
932 N 199th St aka 930 N 199th St
Shoreline, WA 98133

Dear Mr. Szafran,

This letter is to object to the proposed rezoning of the above mentioned property from R-12 to R-24. I am a home owner adjacent to the proposed rezoning of the lot 2227900032 purchased by Quality Built Homes NWLLC. It is my belief, along with the majority of home owners within Richmond Firs Condominiums, adjacent to the north of this proposal, that the Cities original plan of zoning is appropriate for the neighborhood. As I understand the existing plan allows higher density closest to highway 99 and gradually decreases density to single family dwellings directly to the West of the proposed rezoning. This rezoning will leave no gradual transition from high density to low density and if approved, when completed will have 9 homes on the lot.

I had the opportunity to review the plans at the city office and found that in addition to the row of town homes there is also a single home planned (ten feet from the property line) for that lot. It is my understanding from your department that this home will be included in the condominium complex. This additional home has not been mentioned in the proposal but does exist on the submitted plans. It appears a bit deceitful in their proposal to omit this very important fact. They are not requesting eight town homes, they are requesting nine homes.

The only one to benefit from the increase in density will be Quality Built Homes not the neighbors who will be left with less privacy and increased noise and traffic, and nowhere to park cars. Greed appears to be the motivation of the developer who I'm sure will not be occupying any of the proposed homes. I understand that a single car garage is planned for each unit. However, the latest study dated April 2005 by Dr. Anne Vernez Mouden , Professor, for Department of Urban Design and Planning , University of Washington and Washington State Transportation Center, lists that each home owner averages in Washington State

ITEM 7.i - ATTACHMENT 5

2.02 cars.(partial copy of this report attached). Since there is no parking on the street where will these cars be parked? As the zoning exists this increases the number of cars on N. 199th St by 14.14 vehicles. An additional two units will increase an already high density area by another 4.04 cars for a total of 18.18 vehicles.

The parcel # 210900000 directly to the east of the proposed rezoning is in the process of converting the existing 30 apartment units to condominiums. This will also increase traffic and cars on both N 200th St and N 199th St. As it exist already, in the mornings we have problems leaving our driveway because the traffic blocks our driveways. Since N 200th St is the closest road to allow both right and left hand turns onto Highway 99 and access to I-5, the existing plans will greatly increase the amount of daily traffic on our street, let alone allowing two additional units.

Last July(2005) I returned home from work and the property in questioned had been cleared of more than six (6) significant trees and graded in preparation of this project.(This took approximately 2 working days from start to finish) Along with more than 50 cubic yards of Earthwork done including moving and removing the material. According to your department an A-13 type permit had not been issued for this site. In fact the first permit for work on this site was issued on 6/29/2006; almost a year after that work was completed. The whole lot had been cleared of any vegetation. I recently took photographs of the property including where they moved earth onto my property and the 5 ft weeds that now occupy what once were privately owned woods.

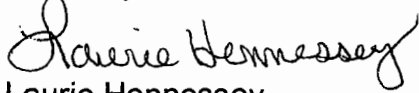
Along with denying the increase in zoning I would also ask that the City require the Developer to replant a buffer zone to replace the one they illegally removed and install fencing around their property immediately. I would also ask that you pursue fines etc. to the fullest extent of the law. I am currently looking into who else may be notified of this illegal act and what additional laws have been violated.

Although two additional units to their proposal may seem small, over crowding an already crowded area robs all neighbors of a little bit more of their privacy. I was born, raised, raised my son and continue to live (48 years) in Shoreline. I have volunteered in many areas of this city including serving on the committee to form the city government when the city began. This is my third home in Shoreline. I love this City. I understand the fine balance of allowing growth and maintaining the privacy of its citizens. I along with our condominium association vehemently oppose the rezoning of this property for the profit of the developer and the loss to the neighborhood.

Lastly, I would like to thank your department for all the help they gave me in this complicated process of zoning, rezoning, building laws and regulations. They all

took the time to answer all my questions and helped to educate me along the way.

Sincerely,



Laurie Hennessey

Vice President, Richmond Firs Condominium Association

Cc: Mayor Bob Ransom
Deputy Mayor Maggie Fimia
Shoreline City Council
Keith McGlashan, Rich Gustofson
Cindy Ryu, Janet Way & Ron Hansen

Final Research Report
Agreement T2695, Task 65
Trends in Commuting

TRAVEL INDICATORS AND TRENDS IN WASHINGTON STATE

by

Dr. Anne Vernez Moudon
Professor

Gwen Rousseau
Graduate Research Assistant

D.W. Sohn
Graduate Research Assistant

Department of Urban Design and Planning
University of Washington, Box 355740
Seattle, Washington 98195

Washington State Transportation Center (TRAC)
University of Washington, Box 354802
1107 NE 45th Street, Suite 535
Seattle, Washington 98105-4631

Washington State Department of Transportation Technical Monitor
Elizabeth Robbins
Transportation Planning Manager
Strategic Planning and Programming Division

Prepared for
Washington State Transportation Commission
Department of Transportation
and in cooperation with
U.S. Department of Transportation
Federal Highway Administration

April 2005

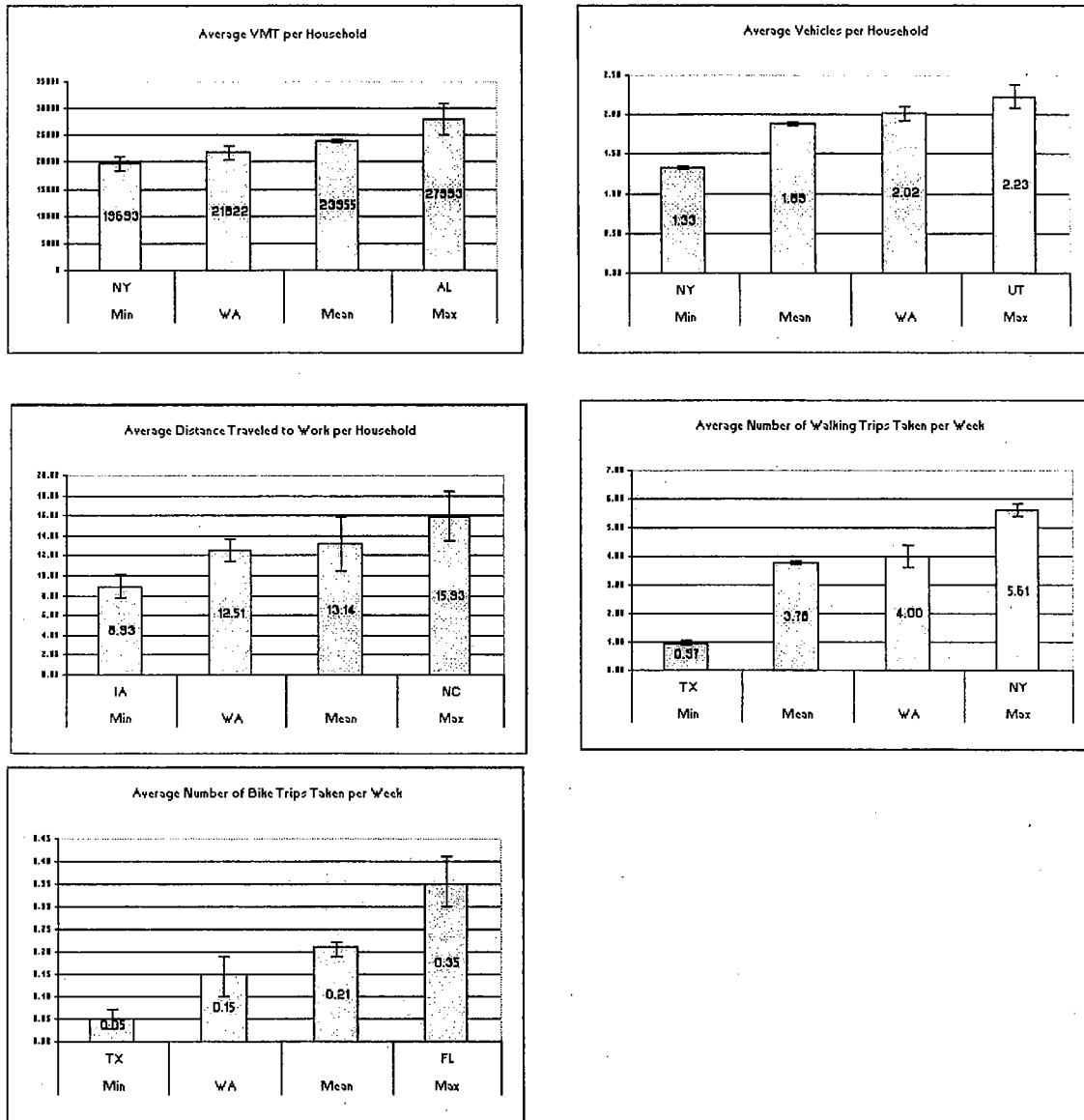


Figure 1: Travel behavior comparisons between Washington State and the nation.

Richmond Firs Home Owners Association

To:
City of Shoreline
Office of Planning and Development.

Re: Project at 932 N 199th St.

Dear Planning Department:

This letter is to officially notify you in writing that I am a home owner in the Richmond Firs Condominiums located at 917 N 200th St. It has just been brought to my attention by one of our Home Owner Association (HOA) members, that there is a request pending in your office for development of the property located at 932 N 199th St. I live within 500 feet of the proposed project and was not notified by the developer or their assigns. It is my understanding that this a requirement.

It most certainly is not in the best interest of our HOA or other adjacent neighbors to have this project proceed as requested and it could be cause for financial harm to me.

Therefore, I respectfully request that the City immediately deny this application for cause. Baring that, I request the City cease and desist any further processing of this request and to not grant any permit with or without variance for any development at this site, at this time. Furthermore, I am requesting that the if the developer desires to start anew, that all applicable rules, laws and regulations both by their letter and intent, will be strictly adhered to by your office and the developers.

Thank you very much for your prompt attention to this manner, in addition to your time and consideration.

Sincerely,

Markene S. Lem #301

Richmond Firs Home Owner
917 N 200th St.
Shoreline, WA 98133

Richmond Firs Home Owners Association

To:
City of Shoreline
Office of Planning and Development.

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It most certainly is not in the best interest of our HOA or other adjacent neighbors to have this project proceed as requested and it could be cause for financial harm to me.

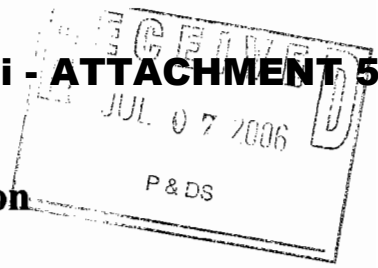
Therefore, I respectfully request that the City immediately deny this application for cause. Baring that, I request the City cease and desist any further processing of this request and to not grant any permit with or without variance for any development at this site, at this time. Furthermore, I am requesting that the if the developer desires to start anew, that all applicable rules, laws and regulations both by their letter and intent, will be strictly adhered to by your office and the developers.

Thank you very much for your prompt attention to this manner, in addition to your time and consideration.

Sincerely,

Tammy Smith 4-5-06

Tammy Smith
President, Richmond Firs HOA
917 N 200th St. #101
Shoreline, WA 98133



Richmond Firs Home Owners Association

To:
City of Shoreline
Office of Planning and Development.

Re: Project at 932 N 199th St.

Dear Planning Department:

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Sincerely,

Carole Reinke #404

Richmond Firs Home Owner
917 N 200th St.
Shoreline, WA 98133

Richmond Firs Home Owners Association

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City of Shoreline
Office of Planning and Development.

Re: Project at 932 N 199th St.

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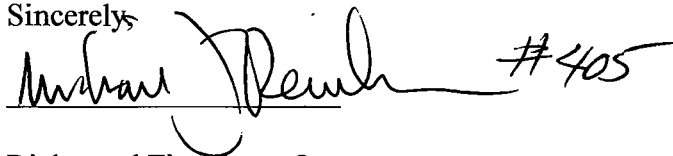
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Richmond Firs Home Owner
917 N 200th St.
Shoreline, WA 98133