

RECEIVED

**Item 7.1 - Attachment E  
Comment Letters**

**Susan T. Melville**  
15305 Stone Ave. North  
Shoreline, WA 98133-2661  
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JAN 22 2008  
City Manager's Office

January 17, 2008

City Council  
City of Shoreline  
17544 Midvale Ave. N.  
Shoreline, WA 98133

Re: John B. Sullivan, CFO, Steve Smith Development LLC  
12/17/2007 letter to Mayor and City Council of Shoreline

To Shoreline City Council Members:

Following are comments about Mr. Sullivan's letter. While I realize the moratorium is still in effect, I request the Council consider this input in future deliberations about plans for this property.

[The moratorium] affects the whole parcel if the property line lies within 100 feet of any other low density . . . zoned property . . . . As identified in the attached list . . . this represents a total assessed property valuation of \$331,563,800 . . . annual property tax revenues of \$4,372,300 . . . 46% of the total.

I certainly can't identify all the property owners listed on the attachment, but the Safeway and Sears properties are listed. How many other properties not directly affected by this 6-month moratorium are included in the \$331M property valuation?

This project will be property tax exempt. Overland Trailer Court is currently valued (for tax purposes) at \$1.5M and owners paid \$20,003 in 2007 property tax: lost revenue to the City.

This project will compete directly with properties that do pay property taxes. The Stone Court Apartments (R-18) directly to the east occupies .61 acres, is valued at \$1.7M and paid \$21,161 in 2007 property tax. It has 14 two bedroom/two bathroom units, 820ft<sup>2</sup>, which rent for \$850 - \$1000/month, including all utilities except garbage and offer tenants free off-street parking.

The Autumn Ridge (R-18) directly south of Overland occupies 6.65 acres, is valued at \$11.6M and paid \$143,851 in property tax in 2007. It has 84 one-bedroom units, 491 - 622ft<sup>2</sup>, which rent for \$650 - \$700. Autumn Ridge offers its tenants: Clubhouse, Racquetball Court, Residents' Lounge, Swimming Pool and free off-street parking.

Finally, because there is limited on-street parking (certainly more than at Overland) management representatives at SHAG New Haven advise visitors to park in lots belonging to the adjacent strip mall. At the public meeting neighbors were told construction equipment would be using the strip mall parking lot adjacent to Overland. How long will these tax-

City Council

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**Item 7.1 - Attachment E  
Comment Letters**

paying businesses survive with their parking occupied first by construction equipment and later by visitors and service providers?

Why is (or did) the City even considering permitting this tax-exempt "intensive development" which will compete directly with tax-paying property and threaten area businesses?

[Each and every property owner] will find their personal finances adversely affected by finding fewer housing opportunities as well as fewer nearby job opportunities

This project is senior housing. Are there 240 Shoreline seniors unable to find "affordable" housing? Many if not most of the planned units at Overland are  $\pm 500$  ft<sup>2</sup> units renting for a minimum of \$688 (including utilities-*except electricity*) and tenants will be charged extra for off-street parking (\$40/month at New Haven); this exceeds market rate. If the property owner and developer are concerned about fewer housing opportunities in Shoreline, why aren't we considering low-income housing to replace the trailer court and its now displaced really low-income residents? What nearby job opportunities? Once the construction is complete, how will this facility provide living-wage jobs? What will adversely affect the personal finances of "each and every property owner" are widening and straightening N. 152nd and Ashworth, installing sidewalks and providing additional fire and emergency workers to serve this senior community.

By stepping down the allowed density as you travel from commercial toward the residential, a more natural and harmonious transition will insulate the single-family residents.

In the December 17 meeting Council members Ransom and Hansen, who have served on the Council since the City was formed, stated this was exactly the Council's original intent.

Furthermore, up-zoning areas adjacent to these long-standing commercial zones will have tangible benefits to existing residents such as the property owners adjacent to our property.

Having destroyed the character of our neighborhood with this "intensive development", Mr. Sullivan apparently wants to up zone our property somehow increasing its value: perhaps by tear down our houses so he can build even more "intensive developments"!

Redevelopment to higher and better uses is currently sorting out these prior planning lapses is illustrated in some of the accompanying photographs of current single family residences in the City of Shoreline

Attached is a copy of Mr. Sullivan's attachment #1. Is this really our vision of Shoreline?

In the specific case of the neighbors to Overland Trailer Park (sic), they have bought into (and in one case built upon) transitional property adjacent to long-standing commercial uses.

I don't know when the trailer court went in, however, each of my neighbors bought their home in a single-family residential neighborhood which (may or may not at the time of purchase) have included a very private lot containing one-story trailers sited among over 30 (now mature) trees. The use of the land for a six-story building - actually the building will be

City Council

Re: John B. Sullivan, CFO, Steve Smith Development LLC  
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Page 3  
**Item 7.1 - Attachment E  
Comment Letters**

80 feet tall, built property line to property line (with minimum setbacks per zoning laws), with 106 windows on the side facing north and a few 10-foot trees as a screen (per developer's drawings) is not the same thing! As to the reference to the newly built house (presumably the one shown in photograph #5 attached to Mr. Sullivan's letter), it is occupied by very nice people who own and operate a dry cleaning business near 145th. They work all the time and, while we have provided them information about this development, they have shown no interest one way or the other and we do not speak for them.

It is important for the city to timely reaffirm its commitments to... and the affordable housing needs of its senior population.

Based on information provided by the developer and information from other SHAG projects, this proposed "affordable housing" would be at or above the market price of rental housing in this area. The more one looks into the project, the more it appears to be a giant boondoggle, primarily benefiting its owners and not benefiting its residential or business neighbors, seniors or the City of Shoreline.

Sincerely,

  
Susan T. Melville

Attachment

cc: Joe Tovar, Director  
Shoreline Planning & Development Services

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*Susan T. Melville*

*15305 Stone Ave. North  
Shoreline, WA 98133-2661  
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February 19, 2008

Paul Cohen, Senior Planner, Current Planning  
Shoreline Planning and Development Services  
1110 N. 175th St., Suite 107  
Shoreline, WA 98133-4921

Re: Overland Trailer Court  
Transition Regulations to Replace Moratorium

Dear Mr. Cohen:

At city meetings we often hear that the zoning map was inherited from King County and that it is not in compliance with the Comprehensive Plan (Comp Plan). The Comp Plan was developed after Shoreline became a city twelve years ago and it continues to reflect the citizen's wishes and the growth and vision that go along with the Growth Management Act. Mayor Ransom and Councilman Hansen served continuously on the City Council since 1995 and reiterated at the December 19 meeting that the original intent of the Council was to provide transition between large-scale development and single family homes. Members of the Council supported this principal when they unanimously passed the moratorium. Statements of this vision are contained in the Comprehensive Plan (emphasis added):

### **Housing Element - Goals & Policies**

**Goal H III:** Maintain and enhance single-family and multi-family residential neighborhoods, so that they provide attractive living environments, *with new development that is compatible in quality, design and scale within neighborhoods and that provides effective transitions between different uses and scales.*

### **Housing Policies**

**H5:** *Require new residential development to meet or make provisions for the minimum density as allowed in each zone.* **H6:** *Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.*

### **Maintain and Enhance Neighborhood Quality**

**H22:** Initiate and encourage community involvement to foster a positive civic and neighborhood image.

**H23:** *Maintain the current ratio of owners and renters.*

**H28:** *Assure that site and building regulations and design guidelines create effective transitions between substantially different land uses and densities.*

In preparing transitional regulations to replace the moratorium I ask that you remember, first, the Overland Trailer Court property is zoned CB in the Comp Plan and, second, that you respect the stated vision for Shoreline. A five or six story building, even if it has 10-foot set backs on the upper floor(s) does not meet the standard of "transition" between large scale development and single family homes intended by the Comp Plan; a 20-foot rear setback and 10-foot side setbacks,

**Item 7.1 - Attachment E**  
**Comment Letters**

Page 2

Paul Cohen

even if the developer agrees to put in a few 10 foot trees as a screen, does not create an effective transition between substantially different land uses and densities as described in the Comp Plan.

While the action of the Planning Commission at its January 17 meeting no doubt met the letter of the law, it did not meet the spirit of the Comp Plan. Changing requirements of Community Business zoning to equal those of Regional Business zoning bypasses the rezoning process. Shoreline residents invested in this City. This action in the Towncenter Subarea denied them what the Comp Plan promised: community involvement in decisions concerning their neighborhoods.

Shoreline residents deserve to be able to trust city officials to represent them and support the "vision" of Shoreline that was implied by the Comp Plan when they purchased their property. Shoreline residents do not deserve to wake up one morning and find "intensive development" in their backyard.

Sincerely,



Susan T. Melville

cc: Planning Commission  
Shoreline City Hall  
17544 Midvale Avenue North  
Shoreline, WA 98133-4921

Ms. Cindy Ryu, Mayor  
Shoreline City Hall  
17544 Midvale Avenue North  
Shoreline, WA 98133-4921

Joseph W. Tovar  
Director, Shoreline Planning and Development  
Services  
1110 N. 175th St., Suite 107  
Shoreline, WA 98133-4921

**Item 7.1 - Attachment E  
Comment Letters**

12750 39<sup>th</sup> Ave. NE  
Seattle, WA 98125  
February 20, 2008

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FEB 22 2008

City Manager's Office

Cindy Ryu,  
Mayor of Shoreline City

Dear Mayor Ryu:

This is the official notice that Overland Trailer Park, 1210 N. 152<sup>nd</sup> St, Shoreline, WA 98133, closed February 2, 2008 as the last tenant vacated. Notification has been given by the relocation agent, Kerry Lynch with API, to the buyers of the property. Ms. Lynch filed reports to the County and State re: the closure. I know of no closure statement requirement for Shoreline. Let this serve as that notice.

However, we have serious problems with the redevelopment.

The city council put a moratorium on construction in 2007 just as the buyers went to apply for permits to build senior affordable housing, with no notification to those of us who would be so adversely affected.

We were out of the state and had to hire a lawyer to represent us at the council meeting. See letter dated December 16, 2007 to the Council members.

Now we have a vacant property with problems of individuals attempting to occupy the apartment building, people dumping garbage on the property and general nuisance activities. I had to engage a security person to occupy one unit to oversee the premises. We have no income yet expenses continue to go on. In April a large property tax will be charged against us. We have other expenses for liability and fire insurance. Electricity, water, garbage, sewer must be maintained for the security person on the premises.

Mayor Ryu, I spent 30 years taking care of low-income people and paid taxes based on the zoning at 1210 N. 152<sup>nd</sup>. Jack helped start the Paramedic program and trained those individuals. I taught English at Shoreline Community College. We have been responsible and useful people in this community. I needed to sell the property and affordable senior housing seemed a perfect fit for the area. Most recently I spent a year helping to relocate each person, a process both demanding and costly. I am pleased with the results. Now we need to move quickly ahead with the project for affordable senior housing.

You must be aware of the difficulty the buyers and we are in. The buyers refuse to close until they get some resolution. And I am forced to continue in limbo which is not acceptable.

I am appealing to your good sense and judgment to assist in ending the moratorium and allowing the project to proceed; it fits the guidelines Shoreline has established for density and affordable housing. The property is located in an urban corridor with business all around. Decisions should not impact the value of our property adversely. We need your help. Thank you.

*Madine Murray, member  
Overland Trailer Park LLC*

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**Item 7.1 - Attachment E  
Comment Letters**

March 10, 2008

Shoreline City Council

Re: Overland Trailer park

My name is Lila Amidon, and I live at 15309 Stone Ave. North. This is a single-family residence and it shares a property line with the Overland Trailer Court property.

I would like to express some of my concerns with the proposed development.

First, I am concerned with the trees that are on my side of the property line. These trees have existed for over 50 years and provide a nice buffer (green belt) between my property and the trailer court property. My concern is that these trees may be damaged due to the excavation of the existing utilities, and the construction of the proposed 8-foot fence. I insist that great care be taken when removing the old utility lines so that any damage to the root structure of these trees can be avoided. In addition I do not give my consent (implied or written) to trim any part of these existing trees, except those parts of the existing trees that extend over the property line, and, that may impede the construction of a new fence.

I am also concerned with drainage. Please require that the contractor follow all city ordinances and completely prevent any drainage from the trailer court property and its structures, on to my property.

My final concern is parking within the proposed 20-foot setback between my property line and the proposed structure. If parking is to be established in this area, please see to it that the contractor provides for proper vehicle placement and appropriate wheel blocks that would prevent a vehicle from hitting or driving through the fence. I am also concerned about any oil pollution that may leak from these vehicles. Please see to it that the contractor takes special precautions to prevent any oil pollution leaking from any parked vehicles from draining onto my property or into the soil adjoining my property.

Thank you for your consideration.



Lila Amidon  
15309 Stone Ave North  
Shoreline WA 98133  
206-362-5703

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## Item 7.1 - Attachment E Comment Letters

**Jessica Simulcik Smith**

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**From:** DPyle@bellevuewa.gov  
**Sent:** Thursday, March 13, 2008 8:00 AM  
**To:** Steve Cohn; will.hall@co.snohomish.wa.us; chakorn@habitatwest.net; d-a-p2@hotmail.com; michael@lsdg.net; michelle@linders.org; robinsink@comcast.net; repiro@aol.com; rpiro@psrc.org; kuboi@earthlink.net; sidney.kuboi@navy.mil  
**Cc:** Jessica Simulcik Smith; Steve Szafran  
**Subject:** March 13 Planning Commission Meeting

Steve and Steve-

Since I will not be at the meeting tonight I wanted to submit some comments on the proposed interim (or as you put it in the staff report "patch") code fixes for development of higher intensity uses adjacent to single family districts of lesser intensity. It seems that the objective in these regulations is the protection of our single family neighborhoods through additional design requirements. I feel you have made a good attempt to reduce the impact of a multi-family or commercial development adjacent to a single family use, however it seems to be mostly based on requiring separation landscaping at grade and a 2:1 setback from the edge of the required setback, however you are also proposing to require the use of an inset to break up the wall of the building adjacent to a residential community. My points are simple and are listed below:

1) If we are requiring landscaping, what sort of "Security" do we have that the property owners will maintain this landscaping? How do we know it will not simply be removed at a later date? Would this become a code enforcement issue if they don't maintain REQUIRED landscaping? **I propose we add language clearly identifying that properties with transition landscape requirements will be subject code enforcement action if the landscaping is not properly maintained.**

2) Would we require the recording a landscape requirement and maintenance requirement with King County Records? **I propose we add a requirement that any landscaping required on a property subject to transition standards be documented through the recording of a "Landscape Plan" with King County Records.**

3) Although you are increasing the separation or "Transition" requirements, the permit requirements are not changing. The review will still be done as a ministerial permit type where the review is more binary in nature and does not grant staff the ability to persue a more quality development through discretionary review. **I propose that in conjunction with the requirements proposed we also add an Administrative "DESIGN REVIEW" process for all of the properties subject to the transition requirements.** This will allow staff more leverage in obtaining a quality design from the applicant and will provide for more tools to protect our single family neighborhoods. I beleive discretionary review with guidance critetria and policy direction is a vital element in the success of a program aimed at providing transition from single family neighborhoods. This will also allow staff to prepare a report detailing the findings in how the proposed development complies with the intent of the transition requirements, and will provide a mechanism to document the requirements and impose conditions.

4) One of the issues not addressed in these regulations that seems to be a point of concern to citizens is the cut-through traffic generated from these proposed developments. Under the proposed code changes, there is nothing that limits or otherwise attempts to orient the access of these developments towards arterial streets when adjacent to a single family neighborhood. **I propose we add code language that requires access to comercial or multifamily development that is subject to transition requirements be limited to arterial streets (not collector arterial, but actual arterial). If access from an arterial street is not available, the applicant shall be responsible for the installation of appropriate traffic calming devices as identified by the city's transportation engineer that direct traffic from the proposed development to the nearest arterial and limit access to the adjacent single family neighborhood.**

5) Nothing inthe requirements requires that the applicant design the facade of the building adjacent to the single family district to be residential in character. **I propose we add language that requires the facade of those developments subject to transition requirements that are adjacent to the residential district include**

**Item 7.1 - Attachment E  
Comment Letters**

design details compatible with single family development.

All I have is these five suggestions. Like I said above, I believe we are on the right track, I just wanted to add a few things that I feel will help better document the process for the life of the development and will help better protect the character and quality of our single family neighborhoods.

Thanks,

DP

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David Pyle  
Senior Land Use Planner  
City of Bellevue  
dpyle@bellevuewa.gov  
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(425)452-5225 (Fax)  
www.bellevuewa.gov



## Shoreline Planning Commission

March 13, 2008

Written Comment

- [1] I agree with Ms. Melville's statement regarding public notification of meetings dealing with proposed development in the city.
- (\*) Developers should not be in charge of public meeting notification.
- [2] I support points 4 & 5 of Commissioner Pyle's email dated March 13. Please give serious consideration to these points.
- [3] I oppose Commissioner Wagner's suggestion that height restrictions be waived if developers meet Design Incentives (ie clock tower). This suggestion negates the 2:1 slope recommended by Paul Cohen. Current height requirements of 35, 60 and 65 feet ~~are~~ should be enforced as legislated.
- (\*) Changes to current zoning height requirements should not be considered without significant input from city residents.

Please leave this form with the clerk at the end of the meeting.

This is a public record

Respectfully submitted,  
Doug REID  
Shoreline Resident

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EXHIBIT  
 # 1 3/13/08  
 Les Nelson

**Item 7.1 - Attachment E  
 Comment Letters**

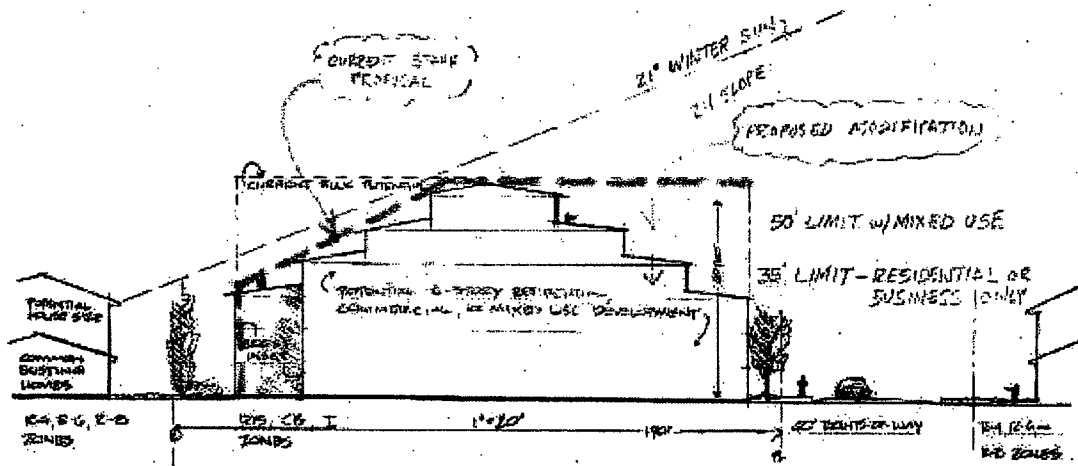
**Transition Comments/Recommendations;**

1. In order to truly meet the objective of transition between R4,6,8 developed neighborhoods and higher density such as R48 and beyond we believe that at a minimum a typical block width or property depth be provided at an intermediate zoning category such as R12 to R 24. The concept of allowing these Multi-story developments on lots smaller than 2 acres is NOT what has been envisioned in Shoreline, neither by the Planning Commission nor by the Comprehensive Plan. Our No.1 suggestion is to limit development on acreage less than 2 acres or 200' depth, to no more intense than R24, with building height not to exceed 35'.

2. If the above suggestion is not deemed appropriate, then in order to reduce the visual bulk of building adjacent to single family, require a 2:1 building envelope beginning at ground level at the property line is proposed. This would allow little obstruction of the typical winter sun angle for preventing loss of solar access. Although this is more restrictive than the 35' currently allowed on the single family side, the single family lots would typically be covered at less than 35% lot coverage, whereas the commercial sites could be near to 100% creating a virtually continuous wall of building, offering no break for light or visual. The other affect this modification achieves is to move the primary bulk of taller buildings farther back from the single family side. (Keep in mind we are trying to create a truly intermediate zoning category, to comply with the Complan, where a separate lot for that purpose may not be available.)

PROPOSED MODIFICATION TO  
 TRANSITION AREA CROSS SECTION

Item 8.a - Attachment D



3. Provide protection in the Code so that Type 1 Landscaping cannot be deleted by Utility easements, or requests from Fire Dept, etc for more access space. Addressing this up

## Item 7.1 - Attachment E Comment Letters

front by identifying the specific issue in the Code would hopefully allow developers to incorporate any additional setbacks needed to accommodate the landscaping and minimize the chance that a last minute changes requested by fire or other Utilities will not delete the required landscaping.

4. Allow 10' height incentive above the 2:1 line if a "growing green" surface is presented to the single family side, planters, landscaping etc. that essentially presents a softened, vegetative appearance. The specific "green roof, green wall" design would require design review and neighborhood approval.
5. I suggest that on RB, CB zoned properties that are less than 100' deep that height limit of 35' be imposed, no exceptions.
6. Height limit of 50' maximum for RB zoned "Transition" properties only if mixed use is incorporated, and this will be the absolute limit, no additional mechanical rooms above that height....in other words when we say 50' we mean 50'.
7. Consider as an alternative to the 2:1 assigning the first 100' of lot depth adjacent to single family to be developed as a maximum equivalent of R24 density, and following the 35' height limits.

### Issues:

When Shoreline Incorporated as a City, the Zones that are currently identified RB had a 35' height limit and R36 maximum density.

The additional height and Unlimited Density currently identified in our Code has aggravated the need for transition. The City created the problem, now it is time for the City to fix the problem so single family homeowners do not suffer a "taking" of property rights and values.

The approved 2005 Comprehensive Plan is quite clear that R48 is the maximum residential density allowed, and any other interpretation requires an assumption that the current Code amendments that exist were done by a Comprehensive Plan amendment process.

Approval at any point of Unlimited Density projects is open to being appealed through the GMA Hearings board. Lets not allow the standard set in Ballard.....





**Item 7.1 - Attachment E  
Comment Letters**

