

Mayor
Jeff R. Johnson

17425 Ballinger Way NE
Lake Forest Park, WA 98155-5556
Telephone: 206-368-5440
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Councilmembers
Tom French
Phillippa M. Kassover
Mark Phillips
E. John Resha III
Catherine Stanford
Semra Riddle
John A. E. Wright

January 16, 2018

Neighbors within 500 feet of 3030 NE 200th Street

RE: Neighborhood meeting report and notice of application for proposed Bell Cottages
(2017-CU-0002)

Dear LFP Resident,

You are receiving this mailing for one or more of the following three reasons:

- You attended the Neighborhood Meeting during which Brian Highberger presented options for development at 3030 NE 200th Street and took place on June 14, 2017 (City code requires that you be sent the attached meeting report prepared by the applicant);
- You live within 300 feet of the subject property, therefore the City is required to send a notice of application to you;
- You live within 500 feet of the subject property and the City is sending a neighborhood meeting report and notice of application as a courtesy. This is not required by code, but the Planning Department has decided to include all parties when sending both the neighborhood meeting report summary and the notice of application to avoid confusion regarding receipt of these materials.

The City has preliminarily reviewed the materials submitted for the application for conditional use approval to allow Conservation Cluster Housing to be built at the subject property: 3030 NE 200th Street. We find the application listed above to be complete as of January 10, 2018; however, there may be additional information needs as the staff report proceeds as is allowed by Chapter 16.26.040 of the Lake Forest Park Municipal Code.

An official 14-day public notice period begins January 18, 2018. All written comments received will become part of the record for this application. You may send either mailed letters to 17425 Ballinger Way NE, Lake Forest Park, WA, 98155; or e-mailed letters to aflower@cityoflfp.com.

A second public notice period will be available following the SEPA determination (State Environmental Protection Agency) on the project. Such notices are sent to those who live within 300 feet of the subject property, as required by code. The subject property will also include the SEPA determination notice, and information will be available on the City's website. If you would like to be notified by email when land-use announcements such as these are posted, please consider signing up for Notify Me on the City website.

A third notice will be published, posted on site and at City Hall, e-mailed (via Notify Me), and mailed to all property owners within 300 feet of the subject property. It will announce the public

hearing date. Any public comments received during the hearing either as text or oral testimony, will also become part of the record for the Hearing Examiner to reflect in making his decision.

Please contact me if you have any questions or need additional information.

Sincerely,

Ande Flower
Principal Planner
City of Lake Forest Park
aflower@cityofflp.com
2016-957-2832

Attachments: neighborhood meeting report
notice of application

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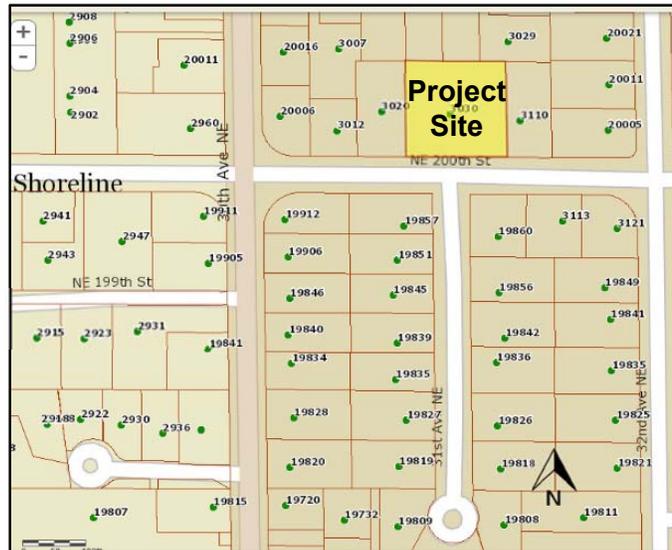
PUBLIC NOTICE

NOTICE OF APPLICATION FOR CONDITIONAL USE REQUEST

File Number: 2017-CU-00032

Proponent: North City Homesites LLC

Location of proposal:
3030 NE 200th Street
Lake Forest Park, WA 98155
parcel # 4022900741



Proposal: The applicant requests Conditional Use approval to allow for a Conservation Cluster of seven single family homes according to LFPMC 18.54. Applicant has proposed to dedicate 50% of the property to become a permanent conservation easement.

Environmental Review: The City will provide notice of environmental determination following review of the proposal and the State Environmental Policy Act (SEPA).

Public Comment: Interested parties may comment on this Type-I Variance application by submitting written comments to Lake Forest Park City Hall, 17425 Bothell Way NE, Lake Forest Park, WA 98155 or via email to aflower@cityofflp.com for the following two weeks. The hearing date will be announced in a forthcoming public notice.

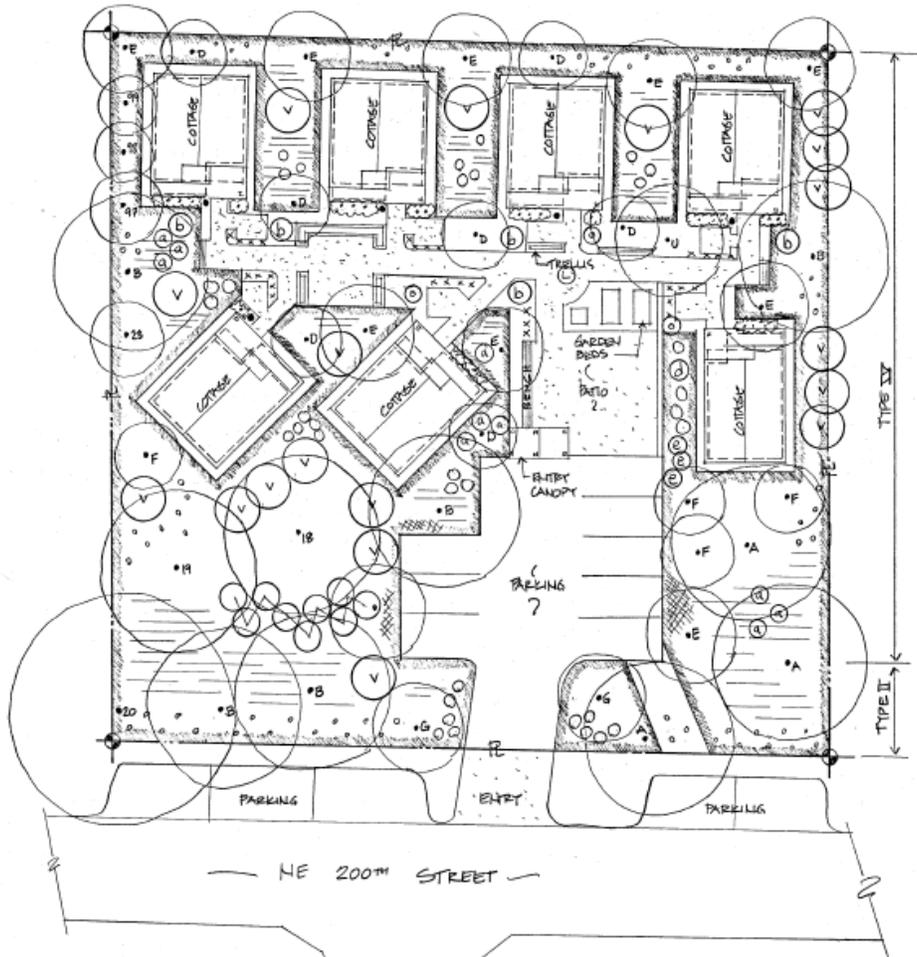
Additional Information: Additional information may be obtained by contacting the Lake Forest Park Planning Department at (206) 368-5440 or at the City's Notices and Announcements webpage (cityofflp.com/index.aspx?nid=313). Materials related to this proposal may be reviewed at City Hall Monday - Friday 9:00 am - 5:00 pm. Contact Ande Flower, Principal Planner, at aflower@cityofflp.com if you prefer to make an appointment to review the materials with a planner's assistance.

Notice Date: January 18, 2018

File Number: 2017-CU-0003

Proponent: North City Homesite LLC

Location of proposal: 3030 NE 200th Street, Lake Forest Park, WA 98155
parcel # 4022900741



14 SITE PLAN W/ CONSERVATION EASEMENT & PLANTINGS
1"=1'-0"

LEGEND

-  CONSERVATION EASEMENT (50% OF LOT)
- TYPE II PLANTINGS PER LFP DESIGN GUIDELINES C.8.1.b. AS REQUIRED FOR SCREENING OF PARKING, TRP
- TYPE IV PLANTINGS PER LFP DESIGN GUIDELINES C.8.1.d. AS REQUIRED FOR CONSERVATION EASEMENT, TRP

Notice Date: January 18, 2018

6.14.17 Neighborhood Meeting Report – Questions and Concerns Raised

1. Q/Concern: Who owns the property?

North City Homesites LLC, which is comprised of two members, both Lake Forest Park residents; Brian Highberger, Upright Construction, Inc and Gordon Stephenson, Real Property Associates.

2. Q/Concern: How far from the perimeter of the lot are the houses?

The CCH ordinance requires a minimum setback of 10' from all lot lines and streets

3. Q/Concern: Where is the parking? There isn't space for two cars per house? What will be the cost of the cottages? Given projected costs, won't two incomes be needed and therefore two cars per household?

The CCH ordinance requires 1 parking space per unit. We are proposing 8 parking spaces located on the property and 5 parking spaces located on the improved right of way totaling 13; nearly 2 cars per cottage. We estimate the cottages will sell for 400K per unit. We believe the demographic of potential buyers will include young couples (possibly with a small child) looking to buy a starter home, "empty nesters" that would like to downsize (and in some cases, remain in the community) or single individuals that prefer to live alone. Two incomes may or may not be required.

4. Q/Concern: Has there been any study of access to public transit and access for bikes? How many busses run on 200th? 3 or 4? What is the distance to bus stops?

We will be providing bike storage on the property. There are many bus stops in the area, (although routes and times change): currently the 331/342 stops on Ballinger Way and 25th Ave NE (.6 miles/12 min. walk); the 347 stops at NE 205th and 30th Ave NE (.3 miles/6 min. walk); and the 308 stops at 35th Ave NE and NE 195th (.5 miles/8 min. walk).

5. Q/Concern: Millennials won't want those houses.

These cottages are designed to give young people a chance to live in LFP. The expected demographic of potential buyers will be young couples, which we believe may include Millennials, and single individuals.

6. Q/Concern: Proximity to grocery is a concern.

The nearest grocery store is Thriftway Ballinger Village. 1.1 miles via Ballinger way (3 min. by car, 20 min. walk), or, 1.2 miles via 244th St SW (4 min. by car, 22 min. walk).

7. Q/Concern: Additional parking on streets and increased traffic on streets and kids already walking without sidewalks are all concerns. Safety of kids and additional cars is a concern.

The cottages are not designed for the typical "LFP family" with teenage drivers. We expect there will be less than 2 cars per unit, but are proposing 13 parking spaces to address neighborhood concerns. The number of cars for a typical 3 lot development with larger homes and teenage drivers would likely exceed 3 cars per household. Therefore, the total

number of cars would be nearly the same. Frontal improvements are not required under the CCH ordinance; however, we will be installing sidewalks (or something similar) along the street in front of the property to allow a safe walking path. This will provide the safest refuge from traffic in the area.

8. Q/Concern: More houses = more cars = concern

We expect there will be less than 2 cars per unit, but will be providing 13 parking spaces for extra cars and guests. The number of cars for a typical 3 lot development with larger homes and teenage drivers would likely exceed 3 cars per household. Therefore, the total number of cars would be nearly the same.

9. Q/Concern: Could be turned over into a rental and result in 4 people in each house and all 4 need cars.

We don't believe this is a likely scenario based on the expected demographic. A new larger home in a typical 3 lot development could also be turned into a rental.

10. Q/Concern: 1.5 miles to the town center without sidewalks.

I believe the city intends to add sidewalks. We are proposing a safe walking path.

11. Q/Concern: Is the premise that there is one car per household? What about guests?

Based on the demographic of potential buyers and the relatively easy access to public transit, we expect there will be less than 2 cars per unit. We are proposing 13 spaces for 7 units which will leave additional spaces for guests.

12. Q/Concern: What are the setbacks for the short plat alternative?

RS 7.2 Zoning requires a minimum front yard setback of 20', rear yard setback of 15', and a side yard setback of 15' combined, with a minimum of 5' on either side.

13. Q/Concern: Isn't there a utility easement in the northeast corner of the property?

We have researched the title report and there is no utility easement on record

14. Q/Concern: What is the structure of ownership? Could they be rented? Could the Condo association put a cap on the right to rent?

The cottages are classified as condos and would require covenants, conditions and restrictions as well as a joint maintenance agreement to maintain the property. Unlike a typical 3-lot development with fee simple ownership, covenants can protect neighbors from the accumulation of unsightly clutter such as non-working vehicles, boat storage, miscellaneous items, blue tarps etc. Yes, there could be a clause to prevent owners from renting their home (this would not be an option for a typical 3-lot development), however, including this clause would not be desirable for most buyers. Consider the scenario where a single person needs to travel overseas for an extended period, he or she would not be able to rent their house to help cover their mortgage payment.

15. Q/Concern: Will there be more noise from 7 families (cluster) than from 3 families (short plat)? Concern expressed by north neighbor.

We would expect the noise to be less based on the demographic of potential buyers (young professionals, singles, empty nesters). The cluster housing development is also set back further from the property line and requires more landscape screening than a typical 3-lot development. The common area (200 SF per unit) is centrally located, surrounded by structures and trees, which would also help reduce noise.

16. Q/Concern: How tall are the cluster houses? Will they be taller than the surrounding split level next door?

The maximum cluster housing height allowed is 30' from average grade to the peak of the roof. The cluster houses we are proposing will be approximately 25' to the peak. They will not be taller than the surrounding split level homes.

17. Q/Concern: This is a quiet area with 4 people there, 3 cars and 1 house. The neighborhood is comprised of single family homes and these smaller homes will change the character of the neighborhood with 14 people and more traffic.

The property is zoned for 3 new single-family homes and the purchase price reflected this. Keeping the existing home "as is" or removing it and building 1 or 2 new homes would not be economically viable. The cottage homes will be smaller, but the architectural style will be in keeping with most homes in Lake Forest Park (craftsman style, not modern). We are also proposing 20' separation between the houses, more than triple the 6' minimum distance allowed. In addition, 50% of the property will be dedicated as open space requiring dense planting of native shrubs and trees. This will help screen the houses from the street, buffering them from the road and neighboring houses.

18. Q/Concern: On 30th a block north there is a lot of development. They are building 4 houses to replace one up in shoreline.

This is what city of Shoreline zoning allows, and the property was priced to reflect this.

19. Q/Concern: Neighbors don't want the value of their property to go down.

The property taxes generated from the sale of seven cluster homes would be roughly the same as three large single-family homes (seven cottage homes priced at 400K each would be equivalent to selling three larger homes at 930K). We believe a conservation cluster housing development designed thoughtfully will enhance neighborhoods and maintain property values.

20. Q/Concern: Parking is biggest issue, that and noise.

The cottages are designed primarily for young people, couples or single individuals who want to build a life in Lake Forest Park but are not ready, able or interested in buying a more expensive larger family home. The proposed cottage development is surrounded by a 10' natural border (part of the 50% conservation easement) full of native plants and trees to help buffer the homes from the street and surrounding neighbors. Additionally, the

common area (200 SF per unit) is situated in the center of the development, which should also help reduce potential noise.

21. Q/Concern: Dad is a builder. Cottages are cute. Bus stop at 200th and 30th and 25mph all translate to a concern about the additional traffic and children who play in driveway and street. Will the Cluster Development mean more traffic than a 3-lot short plat? Do more houses mean more cars?

Considering the demographic of potential buyers, we expect there will be less than 2 cars per cottage. The number of cars for a typical 3 lot development with larger homes and teenage drivers would likely exceed 3 cars per household. We believe the total number of cars for 7 cluster homes would be nearly the same as a typical 3-lot development.

22. Q/Concern: Are there any other projects like this? Who do you expect to move into the cottages?

The conservation cluster housing ordinance is new to Lake Forest Park. Currently, there is one other applicant located at 19755 35th Ave NE. We believe the demographic of potential buyers will include young couples (possibly with a small child) looking for a starter home, single individuals, or “empty nesters” that would like to downsize.

23. Q/Concern: This might be a bad location for Cluster housing given that the lot is not close to busses and the grocery store.

Public transit options are reasonably close, there are bus stops within walking distance: 6 min., 8 min. and 12 min. away. Thriftway Grocery located in Ballinger Village is 1.1 miles away, a 20-min. walk or 3 minutes by car.

24. Q/Concern: Love 50% conservation. Support density. But have concerns about: 1) family neighborhood and 2) not close to amenities – one mile from grocery and coffee.

The grocery store and coffee shops at LFP Center and Ballinger Village are a fair walk for sure, but not unreasonable for some. Cluster housing will provide an opportunity for singles, young families, and empty nesters to live in Lake Forest Park. We believe these new residents will add diversity to our neighborhoods and enhance our community.

25. Q/Concern: 1) parking, 2) traffic, 3) lack of sidewalks

Parking, traffic and sidewalks have been addressed in previous questions/responses

26. Q/Concern: Cottage home idea is admirable but bare bones in terms of parking.

We agree that the cottage home idea is the right thing to do, and we believe the parking issue has been addressed by providing additional spaces.

27. Q/Concern: How would construction noise be ameliorated?

Construction noise is hard to avoid. We will work between the hours of 7am-7pm during the week. Saturdays starting at 9:00, no later than 5:00pm and never on Sundays. I would anticipate the duration of the project to be 9-10 months. My contact information will be

available to the surrounding neighbors if any issues arise or if anyone has any questions. The project will be managed efficiently from start to finish.

28. Q/Concern: North neighbor likes 3 lot short plat. Cottages look like motel. Doesn't think carts with groceries in the rain will work well.

The residential cluster home development will be thoughtfully designed to suit the neighborhood. We will add architectural elements to individualize the homes to make sure they do not look like a motel. The code allows cluster homes to be 6' apart, our homes will be 20' apart. Carrying groceries from the car to the front door is not uncommon, not all homes have attached garages.

29. Q/Concern: Would 6 cottages pencil financially? Could the parking be stacked?

The CCH ordinance allows up to 3X units for each 1 dwelling unit allowed by the underlying zoning classification. This property is zoned for 3 single family homes (X3) allowing a maximum of 9 cluster homes. After including the 50% conservation easement, 200sf of common area per unit, all the necessary utility easements and allowing adequate spacing between structures we arrived at a total number of 7 cottages. 6 cottages would not be economically viable, the infrastructure costs are too high. Stacked parking was considered and determined to be cost prohibitive.

30. Q/Concern: What is the zoning? L2? Has the city done analysis?

The zoning is R-7.2 allowing a minimum lot size of 7,200SF. The city passed the conservation cluster housing ordinance to address the significant and growing need to provide more attainable housing in LFP.

31. Q/Concern: Are there other parcels like this in LFP?

Yes

31. Q/Concern: When would construction start? Fall? Late October?

We are hoping to begin construction in the Spring of 2018 to take advantage of the summer building season. This would help decrease the overall duration of the project.

32. Q/Concern: Could parking be added across the street?

We believe we have provided ample parking on the development (north) side of the street.

33. Q/Concern: What will stop people from parking on the side streets? There are a lot of little kids on 32nd who bike in the street

Side streets are part of the public right of way so parked cars cannot remain unattended for very long without running the risk of being towed. This is the same policy for most cities. We are providing ample parking for the demographic that we expect and do not believe there will be a need for additional parking on the side streets.

34. Q/Concern: Not concerned with the quality of the construction, more concerned about the impact on the neighborhood.

We agree that the quality of the overall design and construction of the cluster homes will be higher than expected. We also believe the cluster home development will enhance the quality and character of neighborhood, not diminish it.

35. Q/Concern: Would it be possible to do a combination of a three-lot short plat and the cottages with 2 large houses and 3 cottages?

Combining the zoning would not be possible on this building site. After dedicating 50% of the property to a conservation easement (a requirement under the CCH ordinance), the minimum setbacks allowed for a more typical larger single-family home would not fit in the remaining area. It may be possible to combine development options on larger properties.

36. Q/Concern: Can covenants be written about # of cars?

Yes, the number of cars per cottage home can be limited by a covenant.

37. Q/Concern: Tell city council that we would like single family model to continue.

The LFP Planning Commission wanted to introduce an infill development concept that would preserve open space and provide more attainable homes for people that can no longer afford to live in Lake Forest Park. The CCH ordinance was approved by the LFP city council in the Spring of 2017.

38. Q/Concern: Parking is the issue.

Parking has been addressed in previous questions/responses

39. Q/Concern: How do HOA's work? Can covenants be written about parking and renting?

See responses to Questions 14, 34 and 37

40. Q/Concern: Public transportation, amenities, parking and increased traffic are issues.

Available public transportation, shopping areas, parking and increased traffic have been addressed in previous questions/responses.

41. Q/Concern: Generally more comfortable with three lot short plan. Maybe wrong site for the cottages?

We believe the site is well suited for cottage housing

End of meeting.