

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Type C Action: Rezone Application #201552 for one parcel generally located at 17503 10th Avenue NE from R-8 (Residential 8 dwelling units/acre) to Office (O).

DEPARTMENT: Planning and Development Services

PRESENTED BY: Steven Szafran, Planner II

I. PROPOSAL

The applicant, Brad and Kim Lancaster, propose to modify the existing zoning category for a 6,600 square foot parcel located at 17503 10th Ave. NE. This application before the Planning Commission is a request to change the zoning designation from R-8 (Residential - 8 dwelling units per acre) to Office (O). The applicant is not proposing any modifications to the existing home or site though the use will change from residential to office. A site plan showing the site configuration of the proposal (existing site conditions) 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 Mixed Use, 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).

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.

There is currently one single-family home on-site that will be used for the proposed office use (Law Office). The proposed rezone would allow the owners to transfer their law practice from the City of Edmonds to this site.

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 located on the northwest corner of NE 175th Street and 10th Ave. NE. The parcel is developed with one single-family residence. The parcel measures 6,600 square feet in area (approximately .15 acres). The site is generally flat. There are two significant trees on site that will remain.

Access to the site is from a residential driveway off of 10th Avenue NE. The driveway is approximately 20 feet wide at the curb tapering down to 11 feet further into the site (see **Attachment 1**).

Parking requirements for the site are based on office square footage. The Shoreline Development Code specifies 1 parking space for every 300 square feet accessible to the public. The proposed office building will require 3 parking spaces (800 square feet/300= 2.6= 3). The applicant is providing 4 spaces.

A traffic study is not required if P.M. Peak Hour Trips do not exceed 20. A single-tenant office use generates 3.3 Average Daily Trips per employee and .46 P.M. Peak Hour Trips per employee. The proposed office will have two employees generating .92 P.M. Peak Hour Trips.

2. NEIGHBORHOOD

The project site is located in the North City Neighborhood. Access to the property is gained from 10th Avenue NE, a street that is classified as a Neighborhood Collector. 10th Ave. NE is designated as a Neighborhood Collector from NE 155th Street and as a Collector Arterial from NE 185th till it dead-ends into NE 195th Street. As indicated previously the site is zoned R-8 and has a land use designation of Mixed Use.

The current zoning of the parcels immediately adjacent to the subject parcel on the north, south, east and west is R-8; the uses on these sites include mostly single-family residential and a church parking lot that serves as a Metro Park and Ride Lot during the week. (These parcels also have a Mixed Use Comprehensive Plan Designation which allows all residential zoning categories between R-8 and R-48; and all commercial zoning categories.)

The North City Business District begins approximately 850 feet to the east. 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 June 13th, 2006, when a pre-application meeting was held with the applicant and City staff. The applicant held the requisite neighborhood meeting on June 29th, 2006. The application was determined complete on July 10th, 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 July 20th, 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 August 10th, 2006.

Comments were received at the neighborhood meeting and during the public comment period. The comments are included in **Attachment 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. The reader will find that the criteria are integrated and 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 parcel as *Mixed Use*. The parcel is developed with one single family home (developed at a density of 6.6 dwelling units per acre)—this is not consistent with the density goals and policies of the Comprehensive Plan which plans for this site to accommodate 8 to 48 dwelling units or businesses to support employment targets within the City.

If Office becomes the adopted zoning for the site, the applicant intends to use the existing home as a professional office.

The following table summarizes the bulk requirements for the current zoning and the potential Office zoning. (Note: The following standards apply to new construction. The applicant intends on using the existing home as it exists).

Standard	R8	
	Development	Office
Front Yard Setback	10'	10'
Side Yard Setback	5'	10'
Rear Yard Setback	5'	10'
Building Coverage	45%	N/A
Max Impervious Surface	65%	85%
Height	35'	35' (50' if mixed use building)

The Comprehensive Plan identifies different areas of the City where growth should be encouraged and can be accommodated. In some areas, the City allowed densities and

intensity of uses to be increased. In the case of the subject parcel, more dense and/or intense development is anticipated in the future when the underutilized parcels are redeveloped.

Office zoning may be 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 having a low intensity office use that can serve the community and that can integrate within the existing neighborhood.

LU 17: The Mixed Use designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and services uses with residential uses.

This area of Shoreline, even though it is planned for Mixed Use, has not had any rezoning requests. The area is "planned" to integrate a wide variety of uses but currently the zoning and land uses in the immediate area are primary low-density single-family homes.

CD 23: Where clearing and grading is unnecessary, preserve significant trees and mature vegetation.

There are two significant trees on-site that will not be disturbed.

ED 14: Encourage and support home-based businesses in the City, provided that signage, parking, storage, and noise impacts are compatible with neighborhoods.

Though, not a home based business; the proposed office use will operate out of an existing home that is compatible with the neighborhood. Parking is off-street, no outside storage is proposed, and signage will be limited to a window sign by the applicant.

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

ED 24: Ensure sufficient land use designations and zoning provisions to support businesses.

ED 15 and ED 24 are intended help small businesses owners, such as the applicants, to be able to operate in Shoreline while providing services to the local community.

CD 8: To minimize visual impact of commercial, office, industrial, and institutional development on residential areas by requiring appropriate building and site design, landscaping and shielded lighting to be used.

CD 48: Develop attractive, functional, and cohesive commercial areas that are harmonious with adjacent neighborhoods, by considering the impacts of the land use, building scale, views and through-traffic.

The applicant does not currently plan to modify the existing structure, ensuring the proposed office use integrates into the neighborhood. If the parcel redevelops with a new office building in the future, the intensity of the site or building design may not fit well with existing adjacent land uses.

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

Staff concludes the proposed rezone will not adversely affect the public health, safety or general welfare of the surrounding neighborhood and community. The existing home will continue to integrate into the neighborhood while providing an office location for the applicants. The small office use will not burden the community with overbearing signage, lighting or traffic. The rezone will however change the designation of this parcel from R-8 to Office meaning, in the future, more intense development can occur.

This area, designated for Mixed Use, will begin to change over time. This is the first parcel in the area to do so. During the transition of the area, adjacent properties may be impacted by new development. Until adjacent parcels start to redevelop with more intense uses, the Shoreline Development Code has measures to mitigate impacts to adjacent properties. These measures include landscaping, on-site parking and building design requirements.

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

The site's Comprehensive Plan land use designation is *Mixed Use*. Consistent zoning designations for this land use include R-8 through R-48 and all commercial zoning categories. The subject parcel is currently zoned R-8. Right now, the site is developed with one single-family house at a density of 6.6 dwelling units an acre, which is underdeveloped under the current zoning category. The application to change the zoning of the parcel to Office was made in order to locate the applicant's professional office within the City of Shoreline.

The current zoning in the immediate vicinity of the project includes R-6 and R-8. The uses in the area include mostly single-family houses, a church and a Metro Park and Ride. Approximately 850 feet to the east is the North City Business District.

The subject property will take access from 10th Ave. NE, a Neighborhood Collector street. The Comprehensive Plan states that the Mixed Use Land Use designation applies to a number of stable or developing areas. The designation is intended to encourage the development of pedestrian oriented places, with architectural interest, that integrate a wide variety of retail, office and service uses with residential areas. This is the first parcel in the area to change and more change is anticipated in the future.

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. The property owner does not plan to modify the existing structure or site. In the future, under the Office zoning, the property could change if the parcel is redeveloped with a new office building.

Concerns have been raised by adjacent neighbors concerning appropriateness of the commercial zoning (Office), increased traffic and noise, and parking. The following brief summary demonstrates how the project addresses each of these.

Changing Land Use

Staff received several comments that this area has historically been a single-family residential area. Historically, this has been true, but the Comprehensive Plan has identified this area as being appropriate for mixed use development which permits a variety of uses—single-family and multifamily uses, offices, and retail businesses.

The City adopted the Comprehensive Plan and designated certain areas as areas where a mix of uses should occur. The subject parcel is in one of those areas. Office is an appropriate zoning category under the Mixed Use land use designation. The Office zoning category is least intense zoning category in the commercial designation and also provides a good transition between commercial and residential land uses.

If office zoning is adopted; it will be the first parcel in the area to change to a commercial use. Land uses along NE 175th have been changing to more businesses oriented uses in the recent years but generally in areas closer to North City.

Traffic/Parking

The applicant is proposing to use the existing home as an office. The P.M. peak hour vehicular trips will be .92 (.46 X 2) for the office. Since the P.M. peak hour trips are not greater than 20, a traffic study was not required (SMC 20.60.140(A)).

The office is required to supply 3 on-site parking spaces while the applicants are planning for four. Staff experience is that an office like this is unlikely to have more than two visitors at a time, and there is little likelihood of spillover parking.

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

The proposed rezone to Office is the least intensive commercial zoning allowed under the Mixed Use Land Use designation. The Office zoning will provide a natural transition between NE 175th Street and the low-density single-family homes to the west, north and east. The proposed Office zoning will allow a business that the neighborhood may need in the community.

In summary, staff concludes that the proposed change will benefit 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 of 6.6 dwelling units per acre indicates the site is underutilized per the density guidelines listed in the Comprehensive Plan for the *Mixed Use* land use designation. By changing the zoning to Office, the project assists the City of Shoreline in meeting employment 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.

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 the site at 17503 10th Ave. NE (parcel number 0927100318) from Residential 8 units per acre (R-8) to Office (O) based on the findings presented in this staff report.
2. Recommend approval to rezone the site at 17503 10th Ave. NE from R-8 to Office with added conditions, based on findings presented in this staff report and additional findings by the Planning Commission with added conditions.
3. Recommend denial of the rezone application. The existing Residential 8 units per acre (R-8) zoning remains based on specific findings made by the Planning Commission.

V. PRELIMINARY STAFF RECOMMENDATION

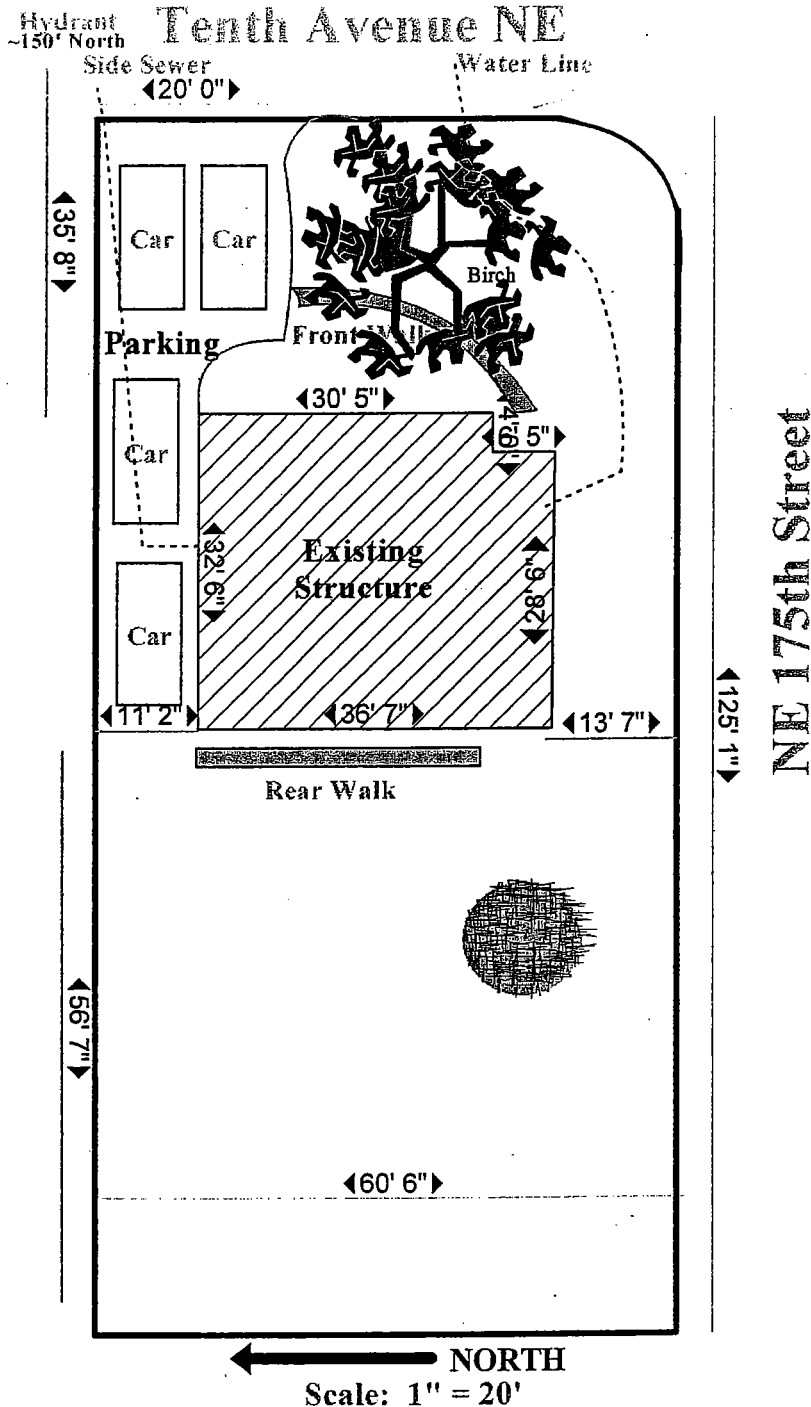
Staff recommends that the Planning Commission move to recommend to the City Council that Office zoning be adopted for the property located at 17503 10th Ave. NE (parcel number 0927100318). Enter into findings based on the information presented in this staff report that this proposal meets the decision criteria for the reclassification of property as outlined in the Shoreline Municipal Code Section 20.30.320.

ATTACHMENTS

Attachment 1: Existing Condition Site Plan
Attachment 2: Vicinity Map with Zoning Designations
Attachment 3: Vicinity Map with Comprehensive Plan Designations
Attachment 4: Public Comment Letters

SITE PLAN

REZONE APPLICATION RE 17503 TENTH AVENUE NE, SHORELINE



IMPERVIOUS SURFACES	
Client Use Area	259 sq ft
	23%
Existing Building	1120 sq ft
Sidewalks: 29x3, 31x4	211 sq ft
Subtotal Impervious:	1321 sq ft

PERVIOUS SURFACES	
Crushed Rock Parking:	644 sq ft
(x 50%)	
Total Surfaces	1965 sq ft
Lot Area	7562 sq ft
Percentage Impervious Coverage	25.98%
Building Height:	18 ft
One story	

Prepared by:
 Brad and Kim Lancaster
 18331 Tenth Avenue NE
 Shoreline, WA 98155
 206-542-2739

Site Address

17503 Tenth Ave. NE

Tax Parcel Number

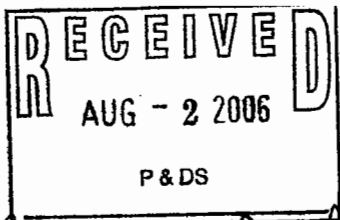
092710-0318-05

Legal Description

The South 90 feet of Lot 1, Block 4, Bonnie Glen, according to the plat thereof recorded in Volume 30 of Plats, page 20, records of King county, Washington; EXCEPT the South 30 feet thereof conveyed to King County for road by instrument recorded under Recording No 2701439; and EXCEPT that portion conveyed to King County for road by instrument recorded under No. 9301291393, which is a re-record of Recording No. 9208200596. SUBJECT TO: All covenants, conditions or restrictions, all easements or other servitudes, and all reservations, if any, but omitting restrictions, if any, based upon race, color, creed or national origin, disclosed by the Plat of Bonnie Glen. Right to make necessary slopes for cuts, fills or drainage upon the land herein described as granted to the State of Washington by deed recorded under Recording No. 9301291393, which is a re-recorded of Recording No. 9208200596.

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August 2, 2006

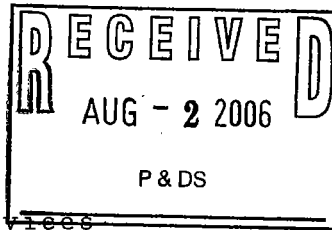
Planning & Development Services,

I am opposed to the rezone application at
17503 10th ave. N.E., Shoreline, Wa. 98155.

I do not want to see a business come into a
residential area. It increases the traffic & noise
for the neighborhood.

We have an adult family home in our neighborhood
at 19605 10th AVE N.E. It brought with it extra
traffic from staff & visitors. 911 is called on a
regular basis & we see aid cars & ambulances
on our quiet dead end street quite often. This is a
small business & it has changed our neighborhood for
the worst.

Sincerely,
Tales Lulay



1003 N E 196th
Shoreline, Wa 98155
August 1, 2006

Planning & Development Services
City of Shoreline
17544 Midvale Ave North
Shoreline, Wa 98133

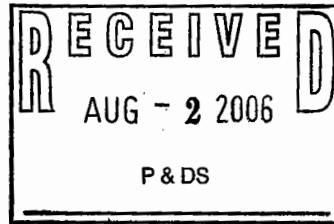
Gentlemen:

As per your request, I am writing to let you know that I heartily disagree with the Rezone Application. This is a residential area and not meant for business.

We have lived here for almost 50 years and would hate to see the residential area changed. The feeling in this neighborhood is absolutely negative concerning this proposed change.

Sincerely,

Mrs James A Saldin
Mrs James A Saldin



Kim File
1010 NE 197
Shoreline wa 98155

Planning and Development Services
City of Shoreline
17544 Midvale Ave N.
Shoreline wa 98133

Dear Sir,

I grew up in this area, went to grade school, jr. high, high school - all in the Shoreline School district. I am raising my family here. I lived here just about all my life. It is a residential area.

I am deeply disappointed in a proposed zoning change of this residential area.

I support the businesses in North City and drive by this location at least twice a day.

It seems to me, the North City business district is close enough to 175th and 10th NE to move a business to.

Please do not let this zoning change go through.

Let's keep our residential neighborhood.

Respectfully,

Kim File

**LANCASTER
LAW OFFICE**

**BRAD LANCASTER, ATTORNEY
KIM LANCASTER, PARALEGAL**

9653 FIRDALE AVENUE
EDMONDS, WASHINGTON 98020

TELEPHONE: 206-542-2739

FACSIMILE: 206-533-0223

TOLL FREE: 1-888-837-6519

E-MAIL: BRAD.LANCASTER@VERIZON.NET
LANCASTERLAWOFFICE.COM

June 30, 2006

Steve Szafran
City of Shoreline
Planning and Development Services
17544 Midvale Avenue North
Shoreline, Washington 98133-4921

BY U. S. MAILS

**RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
Summary of Neighborhood Meeting
SMC 20.30.080, 20.30.090**

Dear Mr. Szafran:

Enclosed are the following documents:

- A. Copy of Notice of Neighborhood Meeting;
- B. Written Responses from Notice Parties;
- C. Lancaster Letter to Marie Lowther, Dated June 22, 2006.

On Thursday, June 29, 2006, at 6:00 p.m., at Shoreline Center, Arden Room (E-300), we conducted the neighborhood meeting required for our re-zone application, pursuant to SMC 20.30.080, 20.30.090. Nine neighbors attended, plus Kim and me. We had coffee, water, and cookies, and conversation. The meeting commenced at 6:05 p.m. and the last participant left the Arden Room around 7:15 p.m.

PERSONS ATTENDING

The following persons attended the neighborhood meeting:

- 1. Brad and Kim Lancaster, Re-Zone Applicants
18331 Tenth Avenue NE
Shoreline, WA 98155
- 2. Charlotte Haines, Co-Chair of North City Neighborhood Assn.
836 NE 194th
Shoreline, Washington 98155

NEIGHBORHOOD MEETING Summary.

3. Sally Granger, Co-Chair of North City Neighborhood Assn.
16804 Sixteenth Avenue NE
Shoreline, Washington 98155
4. Patty Hale, Chair of Ridgecrest Neighborhood Assn.
16528 Eighth Avenue NE
Shoreline, Washington 98155
5. John and Robin Leaden
17242 Eleventh Avenue NE
Shoreline, Washington 98155
6. Michael L. Smith
17547 Tenth Avenue NE
Shoreline, Washington 98155
7. Haile and Lete Behre, Adjacent neighbor immediately north of subject parcel.
17511 Tenth Avenue NE
Shoreline, Washington 98155
8. Scott Solberg, Neighbor from SE corner of NE 175th and Tenth NE
1003 NE 175th Street
Shoreline, Washington 98155

SUMMARY OF OPINIONS EXPRESSED

- A. George and Joanne Banschback (816 NE 175th Street, Shoreline) responded by mail, expressing their view that Lancaster Law Office would be a good neighbor, and having a lawyer nearby may be handy.
- B. John and Colleen Carmody (909 NE Serpentine Place, Shoreline) adjacent neighbors immediately west of subject parcel) responded by mail, stating their appreciation for the cleanup of 17503 Tenth Avenue NE, and their support for rezoning to permit Lancaster Law Office to operate there.
- C. Susan Garner (17526 – Eighth Avenue NE, Shoreline) responded by mail and expressed concern that there be “ample parking for your customers.”
We respond that our plan incorporates parking for four vehicles, which is one more parking space than the three required by the business use of the premises.
- D. Glenn and Linda Hinrichsen (17241 Eleventh Avenue NE, Shoreline) responded by mail, stating that they oppose any businesses in the neighborhood. In their view, the area is residential and should stay that way. They are concerned about traffic increasing in the area.
We respond that traffic use will decrease under our proposed use from the number of vehicles using the streets that one would reasonably expect at 17503 Tenth Avenue NE utilized as a residence.

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- E. Marie Lowther (924 NE 174th Street, Shoreline) responded by mail on a number of relevant concerns.
We addressed each of her concerns by written response, which is attached to this letter as Exhibit C.
- F. Kim Anh Pham (17525 Ninth Court NE, Shoreline) responded by mail, stating strongly support for our rezone application, and Kim Anh Pham's view that Lancaster Law Office will not cause any negative impacts on the neighborhood.
- G. Tom Ruhlman (17232 Tenth Avenue NE, Shoreline) responded by mail, stating that he has "no problem" with Lancaster Law Office practicing from 17503 Tenth Avenue NE. Mr. Ruhlman noted that NE 175th Street is in transition from residential to business. He welcomes us to the neighborhood.

THE NEIGHBORHOOD MEETING DISCUSSION

Brad Lancaster made a brief opening statement. He explained why Lancaster Law Office seeks to move to Shoreline from its present location in Edmonds, and described the nature of his business, its client traffic pattern, and the hours of law office operations. Mr. Lancaster described his usual client traffic to Lancaster Law Office: one to two persons per week. He passed out a copy of the local section of the Comprehensive Plan, as well as selected pages from the Lancaster's rezone application.

- H. Patty Hale, chair of the Ridgecrest Neighborhood Association, expressed her full support for Lancaster's rezone application. She said that adding a law office will be good for the neighborhood. She indicated that she read the concerns of Marie Lowther, who responded by mail, and our responsive letter to Marie Lowther. She thought we addressed each of Ms. Lowther's concerns well. We told Ms. Hale that it is not our intention to live in 17503 Tenth Avenue NE, but only to practice law from that location. Ms. Hale likened our rezone application to the circumstance of the insurance office located at 15th Avenue NE and NE 155th Street. That use has been no problem for the Ridgecrest neighborhood, and that no cars backup when the insurance businesses clients exit onto NE 155th Street.
- I. Sally Granger, co-chair of the North City Neighborhood Association, inquired if we intend to add new construction onto the building. We replied that it is not our present intention to add on, since we have more square footage in the existing building than we require for our operations. Ms. Granger also inquired if there would be exterior signage in our design plan. We indicated that we have an interior window sign we use, and do not intend to deploy a sign exterior to the building. Our clientele does not derive from walk-in traffic, but almost entirely from referrals and internet advertising.
- J. Charlotte Haines, co-chair of the North City Neighborhood Association, stated that siting Lancaster Law Office at this particular location is a fabulous idea. When Shoreline was first incorporated, the planning meetings intended that NE 175th Street would build up in mixed use. That is happening. The dentist office, YMCA, and other commercial enterprises are on NE 175th Street near our intersection. Other locations nearby on NE 175th Street are ripe for redevelopment as offices or mixed use buildings.
Ms. Haines, as a water district commissioner, described the upcoming new water trunk line that will travel down NE 175th Street past 17503 Tenth Avenue NE to Eighth Avenue

NE, and then turn south to the business district at NE 155th Street. This work is in design phase now, and the project should be put out for bids at the end of 2006. This upgrade is intended to accommodate the future denser uses that will be made in the mixed use zones of Shoreline in the North City and Ridgecrest areas. It will also alleviate low pressure in the Ridgecrest area. Ms. Haines restated that she is "very much in favor of our rezone of 17503 Tenth Avenue NE."

Patty Hale inquired about the status of the empty space behind the building at 17503 Tenth Avenue NE. We replied that it is a large back yard where, if the City requires it, we could site a permeable parking lot. Ms. Haines supported that idea, if required by the City.

Ms. Haines went on to say that she has known the owners of the subject parcel for many years through many owners. With teen drivers residing at the parcel, there have been some traffic problems at the site. Our use should alleviate such problems.

- K. Michael Smith, who is a neighbor of 17503 Tenth Avenue NE, two houses to the north, inquired what will happen when we sell the parcel. We responded that the parcel could be used by another business like ours, or, if the new owner so chose, the building could be razed and replaced. In the latter instance, new permits would be required. Mr. Smith expressed concern that Tenth Avenue NE is now almost an arterial and will only get worse.

We responded that traffic pressure on Tenth Avenue NE has worsened during the course of the North City redevelopment project, but should diminish somewhat now that the project draws to a close.

Patty Hale said that traffic planning is contemplating a roundabout at NE 170th Street on Tenth Avenue to break up that long stretch, and slow down the traffic. She also said that the four-way stop at NE 180th Street and Tenth Avenue NE has also slowed down traffic. She is investigating whether a polarized light filter that limits distant views of the color of the traffic signal at Tenth Avenue NE and NE 175th Street might not help slow traffic in the area by reducing the number of people gunning to get through the green light there.

Mr. Smith said that he supports our office use of the parcel because he would rather see us use it as a small office than have the location redeveloped as a condominium structure.

- L. John and Robin Leaden, who live at 17242 Eleventh Avenue NE, indicated their support for our rezone of the parcel. They would rather have us stabilize the use of the parcel in a low-impact business than see the parcel redeveloped into a triplex or small apartment building. Leadens said our use decreases the density of the neighborhood, and should relieve some traffic congestion.

- M. Haile and Lete Behre, who are the adjacent neighbors immediately to the north of the subject parcel at 17511 Tenth Avenue NE, have their driveway adjoining that of the subject parcel. Behres stated their strong support for our rezone application. They are happy we have cleaned up the subject parcel, and are hoping we will remain their neighbors. [Mr. Behre made a special effort to attend the meeting, despite the fact that it fell in the middle of his time for sleep, due to his late shift work.] Patty Hale inquired if we would be willing to install a fence between Lancaster Law Office and the Behre's parcel. We responded that we would be willing to do so if the Behres want that, but that in our view such a fence would make it more difficult for both us and the Behres to get in

and out of cars in our respective driveways. Behres did not indicate that they want such a fence.

- N. Sally Granger inquired about the parking currently available at the site. We responded that there are four parking places, one of which we would utilize daily. We told her that the maximum number of parking stalls required for the site would be three, under the Office zoning requirements.
- O. Charlotte Haines injected that she likes that our office is low key. Our presence at the subject parcel may induce other professionals to locate in the area, and therefore may provide an easy transition for this developing locale.
- P. Patty Hale inquired about what further process is involved in the rezone application. We described the process: a public hearing at which public comment will be taken, and then the city council will consider the matter and make the final decision.
- Q. Scott Solberg, who owns two adjacent parcels across the street on NE 175th Street, arrived just after the other participants had left the meeting. He strongly supports our rezone application. He intends to rezone his parcels when he is able to acquire a parcel adjacent to those parcels he presently owns. He has prospective tenants for the redevelopment he envisions: a real estate company, accounting firm, and construction company willing to relocate to the NE 175th Street and Tenth Avenue NE area. He is concerned with his parcels about possible storm water problems, but is willing to work with the city on those issues.

SUMMARY OF CONCERNS NOT ADDRESSED

Susan Garner (17526 Eighth Avenue NE, Shoreline, WA 98155) wants to insure that no "further expansion of zoning along NE 175th to the west" occurs, in order "to protect the current single family homes." We are unable to address what other persons may choose to do in the future.


Glenn and Linda Hinrichsen oppose any businesses in the neighborhood. We are unable to address their concern because our application seeks to place a business in the neighborhood.

SUMMARY OF PROPOSED MODIFICATIONS TO APPLICATION

None.

We enjoyed this process, and it gave us a chance to meet some of our neighbors. If you have any questions about this neighborhood meeting, please call me at my office.

Respectfully,



Brad Lancaster

RESPONSE FORM

EXHIBIT

D

RE: Brad and Kim Lancaster's Re-Zone Application for 17503 Tenth Avenue NE
SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

George + Joanne
Banschbach (Name)
816-NE 175th (Address)
Shoreline WA 98155
206 362-8949 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

Thank you for informing the neighbors
of your plans to have a home and office
on the corner of our block. Sounds
like you would be good neighbors and
keeping the house goes well with the
area. Also you would be handy if we
should need legal services. You seem
well organized and competent.

Sincerely,

Joanne Banschbach (signature)
6/15/06 (Date)

EXHIBIT

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SMC 20.30.080, 20.30.090 Neighborhood Meeting
Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

John + Colleen Carmody (Name)
909 NE Serpentine # (Address)
Shoreline WA 98155
206 361 5084 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

after many years of changing ownership
and occupancy of 17503 10th Ave NE -
the property line shared by a portion of
our property - we are amazed and
delighted to have such a huge
improvement in the house and yard -
the only thing better than the house
becoming a law office - viewed by
us as a plus for the neighborhood -
would be you, Brad, and Kim living
there.
we can imagine no negative impact
resulting from your request, if all
additions to the neighborhood
follow your lead!

Sincerely,

John P. Carmody (signature)
6-28-06 (Date)

RESPONSE FORM

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Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

Susan Garner
17526 - 8th Ave NE (Name)
Shoreline, WA 98155 (Address)

(Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

my concern is that you provide ample
parking for your ~~car~~ customers.

I would further permit any expansion
of zoning along NE 175 to the
west ~~to~~ protect the current
single family homes

Sincerely,

Susan Garner (signature)
6/22/06 (Date)

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 Thursday, June 29, 2006, at 6:00 p.m.

FROM:

GLEN & LINDA HINRICHS (Name)
17241-11TH AVENUE NE (Address)
206-383-8198 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

WE DO NOT AGREE WITH YOUR RE-ZONE.
WE ARE LETTING THE DOOR OPEN FOR OUR NICE
RESIDENTIAL BLOCKS. WE DON'T WANT BUSINESSES
CREATING MORE TRAFFIC. THE NEIGHBORHOODS NEED
TO REMAIN FAMILY NOT BUSINESS.

Sincerely,

Glen Hinrichs (signature)
6/29/06 (Date)

RESPONSE FORM

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Shoreline Center, Arden Room (E-300)
Thursday, June 29, 2006, at 6:00 p.m.

FROM:

Marie Lowther (Name)
924 NE 174th St (Address)
Shoreline WA 98155
367-2977 (Telephone)

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LANCASTER LAW OFFICE

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

I oppose your request to rezone 17503 Tenth Avenue NE. While I can appreciate that you perceive that you have positive intentions for the property I will list the following reasons that I see this site as different from many of the business you reference in your exhibit c.

1. The businesses East of this property referenced North City Dental, YMCA, North City Lumber & Auto Repair/Propane Vehicle Storage all have driveway entrances on 175th St, not the side street of 12th that is the other boundary street for some of the businesses.
2. There is currently no light for turning left off of 175th St. to Tenth Ave. NE. The negative impact on the traffic on Tenth Ave. NE, due in part to the construction on 15th Ave. NE, has been significant. Many light cycles have three or more cars backed up blocking the driveway at 17503 Tenth Ave. NE to this property. If a car successfully turns off of 175th St. on to Tenth Ave. NE they may cause further congestion and traffic hazard to cars traveling northbound on Tenth Ave. NE because they are waiting to turn into the driveway that is blocked by cars.
3. These other businesses have daytime hours and do not offer evening appointments that may be required of a service business such as the legal services offered. It is in your best interest to present the impact as minimal, but the actual use could be very different.
4. The nature of their business does not suggest clients that could be accused of illegal activity. The nature of your business, you do not state your specialty in your documents, suggests clients who require legal council of some kind.

(OVER)

Sincerely,

Marie Lowther (signature)
6-19-06 (Date)

Cc: City of Shoreline Planning & Development, Patty Hale

I will also note you correctly state the premises has an air of neglect and could use clean up, the long term impact of a zoning change has repercussions that you do not state and cannot predict.

1. Once the zoning is changed, the site can be used for office space for any sort of business.
2. You express intent to use this location for long term, but there is no guarantee to the community once this change is made that your business, or even one with similar community impact would use the property in the same way.
3. Granting this zone use change is a sign that this area is being abandoned as single family residential and there is no precedence to deny further request of zoning changes.

I appreciate the opportunity to have my concerns addressed. The City of Shoreline has made several changes to this area, and my block, in the last few years that I feel have indicated a concession to decline, or a lack of respect for the residence of this neighborhood. **I implore you to find a suitable location for your business that is already zoned for the type of use you intend.**

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Thursday, June 29, 2006, at 6:00 p.m.

FROM:

KIMANH PHAM (Name)
17525 9th Court NE (Address)
Shoreline, WA 98133-3642
(206) 306-0719 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

The location of your law office at 17503 Tenth Avenue NE may not cause any negative impact on our neighborhood at all. Thus I strongly support your application to rezone 17503 Tenth Avenue NE from its present R-8 zoning designation to Office zoning designation.

Sincerely,

Kim Anh Pham (signature)
6-20-2006 (Date)

RESPONSE FORM

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Thursday, June 29, 2006, at 6:00 p.m.

FROM:

Tom Ruhlman (Name)
7232 10th Ave NE (Address)
Shoreline, WA 98155
206-367-5074 (Telephone)

To: Brad and Kim Lancaster:

I am unable to attend your neighborhood meeting, but wanted you to have the benefit of my response to your proposal. I have the following thoughts:

I have no problem with
your office coming to the
corner of 175th + 10th -
seems like ~~the~~ 175th is rather
"business oriented" anyway -
Library, Churches, Dentist,
Lumber yard, car repair,
Restaurants, home for elderly,
Welcome to The Neighborhood

Sincerely,

Tom Ruhlman (signature)

6-21-06 (Date)