

**From:** [413magmag7@gmail.com](mailto:413magmag7@gmail.com) on behalf of [Mark Greenhalgh](#)  
**To:** [Andrea Flower](#)  
**Cc:** [Kathleen Greenhalgh](#)  
**Subject:** Re: 14727 35th Ave. NE.  
**Date:** Wednesday, August 26, 2015 9:41:34 AM

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Hi Andrea,

Thank you for taking the time to meet with us about this property.

Now that I have had a couple of days to digest the information, I have a couple of concerns with the current plan, a couple we discuss and a couple of new ones.

- 1) The removal of the trees will significantly increase the amount of sunlight that my home is exposed to in the late afternoon. This could be mitigated if the city or builder was willing to plant fast growing trees in the right of way on the east side of 35th Ave NE.
- 2) Privacy, this property is going to be looking directly onto our property, and therefor we will loose any sense of privacy in our back yard. Again, this could be mitigated by the planting of trees.
- 3) **This is major concern for us.** The location of the properties driveway is directly across from our bedroom. Since this is a 20+ unit development, I would expect there to be some late evening/early morning traffic. Any vehicle exiting this property after dark, will shine light directly into our bedroom, add to this the noise of a garage door opening and closing. I fear this will severely impact our quality of life. Our additional concern, is that the current screening we have, a row of Arborvitae, would likely have to be replaced it any planting is done in the right of way. We are open to discussion on possible remediation for this.
- 4) In the preliminary traffic analysis, I only saw one mention of 148th street. (I'll send a separate request for a copy of the report.)

Regards,  
Mark & Kathleen Greenhalgh.

On Fri, Aug 21, 2015 at 9:15 AM, Andrea Flower <[aflower@ci.lake-forest-park.wa.us](mailto:aflower@ci.lake-forest-park.wa.us)> wrote:

Hi Mark,

Our counter hours are 9-noon and 1-3 pm. You are welcome to see the plans we have. Please keep in mind that these are the preliminary plans for the Commercial Site Development review, and that more detailed architectural drawings will be part of the next review process.

Ande

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**Andrea Flower**

**Assistant Planner**

**City of Lake Forest Park**

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**From:** Mark A Greenhalgh [mailto:[413magmag7@gmail.com](mailto:413magmag7@gmail.com)]

**Sent:** Friday, August 21, 2015 8:51 AM

**To:** Andrea Flower; Mark Greenhalgh

**Subject:** Re: 14727 35th Ave. NE.

Hi Andrea,

We would like to stop in this morning to view the plans submitted for this property.

Regards,  
Mark Greenhalgh

On June 10, 2015, at 1:13 PM, Andrea Flower <[aflower@ci.lake-forest-park.wa.us](mailto:aflower@ci.lake-forest-park.wa.us)> wrote:

Hi Mark,

I do not know anything about the Rapid Rudy's property. King County does not show any recent sale activity, but sometimes that doesn't get reported immediately. The owners of 14727 35<sup>th</sup> Ave NE have a tree permit in review. I believe the tree in question is included in their removal plans. We will likely not issue it until their application is complete for their site development

application. This may occur within the month of June.

Ande

**From:** [413magmag7@gmail.com](mailto:413magmag7@gmail.com) [mailto:[413magmag7@gmail.com](mailto:413magmag7@gmail.com)] **On Behalf Of** Mark Greenhalgh  
**Sent:** Wednesday, June 10, 2015 7:25 AM  
**To:** Andrea Flower  
**Cc:** Stephen Bennett  
**Subject:** Re: 14727 35th Ave. NE.

Hi Andrea,

Couple of quick questions...

- I noticed that the for sale sign has been removed from Rapid Rudy's, do you know if this property sold and if was to the same person?

- The next time you speak with the owners of 14727 35th Ave. NE, could you ask them to remove the dead Christmas tree from the front of the property?

Thanks,

Mark Greenhalgh

On Mon, Jun 1, 2015 at 6:47 PM, Mark Greenhalgh <[mag1@gmx.com](mailto:mag1@gmx.com)> wrote:

Hi Andrea,

Thank you for getting back to me. Yes, I'm very interested in what is being developed on this property, as it is directly across the street from mine and any development has the potential to impact my property.

When do you expect to receive the aborist report ?

Regards,

Mark Greenhalgh

On Fri, May 29, 2015 at 5:17 PM, Andrea Flower <[flower@ci.lake-forest-park.wa.us](mailto:flower@ci.lake-forest-park.wa.us)> wrote:

Hi Mark,

Looks like you've been doing some light reading! Please keep in mind that we have not done either a full review nor a preliminary review for this proposal. Therefore, I will not be able to answer all of your questions necessarily. If you would like to see what has been submitted for preliminary review, that is available for public viewing. The submittal has been in paper form only. Our counter hours are Tues – Fri, 9:00 am to noon and 1:00 pm to 3:00 pm. I will not be available June 17-19.

The first paragraph for B.1.2 includes a descriptor for side streets, and it appears that 35<sup>th</sup> Ave NE does not match.

#### **B.1.2 Properties Fronting on Side Streets**

All development for properties in the SG-C and SG-C Zones fronting on side streets (**streets that intersects Bothell Way**, e.g.: NE 145<sup>th</sup> Street, NE 147<sup>th</sup> Street, NE 153rd St, etc.) shall meet the following conditions...

A sidewalk is required for this development. Open space is required for this proposal. I have not gotten that far in my review.

Ande

**From:** [413magmag7@gmail.com](mailto:413magmag7@gmail.com) [mailto:[413magmag7@gmail.com](mailto:413magmag7@gmail.com)] **On Behalf Of** Mark Greenhalgh  
**Sent:** Friday, May 29, 2015 1:10 PM  
**To:** Andrea Flower  
**Cc:** Stephen Bennett  
**Subject:** Re: 14727 35th Ave. NE.

Hi Andrea,

Thank you for the quick response. I have a couple of additional questions regarding this property.

Can you provide some clarification regarding the code you quoted and the information contained here:

[http://www.codepublishing.com/wa/lakeforestpark/html/pdfs/SG-Corr-Trans%20DG\\_3-28-13adopted.pdf](http://www.codepublishing.com/wa/lakeforestpark/html/pdfs/SG-Corr-Trans%20DG_3-28-13adopted.pdf)

In this document, does section "B.1.2 Properties Fronting on Side Streets" apply to this property? This section conflicts with 18.46.070 Setbacks. In regards to the required setback, B.1.2.j states a 12' setback, 18.46.070 states 8'. This difference seems to be the requirement of a sidewalk.

Section B.1.2.k implies that a sidewalk is required.

Regarding open space, does "B.7.1.a. All multifamily residential development must provide 100 square feet of on-site open space per dwelling unit.", apply to this property?

Regarding "**Representatives for this property have submitted materials for their CSDP (Commercial Site Development Permit) as part of a preliminary review process, or pre-application meeting request.**"

Is this document available for public viewing?

Regards,

Mark Greenhalgh

On Wed, May 27, 2015 at 11:28 AM, Andrea Flower <[aflower@ci.lake-forest-park.wa.us](mailto:aflower@ci.lake-forest-park.wa.us)> wrote:

Hi Mark,

Please find my responses below in **blue**:

**From:** [413magmag7@gmail.com](mailto:413magmag7@gmail.com) [mailto:[413magmag7@gmail.com](mailto:413magmag7@gmail.com)] **On Behalf Of** Mark Greenhalgh  
**Sent:** Tuesday, May 26, 2015 8:57 AM  
**To:** Andrea Flower  
**Subject:** 14727 35th Ave. NE.

Hi,

I'm contacting you in regards to the property at 14727 35th Ave. NE.

I've been in contact with Stephen Bennett about a couple of issues in my neighborhood, this property being one of them.

I have a couple of questions about the current plans for this property and hope you can provide answers and some details.

1 - An arborist notice has been posted for replacement of 13 trees. Is there a plan or document that shows what trees are being replaced and what they will be replaced with and where?

**I have not yet received the arborist report for this property. Following is our zoning code**

language for canopy coverage requirements for the Southern Gateway Corridor zone (There are no parking lots proposed with this project, instead, a first floor garage is proposed).

### **18.46.090 Screening and landscaping.**

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All sites in the SG-C zone must have adequate screening and landscaping, subject to the [southern gateway – corridor design guidelines](#). The provisions of Chapter [16.14 LFP](#)MC (Tree Canopy Preservation and Enhancement) shall apply; provided, that **the canopy coverage goal established in LFP**MC [16.14.080\(A\)](#) shall be five percent for the SG-C zone for nonparking areas and 30 percent for open parking lots. Also, the provisions under LFPMC [16.14.080\(B\)](#) regarding designating a tree tract equal to five percent of the gross project area shall not apply.

2 - is there a current permit request for this property?

Representatives for this property have submitted materials for their CSDP (Commercial Site Development Permit) as part of a preliminary review process, or pre-application meeting request. If there are not substantial revision requests following our review, we will move forward with the CSDP intake. This size of building proposal will likely not trigger a required public meeting. Following is code language which defines the threshold for different review processes:

### **18.46.150 Administration.**

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The provisions of this chapter and the [southern gateway – corridor and transition zones design guidelines](#) shall be administered via a commercial site development permit (CSDP) issued pursuant to Chapter [18.48](#) LFPMC, as follows:

**A. If the proposed development is:** (1) less than 30,000 square feet in total building footprint, and (2) less than 45,000 square feet in total property area, and (3) involves only one building, and (4) does not involve phased development (over more than two years), the CSDP shall be decided upon by the code administrator as a Type III administrative decision under LFPMC [16.26.030\(C\)](#), [16.26.180](#) and [16.26.190](#).

B. If the project is: (1) more than 30,000 square feet in total building footprint, or (2) more than 45,000 square feet in total property area, or (3) involves more than one building, or (4) involves phased development (over more than two years), the code administrator shall make a recommendation on the CSDP as provided in LFPMC [16.26.080](#), Type I applications – Code administrator’s recommendation, and the procedures for a hearing examiner decision stated in LFPMC [16.26.090](#) through [16.26.110](#) shall apply.

3 - I've read the SG plans and related codes and its not clear as to which sections apply to this property. Several sections of code reference 35th ave ne, between 145th and 147th

specifically. Since this property is past 147th, I'm not sure of the codes that will be applied.

My main question is regarding the setback if the property is going to face 35th ave ne. The code implies that they will have to have a 7' parking strip and 13' landscaping/sidewalk strip.

**Following are the setback requirements for this zone:**

### **18.46.070 Setbacks.**

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Minimum setback requirements in the SG-C zone shall be:

- A. No front yard is required facing Bothell Way except that all buildings and structures and other site features along a public right-of-way must be set back from the curb to allow a 12-foot-wide strip for a combination of sidewalk and street landscaping and, between NE 145th Street and NE 147th Street, an additional eight-foot-wide strip for a landscaped buffer. The eight-foot landscaped buffer must be Type I, II or III landscaping noted in Section C.3.1, Landscape types, of the [SG – corridor and transition design guidelines](#) and as approved by the city. If the building features a pedestrian-oriented facade facing at least 75 percent of the building facade facing Bothell Way, then the city may relax requirement for the landscaping of the buffer. See also [southern gateway – corridor and transition zones design guidelines](#). **Buildings facing single-family residential zones, without pedestrian-oriented facades as defined in the [corridor and transition zones design guidelines](#), must be set back at least eight feet from the public right-of-way to reduce visual impact to nearby residences** (see Figure 18.46.060-2);
- B. No side yards are required except at least a 10-foot building setback along property lines directly adjacent to a single-family residential zone (including the SG-SFR zone); and
- C. No rear yards are required except at least a 20-foot building setback along property lines directly adjacent to a single-family residential zone (including the SG-SFR zone).

Additionally, if this is going to be a commercial property, what steps are being taken to ensure that there is not going to be additional traffic on 148th st?

**The applicants are required to submit a Traffic Impact Analysis report, which will be reviewed by our Engineering consultants. Here is the code:**

### **18.46.110 Parking requirements and traffic impact mitigation.**

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- A. All parking in the southern gateway – corridor shall be provided in accordance with the following:

1. Provide one stall for every 250 square feet of commercial space.
2. Provide 1.25 stalls for every dwelling unit. Where the total quota results in a fraction, the next highest full unit shall be provided.
3. The applicant may apply for a parking reduction for conditions that reduce the actual parking need such as joint use, special populations, etc. The code administrator may allow a parking reduction if it is justified by a parking occupancy analysis prepared by a licensed transportation planner with special qualifications in parking analysis.

B. The applicant shall submit to the city a traffic and parking impact analysis identifying the increases in traffic and off-site parking demand. The analysis shall be prepared by a licensed professional transportation engineer. The applicant shall be responsible for implementing both on-site and off-site mitigation measures that the code administrator determines necessary to prevent significant adverse impacts to transportation systems and the surrounding area. Specifically, necessary mitigation measures, such as on-site and off-site traffic calming measures, must be taken to prevent cut-through traffic and additional parking demand on streets in the surrounding area.

**What has been proposed is primarily multi-family with some amount of office space.**

Lastly, regarding the following sections:

18.46.070 Setbacks.

18.46.080 Land coverage.

18.46.090 Screening and landscaping.

18.46.110 Parking requirements and traffic impact mitigation.

18.46.100 Signs.

Several of these mention "NE 145th Street and NE 147th Street", can you confirm that this includes this property, if not identify what code does apply to this property?

**Within this code chapter is frequent reference to the new connector road within Pulte's 12 Degrees North neighborhood at the former Elk's site (described as "NE 145th Street and NE 147th Street"). All applicable code language within LFP MC 18.46 will be considered in review of this proposal. If you would like to stop by City Hall, these materials can be made available for viewing.**

Regards,

Mark Greenhalgh

Let me know if you have any further questions.

Ande

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Andrea Flower

Assistant Planner

City of Lake Forest Park

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