Jake Tracy

From: Daniel Barrett <daniel.barrett2@comcast.net>
Sent: Monday, May 30, 2016 12:50 PM
To: Jake Tracy
Subject: Public Comment on Permit 2015-SP-0003 Silver Short Plat

5/30/2016

LFP Planning Department,

We would like comment on the proposed short plat project at 5020 NE 187th Street, We are concerned about this proposed project and the negative impact it will have on the neighborhood and specifically NE 188th Street.

NE 188th Street is a narrow neighborhood street that progressively gets narrower as you travel west along it towards 50th Ave NE. The intersection of 50th Ave NE and NE 188th Street is a sharp and at times blind turn depending the state of the hedges. Vehicles typically have make this turn 1 at time due to the fact there isn't room to pass one another, the local school bus occasionally cannot make this turn due to vehicles parking on the south east corner of this intersection. Access to these 2 proposed houses requires the creation of an easement from NE 188th Street along the east property line of 5027. These additional houses will create increased traffic along NE 188th street and increase the potential for vehicular accidents.

The house at 5027 NE 188th street is a business that operates the building as a group home. There are employee vehicles that fill the driveway and occasionally overflow on to 188th street. It is usual to see 4 to 6 employees vehicles parked at this business and occasionally more. They typically park in the front drive and what is proposed as an easement to the east side of the 5027 building. Putting in this easement will reduce the business parking and push the employees to park along NE 188th Street.

This street is a bus route for the Shoreline school district with a bus stop directly adjacent to the east side of the proposed easement off NE 188th Street. There are children as young as 5 years old that use this bus stop. The increased traffic from construction, the increased traffic from 2 new houses plus the over flow business parking will create dangerous situations that could potentially harm the children that use this bus stop.

To summarize:

- As engineered NE 188th Street is a narrow street that doesn't have capacity for increased parking.

- As engineered NE 188th Street is a narrow street that can't sustain increased traffic.
- 5027 NE 188th Street is a private business with many vehicles that will lose parking space and their parking will be pushed on to NE 188th street.
- There is a school bus stop adjacent to the proposed easement east of 5027 with young children with a potential increased chase of endangerment due to increased traffic and parking along this narrow street.

This short plat is not suitable for NE 188th Street and we are asking the Lake Forest Park Planning Department to deny this permit.

Thank you,
Daniel and Mary Barrett
5014 NE 188th Street
Lake Forest Park, WA
98155

Cell# 206-310-4210

From: Jake Tracy
To: Andrea Flower
Subject: FW: Public Comment- Permit 2015-SP-0003 Silver Short Plat
Date: Wednesday, June 01, 2016 8:14:54 AM

See public comment below. I've added it to the folder.

Thanks,

Jake Tracy
Planning Technician
City of Lake Forest Park
(206) 957-2837
17425 Ballinger Way NE
Lake Forest Park, WA 98155

From: Kimberly Mains [mailto:krmains@mac.com]
Sent: Tuesday, May 31, 2016 4:43 PM
To: Jake Tracy <jtracy@ci.lake-forest-park.wa.us>
Subject: Public Comment- Permit 2015-SP-0003 Silver Short Plat

May 31, 2016

Dear LFP Planning Department,

As home owners residing at 5119 NE 188th Street, and parents of elementary age children whom use the Shoreline bus stop at NE 188th and 51st, we would like comment on the proposed short plat project at 5020 NE 187th Street. We are concerned about this proposed project and the safety issues it will create for our neighborhood for the following reasons:

- As engineered NE 188th Street is a narrow street that doesn't have capacity for increased parking.
- As engineered NE 188th Street is a narrow street that can't sustain increased traffic.
- 5027 NE 188th Street is a private business with many vehicles that will lose parking space and their parking will be pushed on to NE 188th street.
- There is a school bus stop adjacent to the proposed easement east of 5027 with young children with a potential increased chase of endangerment due to increased traffic and parking along this narrow street.

This short plat creates a dangerous public safety dilemma for NE 188th Street and we are asking the Lake Forest Park Planning

Department to deny this permit.

Thank you.

Regards,

Ernest Madhavan and Kimberly Mains
5119 NE 188th Street
Lake Forest Park, WA
98155

From: Jake Tracy
To: Andrea Flower
Subject: FW: Short subdivision permit no. 2015-SP-0003
Date: Monday, June 06, 2016 12:49:30 PM

From: Asa Bergdahl [mailto:asaabergdahl@gmail.com]
Sent: Monday, June 06, 2016 12:11 PM
To: Jake Tracy <jtracy@ci.lake-forest-park.wa.us>
Subject: Short subdivision permit no. 2015-SP-0003

To whom it may concern,

My concerns with the proposed subdivision in permit 2015-SP-0003 are routed in safety, environmental impact, and community dynamic.

Firstly, the proposed subdivision effects many parcel lines (I count at least 8) and therefore has many community stake holders. The display of permit/proposal as well as communication about this plan has been woefully inadequate. The permit is displayed in one place only (on NE 187th st) and is not clearly identifiable from the street. Since the proposed subdivision will span all the way across to NE 188th st, it seems that the permit should be displayed there (NE 188th) as well to ensure all of the adjacent property owners are, at a minimum, aware of this proposition.

Changing the current area in 2015-SP-0003 to contain three parcels has safety implications which I hope have been thoroughly studied by the city of LFP. I would like to reiterate those concerns as they are real and could effect adjacent property owners. By having two additional dwellings (in addition to the existing dwelling) that are set back at least 1 lot width on all sides creates serious choke points for emergency vehicles. Given the proximity of the proposed structures to each other, a fire could rapidly spread to all three dwellings. Furthermore, given the proximity of the dwellings to the street, it seems implausible that a fire truck (or two considering the number of buildings proposed) could adequately extinguish the fire before it impacted dwellings on existing parcels. This is a serious community wide concern given that within the last 12 months there was at least one dwelling fire within the existing lot.

The proposed lots are located in a large natural depression which collects runoff water from an array of existing parcels graded towards this depression. By clearing away ground cover and small trees (which is already underway, including in the "tree tract," as of my writing this email on 6/6/2016) and replacing the current porous earth/plants etc. with a large amount of impermeable concrete in the form of driveways and structures you greatly diminish surface area for water to absorb. This will create problems on existing adjacent lots. Please provide me with any pertinent data/studies that were a result of the environmental review.

Lastly, my family and I are new property owners in Lake Forest Park. We decided to purchase a home here because of the incredible value placed on trees and a natural environment. The value of our new (to us) home and property will be significantly negatively impacted by this proposal. Instead of looking out onto trees (which is what we love), in all likely hood we will be looking directly at the back of a large new home, which will require that almost all of the

existing vegetation be removed (the current plan has a 5' BSBL from our lot). This building will likely put our vegetable gardens into complete shade - we rely on these gardens for food. It seems short sighted by the city to allow this fundamental deterioration to the neighborhood and remaining forest dynamic - to shift towards the maximal allowable home density for the benefit of 2 people at the cost of so many neighbors. Activities like this jeopardize the lifespan of the ideals that Lake Forest Park was built upon.

I realize that all of this is largely procedural, and that there is little say that can be had with what people do on their own property. But with this issue, as I have laid out above, the safety, environmental and community implications effect many neighbors - I ask you to reconsider the progress of this subdivision. It is not in the best interest o this neighborhood or Lake Forest Park as a whole. Additionally, please ensure that the proposal is more clearly labeled for the awareness of the community.

Thank you for your consideration,
Asa Bergdahl
18730 50th ave NE

Jake Tracy

From: Monica McDowell <monica@monicamcdowell.com>
Sent: Thursday, June 09, 2016 3:24 PM
To: Jake Tracy
Subject: Permit #402290-6142 tree removal

We live across from the tree that is proposed to be taken down for no other reason other than drainage.

We are a city that is *supposed* to be protecting our tree canopy. I believe we can come up with a creative solution that improves drainage (if that's really even necessary) and saves a good, healthy tall tree.

I am asking the city council to NOT approve the removal of this beautiful neighborhood tree that provides far more for the ecosystem than a developer/builder may be aware of or appreciate. If we don't stick up for our trees, who will? They take many, many years to grow to this height and cannot simply be replaced by planting new smaller tree(s). It would be a huge loss.

Thank you for protecting our city's tree citizens.

Monica
--
Rev. Monica McDowell Elvig, MDiv

Jake Tracy

From: Armand Micheline <armandwm3@gmail.com>
Sent: Thursday, June 09, 2016 2:43 PM
To: Jake Tracy
Subject: LFP Permit #: 2015-SP-0003

I understand that the plans on this permit include the removal of a fairly old growth tree. I'd like to hope that this can be reconsidered as part of our beauty is the fact we DO have old growth trees still, but they are becoming progressively more endangered.

Please, if at all possible, let's do what we can to work the plans around in such a way as to save the tree.

We are after all, Lake FOREST Park, and the more trees that go, the less we live up to the name.

Thank you in advance for the consideration to this issue.

Best regards,

Armand Micheline
an LFP resident for 37 years...

Jake Tracy

From: tonya cunningham <tjpoet@comcast.net>
Sent: Thursday, June 09, 2016 10:05 PM
To: Jake Tracy
Subject: Tree Removal

Hello,
Please keep the Forest in Lake Forest Park! The removal of one tall tree may not seem significant, but it is. One tree makes a difference. It creates shade, creates a home for birds, and creates the tree canopy that we all love in our city. A tall tree will not be replaced in our lifetime.
Thank you,
Tonya Cunningham

Jake Tracy

From: Vicki Eames <outlook_AB3BC281D801BB59@outlook.com> on behalf of Vicki Eames <treasurevic@yahoo.com>
Sent: Thursday, June 09, 2016 8:23 PM
To: Jake Tracy
Subject: tree

Please consider saving the large tree , these are the city's "gold" and should NEVER be wasted or taken down without it being the LAST RESORT.

We are Lake FOREST Park and most of us are proud of this. I have live in LFP for 38 years so I know of what I speak.

Vicki Eames

Sent from Mail for Windows 10

Jake Tracy

From: Connie Holloway <const.holloway@gmail.com>
Sent: Sunday, June 12, 2016 11:37 AM
To: Jake Tracy
Subject: LFP Permit 2015-SP-0003/ Douglas Fir

Hi Jake
I walked up to the intersection of 51st Ave NE and NE 188th to look at this tree (I read about its possible removal on Horizon View Next Door)- it's pretty spectacular. I'm hoping there is some way that the city can find a way to save it (deny the permit based on the tree?). It's soaring height (and age?) is inspirational, and of course Douglas Firs are iconicais symbols of the Northwest. It's an indigenous species, and I'm sure it helps contribute to reducing the heat island effect (increasingly important as our weather gets hotter). It must support local bird population, and- as noted in the Next Door report- contribute to drainage itself. Perhaps the arborist can make some suggestions on how to not damage it in terms of placing proposed drainage. It may need some creative thinking.
I didn't see a sign posted.
Thanks for your consideration of this community amenity.
Sincerely,
Connie Holloway
5213 NE 180th St
Lake Forest Park

June 13, 2016

Re: Permit Number 2015-SP-0003, Silver Short Plat

We appreciate the opportunity to comment on the proposed short plat. We have lived at 5028 NE 187th St. since 1998, and we moved to Lake Forest Park in large part because of the natural environment and quality of life here. We understand that Lake Forest Park is within the Urban Growth Boundary and has density targets to meet as part of the regional growth strategy. We recognize that our home and the proposed short plat are zoned RS 7.2 in order to allow infill to meet those targets.

However, we do have some concerns about the proposed short plat related to the drainage plan, including the following:

1. **The proposed drainage plan does not preserve existing natural drainage / ecosystems services.** The proposed drainage plan relies heavily on an engineered solution and seems to completely ignore the ecological services provided by the existing trees. The City's Municipal Code enumerates the many positive functions of trees (e.g. section 16.14.010) and they are a reason many residents chose to live here. Therefore, we should make the effort to preserve special trees like the Landmark[1] Douglas Fir this plan targets for removal - not throw up our hands and say that drainage lines must go in straight lines at the exact location shown in the proposed plans.

   There are three trees currently located on the project site that provide important surface water management and drainage control functions to varying degrees (see Fig1_SilverShortPlat_EcologicalTrees.pdf for a map of tree locations).

   a. **Critically important - The 100+ ft tall, 35+ inch DBH Landmark Douglas Fir tree located along NE 188th St.** (Tree A on the map): According to the current plans, this tree is to be removed - apparently to make way for a drainage pipe. Yet this tree currently provides over $140 of stormwater runoff savings annually by intercepting over 5,200 gallons of rainfall (see Fig2_SilverShortPlatDoug.pdf). We think it reasonable to redesign the drainage for the property to prioritize saving this tree, not only for the natural drainage control it provides, but also for its landmark status within the City (16.14.030) and its alignment with the City's core values and beliefs.

   b. **Important - The native willow located near the south property line of proposed parcel 3.** (Tree B on the map): This tree has not been identified as one to be removed, but the current Municipal Code provides little long-term protection for this tree. We wanted to bring it to your attention because it has high value to us since it provides both privacy screening and ecological services. In particular, this willow currently intercepts over 1,400 gallons of rainfall annually (see Fig3_SilverShortPlatWillow.pdf).

[1] As defined in section 16.14.030 of the Lake Forest Park Municipal Code as a tree that is at least 28 inches in diameter (assumed to be DBH).

This rainfall interception has had a huge positive impact on the drainage issues on the back part of our property. When we first moved into our house and the willow was much smaller, every winter we had standing water in our backyard (which abuts to the tree) and even in the crawl space of our home (located approximately 40 feet from the tree). This is no longer the case. Even with the record-breaking rainfall this past winter, our yard and crawl space were free of standing water.

c. **Adjunct: The native pine located near the south property line of proposed parcel 3.** (Tree C on the map). This tree has also not been identified as one to be removed, but again we want to point out that it does offer us the same types of aesthetic, privacy screening, and ecological values as the others. We do recognize that this tree, unlike the others, may be more difficult for a developer to work around, and due to its smaller size, the impact of its removal would not be as large as the other two.

2. **The proposed drainage plan co-locates the tree tract and the french drain.** It appears that the drainage plan and the tree tract plan were done separately instead of as an integrated whole since the tree tract is located over the french drain. One would assume that as the trees grow they will functionally plug the french train, resulting in water leaving the property and impacting the parcel to the north. In addition, any maintenance of the french drain would require digging in the critical root zone (CRZ) of trees in the tree tract.

Future considerations: While educating ourselves about Lake Forest Park's code, values, and service to the community in relation to this project, there are some changes we would like the City to make. These changes would keep us on the path of Lake Forest Park being the desirable community it is today and would help protect our community during this critical phase of growth and infill. Otherwise we will have failed to protect the legacy of Lake Forest Park for future generations.

1. **Increase the minimum five-foot side yard setback.** Lake Forest Park is blessed to have existing zoning that can meet projected density targets without needing to radically alter our zoning. Our minimum single family zoning classification is 7,200 square feet. This is significantly greater (44%) than Seattle's 5,000 square foot minimum lot size. Yet, we share the same minimum 5 foot side-yard setback. This seem incongruous. These larger lots contribute greatly to the core ethos of the community, so why do we want to allow structures to be placed so closely together? Surely these minimums could be expanded to 10 or 15 feet without negatively impacting the use of any existing single family zoned parcel.
2. **Recognize and preserve existing ecosystem functions.** We would like to see the City put more teeth into the Municipal Code to better support the values articulated by the City and its residents. In particular, more needs to be done to recognize and preserve natural features (e.g. trees) that provide such valuable ecosystem functions.

While there appears to be understanding in the code (based on the Findings in the Municipal Code section 16.14 TREE CANOPY PRESERVATION AND ENHANCEMENT), it does not appear there has been an effort to operationalize these findings. For example, the *pay in lieu* options are so small given the current value of land that they might as well not exist. The fee for not having the 2,000 square foot tree tract required for this proposed short plat would be only $600. This is functionally equivalent to no cost and certainly does not cover the cost of the ecological services those trees would have provided.

3. **Facilitate community-based solutions.** We think the City should be more proactive in helping negotiate neighbor or community based solutions when opportunities arise. In this particular case, there is an opportunity to bring together the Silvers and the property owners to the east (PIN 4022906185, 4022906187) to come up with an "outside the box" solution to the significant drainage problems currently shared by all the landowners. Perhaps these adjacent landowners would be open to have the proposed drain pipe located on their property instead of the proposed location if it solved their current drainage issues. Then the drainage issues for all the landowners would be solved AND an important tree would be retained.

Thank you for taking the time time to read these comments. We appreciate the service you provide to help ensure that any new development is done in such a manner as to minimize the impact to our existing community and the natural environment that we all value.

Brad and Collene Gaolach
5028 NE 187th St.
Lake Forest Park, WA

To help frame our comments, we want to give you a brief background about us. Brad received his Ph.D. in Zoology from the UW with an emphasis in ecology and spent over a decade working with regional small farmers, who often face significant water drainage issues on their land. Collene holds a B.S. in Botany and an M.S. in Forest Ecology, and worked for over a decade as a GIS Analyst with groundwater, stormwater, and other planning groups at King County Department of Natural Resources.

Jake Tracy

From: Collene Gaolach <rasmuscj@uw.edu>
Sent: Monday, June 13, 2016 3:57 PM
To: Jake Tracy
Cc: Andrea Flower; Brad Gaolach
Subject: Public Notice Comments RE: Silver Short Plat, 2015-SP-0003
Attachments: SilverShortPlatComment.pdf; Fig1_SilverShortPlat_EcologicalTrees.pdf; Fig2_SilverShortPlatDoug.pdf; Fig3 _SilverShortPlatWillow.pdf

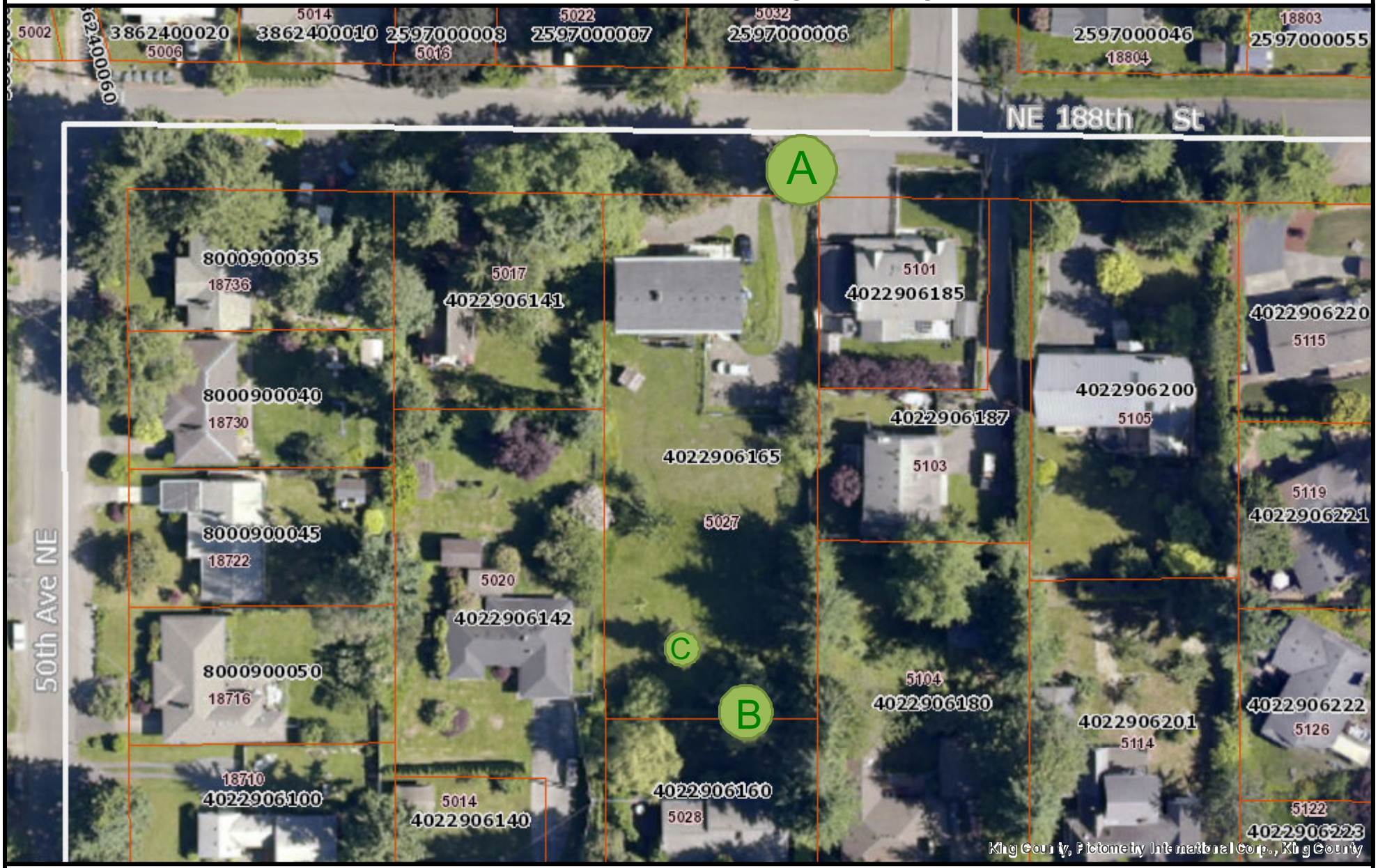
This email is in response to the Public Notice on the Silver Short Plat, Permit Number 2015-SP-0003, located at 5020 NE 187th St (PIN: 402290-6142).

Attached are 4 documents - one with our comments and three supporting figures:
1) SilverShortPlatComment.pdf
2) Fig1_SilverShortPlat_EcologicalTrees.pdf
3) Fig2_SilverShortPlatDoug.pdf
4) Fig3_SilverShortPlatWillow.pdf

Please let us know if you have any difficulties opening these files.

Collene & Brad Gaolach

Silver Short Plat - Trees Providing Ecological Services



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King County GIS Center

Date: 6/13/2016

Notes: Permit Number 2015-SP-0003, Trees: A = 35" DBH Douglas Fir, B = 18" DBH Willow, C = 12" DBH Pine

Total Projected Benefits (2016-2026) - Over the next 10 years, based on forecasted tree growth, i-Tree Design projects total benefits worth $3,592:

- $1,578 of stormwater runoff savings by intercepting 56,797 gallons of rainfall
- $50 of air quality improvement savings by absorbing and intercepting pollutants such as ozone, sulfur dioxide, nitrogen dioxide, and particulate matter; reducing energy production needs; and lowering air temperature
- $52 of savings by reducing 5,324 lbs. of atmospheric carbon dioxide through CO_2 sequestration and decreased energy production needs and emissions
- $32 of summer energy savings by direct shading and air cooling effect through evapotranspiration
- $1,880 of winter energy savings by slowing down winds and reducing home heat loss

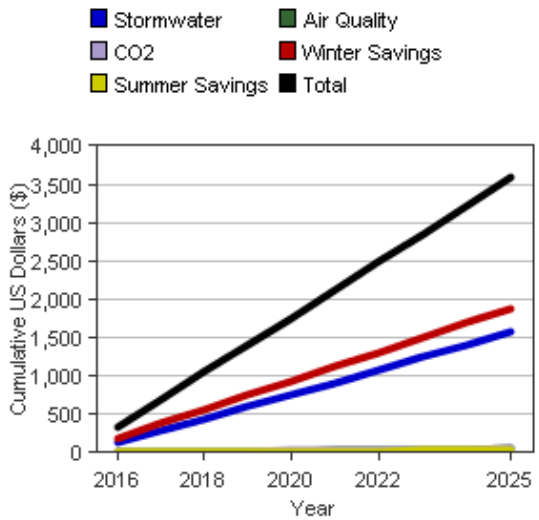

Figure 1. Tree benefit forecast for 10 years

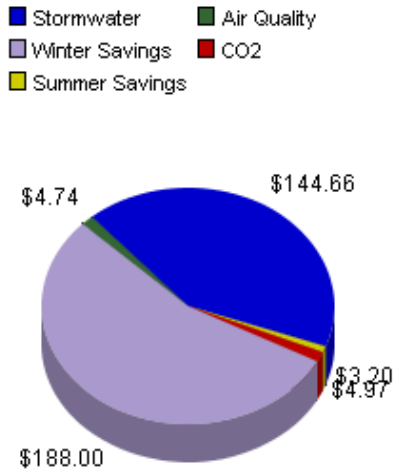

Figure 2. Annual tree benefits for 2016

Current Year - For 2016, i-Tree Design estimates annual tree benefits of $345.57:

- $144.66 of stormwater runoff savings by intercepting 5,205 gallons of rainfall
- $4.74 of air quality improvement savings
- $4.97 of carbon dioxide reduction savings
- $3.20 of summer energy savings
- $188.00 of winter energy savings

Future Year - In the year 2026, based on forecasted tree growth, i-Tree Design projects annual benefits of $369.22:

- $167.38 of stormwater runoff savings by intercepting 6,023 gallons of rainfall
- $5.20 of air quality improvement savings
- $5.44 of carbon dioxide reduction savings
- $3.20 of summer energy savings
- $188.00 of winter energy savings

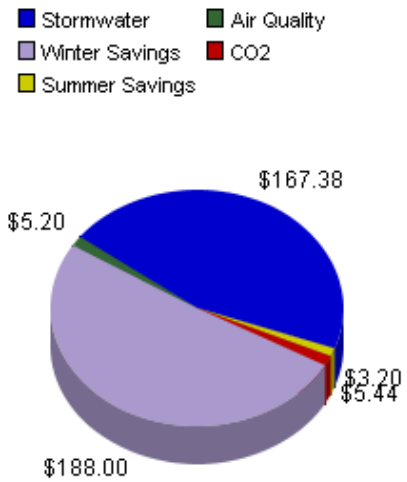

Figure 3. Annual tree benefits for the year 2026

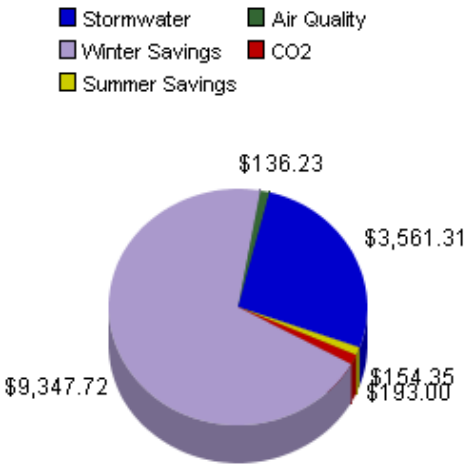

Figure 4. Total benefits to date

Total Benefits to Date - Over the life of the tree(s) so far, i-Tree Design calculates total benefits worth $13,393:

- $3,561 of stormwater runoff savings by intercepting 128,151 gallons of rainfall
- $136 of air quality improvement savings
- $193 of carbon dioxide reduction savings
- $154 of summer energy savings
- $9,348 of winter energy savings

Individual Tree Benefits							
Tree	DBH (in)	Condition	Location to Structure	Benefits			
				Current Year (2016)	Future Year (2026)	Projected Total (2016-2026)	Total to Date
1. Douglas fir	35	Excellent	1: Northeast (48 ft) 3: Northwest (51 ft)	$345.57	$369.22	$3,592	$13,393
Total				**$345.57**	**$369.22**	**$3,592**	**$13,393**

Note: "Location to Structure" lists location information for two closest structures, with structure ID numbers shown.
DBH: "diameter at breast height" is the standard measurement of tree trunk width at 4.5 feet (1.5 meters) above the ground.

i-Tree Design v6.0
Tree Benefit Report - 06/11/2016
5027 NE 188th St, Lake Forest Park, WA 98155, USA
Trees Evaluated: 1

Total Projected Benefits (2016-2026) - Over the next 10 years, based on forecasted tree growth, i-Tree Design projects total benefits worth $568:

- $444 of stormwater runoff savings by intercepting 15,981 gallons of rainfall
- $15 of air quality improvement savings by absorbing and intercepting pollutants such as ozone, sulfur dioxide, nitrogen dioxide, and particulate matter; reducing energy production needs; and lowering air temperature
- $16 of savings by reducing 1,666 lbs. of atmospheric carbon dioxide through CO_2 sequestration and decreased energy production needs and emissions
- $0 of summer energy savings by direct shading and air cooling effect through evapotranspiration
- $93 of winter energy savings by slowing down winds and reducing home heat loss

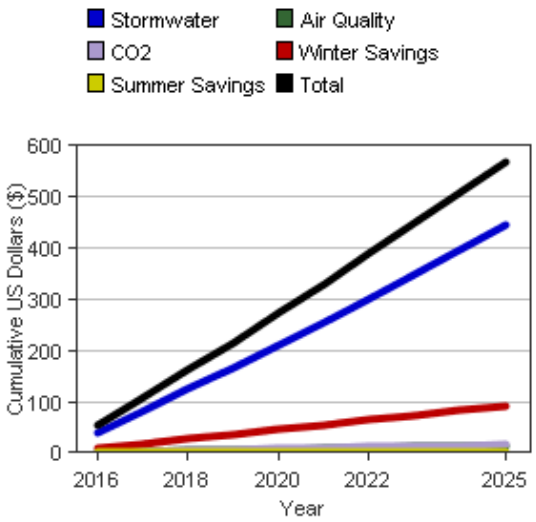

Figure 1. Tree benefit forecast for 10 years

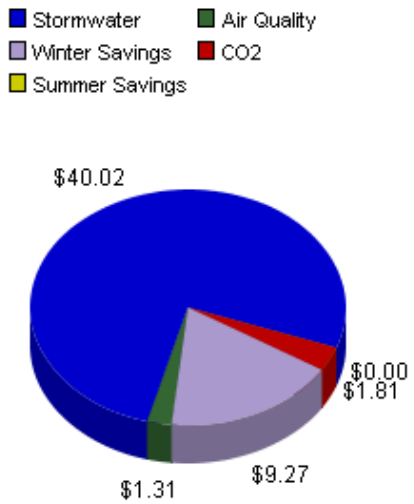

Figure 2. Annual tree benefits for 2016

Current Year - For 2016, i-Tree Design estimates annual tree benefits of $52.41:

- $40.02 of stormwater runoff savings by intercepting 1,440 gallons of rainfall
- $1.31 of air quality improvement savings
- $1.81 of carbon dioxide reduction savings
- $0.00 of summer energy savings
- $9.27 of winter energy savings

A cooperative initiative between:

Future Year - In the year 2026, based on forecasted tree growth, i-Tree Design projects annual benefits of $61.20:

- $48.94 of stormwater runoff savings by intercepting 1,761 gallons of rainfall
- $1.60 of air quality improvement savings
- $1.39 of carbon dioxide reduction savings
- $0.00 of summer energy savings
- $9.27 of winter energy savings

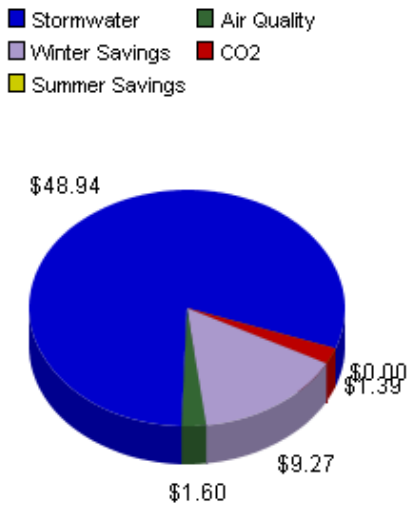

Figure 3. Annual tree benefits for the year 2026

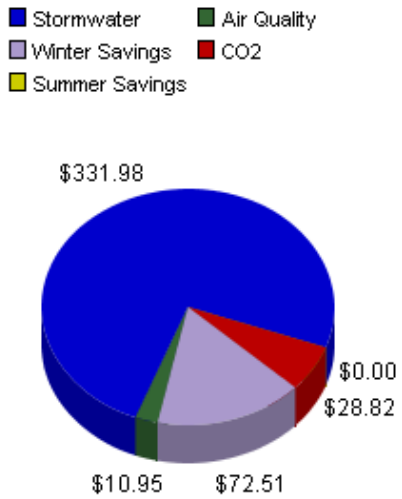

Figure 4. Total benefits to date

Total Benefits to Date - Over the life of the tree(s) so far, i-Tree Design calculates total benefits worth $444:

- $332 of stormwater runoff savings by intercepting 11,946 gallons of rainfall
- $11 of air quality improvement savings
- $29 of carbon dioxide reduction savings
- $0 of summer energy savings
- $73 of winter energy savings

Individual Tree Benefits							
Tree	DBH (in)	Condition	Location to Structure	Benefits			
				Current Year (2016)	Future Year (2026)	Projected Total (2016-2026)	Total to Date
1. Scouler willow	18	Good	7: North (39 ft) 8: Northwest (53 ft)	$52.41	$61.20	$568	$444
Total				**$52.41**	**$61.20**	**$568**	**$444**

Note: "Location to Structure" lists location information for two closest structures, with structure ID numbers shown.
DBH: "diameter at breast height" is the standard measurement of tree trunk width at 4.5 feet (1.5 meters) above the ground.