

1      **Comment 1**

2

3      Thanks for the opportunity to provide written comment to the Planning Commission. I would  
4      have not made this a verbal comment in a physical meeting. Residents of LFP can argue about  
5      the size of the new Town Center. These are my thoughts on the implications of what I have heard  
6      LFP discussing.

7      Parking in the new Town Center is designed to be under each new building with ground level  
8      commercial and 2 levels of residential above. We started the year using 50,000 square feet as a  
9      maximum building size for Town Center. Town Center has at least 850 parking spaces in the  
10     existing upper and lower parking lots. Since we know the tenants already in Town Center  
11     someone should run through the exercise to estimate existing parking demand based on the  
12     current business types and parking lot capacity. This exercise should also look at the tenants lost  
13     to the free standing garage and look at the reduction in general parking. Based on remaining  
14     square footage retail has general parking increased or decreased?

15     A short list of externalities and my assumptions. The pandemic has reduced the parking demand  
16     and increasing the curbside waiting activity. Transit is not going to be a safe ride until herd  
17     immunity is present which is currently estimated at 85% of the population. Immunity comes  
18     from vaccinations and surviving the infection. Transit won't reduce the traffic flows from the  
19     other side of 522 or the surrounding hillsides into Town Center and will have a small impact on  
20     the volumes of cars on 522 or 104. Transit adoption is under 15%, while cycles and walking are  
21     another 15% for commuting. We will need general parking, not reduced for TOD, in the new  
22     Town Center if it continues to serve all of LFP and not just the MG residents in the new plan.  
23     This city has failed to generate the Transit buzz where so much TOD residential would be in  
24     Town Center that we could ignore general parking and tell the cars "you have to live here to  
25     participate." The commercial side of the new Town Center will need an external customer base.  
26     A brightly colored bus extending the service hours is a change agent not a change goal.

27     The parking lots at Town Center have been used by Town Center employees and users, of the  
28     Burke Gilman trail, the LFP club house, hide and ride for the current buses (hopefully contained  
29     in the new ST garage) and satellite buildings on the edges of Town Center. This defines the  
30     baseline of a do nothing option. The code being managed by the Planning Commission should be  
31     tight enough to maintain the desired "feel" of Town Center if the builder doesn't use the design  
32     review board.

33     My sample for analysis is a 50,000 square foot building footprint and a general concept of a  
34     street level commercial floor and 2 apartment floors above it. This size of building will hold  
35     about 150 cars per garage level and 40 units per residential level. The commercial level will  
36     require 125 employees for retail spaces.

37     My concern is parking. The TOD rule says 1 car per unit and King County says 5 of the 80 units  
38     on 2 levels of housing would have no car. TOD reductions are appropriate for the residential  
39     units and employee counts (75+85 is) leaving 160 parking spaces. The commercial space would  
40     use a parking spot for every 200 feet or 250 cars for new commercial spaces. 75+85+250 is 400  
41     cars per building, not including any of the parking for the satellite buildings and trails for Town  
42     Center. A full level of garage space is 150 cars minus ramp space. It would take at least 3 levels  
43     of parking under each new 3 story building. Given the water table under the lower lot and MG's  
44     demand for residential units and their edict for no more standalone garages the planning  
45     commission should see a reasonable number of residential units will actually replace the existing  
46     commercial space in Town Center with ground level commercial and the new density requiring

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1 more parking than exists today. The parking space per building is larger than the ST parking  
2 garage restricted for transit users.

3 I am not using TOD for commercial parking spaces because the LFP customers are not transit  
4 enabled. I have used Internet sources at least as valid as the pickup truck in a Boise parking  
5 garage for all of my numbers. They should all be in the reasonable ballpark of what you would  
6 find searching for comparisons.

7  
8 Dave Lange  
9 Kenmore, WA

10  
11 **Comment 2**

12  
13 **From:** Tom Corbett <tccorb@gmail.com>

14 **Sent:** Sunday, June 7, 2020 10:10 PM

15 **To:** Stephen Bennett

16 **Cc:** TJ Fudge

17 **Subject:** Comments for June 9th Town Center planning meeting

18  
19 We are very concerned about affordable housing in our community, even more so after the  
20 high unemployment and economic fragility resulting from the pandemic.

21  
22 Our ideal would include

- 23 1) a large number of Eco-condo/apartments of 350 to 500 square feet.
- 24 2) keeping purchase price / rents as low as feasible so they can be affordable for young people  
25 starting out and seniors who are downsizing.
- 26 3) to encourage diversity, no age or child restrictions so that people of all ages could coexist.
- 27 4) reduced parking for these units to encourage use of mass transit.
- 28 5) some small ground-floor commercial units that could be used by small restaurants, e.g.  
29 Acapulco Fresh at 61st and Bothell Way in Kenmore.

30  
31 We think the small units would encourage people to use nearby "Third Places" such as  
32 restaurants and common spaces, as is the case in Paris, Tokyo and New York.

33  
34 The apartments in this photo are 7 stories high, but still have a human scale that don't feel like  
35 monoliths.

36  
37 <https://www.shutterstock.com/image-photo/typical-apartment-buildings-paris-france-165257048>

38  
39 This article shows the winner of a New York City competition for micro apartments below 400  
40 sq feet.

41  
42 <https://www.businessinsider.com/nycs-first-micro-apartments-photos-and-cost-of-rent-2015-12>

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1 There will be those who say this idea is not Lake Forest Park, but housing affordability in the  
2 area must lead us to think outside the box. We will be happy with anything the commission  
3 decides, and don't envy your task. We just wanted to toss this out there.

4  
5 Thank you for your consideration.

6 Tom and Sally Corbett  
7 17500 Beach Drive N.E.  
8 Lake Forest Park. WA

9  
10 **Comment 3**

11  
12 **From:** David Shneidman <davidsh@gmail.com>

13 **Sent:** Sunday, June 7, 2020 5:08 PM

14 **To:** Stephen Bennett

15 **Subject:** June 9 Lake Forest Park Town Center planning meeting

16  
17 Dear Mr. Bennett:

18 I do appreciate that you had read the previous letter we wrote at the meeting of May 12,2020.  
19 I understand there is to be an additional Town Center planning meeting June 9 with  
20 opportunity for resident input and I would like the following to be read then.

21 As I wrote earlier we are long term residents of Lake Forest Park having lived here since the  
22 1980s and live across the street from the Lake Forest Park Town Center.

23 I have watched the process defining the proposed commercial/housing development there with  
24 some dismay as it does not seem congruent with the scale and character of the community.  
25 I certainly acknowledge the right of property for the owner of that parcel to develop it, but I  
26 am strongly opposed to any modification, variance or weakening of current codes for such a  
27 development in terms of height, units per area, public space required per unit, set backs,  
28 parking requirements, sewer impact, and any or all other other codes germaine to such a  
29 project.

30 I hope you will be responsive to the concerns of the people who actually live here, who will live  
31 adjacent to the consequences for your decisions here.

32 Thank you very much.

33 David Shneidman  
34 17356 Beach Dr. NE  
35 Lake Forest Park

36  
37 **Comment 4**

38 Comments from Don Fiene  
39 4014 NE 178<sup>th</sup> Street, LFP, WA

40  
41 47 years ago, I became a resident of Lake Forest Park. For the past 20 years I have been involved  
42 in the affairs of this City. I served on the Environmental Quality Commission, the Planning  
43 Commission, 8 years on the City Council and I continue to be active as a citizen to date. I  
44 actively participated in:

45 • “Sustaining A Livable Lake Forest Park: The Future of Town Center” 2004,

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- “Town Center Framework Design Guidelines” 2005,
- “The Legacy 100-year Vision of LFP” 2008,
- and the current ongoing Town Center Review Process.

Throughout these past 16 years of process, this community has reinforced the importance of the Town Center being the heart of our community, a community center, not a transit center or a high density development.

The majority of citizens express their desires through the election of Council Members and base their votes on concepts expressed by candidates. The most prevalent candidate statements are “Keeping the Forest in LFP” and preserving the “Livability and Quality of Life in LFP”.

Citizen events of the past couple of years in which high density residential development at the Town Center was expressed as major negative concern of citizens include:

- April 2019 a public hearing on the development of the town center resulted in 311 letters received:
  - 153 against high residential development,
  - 96 expressing concern about protecting the environment at Town Center,
  - 50 concerned the infrastructure of Town Center supporting high density,
  - 178 were unfavorable to the DEIS which supported high density.
- A neighborhood group organized a meeting at Brookside School attended by about 100 citizens which expressed concerns about high density at Town Center.
- Following this was a community open house and Council meeting at Lake Forest Park Elementary School attended by about 250 residents and the City Council resulting in the 1<sup>st</sup> moratorium on Town Center Development.

The majority of citizens of a community express their opinions through the election of their representatives. In LFP’s most recent election, a long-term Council Member who supported high density development in the Town Center was not reelected by the majority of citizen voters.

In the 43 years that I have lived in LFP and the 20 years that I have been involved in the affairs of this city, the only year after year sustained series of public comments has been against a high density residential development at the Town Center.

It appears that our community has, however, expressed a comfort level of 300 to 400 living units for the entirety of the Town Center. A density at those levels may be acceptable to our community.

### **Comment 5**

**From:** Katherine Comeau <katherinecomeau@yahoo.com>

**Sent:** Tuesday, June 9, 2020 11:57 AM

**To:** Stephen Bennett; Shary Van

**Subject:** Apartments at LFP

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1   **This message originated from outside the City of Lake Forest Park. STOP! LOOK! THINK before you click. Use**  
2   **caution when clicking links or attachments**

3  
4   To reintegrate, again, that more than 500 apartments total , is not what we have agreed upon.  
5   The public has commented on this. Campaign statements have been made on this.  
6   Yet that number pops up, 300 now or in this spot and another 300 over there and in a few years  
7   another 700.

8   Let Bothell have their apartments, let Kenmore have their huge ugly cement buildings.

9  
10   When I started getting involved it was startling to find many people shrugging with hopeless  
11   frustration at how the city does not listen to us.I have been impressed with many individuals  
12   who work hard on this building project, yet that apartment number sneaks up. Please listen to  
13   us!

14   Merlone Geier is the only one who wants such a an impossible number of apartments in Lake  
15   Forest Park Center.

16  
17   Please listen.

18   Kathy Comeau

19   4563 ne 201st place

### 21   **Comment 6**

22  
23  
24   **From:** Shary Van <shary.van@icloud.com>  
25   **Sent:** Tuesday, June 09, 2020 3:23 PM  
26   **To:** Stephen Bennett <SBennett@ci.lake-forest-park.wa.us>  
27   **Subject:** Please read this letter for tonights meetings

28  
29   Stephen,  
30   Sorry for the confusion. Here's the letter for tonight –

31  
32   Thank you,  
33   Shary Van

34  
35  
36  
37   Planning Commissioners,

38  
39   Thank you for your time and effort working on the Planning Commission.

40  
41   The citizens of LFP have been writing letters since the big response to the DEIS (300 + letters which the  
42   vast majority were against high-density development).

43  
44   So many letters which beautifully explained how we all feel about Lake Forest Park.

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1 And now, reviewing the recent attachments (for tonight's meeting), it appears as though the density  
2 levels could potentially creep up.  
3  
4 I hope you focus and define in the guidelines:  
5•lower density numbers (300 dwelling units total for the Town Center)  
6•open space  
7•extra dwelling units only for bonuses (500 dwelling units)  
8•environmental protections of the streams  
9•please don't skimp on parking spaces.  
10•Please don't create another Kenmore.

11  
12 Thank you again for your diligence and efforts.  
13

14 Thank you,  
15 Shary Van  
16

### 17 **Comment 7**

18  
19 **From:** maystork@aol.com <maystork@aol.com>  
20 **Sent:** Tuesday, June 09, 2020 3:16 PM  
21 **To:** Stephen Bennett <SBennett@ci.lake-forest-park.wa.us>  
22 **Subject:** "Density" within the Merlone-Geier redo of Town Center  
23  
24

25 Hello Steve,  
26

27 We are continuing our outreach regarding the proposed redevelopment of our city shopping  
28 center. Please include this in the June 9 meeting comments.  
29

30 We consider the Town Center as our local SHOPPING CENTER, not for housing that will remove the  
31 ease of parking, ingress and egress that we currently enjoy. We are looking forward to more of the stores  
32 able to reopen after being closed for so many months. Our community needs services and convenient  
33 shopping. We would like them to stay within the heart of our city.  
34

35 The idea that housing blocks are the best use for the property may work for a developer, but does little to  
36 nothing to raise the quality of life for the majority of Lake Forest Park residents. If there is not enough  
37 space for parking for the tenants of a housing block, how are the rest of us supposed to find parking? A  
38 two story garage would be fine, but where in any model do we have that for the business customers?  
39

40 We do not see where the businesses we frequent would go during such a disruptive redevelopment  
41 process. The available retail/office space in Kenmore has shrunk to almost nothing. We do not want that  
42 scenario for Lake Forest Park. We would like a more interesting mix of retail and no further loss of office  
43 space. The Town Center could be made more attractive without tearing the whole place up.  
44

45 The city of Lake Forest Park is somewhat spread out with meandering, hilly roads and gulleys. It is  
46 not feasible for most residents to walk or bicycle to the Town Center, let alone carry home a quantity of  
47 groceries/other goods. We do need parking.  
48

49 We hope our voices are not raised in vain, and that our city can maintain its character, without going the  
50 way of our other nearby communities which now completely lack any charm or warmth.  
51

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1 We respect our community and hope to see respect for the citizens as guiding you and the others making  
2 any decisions that will disrupt/change our quality of life.

3  
4 Submitted by Stephanie & Emile Ninaud

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6

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