

Lakeview Advisory Group
June 22, 2010 Meeting Notes
Preliminary Draft Recommendation Discussion
Revised 8/6/2010

Lakeview Advisory Members Present: John Kappler, Georgine Foster, Sally Mackle, Doug Waddell (second half), Bob Style, Nina Peterson, Shelly Kloba, Jay Arnold, Steve Jackson, Elsie Weber (second half), Janice Soloff and Paul Stewart.

Members Absent: Melinda Skogerson, Dick Skogerson, Karen Levenson, Susan Thornes

13 property owners from study area 9 south of Carillon Heights were present to request rezoning the area from RS 12.5 to RM 3.6 designation.

Overview of Process- Janice gave an overview of the next steps in the Neighborhood Plan update process and handed out a revised meeting schedule (available on the webpage).

The Advisory Group will transmit its recommendations on the Lakeview Neighborhood Plan to the Houghton Community Council and Planning Commission at a joint meeting on July 26th. The Advisory Group has the June 29th meeting to finalize its recommendation unless it wants to add another meeting. The Houghton Community Council and Planning Commission will hold separate study meetings to provide direction to staff on what policies should be incorporated into the Plan. In October the Advisory Group will meet again to review and comment on the draft plan before it is presented to the public at an open house and public hearing before moving on to the Houghton Community Council, Planning Commission and City Council.

Vision Statement

The Group discussed the vision statement concepts in the meeting packet and made the following changes:

3rd Bullet ~~The development pattern and~~ street network of the Lakeview neighborhood is well established and will ~~not~~ likely see significant change in the future.

Move the 7th bullet related to parking on neighborhood streets from the vision statement and to a policy statement.

Statement regarding views- The Group agreed with the vision statement concept regarding views but made edits to the policy comments on page 10/13 to replace "should" with "shall" regarding tree planting and the City Parks Dept (and Public Works regarding street tree plantings) shall notify the neighborhood association with the type, size and location of new trees to be planted (see below)

The Group decided to hold off on discussing the vision concepts for the south Houghton slope area, multi use trail on the BNRR, and South Kirkland Park and Ride lot until they discuss the related policy direction for these subjects.

Natural Environment section- The Group is satisfied with the existing text and policy direction to protect and enhance natural environment systems in the neighborhood.

Open Space and Parks section- The Group made edits to p.10/13 first bullet regarding public views to read: Waterfront parks shall keep wide, expansive views of the Lake and not obstructed by trees. When planting trees at waterfront parks a balance should be struck between the ecological function and views. Surrounding neighbors shall be involved with the Parks Department decisions regarding the tree variety, height and location via notification to the neighborhood association through normal communication channels.

South Houghton Slope zoned RS 12.5 Study Area 9 (south of Carillon Height Apts.)- The Advisory Group discussed the issue of rezoning the RS 12.5 area to RM 3.6. A group of property owners will submit a letter explaining their RM 3.6 proposal and their reasoning. The MF request is a new proposal for the Advisory Group who previously supported a change to RS 8.5 or RS 7.2.

The Advisory Group listened to the property owners (13 people in attendance) reasons for requesting this change to RM 3.6 and summarized below:

- The area has not been studied for a long time to determine what the highest and best use of the properties should be
- The area has changed significantly since it was originally platted. The area has not been studied for about 70 years while larger properties to the north and east have been redeveloped to multifamily.
- Property owners should be treated the same as other multifamily properties in the area
- Many of the lots lack sufficient lot area to subdivide at existing zoning density
- The larger lots are difficult to maintain and property owners are paying taxes on almost ½ of their property that they can do nothing with. Many of the parcels are not that steep
- This area is no longer a desirable low density single family neighborhood for families because of the noise, speed and volume of traffic along Lake Washington Blvd and topography does not allow for a sense of community.
- RM would match the zoning density on the west side of Lake Washington Blvd; property owners want to be treated equally.
- Home owners are finding that it is not financially feasible to invest in maintaining the homes; if not rezoned the city will continue to see land depreciation in the area
- Many of the homes are owned by absentee land owners
- It is difficult to rent or sell homes in current condition or real estate market
- Allows greater flexibility in site design (clustering)
- Allows for consolidation of access points
- New development would improve the gateway to the City
- New development would be designed to comply with existing regulations to retain natural systems and trees
- The Growth Management Act encourages more dense development

Questions raised by the Group included:

- What will be the implications of increased traffic or removal of trees as a result of change from single family to multifamily density?
- Have the property owners talked to other single family home owners along the west side of Lake Washington Blvd in WD III for their input?

The Group was not able to come to a conclusion because it was a new issue and requested staff to do some research on what the potential implications of the change would be. One suggestion was made for the Group to recommend to the Houghton Community Council and Planning Commission a range of density that would be acceptable such as RS 7.2 to RM 3.6 provided that development standards were developed and with further research on the potential impacts to be worked out through the remainder of the process.

The Group decided to continue the discussion and remaining items in the meeting materials on June 29th. The June 29th meeting may go beyond 9:00 pm to finish. The Group acknowledged that it may need to hold another meeting before the July 26 joint meeting to finish up their recommendations. Janice will look for alternative meeting dates. Sally Mackle and others invited the Advisory Group members on a tour of the area on Friday June 25 at 2:00