

From: [Tom P](#)
To: [Keith McGlashan](#); [Keith Scully](#); [Shari Winstead](#); [Chris Roberts](#); [Will Hall](#); [Doris McConnell](#); [Jesse Salomon](#); [Debbie Tarry](#); [Nytasha Sowers](#); [City Council](#)
Subject: 148th ST Non-Motorized Bridge Walkshed
Date: Monday, January 09, 2017 3:27:11 PM
Attachments: [LETTER RE 148th ST BRIDGE WALKSHED.docx](#)
[TOTAL 148.docx](#)
[TOTAL 145.docx](#)
[REAL 148.docx](#)
[MUR70.docx](#)
[MUR45.docx](#)
[MUR35.docx](#)
[REALHOME.docx](#)
[AegisA.docx](#)
[CITY MAP.docx](#)

City Council,

The first attachment is a letter and the other attachments are maps and acreage calculations referenced in the letter.

Tom Poitras

I am still against a second Non-Motorized Bridge at the 145th ST Station area.

At the Dec 12, 2017 City Council meeting it was mentioned that the 148th ST Bridge would provide a 68 acre walkshed to the 145th ST Station, larger than the other walksheds being considered. Not knowing where that number came from, I decided to try to calculate it myself. This letter gives the results of my calculations and my findings. My results are verified in the Attachments provided, which are the results of the assessor's office area measurement tool software. The appropriate assessor maps are included with results of the measurement tool. Explanations are given on each Attachment about what is shown and the reasoning behind it. For details, you should look at the Attachments.

Attachment TOTAL 148 is the total walkshed in Shoreline, west of I5, of the 148th ST Non-Motorized Bridge. Its area is 63.3 acres. See Attachment TOTAL 148 for a map and a reason why it differs from 68 acres.

Attachment TOTAL 145 is the total walkshed in Shoreline, west of I5, of the 145th ST Non-Motorized Bridge. Its area is 15.2 acres. See Attachment TOTAL 145 for a map.

Attachment REAL 148 is the real amount of additional new walkshed supplied by the 148th ST Bridge. Since people living in the TOTAL 145 walkshed can safely walk to the station using the 145th ST Bridge, you cannot say that the 148th ST Bridge adds this walkshed area. We have to subtract this area from the 148th ST total ($63.3 - 15.2 = 48.1$). The new total for the 148th ST Bridge is 48.1, not 63.3. See Attachment REAL 148 for a map of this walkshed.

Attachment MUR70 is a map and area of the only MUR-70 in the REAL 148 walkshed. The area is 11.6 acres. You can see from the map that almost the entire MUR70 area is Aegis property and three churches. There are only 4 or 5 houses in the entire MUR-70 area. The combined Aegis property is about 5 acres and is assessed at \$18,499,000 (See Attachment AegisA). That is a very successful business and given its valuation, I think there is almost no chance that property will be sold for redevelopment. There is a high probability that not all of the churches will sell for redevelopment too. The total MUR-70 new walkshed area added by the 148th ST Bridge, available for redevelopment, could be as small as 1 to 3 acres. Most of the MUR-70 area likely to be redeveloped is in the 145th ST Bridge baseline walkshed.

Attachment MUR45 is a map and area of the MUR-45 zoned area in the REAL 148 walkshed. The area is 14.6 acres. This is the closest thing to a high density zone that is added to the walkshed by the 148th ST Bridge. If some churches don't sell, the total somewhat high density area (MUR-70 + MUR-45) added by the 148th ST Bridge walkshed, could be less than 20 acres.

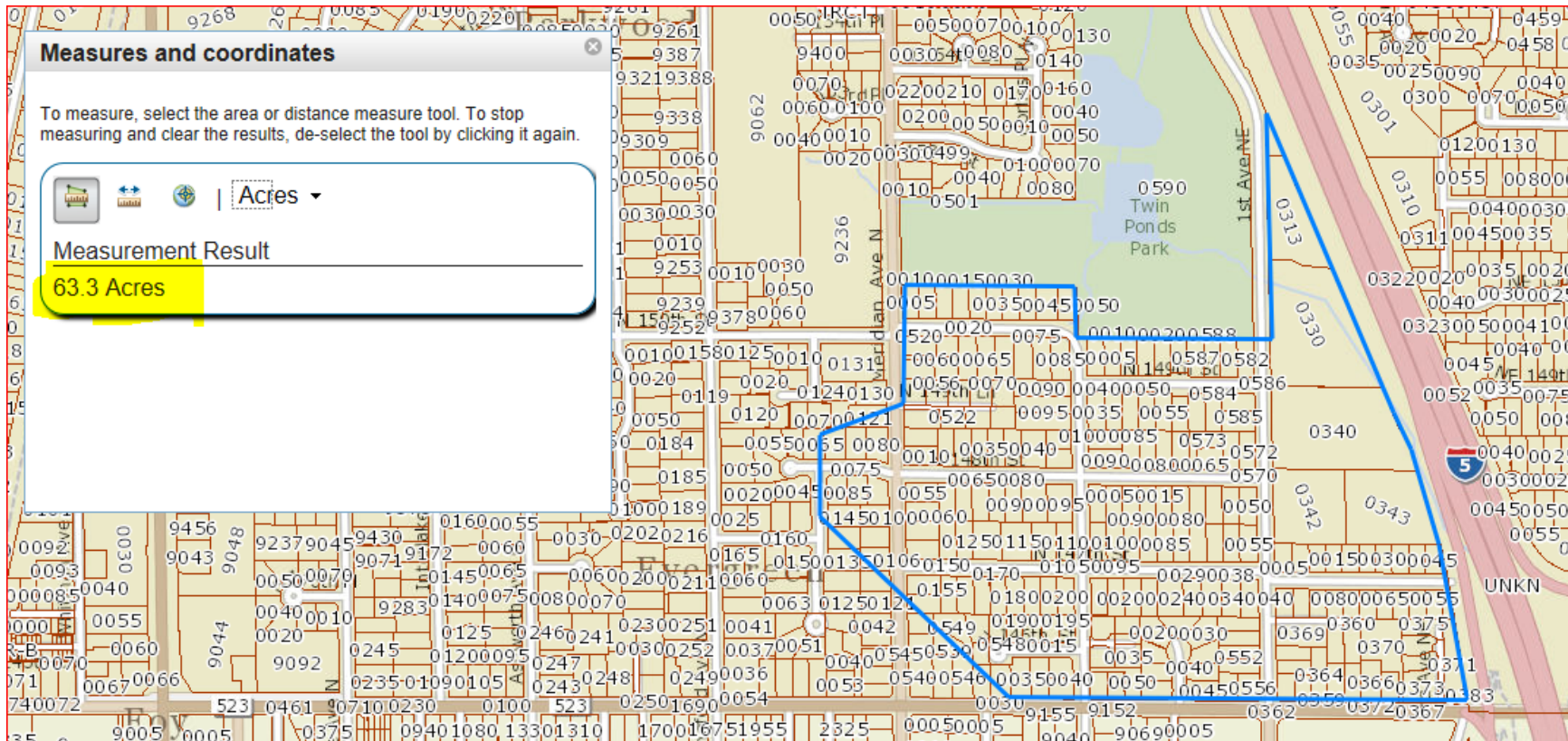
Attachment MUR35 is a map and area of the MUR-35 zoned area in the REAL 148 walkshed. The area is 4.2 acres. We've been told this is low to medium density where some parking may be available. They may or may not ride Sound Transit.

Attachment REALHOME is a map and area of the R6 zoned area in the REAL 148 walkshed. The area is 14.4 acres. This is about the same size as the MUR-45 area in the REAL 148 walkshed. This is obviously a low density area and will not add many light rail riders.

The best case scenario of medium and high density in REAL 148 walkshed is: Total of additional acreage (48.1) minus R6 (14.4) minus Aegis (5) minus MUR-35 (4.2) = 24.5 acres. This assumes all churches and homeowners in the MUR-70 zone sell to developers and all homeowners in the MUR-45 sell to developers.

As has been shown, the addition of the 148th ST Bridge (About 500 or 600 feet from the 145th ST Non-Motorized Bridge) is not going to provide a bonanza of riders for Sound Transit. If Sound Transit should decide to contribute money to this project, one has to wonder if they are good stewards of the tax payer's dollars. I doubt as many people would have voted for ST3 if they thought Sound Transit would be squandering their money on extravagant and unnecessary projects like the 148th ST Non-Motorized Bridge or the bridge at 147th ST (400 feet from the 145th St Bridge).

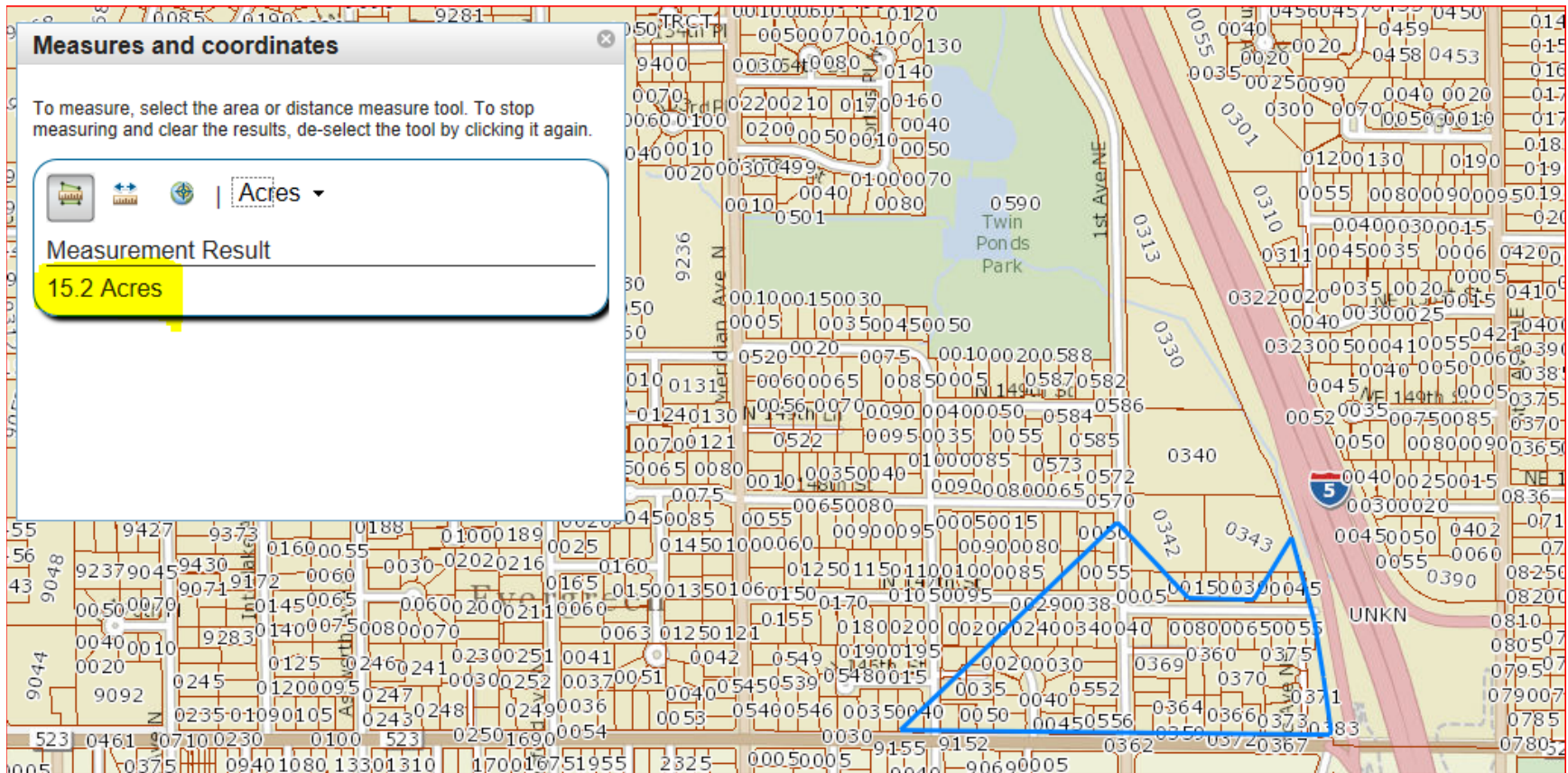
There is one thing that seems very strange. At the Dec 12 City Council meeting the Council was worried about whether the hypotenuse or the two legs of a small right triangle between the bridge and 5th Ave was used to calculate the baseline walkshed of the 145th ST Bridge. I assume in order to make that baseline walkshed seem smaller. The staff rightly pointed out that any bridge at 147th ST is not going to have a walkshed enough larger than the baseline walkshed to make a real difference. In spite of that, the Council ask the staff to study the two 147th ST Bridges some more in order to create a hybrid of the two 147th ST Bridges. Any bridge at 147th ST is even more pointless than a 148th ST Bridge. It's starting to look like the Council is throwing Shoreline taxpayer dollars down a rat hole studying bridges.



TOTAL WALKSHED FOR 148TH ST BRIDGE WEST OF I5 Tom Poitras

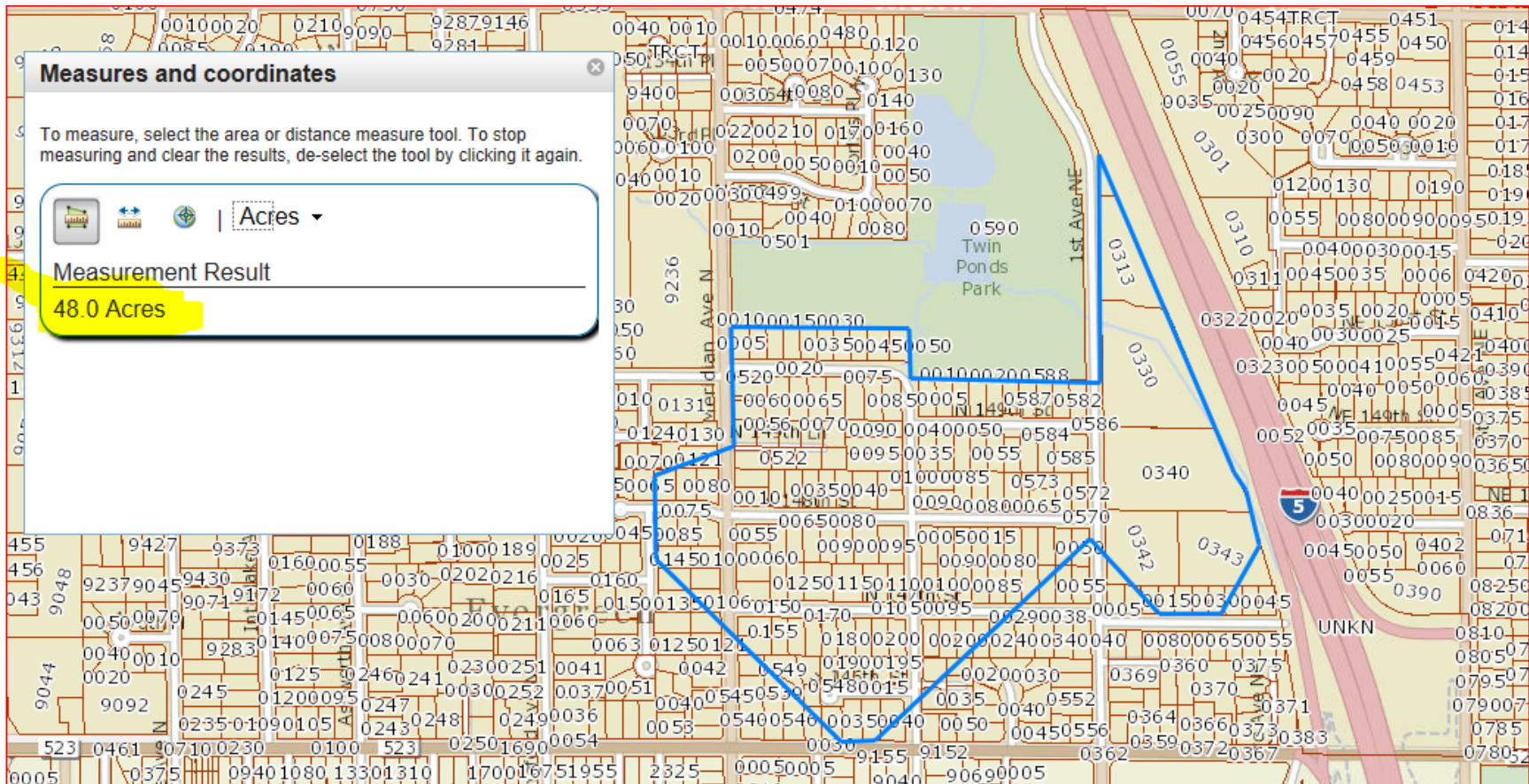
The staff's 148th ST Bridge walkshed map (See CITY MAP attachment) included a green line representing the perimeter of that walkshed. The blue line on this map is meant to represent that portion of the staff map walkshed that is in Shoreline west of I5. **The 63.3 Measurement Result is the acreage within the blue line.** 63.3 acres is smaller than the 68 acres mentioned in a discussion of this subject during the Dec. 12 City Council meeting. This discrepancy may be due to some road acreage and parkland not being included, but I believe this map is accurate. I don't believe the walkshed should extend this far west of Meridian, but I included it anyway because the staff map did.

There is a portion of this 148th ST walkshed that is also provided in the 145th ST Non-Motorized Bridge walkshed. Therefore, you can't count the entire 63.3 acres as being newly added by the 148th ST Bridge, **you have to subtract the 15.2 acres, which the 145th St Bridge provides.** Thus, the 148th ST Bridge only adds **48.1 new acres.** As will be shown later, a high percentage of that **48.1 acres** is zoned R6, which is not high density. Neither is MUR-35 high density. Also, almost all of the portion of the **48.1 acres** that is zoned MUR-70 is owned by Aegis and three churches. For reasons explained elsewhere, it seems to me very unlikely that some, or all of those properties, will be sold for new construction.



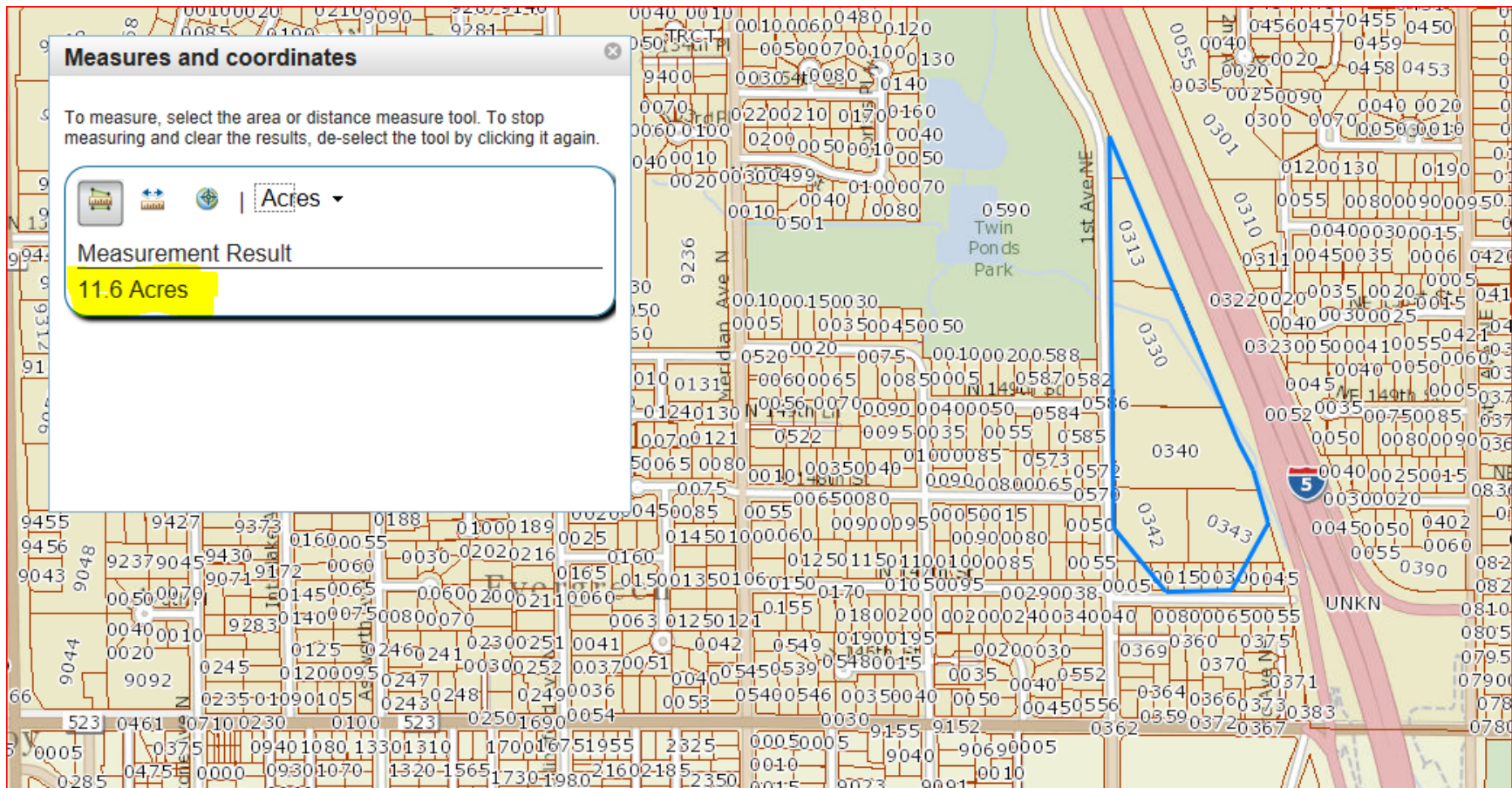
WALKSHED WEST OF I5 PROVIDED BY THE 145TH ST NON-MOTORIZED BRIDGE. Tom Poitras

The staff's 148th ST Bridge walkshed map (See CITY MAP attachment) included a white lens representing the baseline walkshed for the 145th St Non-Motorized Bridge. The blue line on this map is meant to represent that portion of the staff map baseline walkshed that is in Shoreline west of I5. **The 15.2 acres Measurement Result is the acreage within the blue line.** Since this baseline walkshed is definitely provided by the 145th ST Non-Motorized Bridge, this acreage cannot be counted as new walkshed added by another bridge. The 15.2 acres must be subtracted from the other bridges total.



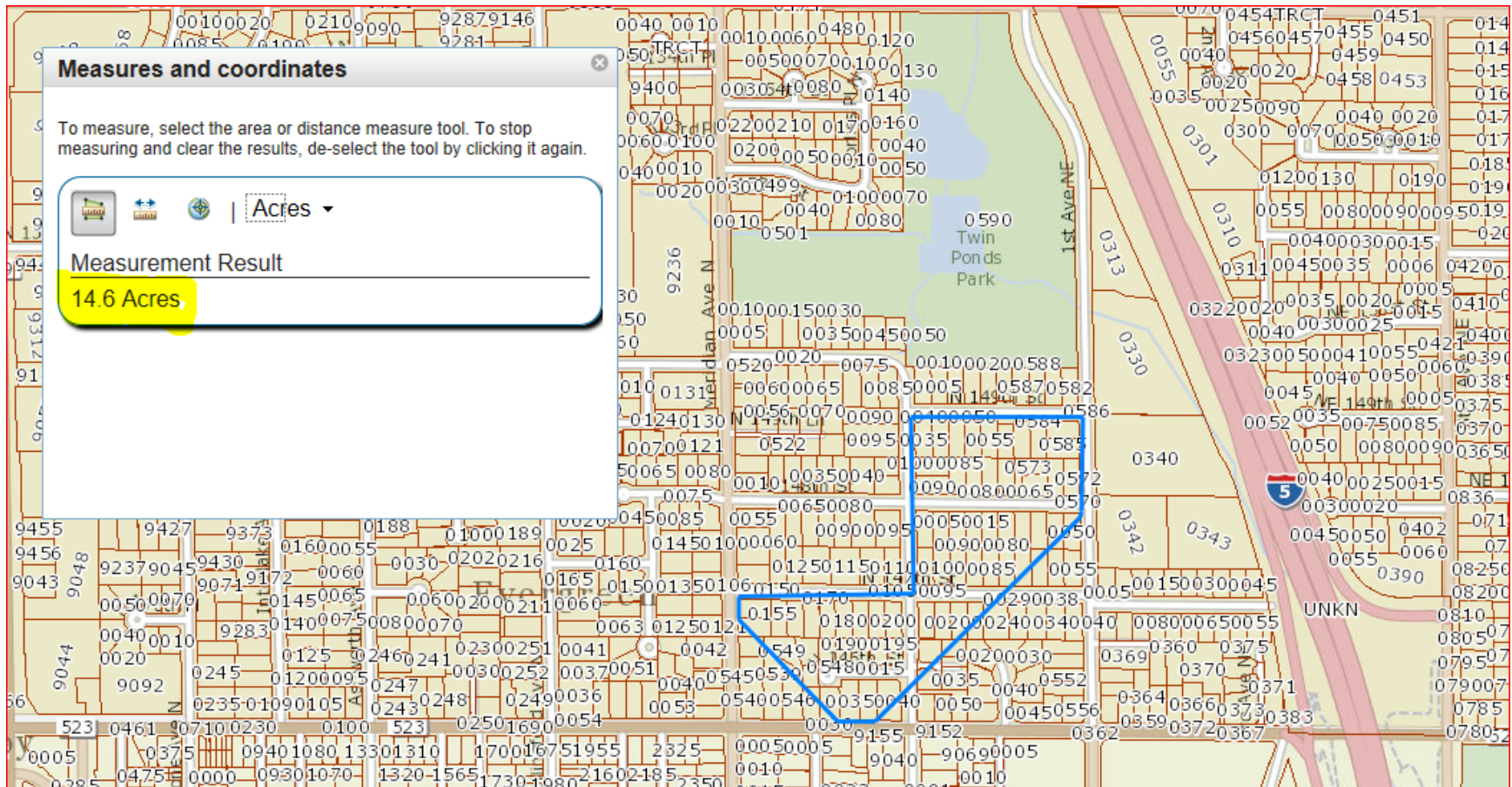
WALKSHED WEST OF I5 PROVIDED BY 148TH ST BRIDGE, BUT NOT BY THE 145TH ST BRIDGE. Tom Poitras

The blue line on this map is the additional new walkshed west of I5 that is provided by the 148th ST Bridge, which the 145th ST Bridge does not provide. This blue line represents that portion of the "TOTAL WALKSHED FOR 148TH ST BRIDGE WEST OF I5" map (Attachment - TOTAL 148) that is left after area of the "WALKSHED WEST OF I5 PROVIDED BY THE 145TH ST NON-MOTORIZED BRIDGE" map (Attachment - TOTAL 145) was subtracted from it. The reason for this subtraction was described in both Attachments TOTAL 148 and TOTAL 145. The 48.0 acres Measurement Result is the acreage within the blue line.



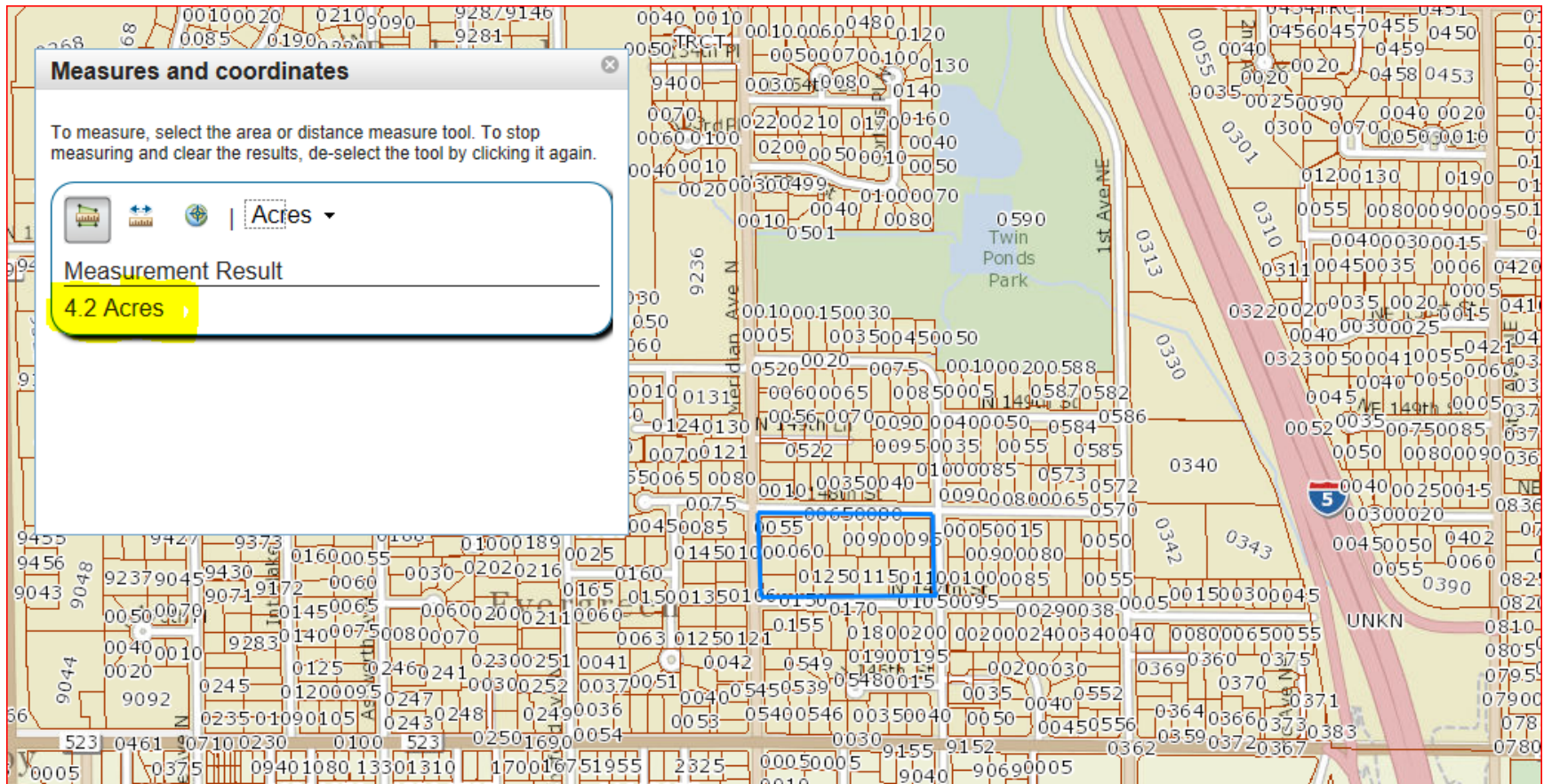
MUR-70 IN 148TH ST BRIDGE WALKSHED, BUT NOT FOR THE 145TH ST BRIDGE WALKSHED. Tom Poitras

The blue line on this map is **the only MUR-70 zone** in the “WALKSHED WEST OF I5 PROVIDED BY 148TH ST BRIDGE, BUT NOT BY THE 145TH ST BRIDGE” map (Attachment - REAL 148). Notice this is virtually all Aegis or church property. The combined assessed value for the Aegis property is \$18,499,000 (See Attachment AegisA). Since it is a successful business, they are probably not likely to sell for development. Their nursing home patients obviously won’t be walking to the train station. Successful churches with strong congregations are not usually inclined to sell either. The Latvian Evangelical Lutheran Church near Northgate fought very hard to not be displaced by Sound Transit, and won. It is not a given that this land will ever be sold for MUR-70 buildings. This should be taken into consideration when guessing how many people will be using a Non-Motorized Bridge. **The 11.6 Acres Measurement Result is the acreage within the blue line.**



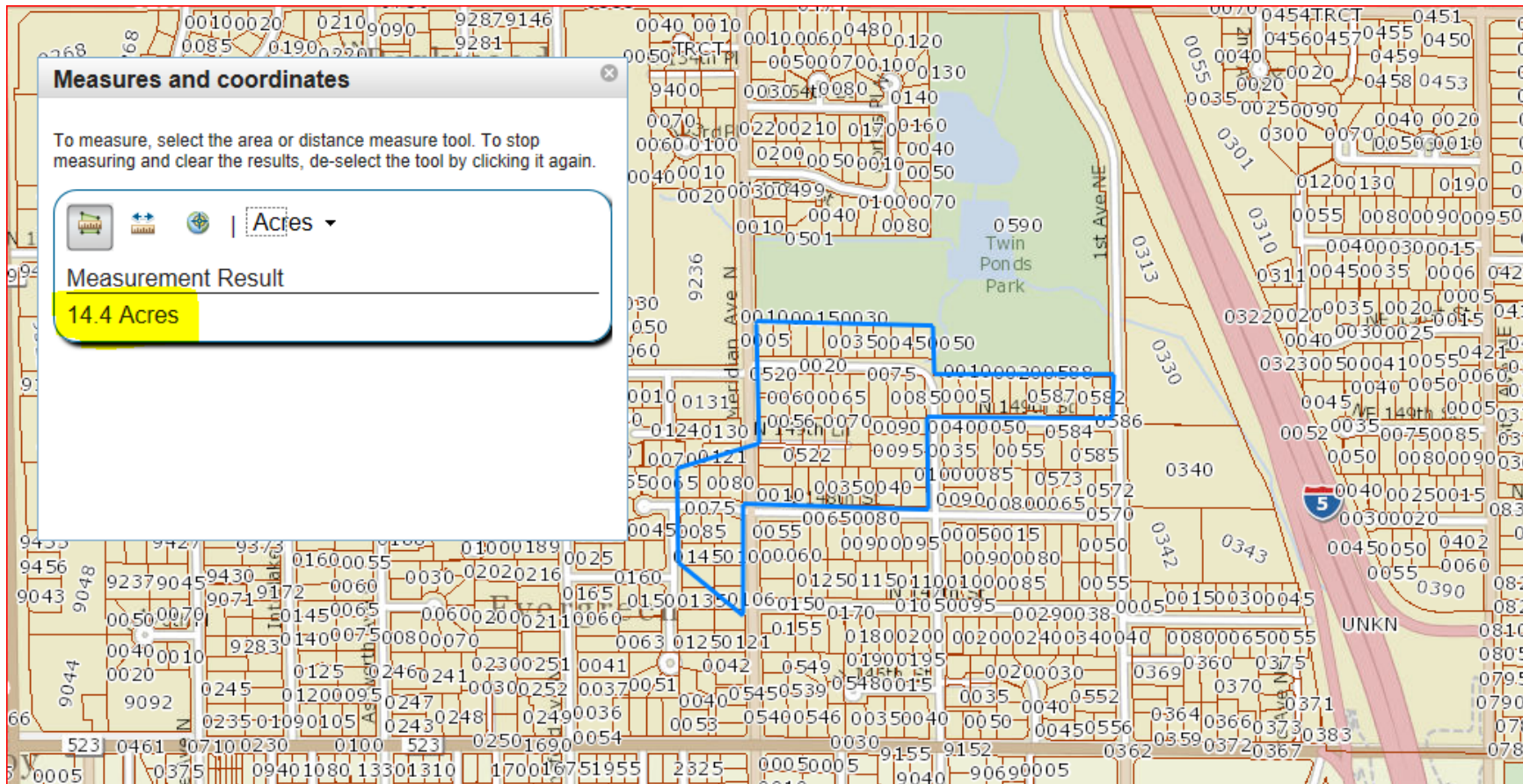
MUR-45 IN THE 148TH ST BRIDGE WALKSHED. Tom Poitras

This map does not include the MUR-45 in the walkshed for 145th ST Non-Motorized Bridge. The blue line on this map is **the only MUR-45 zone** in the “WALKSHED WEST OF I5 PROVIDED BY 148TH ST BRIDGE, BUT NOT BY THE 145TH ST BRIDGE” map (Attachment - REAL 148). **The 14.6 Acres Measurement Result is the acreage within the blue line.**



MUR-35 IN THE 148TH ST BRIDGE WALKSHED. Tom Poitras

The blue line on this map is the only MUR-35 zone in the “WALKSHED WEST OF I5 PROVIDED BY 148TH ST BRIDGE, BUT NOT BY THE 145TH ST BRIDGE” map (Attachment - REAL 148). The 4.2 Acres Measurement Result is the acreage within the blue line.



R6 ZONING IN THE 148TH ST BRIDGE WALKSHED WEST OF I5. Tom Poitras

The blue line on this map is **the R6 zone** in the “WALKSHED WEST OF I5 PROVIDED BY 148TH ST BRIDGE, BUT NOT BY THE 145TH ST BRIDGE” map (Attachment - REAL 148). **The 14.4 Acres Measurement Result is the acreage within the blue line.**

Parcel 2881700330

Present use:	Retirement Facility
Property name:	AEGIS - SHORELINE South Building
Jurisdiction:	SHORELINE
Taxpayer name:	HCP SHORE LLC
Address:	14900 1ST AVE NE 98155
Appraised value:	\$14,083,000
Lot area:	138,963
Levy code:	2263
# of units:	102

Parcel 2881700313

Present use:	Retirement Facility
Property name:	CALLAHAN HOUSE- Memory Care
Jurisdiction:	SHORELINE
Taxpayer name:	HCP SHORE LLC
Address:	15100 1ST AVE NE 98155
Appraised value:	\$4,416,000
Lot area:	54,915
Levy code:	2263
# of units:	54

CITY STAFF GENERATED WALKSHED MAP

