



**2105, 2117 & 2123 N 148th St; 2116, 2122, 2132,
2142 & 2150 N 147th St; 14704, 14710 & 14718 Meridian Ave N Project**
Brief Summary of Outreach Methods and What We Heard from the Community

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| Project Addresses: | 2105, 2117 & 2123 N 148th St; 2116, 2122, 2132, 2142 & 2150 N 147th St; 14704, 14710 & 14718 Meridian Ave N |
| Brief Description: | This project aims to provide increased housing density to the neighborhood while respecting and responding to the site and existing character of the area. With 72 proposed townhomes contained within 14 buildings and parking only within the building garages, we envision a pedestrian-friendly environment that encourages walking and use of public transportation. As part of this vision, we are also providing nearly double the required open space to respect the beautiful and large grove of trees that exist on this site, which will provide the community with a safe and maintained space for picnics, playdates and games of tag amongst the majestic Douglas Fir trees that are an icon of the Pacific Northwest. |
| Contact: | Natalie Quick |
| Applicant: | Pulte Homes |
| Type of building: | Townhomes |
| Neighborhood: | Parkwood (Shoreline) |

Brief Summary of Outreach Methods

Public Notice

- *Choice:* FLYER
- *Requirement:* Notice of the meeting shall be provided by the applicant and shall include the date, time and location of the neighborhood meeting and a description of the project, zoning of the property, site and vicinity maps and the land use applications that would be required.
- *What we did:* Created a one-page flyer with attachments. Flyer included in Appendix A.
- *Date completed:* March 18, 2020

Electronic/Digital Outreach

- *Choice:* PROJECT WEBSITE
- *Requirement:* Interactive project website (with public commenting function)
- *What we did:* Project website established. Publicized website via flyer. Checked daily for comments from website. Website included in Appendix A.
- *Date completed:* March 23, 2020

Conference Call Outreach

- *Choice:* COMMUNITY MEETING CONFERENCE CALL
- *Requirement:* The neighborhood meeting shall be held anytime between the hours of 5:30 p.m. and 9:30 p.m. on weekdays or anytime between the hours of 9:00 a.m. and 9:00 p.m. on weekends.
- *What we did:* Held a Community Meeting conference call event, open to the public, publicized through flyer and project website. Neighborhood Outreach Summary including comments shared included in Appendix A.
- *Date completed:* April 1, 2020



What We Heard From the Community

Summary of Comments/Questions received via email/website and heard during Conference Call on April 1, 2020:

DESIGN-RELATED COMMENTS

Rooftop Decks + Balconies

Q: *Are you planning any rooftop decks or balconies?*

A: Yes, there will be rooftop decks on some buildings; we're required to provide a certain amount of open space. Building G will probably have some, and we're cognizant of not looking into neighbors' back yards.

Set-Backs

Q: *How far away is the property line from the single-family homes on the other side for Building G and the park?*

A: There is a five-foot set-back on the residential side, however Building B, Building C and Building G will be set further back as we have to provide sidewalks for entrances on the site. Since sidewalks cannot be in set-backs, these buildings will be set back at least nine feet from the property line to provide space for the sidewalks outside of the required five-foot set-back.

NON-DESIGN RELATED COMMENTS

Construction

Q: *When is demolition going to start?*

A: Demolition will likely begin in May 2021 with home construction beginning in the September 2021 timeframe.

Garbage

Q: *Will garbage be consolidated per unit, or where is it located? (via Zoom)*

A: We are still talking with the garbage and trash waste provider, but right now we are planning to have garbage inside units; most units will have individual garbage cans in their garages.

Parking

Q: *How much parking will be available per unit? Our family only has one car, but a lot of people have two or three. I encourage sufficient parking; is there is a way to increase or accommodate more, that is something to think about.*

A: The garages will be a mix of sizes, but most will provide enough room for one full size car with the potential for a smaller car, as well – i.e. a smart car or a mini. The nice thing is that we're located on a bus line, so we're hoping it will encourage people to take public transportation as a more sustainable method of moving around the city.

Q: *What is the width of the entrance to the garages? We'd like to make sure people don't park on the street.*

A: We have a mix of 16-foot wide and 19-foot wide units. The garage will be nine feet on the 16-foot wide units and 16-feet on the 19-foot wide units.

Unit Prices

Q: *Is there a range of prices for these homes? Will you have any affordable housing options?*

A: We haven't figured out pricing yet, but we'll likely be comparing to other homes in the area and there is not an affordable housing component to this project. Some units are smaller two-bedroom, 1,300 sq. ft. units and others are larger, four-bedrooms, 1,700 - 1,800 sq. ft units. The smaller units are going to be more numerous than the larger units, so that gives folks a sense of where the price ranges might end up.

Sidewalks

Q: *We're very excited that sidewalks are coming in. Will you be putting them in on the entire street of 148th?*

A: We will construct the sidewalk up to the edge of our property, Building B.



Traffic

Q: *What traffic mitigation is proposed? I'm curious if the project is being asked to contribute to any of the station-area upgrades, like the pedestrian bridge across I-5, or any other mitigation measures beyond the boundaries of the site itself.*

A: We are required to complete frontage improvements based on the Transit Center overlay plan. We will also contribute about \$6,700 per unit as mitigation.

Trees

Q: *How will existing trees be dealt with?*

In regards to existing trees, we have enlisted the services of a licensed arborist to evaluate the health and condition of the existing trees on the project site. Based on their report, we will be preserving the largest grove of healthy trees located on the site that also contains a significant number of trees that measure over 30" in diameter. We have located the new common open space to coincide with this grove of trees in order to provide the most benefit to the community and preserve these healthy and majestic stands of trees. This can be seen in the preliminary site plan located at the bottom of the background page on the website.

The City of Shoreline requires that we preserve at least 20 percent of the existing trees. For this project site that means that we will be preserving 23 trees minimum, although our current plan is to preserve around 26 trees. The city also requires that we replace a certain amount of trees removed that are over 30" in diameter. We will be complying with this requirement for any of these size trees that are removed due to poor health, existing damage, or unfortunately in the wrong location.

We appreciate the quantity of trees located on this site as much as you do and have worked closely with arborists to ensure that we retain as many trees as feasible and will be replanting as required to help retain the character of the area.

Q: *What will happen to the stand of tall trees in the middle of the block? Are any trees on the property going to remain, or are you taking out trees? What is the number of trees that will be removed?*

A: There are a good amount of tall trees on the site. We are required to preserve 20 percent, which comes to about 23 trees. We do have to remove some trees where the buildings are, but there are a variety of trees on the site, and the grove we are saving is the largest and most significant set of trees because it is clustered together within common open space. In total, there are about 115 trees on the site, but that includes a mix of sizes including a lot of small scrub trees that are less significant and others that are in poor health. We are doing our best to keep as many as possible.

Q: *When you're selecting new street trees, I'd encourage you to consider planting the same species that are on both sides of Meridian north of the project site. They are really beautiful in spring and fall and help to create a more pleasing pedestrian environment on that street.*

A: Typically, the City requires a specific street tree to coordinate with surrounding streets. We will inform them of the desire to plant the species you noted below and see if that is what they want us to plant.

Walkways

Q: *Will the walkways through the site be publicly accessible or are they only for the use of project residents?*

A: The walkways are intended to be for the use of residents and guests only.

Water

Q: *I want to confirm you are not tapping into the water line? On 148th it says there are to be no new taps.*

A: Seattle Public Utilities (SPU) is managing the water system. They are requiring us to upgrade the water main on 148th as part of our services. We may have to extend the fire hydrant into our site from the 148th side. We'll do some water main work and services but will follow the SPU requirements for making service connections.



Q: So you might be tapping into the main that goes toward Meridian?

A: There is a portion of the newer water main along the west end of 140th. We're replacing further east to the edge of the site.

Air Conditioning

Q: Where will air conditioning unit mechanics be placed in relation to neighbors?

A: The air conditioning will be ductless, mini-split units and they are very quiet for exterior condenser units. They will be located in a variety of areas given the distance limitations, but we haven't completely decided where. Likely they will mostly be placed on the interior of the site or the sides of buildings. There may be one or two exterior air conditioning units on sides of the buildings where neighbors are, but because of distance limitations they will probably be located mostly on the back side.

Outreach

Q: Will the remaining homes on 147th and 148th be contacted to be part of the new development? Many of us feel our quality of life is going to change for the worse once the demolition starts and likely won't want to live here anymore, so (we) are starting to think about other plans. We're curious about why Pulte didn't reach out to the entire block for purchase, and if they still are planning to or not.

A: Pulte would be happy to add the remaining owners as a future phase of the development. Pulte was previously told that the remaining neighbors were not interested in selling. Any Neighbors wishing to sell should reach out to Barry Metsker, at barry.metsker@pultegroup.com, or 425-216-3463.

ADDITIONAL COMMENTS

Project

- ***We live on the back side of Building G, and we're very excited for this project.***
- ***We are excited that you are here!***
- ***I like the architectural design and we're excited to see this come to our neighborhood.***



Neighborhood Outreach Summary:
2105, 2117 & 2123 N 148th St; 2116, 2122, 2132, 2142 & 2150 N 147th
St; 14704, 14710 & 14718 Meridian Ave N Project

Zoom Conference Call Meeting Summary + Emailed Comments/Questions

CALL DATE: Wednesday, April 1, 2020, 6:00 – 7:00 p.m. PST

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Outreach

Q: *Does Pulte have any plans to reach out to the remaining single-family homes on 147th and 148th that are not currently part of the development?*

A: Our project flyer was distributed to all property owners within 500 feet of the proposed project site, and we'll be keeping our Online Open House up until April 4th (and accepting any further comments during that time), as well.

Outreach

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Neighborhood Outreach Summary Requests

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Contact: Natalie Quick
Applicant: Pulte Homes
Type of building: Townhomes
Neighborhood: Parkwood (Shoreline)

The following six community members requested copies of the final Neighborhood Outreach Summary.

| Community Member Name | Email Address |
|-----------------------|----------------------------|
| Amy Delaney | ajdonline@gmail.com |
| Andrew Bryant | ajustinbryant@gmail.com |
| Carmel Gregory | carmel.gregory@gmail.com |
| Lara Weasea | lweasea@gmail.com |
| Laura Fixler | laurakfixler@gmail.com |
| Robert Farrington | bobby.farrington@gmail.com |

