

Public Comments on Proposed Ordinance 2017-0317
2017 Comprehensive Plan &
Vashon-Maury Island CSA Subarea Plan

July 21 - August 29, 2017

From: Doug Kelbaugh
Sent: Tuesday, August 22, 2017 1:25 PM
To: CouncilCompPlan
Subject: Vashon SDO for Affordable Housing

Dear Commissioners,

As a 20-year owner of Land on Vashon, an architect and urban planner, and a professor of architecture and urban planning (formerly at UW), I write in support of the proposed SDO for affordable housing in Vashon Center.

I think and believe that it's a timely, compassionate and sensible initiative that will benefit the entire community.

We happen to have a vacant parcel within the proposed SDO that has enough water shares to build up to 25 affordable housing units.

We will lean toward selling it to a buyer who intends to build affordable housing.

In 1985, my former firm was awarded one of the few affordable housing projects to win a National AIA Honor Award in the last half-century. It was 21 units are a similar size parcel. Such a project could be an asset on Vashon.

I hope you see fit to pass this ordinance.

Thank you for all attention given this letter.

Sincerely,

Doug

Doug Kelbaugh FAIA
Emil Lorch Collegiate Professor
of Architecture and Urban Planning
and Dean Emeritus
Taubman College of Architecture & Urban Planning
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2000 Bonisteel Blvd., Ann Arbor, MI 48109-2069

From: Frank Jackson
Sent: Wednesday, August 16, 2017 11:51 PM
To: CouncilCompPlan; McDermott, Joe; Constantine, Dow
Subject: Initial comments on the Vashon Plan proposed ordinance (2017-0317.pdf)

King County Council, Council Chair Joe McDermott, County Executive Dow Constantine:

Thank you for the opportunity to comment on the Vashon Plan proposed ordinance (2017-0317.pdf).

Vashon's public comments overwhelmingly opposed the Special District Overlay (SDO) and density incentives ... for very good reasons. It is surprising to see the SDO is still in this otherwise admirable proposal.

I've commented with alarm previously regarding the threat to Vashon's water resources that the SDO and developer incentives pose, especially in this hot housing market. Those comments are already in the master public comment record so I won't repeat them. They remain valid.

The proposed addition of an evaluation, after 120 units use the SDO incentive, is a glimmer of hope. See Proposed Ordinance 2017-0317.pdf Section 3, E. 1 line 173. But the evaluation seems flawed as currently described, and it seems unrealistic to think that the provisions will actually take place.

One wonders how it will be possible to implement a reasonable evaluation, and what the cost of the evaluation might be. That cost is not addressed in the Fiscal Note or the Fiscal Note Supplement.

A further un-recognized fiscal impact is in Section 3, C 7. For example, on lines 91 and 92: "All future resident incomes shall be verified by the department of community and human services in accordance with federal, state and county standards;". To do this verification for all units would require verification both initially and every time a residential unit is vacated and a new renter applies. That important verification seems to have little chance of happening, especially since no funds are identified for the task and there are significant disincentives for a developer to pursue it.

There is still little opportunity for public input on specific projects. Proposed Ordinance 2017-0317.pdf Section 3, D.2.b line 159 proposes a meeting, not to take public comments but to provide information and answer questions. Presumably all evaluation is done by King County staff, which did not adequately address public concerns during the development of the draft Vashon Plan. That is evident in the public comments during the final public comment period, with 107 opposing the SDO compared to 8 supportive comments. The most pressing concerns on Vashon are water availability and ferry system capacity. Ferry capacity is not even mentioned as being part of the evaluation. (See lines 165-170, Section 3, E 1.)

While the addition of an evaluation of the SDO density incentive proposal after 120 units provides hope of a more realistic plan, the proposal remains deeply flawed and unlikely to find public support on Vashon. The community strongly supports creating affordable housing through other avenues and has a history of accomplishing that. Currently 38% of residential units in the large Vashon rural town area are subsidized housing. A new project on Gorsuch Road is poised to raise that to 43%. There is also a lot of affordable housing that is not subsidized. The petition submitted with 170 signatures lays out one better approach to creating even more affordable housing. Several other alternatives have also been proposed.

We can meet our affordable housing need without the SDO. By eliminating the unpopular and ill-advised SDO and developer density incentives (New Section 3), this will be a good plan that the community will support. Otherwise I fear we can expect even more severe water and ferry problems in Vashon's future. And there will be absolutely no comfort in saying "we told you so."

Thank you for considering these comments.

Frank Jackson, P.E.

Former Water District 19 Commissioner (1984-1990 and 2004-2010) and current Member of Vashon Groundwater Committee . These comments are my personal comments of course.

From: Clark, Bradley
Sent: Monday, July 24, 2017 2:59 PM
To: CouncilCompPlan
Subject: FW: Vashon

-----Original Message-----

From: Michele Maurer
Sent: Saturday, July 22, 2017 1:34 PM
To: Clark, Bradley
Subject: Vashon

Hello, I am a 68 year old grandmother with a digestive disorder living on Vashon. I am able to keep from using opiate painkillers by using marijuana. Since the medical marijuana store was forced to close, I am forced to travel to Seattle to procure marijuana or use the painkillers. This is not right. I should be able to stay on my island and have access in a state that has made marijuana legal.

Michele L. Maurer