

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

October 13 - November 30, 2017

**From:** [Mike Lande](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon Island Development Plan  
**Date:** Thursday, November 30, 2017 2:14:25 PM

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Hello. I'm writing to voice my strong opposition to the current King County Development Plan for Vashon Island.

Vashon Island is a designated Rural space. It is one of the few remaining rural communities located close to Seattle. If the proposed plan is passed and implemented, we would permanently lose our once rural character. And even if we didn't care about our rural character, it is simply impossible for Vashon to absorb the 1,500 additional housing units. We don't have the water, the roads, the infrastructure or the ferry service to support it. I do care about affordable housing, however, we can't build our way out of that problem. The best solution is housing subsidies of existing homes and apartments. We know from experience that more building did not work on Mercer Island, on Bainbridge Island, or in Seattle itself. This proposal is effectively building a bridge to Vashon and with that the end of our character and culture forever. It is very upsetting that individuals that don't bear the brunt of these decisions and that don't live here, get to make them. If you lived here, like my family has for over 100 years, you would never approve this proposal.

Thank you,

Mike

Mike Lande | VP North America Channel Sales  
**Oracle** Channel Sales North America  
Seattle, Washington 98101



Oracle is committed to developing practices and products that help protect the environment

**From:** [Mary Shackelford](#)  
**To:** [McDermott, Joe](#)  
**Cc:** [CouncilCompPlan](#); [Clark, Bradley](#)  
**Subject:** Re: Vashon Town Plan and the Special District Overlay  
**Date:** Thursday, November 30, 2017 11:38:13 AM

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Thank you for your response Joe...and my further thoughts relate to what I feel is the inappropriate onus this update will place on the commissioners of Water District 19. They need the support and backing of a plan that reflects what is real out here and should not be put in this frontline position w/o the clear support of what's written in the plan.

Further, to the contrary of what you write here, the proposed update as you have described does in fact represent a significant change for Vashon.

I am utterly disappointed that there is no room for reconsidering. It is a mistake to rush something that portends such a drastic impact out here, one that, once embarked upon, will be very hard to rein in. I believe this is a huge mistake for our community and for the protection of the environment and natural resources. I feel myself to be one of many voices crying in the dark.

Disappointed,  
Mary G.L. Shackelford  
[Mary G.L. Shackelford](#)  
[www.braidedstrands.com](http://www.braidedstrands.com)  
[www.wwrl.org](http://www.wwrl.org)  
[www.allislandforum.org](http://www.allislandforum.org)

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**From:** "McDermott, Joe"  
**Date:** Thursday, November 30, 2017 at 11:07 AM  
**To:** Mary Shackelford  
**Subject:** Vashon Town Plan and the Special District Overlay

Mary,

Thank you for taking the time to share your thoughts about the proposed Vashon-Maury Island Community Service Area Subarea Plan, also called the Vashon Town Plan. I appreciate that Islanders continue to share your perspective on this proposal.

This plan is the result of an extended process involving residents, community members, and representatives from King County. The Council is currently scheduled to take public comment the Plan at our meeting on December 4, with a final vote for adoption to occur on that same date or the following week.

By far, the topic about which I have received the most correspondence is affordable housing, specifically the Special District Overlay (SDO). I know that the affordable housing SDO came about after a significant amount of debate, and that this proposal is not universally supported. There is also a lot of debate over the SDO's likely impact. Some individuals believe that the SDO will result in no

additional units of housing being created, while others believe thousands of new units will be built. Similarly, I've heard concerns that the growing Island population would result in outsized impacts on ferry ridership and water availability.

What I do know is that any new development would require approval by the Water District before it receives approval from the County, and the SDO's incentives for affordable housing developers do not represent a significant shift from existing incentives that are already available throughout the County, including Vashon. There have been statements that upwards of 1500 new units of affordable housing would be created as a result of the new SDO. In order to reach that level of development, it would require full development on every eligible parcel. This is unrealistic, as the majority of those parcels are either currently occupied or otherwise inappropriate for development. Nowhere close to this amount of development will occur. And again, all development is dependent on the Water District.

Clearly, there is a lot of uncertainty about the effect of these policies, and I am sympathetic to the debate. At this time it is important to me that the County move forward with the Plan – to honor the many hours of work put into this by community members. Postponing would mean that Plan adoption wouldn't occur for another full year, while dropping the SDO from the plan is also untenable, as additional housing opportunities are sorely needed today. I am committed to moving the SDO forward in its current form, but I have taken steps to ensure that the impact of these policies are understood.

At my request, the Council's Transportation, Economy, and Environment Committee added a provision to the plan calling for an annual review of the SDO's impact. Included in this review is an assessment of the SDO's effectiveness in incentivizing housing, any impact on the potable water supply, current housing needs on Vashon, and infrastructure including public roads and sewer. It also calls for a review of approaches and housing models used by other jurisdictions to incentivize affordable housing development, and whether these strategies would be appropriate to Vashon-Maury Island. The first of these reports would be due by December 2018, and annually thereafter through 2020. These assessments enhance an evaluation requirement already included in the Plan. That final evaluation will occur either four years after the Plan is adopted, or once permits for 120 new units have been issued, whichever comes first. These reports and evaluation will give the County a precise picture of what is happening as a result of this policy, and ensure that evaluation takes place before any feared runaway development might occur.

Thank you again for your input, I appreciate the attention, time, and effort that Islanders have given the Plan. Please keep in touch.

-Joe

Joe McDermott  
King County Councilmember, District 8  
Chair, King County Council

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**From:** [Allyson Ericksen](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Vashon Plan and King county  
**Date:** Thursday, November 30, 2017 10:44:58 AM

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Hello, I am a long time resident of Vashon Island. I am a fourth generation resident in fact. I have seen the rapid growth of Vashon and the overwhelming toll it has taken on our roads, schools, community, our taxes, and the ferry system. We cannot handle the type of proposal you are trying to implement. We need you to see the effects that many more people would have on this tiny island. We are not Mercer Island, we do not have jobs for new residents, we barely have enough jobs here now. How would that many people commute with our tiny and EXTREMELY ill running ferry system?

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

-- Thank you  
Allyson Ericksen

**From:** [Steve Schlossman](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** The King County Plan for Vashon  
**Date:** Thursday, November 30, 2017 9:46:28 AM

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I am writing to ask you to halt any plans to develop Vashon. We have limited water and frequent long ferry waits. These problems would be exacerbated by any change in our population and could present serious problems. I do not believe that the county would like to pay for water from the mainland or the ferry system would like to expand routes.

People with middle or lower income find commuting expensive and complicated, and we do not have adequate services (including medical and medical emergencies) to meet the needs of an expanding population.

We have worked hard to provide housing for low and lower middle income residents and still have a homeless population we are trying to assist.

**From:** [Frank Jackson](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [Constantine, Dow](#); [sharon.nelson@leg.wa.gov](mailto:sharon.nelson@leg.wa.gov)  
**Subject:** Vashon Plan - warning flags  
**Date:** Thursday, November 30, 2017 8:26:23 AM  
**Attachments:** [Comments FINAL on SEPA MDNS for Vashon Subarea Plan.docx](#)  
[Attachment D Affordable Housing SDO.pdf](#)  
[Parcels with CB zoning-Potential SDO-minus fireand75%.pdf](#)

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King County Council,

**I'm submitting these comments and attachments regarding the Vashon CSA Plan.**

There are a number of warning flags that should be considered that have long-term negative implications for King County in general and for each district specifically as it enters the community planning process.

While incentives for developers using a Special District Overlay (SDO) may be a good tool for much of King County, applying it to Vashon is out-of-scale and would cause serious water, sewer, and ferry system issues. **The potential for lengthy litigation against use of the SDO on Vashon may jeopardize its use elsewhere.** The community of Fautleroy will be impacted by this Vashon plan as well.

I need to mention at the outset that I'm a strong supporter of getting more affordable housing. I've directly assisted several affordable housing efforts. I believe that our core housing problem is primarily a result of our society's income and wealth inequality situation.

**Warning flags:**

**Why are the Vashon community comments not being made available to you or the public?** My observation is that if 10 written comments oppose King County's developer incentives (using a Special District Overlay-SDO) and one comment supports them, that one supporting comment will be prominently displayed to you and the others buried, with no mention of the overall community sentiment.

If you could see the comments, you would realize that **Vashon has neither the water resources nor ferry system capacity to accommodate this out-of-scale plan.** For more details, please see the attached challenge to King County's claim that this plan has no significant environmental impacts.

**Why has King County's community planning process caused unnecessary conflict** amongst former long-time allies? **The community fully supports more affordable housing.** Indeed, I nearly signed the petition supporting affordable housing until I read the fine print. I believe the petition was sold by proponents as "the only way Vashon will get any more affordable housing". And it was sold as "we only want a couple more projects by non-profits". I don't agree with either of those premises. Vashon has a good track record of creating affordable housing. And if we need about 100 units, why are we planning for over 1500 units? That's a dangerous approach.

**The proposed annual evaluations, while well-intentioned, are not something that will slow the growth in this hot housing market. King County can neither afford nor realistically carry them out.** See KC staff notes to the TrEE Committee that point this out. Those notes are included in the attachment.

I explain more fully the SDO risks in the attached comments regarding the **completely inadequate SEPA determination** that KC recently released. The short story is to look what happens when unexpected but predictable circumstances arise, such as occurred with King County's **West Point Treatment Plant** failure. **The SDO sets up Vashon for a similar fiasco.** Both Vashon and King County

will suffer.

I am not in favor of solving this conflict in the courts, but others in the community are. **There appear to be legal implications for the county** in attempting to apply this SDO on Vashon, given its water, sewer, and ferry constraints.

**There are better alternatives to the SDO.** One example that has strong support on Vashon is the community housing trust approach, which sets aside land in perpetuity for affordable housing, thus taking growing land prices out of the equation.

**In conclusion**

**Please take a look at what the Vashon community is saying.** Please look at how King County's planning process has caused unnecessary community conflict. Please remove the SDO from the Vashon Plan, which is otherwise a good plan. **The SDO approach is inappropriate for Vashon.**

Respectfully thanking you,

Frank Jackson, PE

Former KC Water District 19 commissioner (1984-1990 and 2004-2010 - publicly elected) and current KC Vashon Groundwater Protection Committee member (appointed by KC Council)

22217 Melchert Way SW

Vashon, WA 98070

November 28, 2017

**Re: Vashon-Maury Island Community Service Area (CSA) Subarea Plan, SEPA Threshold Determination, Mitigated Determination of Non-Significance (MDNS)**

As a Vashon Island resident, I respectfully request that King County:

- a) **Respond to the substance of these comments, and**
- b) **Reject the MDNS and initiate proper environmental review of the Vashon CSA Subarea Plan, or remove the Special District Overlay (SDO) as its environmental impact has not been adequately addressed**

Vashon-Maury Island is a designated “Rural Area” by King County under the Washington State Growth Management Act. The Vashon CSA Subarea Plan (Vashon Plan) poses multiple probable significant adverse environmental impacts, even if the mitigation measures listed in the MDNS are applied. The information that has been considered by King County is not sufficient to evaluate the environmental impacts of the proposed Vashon Plan and a full Environmental Impact Statement should be required.

**Specific comments:**

**1. The environmental impact of the Vashon Plan upon full implementation of the SDO has not been assessed or evaluated.**

**In the County analysis, the full buildout potential in the R-zones was reduced by a 50% factor and in the CB zones it was reduced to 35% of full potential when determining the estimated new dwelling unit capacity.** Based on these planning estimates, the Vashon Plan allows for over 1500 new residential units at half buildout. This includes about 505 new units in R zones and about 1248 new units in CB zones. *(See Attachment\_D\_Affordable\_Housing\_SDO.pdf and Attachment\_Parcels\_with\_CB\_zoning-Potential SDO-minus fireand75% ).* In the current hot housing market however, the full buildout potential of over 3,000 new units could occur. If occupied at the standard 2.3 persons per unit, this would add about 6,900 new residents to the current existing total population of Vashon-Maury Island of about 11,000. While full buildout may be unlikely, SEPA requires consideration of the full range of possible outcomes made possible by the proposed Vashon Plan.

Vashon water, sewer, and ferry systems are now at capacity and cannot accommodate the 1500 new units that the SDO allows at **half** buildout. The total number of residential units in Vashon town is now about 420, of which 160 (38 %) are subsidized housing.

Vashon citizen comments have opposed the SDO approach due to impacts on water, sewer and ferry systems. The probable speed and scale of development from the SDO density incentives will bring significant environmental challenges. More importantly, **there are more environmentally responsible alternatives to create affordable housing that have strong support in the community. These alternatives must be considered during the SEPA process.**

To illustrate the risks of failing to evaluate the full range of environmental impacts, in February 2017 King County's **West Point Treatment Plant** failed during a rainstorm, spilling enormous amounts of untreated sewage into Puget Sound. The April 2017 Seattle Times article "A Disaster Years in the Making" describes more. Failing to predict and evaluate how to handle predictable negative conditions generated by King County policy decisions such as the SDO can lead to predictable, unacceptable environmental and financial costs to County residents.

## 2. The mitigation measures suggested for the impact on Water District 19 and on the island's sole source aquifer are entirely inadequate.

The SEPA checklist background describes a part of the water situation:

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Page 5

*[Background/informational statement: Vashon-Maury Island draws its drinking water from a sole-source aquifer. King County Water District 19, an independent drinking water provider for Vashon Rural Town, has had a moratorium on new domestic water connections for many years and has stated that their moratorium and water supply sources provide significant limitations on the number and types of developments they can serve. The District has stated an ability to provide approximately 14 new water units per year for the foreseeable future. These and other assumptions about the District's capacity to serve new development are outlined in the plan.]*

Policy makers need to know that Water District 19 (WD 19), responsible for serving the SDO area, has about 1400 active customers. Serving 1500 new customers at **half** buildout would be nearly impossible. WD 19 has made extensive, expensive efforts to increase capacity, including drilling 9 deep wells, most of which were dry holes or otherwise not successful. **State Department of Health (DOH) rules state that water districts need to have sufficient capacity to meet their peak day demand.** WD 19 failed to do that for 5 of the 10 years from 1996 to 2005. In 2004, efforts by WD 19 to meet a summer peak day resulted in over-pumping of its main deep well, and subsequent permanent failure of that well.

The DOH requirements are explained at

<http://www.doh.wa.gov/CommunityandEnvironment/DrinkingWater/WaterSystemDesignandPlanning/PlanningRequirements> and in follow-on links. <http://app.leg.wa.gov/wac/default.aspx?cite=246-290-100> cites the legal requirement, and provides links to details, such as <http://app.leg.wa.gov/wac/default.aspx?cite=246-290-010>.

WD 19 also experiences water quality issues, including arsenic levels in its latest Beall well that exceed state limits by about a factor of 4. Further, the 2017 efforts to "frack" a deep well to increase production led to yellow water throughout the system.

The King County Water District 19 System Reliability and Capacity Analysis (April 2016)<sup>1</sup> contains more information on capacity issues. One issue the analysis does not address is that meeting full capacity

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<sup>1</sup> <http://www.water19.com/wp-content/uploads/2017/03/2016-Capacity-Analysis-FINAL-040616.pdf>

requires using arsenic-tainted water from Beall well through a difficult process of mixing that well water with creek water. Arsenic is a cancer issue at any level.

Regarding Mitigation Measure number 2 shown below, the SDO will likely cause new environmental problems as WD 19 attempts to meet developers' new housing demands made possible by the Vashon Plan. The SDO creates the demand but punts the problem to WD 19 to solve it. The Plan increases the housing demand hugely, then says the mitigation measure is to require all developers to get a Certificate of Water Availability (CWA) from WD 19. What will WD 19 do? Draw creek levels even lower? WD 19 holds enough water rights to fully drain both Beall and Ellis Creeks. Will they dam a creek for more storage? Establish a salt water desalination plant? Dig more wells in a sole source aquifer? **All of these potential efforts to meet a demand created by the Plan - and not analyzed in the environmental review - will result in significant environmental degradation and hold financial and legal implications for King County.**

#### Mitigation Measures

If approved, the SDO increases the development potential of designated parcels in the Vashon Rural Town. Future development will be subject to conditions intended to reduce potential environmental impacts.

1. Any affordable housing development application proposing to utilize the SDO incentive is required to comply with King County's Critical Areas Ordinance (KCC Chapter 21A.24), Stormwater Runoff and Surface Water and Erosion Control Ordinance (KCC Chapters 9.04 and 9.12), Groundwater Protection Ordinance (KCC Chapter 9.14), and Clearing and Grading Ordinance (KCC Chapter 16.82). Environmental review and approval of development and building permits in accordance with King County Code and application procedures is required.
2. The SDO requires any applicant to submit a Certificate of Water Availability from Water District 19 prior to any King County review or consideration of a project. Applicants are required to secure all water units needed to serve their development prior to an application being filed with King County and have written proof.
3. Section 8 of the Proposed Ordinance also requires King County Department of Permitting and Environmental Review to conduct annual written evaluations and assessments of the SDO, including a review of the relationship between the parcels that the SDO applies to and potable water supply and evaluating infrastructure capacity. A final evaluation is required to be completed within 90 days of the issuance of the first permit necessary for construction that would result in a cumulative total of 120 affordable housing units within the SDO or four years after the effective date of the ordinance, whichever comes first. The latter two triggers are used to help ensure that affordable housing constructed under the SDO is not causing unforeseen impacts to the environment, water supply, or other natural resources.

Regarding Mitigation Measure number 3 above, King County staff's report<sup>2</sup> to the KC Transportation, Economy, and Environment Committee states:

**Potential for unanticipated County responsibilities.** The transmitted Plan includes a number of proposed policies and Actions that impose new requirements on the County that may not be feasible within the County's adopted budget, or that may not meet the Council's policy goals.

- **Policy implications for countywide policies and/or other geographies.** The transmitted Plan includes a number of proposed policies and Actions that are included in this Vashon-Maury Island-specific plan but could have impacts on countywide policies, plans, and regulations or could potentially set precedents for subarea plans in other CSA geographies.
- **Potential for inconsistent service levels.** The transmitted Plan includes a number of proposed policies and Actions that would result in providing higher service levels to Vashon-Maury Island communities than in other unincorporated areas.

Despite good intentions, the Vashon Plan SDO sets up a situation that causes probable environmental impacts, all which require mitigation measures that King County will quite possibly never be able to implement, and may incur legal liabilities if they are not implemented.

**3. Many of the policies from the previous Vashon Plan that were meant to protect the island's sole source aquifer have been removed. Hence this new Vashon Plan is no longer in synch with the Vashon Watershed Plan 2005.<sup>3</sup> There has been no environmental analysis upon which to base these significant policy changes which could lead directly to environmental degradation.**

Two examples of several policies in the former Vashon Plan that were deleted:

CP-1210 - Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality.

CP-1214 - Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)

The Vashon Watershed Plan 2005 has several principles that this plan violates, including:

"Be proactive, not reactive. Anticipate problems and possible solutions, recognizing that, once damaged, it may be impossible or extremely expensive to restore the quality and quantity of drinking water and natural hydrologic functions."

"Accommodate growth in a thoughtful, careful, creative way within the bounds of sustainable development. Look for innovative solutions".

Removing policies from the Vashon Plan that are meant to protect water resources will likely have environmental impacts, including degradation of the Vashon sole source aquifer in both quantity and quality.

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<sup>2</sup> <http://aqua.kingcounty.gov/Council/agendas/TrEE/20170919-TrEE-packet.pdf>

<sup>3</sup> <http://www.kingcounty.gov/services/environment/watersheds/central-puget-sound/vashon-maury-island/watershed-plan.aspx>

**4. Negative environmental impacts from increased stormwater runoff to island creeks, groundwater, and water bodies have not been adequately addressed.**

By increasing the allowed number of new residential units from roughly 278 to 1500 at **half**-buildout, the Vashon Plan SDO has the potential to significantly increase the stormwater runoff to Shinglemill, Gorsuch, and Beall Creeks, to the groundwater supply, and to Puget Sound.

Stormwater has been shown to have a significant negative impact on fish. For example, the footnoted Seattle Times article references studies that show that "Coho are killed by pollution as soon as they hit their natal streams in an estimated 40 percent of their range in Puget Sound."<sup>4</sup>

King County's Vashon Groundwater Protection Committee<sup>5</sup> (GWPC) efforts to preserve the biointegrity of Vashon's water resources will likely be jeopardized. The GWPC and King County have supported the work of the Vashon Nature Center (VNC) to study and protect island streams. Those efforts have enjoyed widespread participation in the community and in the schools as citizen science projects. As one example, collecting and analyzing stream bugs helps determine the health and type of problems affecting our streams.

The VNC research<sup>6</sup> has aided our understanding of the effect of Vashon Town runoff on streams, and particularly on Shinglemill Creek. As one can easily see from the outfall under Bank Road by the fire station, **town runoff goes directly to the headwaters of Shinglemill Creek. The impact of another 1500 new residential units would likely have a severe negative impact on the biointegrity of Shinglemill Creek. The impact of the Vashon Plan SDO on stormwater runoff has not been adequately evaluated.**

**5. Negative environmental impacts related to probable new demands on the Vashon sewer system have not been identified or evaluated.**

The condition and capacity of the Vashon Sewer District system have not been evaluated. The SDO allows about 1500 new units at half buildout, but there is little chance that the current system can accommodate even 100 new connections. Inflow and infiltration problems have plagued the system for many years, and are addressed briefly in the plan as Policy F-16 on p. 113.

The impact of discharging the sewage of 1500 to over 3,000 new residential units into Puget Sound has not been evaluated. Yet the SDO allows for that number of new units in Vashon Town. The plan for annual evaluations discussed in the "Mitigation Measures" will quite possibly never happen due to funding and other constraints, as discussed in Comment 2.

**6. Negative environmental impacts related to new demands placed on the public transportation and ferry system have not been identified or evaluated.**

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<sup>4</sup> <https://www.seattletimes.com/seattle-news/environment/stormwater-pollution-in-puget-sound-streams-killing-coho-before-they-can-spawn/>

<sup>5</sup> <http://www.kingcounty.gov/services/environment/water-and-land/groundwater/management-areas/vashon-maury-island-gwma/committee.aspx>

<sup>6</sup> <http://vashonnaturecenter.org/research/>

The increased transportation demands introduced by the SDO's additional 1500 to 3,000 potential new residential units (roughly 3,450 to 6,900 new residents) will require significant new transportation infrastructure both in Vashon Town and on the routes to the ferry docks. This includes probable widening of roads, new traffic lights, expanded ferry holding lanes, and expanded parking areas. Those needs have not been addressed, and will have environmental impacts related to storm runoff systems and more.

The increased demand on the ferry system as a result of the SDO's potential new residential units will likely increase ferry lines dramatically. This will introduce safety issues as the lines back up far beyond the mile-long lines that already occur both on Vashon and in Fauntleroy. The need for increased capacity will push the Washington State Ferries to expand docks, add slips, add larger or more ferries, add staff, add traffic lights and controls, and more. Those changes will all cause negative environmental impacts to Puget Sound and the ferry terminal communities. As ferry users are lined up, many leave their engines running, consuming fuel and adding to pollution. Fauntleroy residents will likely mount legal challenges to any increased infrastructure or traffic caused by this Vashon Plan. The environmental impacts have not been identified or addressed, though they will be the direct result of the Vashon Plan adding affordable housing here by giving density incentives to attract developers using the SDO.

**In closing, this current SEPA Threshold Determination, Mitigated Determination of Non-Significance (MDNS) is completely inadequate. King County has not seriously looked into the probable negative consequences of the Vashon Plan, and particularly the environmental impacts from the proposed SDO.**

Thank you for the opportunity to comment.

Frank Jackson, PE

Former Water District 19 commissioner (1984-1990 and 2004-2010) and current Vashon Groundwater Protection Committee member

22217 Melchert Way SW

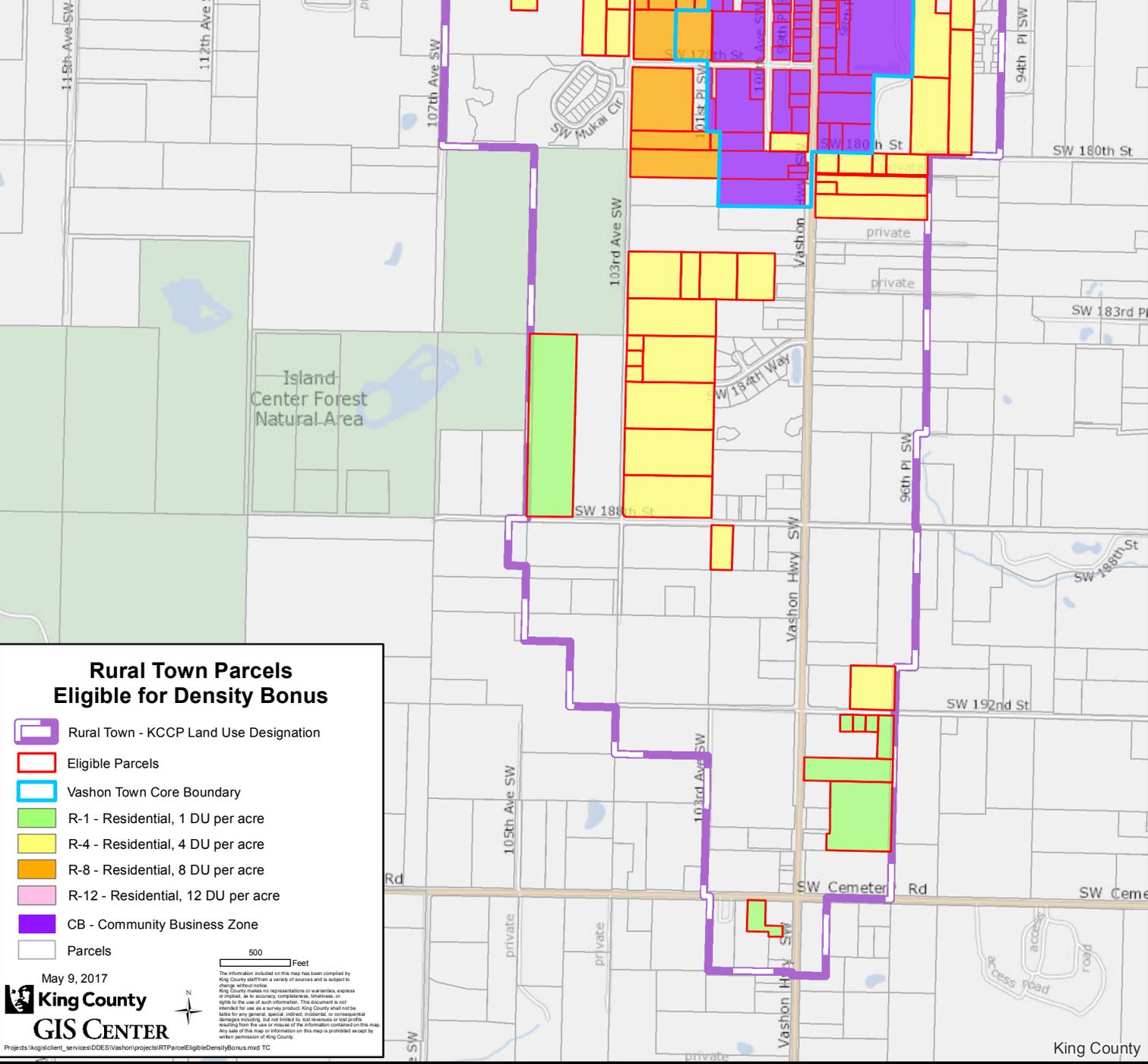
Vashon, WA 98070

Zoning District	Total Acres	# of Vacant Parcels	Total Vacant Acres	Potential Dwelling Unit Capacity on Vacant Acres *	Estimated Underdeveloped Acres	Potential Dwelling Unit Capacity on Underdeveloped Acres*	"Discount" Factor of 50% (applied to sum of Columns E and G)	Total Estimated New Dwelling Unit Capacity
R-1 to R-4	21.31	1	5.03	20	11.25	44	32	32
R-4 to R-8	114.56	29	29.58	221	54.14	424	322	323
R-8/R-12 to R-18	25.04	19	17.02	299	-	-	149	150
<b>Total</b>	<b>160.91</b>	<b>49.00</b>	<b>51.63</b>	<b>540.00</b>	<b>65.39</b>	<b>468.00</b>	<b>503.00</b>	<b>505.00</b>

\* Potential Dwelling Units are calculated on each parcel independently and rounded down to the nearest whole number, then all parcels are summed for this table.

Zoning District	Total Acres	# of Parcels	Estimated Existing Building Footprint - Cumulative (sq. ft.)	Maximum Lot Area Available for Residential Use in CB Zone	Amended Lot Area for Residential Use (after reducing for 35-Ft bldg height & max. 18 du/lot)	Total Estimated New Dwelling Unit Capacity (assuming 1k sq. ft. du size)
CB (with max. R-18 density)*	69.30	99	499,526	4,754,206	1,247,979	1,248
<b>Total</b>	<b>69.30</b>	<b>99</b>	<b>499,526</b>	<b>4,754,206</b>	<b>1,247,979</b>	<b>1,248</b>

\*Residential uses permitted in the CB zone only as part of a mixed-use development. Maximum gross building area for mixed use construction is 3.5 Floor Area Ratio (per K.C.C. 21A.14.110). Maximum building area for residential use is 75% of gross building area.



### Rural Town Parcels Eligible for Density Bonus

- Rural Town - KCCP Land Use Designation
- Eligible Parcels
- Vashon Town Core Boundary
- R-1 - Residential, 1 DU per acre
- R-4 - Residential, 4 DU per acre
- R-8 - Residential, 8 DU per acre
- R-12 - Residential, 12 DU per acre
- CB - Community Business Zone
- Parcels

500 Feet

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May 9, 2017  
**King County**  
**GIS CENTER**

Projects\kgis\client\_services\IDES\Vashon\projects\RTParcelEligibleDensityBonus.mxd TC

King County

pin	site_address	taxpayername	sqftlot	PRESENT_USE	Estimated_Footprint	BuildingCount	First_Building_Description	MostRecentYearBuilt
2846200085	9925 SW BANK RD	FOULKES RICHARD+MARILYN V	1000	Restaurant(Fast Food)	504	1	PURE-take out or counter service food	1950
2923039295	17506 VASHON HWY SW	LONG ROBERT	2000	Retail Store	840	1	RETAIL - BAKERY	1942
3023039204	9920 SW BANK RD	MOBRAND LARS ERIK REVOCABLE	2640	Office Building	1284	1	RETAIL	1954
2846200025	17611 VASHON HWY SW	CHORAK PETER	3106	Tavern/Lounge	2325	1	TAVERN/RESTAURANT	1981
2923039291	9816 SW BANK RD	FROMBACH RONALD W	3448	Retail Store	684	1	RETAIL/SALON	1926
3223039018	17614 VASHON HWY SW	RALEGH LLC	3480	Restaurant/Lounge	2340	1	RESTAURANT	1955
3223039133		BESTEMOR LLC	3600	Vacant(Commercial)	0	0	No Buildings listed	0
3223039017	17610 VASHON HWY SW	RICE WENDYC/O JOHN L SCOTT	3720	Retail Store	2748	1	RETAIL	1956
2846200010	17607 VASHON HWY SW	MCCONNELL MICHAEL+WEBER ELI	4659	Retail Store	1986	1	LAPIS & LUX/PAPERCHASE	1920
2923039183	17326 VASHON HWY SW	HOME TEAM REALTY LLC	5200	Retail Store	1200	1	RETAIL STORE	1949
2923039121	17504 VASHON HWY SW	BECKER JAY+JOAN	5800	Retail Store	6432	1	THREE RETAIL STORES	1946
3023039125	10004 SW BANK RD	VASHON MAURY SENIOR SERVICE	5880	Retirement Facility	2280	1	SR CENTER	1946
3023039054	9905 SW 174TH ST	HOUSTON BRENT J+HOLLY R S	6128	Retail Store	728	1	Retail	1900
3123039030	17633 VASHON HWY SW	HAWKINS & ROBINSON ASSOC LL	6150	Retail Store	2880	1	RETAIL	1908
2846200040	17627 VASHON HWY SW	ISLAND INVESTORS	6212	Retail Store	3300	1	RETAIL/RESTAURANT	1973
2923039114	17412 VASHON HWY SW	BACCHUS RANDY J	6305	Office Building	3840	1	BEAUTY SHOP & OFFICE	1946
3123039075	17723 VASHON HWY SW	WOLCOTT GORDON+EILEEN	6460	Movie Theater	5660	1	THEATER	1947
3023039061	17411 VASHON HWY SW	ANDERSON MARK M & DIANA S	6500	Retail Store	1520	1	RETAIL	1911
3023039062	17407 VASHON HWY SW	LEPROWSE REBECCA E B	6500	Office Building	1396	1	OFFICE	1930
3023039161	17233 VASHON HWY SW	HELSEBY FAMILY TRUST+PAUL	6750	Retail Store	1492	1	Windermere Office	1950
3023039160	17223 VASHON HWY SW	HELSEBY FAMILY TRUST+PAUL	6750	Office Building	1425	1	OFFICE	1959
2846200080	9919 SW BANK RD	ISLAND INDUSTRIES INC	6875	Warehouse	3576	1	Retail/Warehouse/Office	1940
2846200065	17630 100TH AVE SW	WATER DIST 19	6875	Utility, Public	1984	1	OFFICE	1955
2923039068	17526 VASHON HWY SW	LANDING@BANK LLC	6977	Restaurant/Lounge	3750	1	RESTAURANT/SALON/OFFICE	1928
3123039067	18011 VASHON HWY SW	WILCOXEN TIMOTHY J+SUSAN M	7000	Single Family(C/I Zone)	1960	1	Single Family Residential	1940
3123039061	18017 VASHON HWY SW	BOSCH JEAN	7000	Single Family(C/I Zone)	1190	1	Single Family Residential	1944
2846200100	10007 SW BANK RD	SWBR LLC	7063	Office Building	1200	1	SFR CONVERTED TO OFFICE	1924
3223039103	17624 VASHON HWY SW	BESTEMOR LLC	7080	Office Building	5175	2	RETAIL/STORAGE	1945
3223039019	17618 VASHON HWY SW	CHOI MAG	7440	Tavern/Lounge	5576	1	TAVERN	1924
2846200050		BILLY BOB LLC	7454	Vacant(Commercial)	0	0	No Buildings listed	0
3123039071	17705 VASHON HWY SW	KITTILSON DONNA D+MITCHELL	7454	Restaurant(Fast Food)	1662	1	FAST FOOD	1981
2846200070	17624 100TH AVE SW	BILLY BOB LLC	7740	Vacant(Commercial)	0	0	No Buildings listed	0
2846200005	17601 VASHON HWY SW	TODAY'S SPECIAL SO IS TOMOR	7765	Restaurant/Lounge	4712	1	RESTAURANT/RETAIL	1900
2846200075		BILLY BOB LLC	7800	Parking(Commercial Lot)	0	0	No Buildings listed	0
3023039111	17331 VASHON HWY SW	RAMQUIST DAVID E JR+CEBALLO	7800	Office Building	2424	1	VASHON ISLAND TRAVEL/CARPET/RESIDENCE	1918
2923039135	17318 VASHON HWY SW	MULTI BUSINESS LLC	7800	Retail Store	1676	1	LAUNDROMAT/YOGURT SHOP	1947
2923039160	17322 VASHON HWY SW	DAWSON CHARLES E	7800	Restaurant/Lounge	2112	1	RESTAURANT	1966
2846200030	17617 VASHON HWY SW	BILLY BOB LLC	8086	Retail Store	8076	1	RETAIL	1970
3123039053	17641 VASHON HWY SW	KZAI LLC	8200	Retail Store	4485	1	RETAIL STORE / OFFICE SPACE IN REAR	1955
3123039059	17636 100TH AVE SW	KEANE-ANDERSON HEATHER	8220	Retail Store	1128	1	RETAIL	1910
2846200086	9929 SW BANK RD	CUNNINGHAM PATRICK A	8262	Office Building	2898	1	OFFICE/RETAIL	1996
3223039020	17636 VASHON HWY SW	KSB HOLDINGS CORPORATION	8880	Retail Store	1488	1	SAUCY SISTERS PIZZERIA	1954
3223039092	17722 VASHON HWY SW	KIM SOON	9147	Retail Store	827	1	RETAIL	1910
3023039122	10014 SW BANK RD	VASHON-MAURY ISLAND TRUST	9583	School(Private)	2525	1	PRIVATE ELEMENTARY SCHOOL	1949
3023039041		GORNALL TAG & SUZANNE	9726	Vacant(Commercial)	0	0	No Buildings listed	0
2923039136	17408 VASHON HWY SW	DCM LLC	9883	Restaurant(Fast Food)	1592	1	Subway Restaurant	2006
2846200110	17623 100TH AVE SW	KIMMEL GEORGE TESTAMENTARY	10126	Restaurant/Lounge	1408	1	Restaurant converted from SFR	1948
2846200105	17615 100TH AVE SW	KIMMEL GEORGE TESTAMENTARY	10126	Retail Store	950	1	Retail	1951

2846200115	17635 100TH AVE SW	KIMMEL GEORGE G TESTAMENTAR	10126 Medical/Dental Office	3314	3 Medical Office	1979
3223039016	17600 VASHON HWY SW	RICE WENDY	10800 Retail(Line/Strip)	9360	1 RETAIL	1927
3023039051	9922 SW BANK RD	MONTOYA SUSAN	11660 Retail(Line/Strip)	5452	1 RETAIL/BOOK STORE FRAME SHOP	1954
3023039050	17429 VASHON HWY SW	KLEYN MARILYN	11700 Office Building	2753	1 OFFICE BUILDING	1986
8883500000	17425 VASHON HWY SW		11701 Medical/Dental Office	11136	2 OFFICE/MEDICAL OFFICES	2007
3123039086	9922 SW 178TH ST	WASHINGTON MUTUAL BANK	12063 Bank	1730	1 BANK	1971
2923039161	17409 97TH PL SW	ROCK PROPERTIES L L C	12758 Service Building	5136	1 AUTO REBUILD & EQUIPMENT RENTAL	1952
2923039147	17308 VASHON HWY SW	DONNELLE INVESTMENTS LLC	13286 Vet/Animal Control Srvc	2268	1 ANIMAL CLINIC	1950
3123039035	17821 VASHON HWY SW	VASHON HWY 17821 L L C	13504 Service Building	1080	1 Electric company equip storage building	1986
2923039198	17232 VASHON HWY SW	PARKER DAVID W+CONSTANCE I	14181 Office Building	5611	1 MIXED USE OFFICE	1985
3223039021	17800 VASHON HWY SW	KLEYN MARILYN	14400 Retail Store	1688	2 OFFICE	1949
3123039088		WOLCOTT GORDON+EILEEN	14412 Parking(Commercial Lot)	0	0 No Buildings listed	0
2923039113	17508 VASHON HWY SW	J D PROPERTIES	14500 Retail Store	0	0 No Buildings listed	0
3223039083	9815 SW BANK RD	CHORAK PETER M	14700 Restaurant/Lounge	3799	1 Restaurant	2002
3123039033	10105 SW BANK RD	VMI HERITAGE ASSOCIATION	14850 Art Gallery/Museum/Soc Srvc	3814	2 Museum	1990
3123039134		VMI HERTIAGE ASSOCAITION	15000 Vacant(Commercial)	0	0 No Buildings listed	0
2923039158	17220 VASHON HWY SW	HOLERT CARL T+MARIE	15281 Service Building	5184	2 AUTO REPAIR	1949
3023039056	17505 VASHON HWY SW	VASHON PARK DISTRICT	15600 Vacant(Commercial)	0	0 No Buildings listed	0
3223039023	17928 VASHON HWY SW	VASHON METHODIST CHURCH	17859 Church/Welfare/Relig Srvc	5525	1 CHURCH	1901
3223039091	17928 VASHON HWY SW	VASHON METHODIST CHURCH	19602 Church/Welfare/Relig Srvc	3458	1 CHURCH	1965
3123039072	10019 SW BANK RD	K C FIRE DIST 13	19800 Vacant(Multi-family)	0	0 No Buildings listed	0
3023039073	9910 SW BANK RD	U S BANK CORPORATE PROPS	20665 Bank	3649	1 BANK	1960
3223039076	17708 VASHON HWY SW	FIRST PRESBYTERIAN CHURCH	20908 Church/Welfare/Relig Srvc	12832	1 CHURCH	1907
3123039126	10005 SW 178TH ST	HOLERT DONALD C	21300 Post Office/Post Service	5493	1 POST OFFICE	1961
3123039087	17710 100TH AVE SW	SPINNAKER BUILDING L L C	21875 Office Building	3680	1 OFFICE	1974
3123039131	17917 VASHON HWY SW	STENEKER SJARDO	22736 Medical/Dental Office	2826	2 Office	2004
3123039135	17803 VASHON HWY SW	YI LAND INC	24394 Conv Store with Gas	6998	2 SERVICE STATION	1969
3023039097	17321 VASHON HWY SW	SMITH THOMAS W ET AL	30000 Retail Store	4000	1 RETAIL	1936
2923039106	17420 VASHON HWY SW	VANBUSKIRK EARL	30627 Retail Store	12080	4 RETAIL - LUMBER	1965
3023039036	17123 VASHON HWY SW	BARDEEN THOMAS+JO ANN	32234 Retail Store	1390	2 Restaurant	1943
3123039055		POINT ROBINSON PROPERTIES L	40128 Vacant(Commercial)	0	0 No Buildings listed	0
3023039187	10024 SW 174TH ST	MURPHY BRIAN E & ROBIN A	40505 Single Family(Res Use/Zone)	720	1 Single Family Residential	1997
8884400020		VANBUSKIRK EARL	41200 Vacant(Commercial)	0	0 No Buildings listed	0
3023039108	17011 VASHON HWY SW	WINDUS AMY J	42453 Single Family(C/I Zone)	2700	2 Single Family Residential	1954
3223039024	17916 VASHON HWY SW	VASHON METHODIST CHURCH	44866 Single Family(Res Use/Zone)	1740	1 Single Family Residential	1979
3223039113		FIRST PRESBYTERIAN CHURCH	45302 Vacant(Commercial)	0	0 No Buildings listed	0
3023039090	17311 VASHON HWY SW	VASHON MAURY ISLAND RE LLC	49500 Retail Store	1368	1 SFR converted to office	1949
3223039112	17816 VASHON HWY SW	KIMMEL MICHAEL	50094 Service Building	2304	1 OFFICE & REPAIR SHOP	1932
3123039004	9919 SW 178TH ST	VASHON MINI STORAGE LLC	64033 Mini Warehouse	14350	3 STORAGE	1992
2923039094	9740 SW BANK RD	J D PROPERTIES	65953 Shopping Ctr(Community)	57124	2 RETAIL AND OFFICE	1980
8884400010	9730 SW BANK RD	J D PROPERTIES	82200 Bank	2560	1 BANK	1979
3223039022	17902 VASHON HWY SW	ROBERTS DONALD C+SUSAN L RO	84942 4-Plex	2791	2 Fourplex	1909
3123039132		WHOLE WATER SYSTEM LLC	94880 Vacant(Single-family)	0	0 No Buildings listed	0
3123039010	18005 VASHON HWY SW	WEEKS RUSSELL+O DOUGLAS	108900 Mortuary/Cemetery/Crematory	3590	1 FUNERAL HOME	1966
3123039011	18025 VASHON HWY SW	KIRKLAND/MATSUMOTO/CHURCH	120395 Greenhse/Nrsry/Hort Srvc	0	0 No Buildings listed	0
3123039107	17707 100TH AVE SW	VASHON PLAZA LLC	128776 Shopping Ctr(Nghbrhood)	36720	3 NAPA AUTO PARTS STORE	1972
3123039130	10015 SW 178TH ST	POINT ROBINSON PROPERTIES L	131289 Mini Warehouse	56302	5 Mini-storage-Building H	2007
3023039039	17205 VASHON HWY SW	17205 LLC	193997 Retail(Line/Strip)	18093	10 LODGES AT VASHON	2015
3123039128		J D PROPERTIES	195997 Vacant(Multi-family)	0	0 No Buildings listed	0

3023039096	17141 VASHON HWY SW	ISLAND PROPERTIES GROUP LLC	212572 Office Building	9480	2 Office	2008
3223039114	17633 97TH PL SW	VAN BUSKIRK PROPERITES LL	337590 Retail Store	58190	3 Hardware & Lumber Store	2009
<b>Totals</b>			<b>3,018,544 (69.3 acres)</b>	<b>499,526</b>		

**Estimate of Maximum Dwelling Unit Build-out in Vashon Town Core - CB Zone Only**

1. Total CB lot square footage (subtracting Vashon Fire Dist.)	3,018,544
2. Amended total lot area after drainage, parking, landscaping & utilities (60% of total)	1,811,126
3. Max. gross building area for mixed use construction (3.5 FAR) - per K.C.C. 21A.14.110	6,338,941
4. Max. building area available for residential use in CB zone (75% of gross bldg area)	4,754,206
5. Amended max. residential building area assuming 35-foot max. building height (75%)	3,565,655
6. Amended max. residential building area assuming 18 d.u./acre max. (35% of total)	1,247,979
7. Potential dwelling unit build-out (assuming 1,000 sq. ft. avg dwelling unit size)	1,248

**Example of 1-Acre Vacant Parcel Analysis**

43,560	
26,136	
91,476	
68,607	
51,455	<i>*Assumes max. bldg. envelope of 26,136 sq. ft. w/3 story construction</i>
18,009	
18	

**Other Influencing Factors for Mixed Use Development Projects (not considered in above estimate)\***

1. Age of structure, integrity of foundation, etc.
2. Market and financial feasibility of mixed-used and multi-story construction on Vashon
3. Only 11 vacant parcels; all other parcels require demolition and/or substantial reconstruction to build residential
4. CB-zoned land owned by religious institutions, retail stores and other existing uses has not been excluded
5. CB-zoned lots used as off-street parking for existing commercial uses has not been excluded
6. New residential uses in CB zone increase off-street parking requirements above and beyond parking required for commercial uses
7. New residential developments with more than 4 units are required by K.C.C. to provide recreational open space; this additional lot area has not been excluded

**From:** [Thomas Lehman](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Affordable Housing on Vashon  
**Date:** Thursday, November 30, 2017 7:21:26 AM

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Councilmen,

I have been commuting from Vashon Island to the mainland for 40 years to make a living. It was hard in the 70s and nearly impossible now. The ferry system is unreliable and very expensive and therefore would be a huge disincentive to more working families on the Island. The Island itself has very few jobs available at any given time so housing people here smacks of dumping your urban problem into our rural area.

Study after study since the 70s has come up with the same evidence of a fragile and very limited water aquifer under our Island. Supplying water here is not as easy as increasing the size of pipes coming from your huge mainland water systems. Here, it quite literally cannot be done without sinking more wells and depleting an already overburdened finite aquifer. More high production water wells means more chances of saltwater intrusion and contaminating our sole source of drinking water.

Please remove the developer incentives from your plan for Vashon. Listen to residents who have lived within the limits of our fragile Island ecosystem for decades and please don't shove this new burden onto our small population.  
The development of low cost housing in your plan as written is out of scale for Vashon.

Thank you for your consideration of this issue.

Thomas Lehman

**From:** [Gary Peterson](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#); [Sandin, Randy](#)  
**Subject:** Proposed Developer Incentives for Housing on Vashon Island  
**Date:** Thursday, November 30, 2017 1:09:50 AM

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Dear King County Planners,

Please remove the developer incentives from the Vashon plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

I am responding to King County's proposed addition of 1500 - 3000 housing units to Vashon Island. There are a number of problems that need to be seriously and comprehensively addressed before such a drastic increase is suggested. My list is as follows:

- 1) Where does the additional water to serve these new housing units come from? Has any meaningful coordination or consultation between King County and KC Water District #19 been done?
- 2) How is waste water from the new units going to be dealt with? Has any meaningful coordination or consultation between King County and Vashon Sewer District been done?
- 3) What is King County proposing for transportation to and from the island? Has any meaningful coordination or consultation between King County and the Washington State Ferries System been done?

My thoughts on the afore-mentioned items.

The residents of Vashon have a limited water resource and access to that resource is currently regulated by the State of Washington. At this time, new accesses to the resource are granted on an individual basis for single family residences and businesses. The existing water suppliers i.e. KC Water District #19, Heights Water Corp., Burton Water Corp., Maury Mutual Water, and many others are limited by the State of Washington to serve finite numbers of customers depending on how much water they can safely supply. All have struggled greatly to secure expanded service rights because of the limited reserve. If King County is planning to finance the old idea of piping potable water to Vashon Island in a 48 inch or larger under Puget Sound pipe, we residents would like to know about it now so that we might plan our lives accordingly.

Much of the water used by the new housing units will be used to carry waste away from those units. Is King County planning to build a new sewage treatment plant to treat that waste. The existing plant is running at near capacity now.

Assuming that the new housing units will be built in the next several years, what changes does King County plan to implement for transportation to and from the island? The Washington State Ferries System and the KC Water Taxi are running at or near capacity if you consider the waiting lines to ride the ferries at rush hour to be an indication of service. The Ferries System tells us that they are currently working on minor changes to address current problems with the service but that they aren't planning any major changes until 2027 or 2040.

Gary Peterson,

40 year Vashon Island resident with thousands of hours of experience waiting in ferry lines

**From:** [John Candy](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Vashon Plan CSA  
**Date:** Wednesday, November 29, 2017 4:03:46 PM

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King County Council,

I would like to recommend that the SDO proposal with the density bonus incentive be dropped from the Vashon plan. After attending the public CSA meetings and having given much thought, I feel that potential liabilities are just too great. The liabilities are:

- 1.) Lack of 'teeth', funding and regulatory, in the proposed review process,(120 units/ 4yrs).
- 2.) Lack of sufficient recognition regarding impacts on the environment and infrastructure.
- 3.) Insufficient appreciation of the risks inherent in a development model that could blow apart the delicate balance which sustains a rural town.
- 4.) Could force County and State service levels to rise above those mandated by rural definition in the GMA.
- 5.) Development entities could force lawsuits that would challenge restrictions including bringing water from outside the WD19 service area.
- 6.) No assurance that what is developed would answer Vashon's needs and indeed could develop a market that would increase population pressures without satisfying local need.
- 7.) The King Co. proposal allows for development that is way, way out of scale to the actual island needs.

I believe that King County has other tools already to facilitate the building of affordable housing on specific parcels of land. There is a community here that wants to help in solving the problem of affordable housing. I have donated over 600 hours to Vashon Household's Roseballen project. There are many people on Vashon ready to help to create more affordable housing on the island. It should be in a way that preserves the rural nature, the history, the environment and that doesn't over burden the infrastructure.

My wife and I are residents of the Vashon for 37 years.

Thank you,  
John Candy

**From:** [James Burke](#)  
**To:** [McDermott, Joe](#); [CouncilCompPlan](#); [Clark, Bradley](#)  
**Subject:** Vashon Plan Update  
**Date:** Wednesday, November 29, 2017 1:12:41 PM

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Dear Joe McDermott, Bradley Clark and other members of King County's comprehensive plan update planners:

I believe the proposed Vashon Community Plan is not a good plan for Vashon. I am concerned about Island water availability, and ferry lines. I have attended the community plan update meetings and made comments. Here is another:

### **Remove the developer incentives from the Vashon Plan.**

They are out-of-scale for Vashon and will cause serious water and ferry problems. Along with most residents, I support the development of affordable housing, **BUT NOT ON THE SCALE KING COUNTY IS PROPOSING!** There's a big difference between developer-driven and community-driven affordable housing.

This is not Vashon's plan. This is King County's plan for Vashon. There are better alternatives, such as community housing trusts, that would target Vashon's need on a Vashon scale.

Sincerely

James S.C. Burke

113096 238th St

Vashon, WA 98070

**From:** [Debby Jackson](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#)  
**Cc:** [Clark, Bradley](#)  
**Subject:** Comment re: Vashon CSA Plan  
**Date:** Wednesday, November 29, 2017 11:56:41 AM  
**Attachments:** [Vashon CSA Plan comments 11-29-17.docx](#)

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Dear King County Council Representatives,

Thank-you for receiving comments on this plan. Attached are my remarks (from below) with a couple citations.

Overall, the Vashon CSA Plan appears to be comprehensive and appropriate for Vashon. However, I believe the proposed SDO contained in the Vashon Community Plan will negatively transform Vashon. My two big concerns are 1) lack of water in Water District 19 to serve the hugely increased number of users that this plan allows, and 2) the impact of this number of people on quality of life on Vashon, due to large increases in ferry traffic, inadequate infrastructure, and the potential destruction of wildlife habitat (eg, for fish, birds, and wetlands). Basically, the problem is more people than the resources can support.

There's a big difference between developer-driven and community-driven affordable housing. To date, all projects here have been community-driven: Roseballen, Mukai, Eernisse, JG Commons, Charter House, Vashon Terrace, Vashon Manor, Sunflower, etc. These projects comprise 38% of town housing. Vashon's written comments ran 107 to 8 against the developer incentives approach. But King County persists, ignoring our concerns about Island water availability, town character, and ferry lines.

If we need about 100 residential units, why plan for 1,500 units at half buildout? Note that the 120 unit limit was quietly removed from the plan, and replaced with a mechanism that can ratchet up densities annually. It's aggravating. King County's focus is housing. This is not Vashon's plan. This is King County's plan for Vashon. And they have a lot of people to house.

Some say 1,500 units will never happen. Then why plan for them so aggressively? Look at the hot housing market. Developers will advertise widely. Sunflower sold out in two weeks. There are now 420 total units in the town-to-Center area. Another 1,500 is completely out-of-scale. There are better alternatives, such as community housing trusts, that would target Vashon's need on a Vashon scale.

Some want 1,500 new units. But think about it. Where's the water going to come from? How can over 3,000 new people be accommodated by the ferries?

Please remove the developer incentives (SDO) from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Thank you!

Debby Jackson,  
Portage resident for 40 years

November 29, 2017

Re: Comments on Vashon Community Service Area Plan (CSA)

Thank-you for receiving comments on this plan. Overall, the Vashon Community Service Plan (CSA) appears to be comprehensive and appropriate for Vashon. However, I believe the proposed SDO contained in the Vashon Community Plan will negatively transform Vashon. My two big concerns are 1) lack of water in Water District 19 to serve the hugely increased number of users that this plan allows, and 2) the impact of this number of people on quality of life on Vashon, due to large increases in ferry traffic, inadequate infrastructure, and destruction of wildlife habitat (eg, fish, birds, and wetlands). Basically, the problem is more people than the resources can support.

There's a big difference between developer-driven and community-driven affordable housing. To date, all projects here have been community-driven: Roseballen, Mukai, Eernisse, JG Commons, Charter House, Vashon Terrace, Vashon Manor, Sunflower, etc. These projects comprise 38% of town housing. Vashon's written comments ran 107 to 8 against the developer incentives approach<sup>1</sup>. But King County persists, ignoring our concerns about Island water availability, town character, and ferry lines.

If we need about 100 residential units, why plan for 1,500 units at half buildout? Note that the 120 unit limit was quietly removed from the plan, and replaced with a mechanism that can ratchet up densities annually. It's aggravating. King County's focus is housing. This is not Vashon's plan. This is King County's plan for Vashon. And they have a lot of people to house.

Some say 1,500 units will never happen. Then why plan for them so aggressively? Look at the hot housing market. Developers will advertise widely. Sunflower sold out in two weeks. There are now 420 total units in the town-to-Center area. Another 1,500 is completely out-of-scale. There are better alternatives, such as community housing trusts, that would target Vashon's need on a Vashon scale<sup>2</sup>.

Some want 1,500 new units. But think about it. Where's the water going to come from? How can over 3,000 new people be accommodated by the ferries?

Please remove the developer incentives (SDO) from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Thank you!

Debby Jackson,  
Portage resident for 40 years

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<sup>1</sup> Summary of final written comments 107 to 8 opposing the SDO. See end of [http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/images-BRAD/CSA\\_BRAD%20Maps/BRAD-Vashon%20Plan%20Chapters/VMI\\_CSA\\_Plan\\_Public\\_Involvement\\_Summary.ashx?la=en](http://www.kingcounty.gov/~media/depts/permitting-environmental-review/dper/images-BRAD/CSA_BRAD%20Maps/BRAD-Vashon%20Plan%20Chapters/VMI_CSA_Plan_Public_Involvement_Summary.ashx?la=en)

This was never reported to the King County Council. Instead the staff report said that the plan "was informed by an intensive community outreach process".

<sup>2</sup> One Vashon proposal for community-based affordable housing has widespread support here. See <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi> for details.

**From:** [M.deGroot](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Please do not vote for zoning change on Vashon  
**Date:** Wednesday, November 29, 2017 11:33:31 AM

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----- Forwarded Message -----

**From:** M deGroot  
**To:** "joe.mcdermott@kingcounty.gov" <joe.mcdermott@kingcounty.gov>  
**Sent:** Wednesday, November 29, 2017 11:31 AM  
**Subject:** Please do not vote for zoning change on Vashon

Dear Council Members,

I have been a resident of Vashon for 35 years. I am urging you not to allow the change to accommodate high density, low income housing on Vashon. This will have an irreversible, and devastating impact on the island. As you know we do not have outside water sources, only the aquifers on the island. Ferry traffic is already to a point where one can no longer get off the island without a lot of pre-planning and sometimes luck.

It just does not make sense to do this. Please reject any efforts to make this bad idea a reality.

Thank you.

Mark De Groot  
23006 Carey RD SW  
Vashon WA 98070

**From:** [Linda Hatfield](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Affordable Housing on Vashon Island  
**Date:** Wednesday, November 29, 2017 8:13:46 AM

---

Dear King County Council Comp Planners, Joe McDermott and Bradley Clark,

I have been a resident of Vashon Island for 35 years and have followed Vashon Community Housing meetings regularly. It is my understanding that almost all of our Island residents are enthusiastic supporters of affordable housing, but not on the scale that King County is proposing.

To date, all of our multiple unit homes have been community driven and modest in size. These projects make up around 38% of our Vashon town housing...projects such as Mukai, Roseballen, JG Commons, Charter House, Vashon Terrace, Ernisse, Sunflower and more. Some of these projects include or are totally made up of housing for the disabled.

Comments against a large scale development such as proposed by King County were 107 against a large scale development with 7 in favor. Our main objection other than the proposed size of the development is that it contains incentives for a developer, and the project is at least 10 x larger than the ideal 100 units recommended by the people who actually live here.

Apparently King County is continuing to ignore the facts.....we don't want a large development; there is not enough water for those of us who live here; ( myself have a potentially buildable lot which has water but have no water share, along with many others who have been on King County Water District 19 waiting list); the ferry service is overcrowded now with lines up to 2 hours long for commuters and people trying to get off the Island on weekends.

PLEASE REMOVE the developer incentives from the VASHON PLAN. They are totally out of scale for Vashon and will cause both serious water shortages and ferry problems,

Thank You,

L J. Hatfield DPT

**From:** [Martin Koenig](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** 2017 subarea plan  
**Date:** Tuesday, November 28, 2017 4:55:25 PM

---

Dear Council Members:

Let me start by saying that I support affordable housing on Vashon Island, and everywhere else in our nation. Let me also state that, in the past, I have been a financial contributor, and worked as the fundraiser for Vashon HouseHold for three years helping to transform them into larger and more substantial organization. Prior to the time I worked for VHH, as one of the original members of Vashon Cohousing, as Project Director and Board President, I entered into conversations with VHH and negotiated 5 VHH houses be included in Vashon Cohousing. I was also a member of the previous committee that worked for two years to update the existing 1996 Vashon Town Plan, making recommendations that I was later told, somehow never got submitted in time, so were never acted upon.

If the goal of this subarea plan is to help get some more affordable housing on Vashon, I don't understand how a Vashon town plan allowing for 1500 new residential units is necessary. Non-profits already get density incentives. The density incentives overlay for developers sets up a situation that Vashon will regret. This is a one-way street and once passed by King County there's no going back.

It is bad public policy to mis-align zoning capacity with obvious and real resources constraints. If these density incentives pass the King County Council on December 4, the unfortunate effects on Water District 19 and ferry lines will be keenly felt by all of us for years to come. No matter how much we all support getting more affordable housing, we will regret these density incentives.

This island discussion would be better served outside of a specific issue and current planning, and instead in a discussion of "Vashon's Future - how do we meet our needs and our values." The latter would then be able to create a "threats and opportunities" discussion, probably way more collaborative in nature, and ultimately result in more comprehensive solutions along with energy around new business models that would be important to implementing solutions. The failure of the County to pursue such an approach was truly bad on its part.

After December 4, if there is no reversal of these density incentives recommendations, we just get to live with them - forever.

Sincerely,  
Martin Koenig

**From:** [Joanna Guglielmino](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** King County development plan for Vashon  
**Date:** Tuesday, November 28, 2017 3:44:58 PM

---

Dear Randy,

I am a Vashon home owner since 1998. We suffered the long commutes during our work years, to settle in this special place.

The recent King County assessment of the island for development seems to have ignored basic truths about this island, first and foremost, the limited amount of water, and water shares, within the capacity of Water District 19. There simply is not enough water to support the kind of development that King County officials are recommending.

Right now there are approximately 420 homes in the Vashon "center" and King County officials are suggesting that 1500 to 3000 homes could be built. This seems totally outlandish, frankly, and would destroy the quality of life we have here on Vashon.

Considering the limits of the ferry system (with a very poor record this past year, in particular), limited water in the aquifer, and the probability of destroying the quality of life on our island, most Vashonites are opposed to this plan vehemently.

Few Vashonites are opposed to reasonable development. Yet we are baffled as to why no one at the county level is listening to us and/or responding to specific technical complaints against this development plan.

Sincerely,

Joanna M Guglielmino  
22404 Melchert Way SW

**From:** [Mary Shackelford](#)  
**To:** [McDermott, Joe](#); [CouncilCompPlan](#); [Clark, Bradley](#)  
**Subject:** Vashon Plan Update  
**Date:** Tuesday, November 28, 2017 3:26:25 PM  
**Attachments:** [11.26.17 LastChancePlanUpdateComment.docx](#)

---

Please find my comment attached.

Thank you

Mary G.L. Shackelford  
[www.braidedstrands.com](http://www.braidedstrands.com)  
[www.wvri.org](http://www.wvri.org)  
[www.allislandforum.org](http://www.allislandforum.org)

Dear Joe McDermott, Bradley Clark and other members of King County's comprehensive plan update planners:

I believe the proposed Vashon Community Plan is not a good plan for Vashon. I am specifically concerned about Island water availability, town character and ferry lines. I have attended and written many comments vis the community plan update. Here's my last plea: Remove the developer incentives from the Vashon Plan.

They are out-of-scale for Vashon and will cause serious water and ferry problems. Along with most residents, I support the development of affordable housing, BUT NOT ON THE SCALE KING COUNTY IS PROPOSING! There's a big difference between developer-driven and community-driven affordable housing. Why are you planning for 1,500 units at half buildout when the need here is much lower?

This is not Vashon's plan. This is King County's plan for Vashon. There are better alternatives, such as community housing trusts, that would target Vashon's need on a Vashon scale.

Allowing for 1500 new residential units at half buildout on Vashon is inappropriate and irresponsible. Please remove the developer incentives from the Vashon Plan. What you are currently proposing is grossly out-of-scale for Vashon Island and jeopardizes our successful management of water resources, changes the character of our town and exacerbates mounting ferry problems.

Respectfully, in hope that you will take action to create a plan update that reflects Vashon's real needs and addresses issues in a way that reflects Vashon's rural town status,

Mary G.L. Shackelford

**From:** [Trish Howard](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Problems with the proposed Vashon Town Plan  
**Date:** Tuesday, November 28, 2017 10:44:49 AM  
**Attachments:** [letter town plan.pages](#)

---

Dear King County Council- Please read the attached letter which includes my concerns about the proposed Vashon Town Plan. Thank you. Trish Howard

From: [Mask, Matt](#)  
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)  
Subject: Vashon Planning  
Date: Monday, November 27, 2017 8:14:34 AM

---

Dear King County Council Comp Planners, Joe McDermott, Bradley Clark

We have been attending the Vashon Community Housing forums for a long time, and the overwhelming consensus of Vashon islanders is that we support the development of affordable housing, BUT NOT ON THE SCALE KING COUNTY IS PROPOSING!

It appears that nobody is making decisions based on what Vashon Islanders want, or what the Island could accommodate; King County seems to have its own agenda, and it is not in the best interests of Vashon Island. Have our letters actually been read by all the planners, or is requesting comments merely a perfunctory action? You seem to forget that we are an ISLAND with an already overtaxed ferry system. In addition, we have a sole source aquifer to provide water on this island, and no one really knows its capacity.

Allowing for 1500 new residential units at half buildout on Vashon is absurd and, frankly, inappropriate and irresponsible. Our ferry lines are already burdensome and wondering what will happen to our water resources is an unnecessary stressor no one needs. Please remove the developer incentives from the Vashon Plan and re-insert the 120 unit limit. What you are currently proposing is grossly out-of-scale for Vashon Island and will cause seriously chronic water and ferry problems.

Yours truly,

Matt Mask

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**From:** [Nick Bonazza](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Fwd: Vashon Plan  
**Date:** Sunday, November 26, 2017 2:25:44 PM

---

Gentlemen,

We are frustrated with King County's lack of response to our community input on the Vashon Plan. This is not a community plan. It's King County's plan for our community.

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems. There has been great lack of awareness of Vashon's infrastructure by King County.

Nick and Linda Bonazza

Sent from my iPhone

Begin forwarded message:

**From:** Nick Bonazza  
**Date:** November 26, 2017 at 10:19:39 PM GMT  
**To:** [CouncilCompPlan@kingcounty.gov](mailto:CouncilCompPlan@kingcounty.gov), [joe.mcdermott@kingcounty.gov](mailto:joe.mcdermott@kingcounty.gov),  
[bradley.clark@kingcounty.gov](mailto:bradley.clark@kingcounty.gov)  
**Subject:** Vashon Plan

Gentlemen,

We are frustrated with King County's lack of response to our community input on the Vashon Plan. This is not a community plan. It's King County's plan for our community.

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems. There has been great lack of awareness of Vashon's infrastructure by King County.

Nick and Linda Bonazza

Sent from my iPhone

**From:** [geriandphilipsimac](#)  
**To:** [Clark, Bradley](#); [McDermott, Joe](#); [CouncilCompPlan](#)  
**Subject:** Vashon Plan Developer Incentives  
**Date:** Sunday, November 26, 2017 2:10:26 PM

---

Dear King County Council Comp Planners, Joe McDermott, and Bradley Clark,

I am writing to ask that you please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Thank you for your attention to this important matter.

Sincerely,

Geriann Siebert  
15105 91st Ave. SW  
Vashon, WA  
98070

**From:** [Nan Van Putten](#)  
**To:** [CouncilCompPlan](#)  
**Date:** Sunday, November 26, 2017 1:08:59 PM

---

Dear County Council Members,

While I agree support affordable housing, Vashon Island has limits innate to an island community. Please honor our unique needs by removing the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Thank you,

Nan Van Putten

**From:** [bmorser](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [bmorser](#)  
**Subject:** Proposed Vashon Comm Plan  
**Date:** Wednesday, November 22, 2017 9:44:11 AM

---

Dear King County

I've read the proposed King County Community Plan for Vashon Island and I strongly disagree with it. PLEASE do not pass or implement it as law, it will cause immense problems for King County and Vashon Island. It ignores the two most important elements of public safety: water availability, and ferry access. District 19 Water can not supply the water required for an additional 3000 people. Look at your own records on this. Everyone knows ferry service is already inadequate for Vashon needs, and the State Ferry service threatens a decrease not an increase. This proposed Vashon Community Plan is a public health DANGER. Please reject it.

Thank you. Bruce Morser 8144 sw 246th st Vashon

Sent from XFINITY Connect Mobile App

**From:** [greg mcelroy](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Vashon development plan  
**Date:** Tuesday, November 21, 2017 4:57:46 PM

---

Dear King County Council Planners,

Please remove the developer incentives from the Vashon Plan. They are out of scale for Vashon and will cause serious water and ferry problems.

Sincerely,  
Janis and Greg McElroy  
11217 SW 220th St.  
Vashon, 98070

**From:** [Gretchen Burkholder](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#)  
**Subject:** NO on developer incentives for Vashon  
**Date:** Tuesday, November 21, 2017 4:53:20 PM

---

Please remove the developer incentives fro the Vashon Plan.  
They are OUT OF SCALE for Vashon and WILL CAUSE SERIOUS WATER AND FERRY PROBLEMS!!

Vashon's infrastructure is not like the mainland's; the island will sink under the current proposal for developer incentives.

Respectfully,  
Gretchen Burkholder

--

Gretchen Burkholder, LMHC ATR  
Psychotherapy & Art Therapy  
[gretchenburkholder.com](http://gretchenburkholder.com)

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**From:** [Kevin Jones](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Comments on Vashon Community Plan  
**Date:** Tuesday, November 21, 2017 1:57:04 PM

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Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

Kevin Jones

24230 129<sup>th</sup> Ave SW  
Vashon, Wa 98070

**From:** [Jeff Chale](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#)  
**Subject:** Low income housing on Vashon  
**Date:** Tuesday, November 21, 2017 1:35:57 PM

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After reviewing the County's plan for developer-driven affordable housing, and the potential long term number of units, I do have the same concerns regarding both the island's limited water supply and the impact on our ferry system as a direct result of the increased population.

What concerns me the most is the apparent lack of understanding of the cost to live on the island. I look at this proposal and it seems you are missing a key fact that should have been part of your initial consideration; why are you approving the building of affordable housing in a very unaffordable location? These low-income residents will most like have to commute off-island to work. That alone is very expensive and incredibly time consuming. Everything here costs more - groceries, gas, building materials, you name it, it costs (considerably) more on the island. So why would anyone put affordable housing in the middle of a community with a very high cost of living? They'd be better off in Bellevue. They would have better access to jobs (very hard to find on the island) and competitive retail (Costco, Home Depot, Trader Joe's etc.).

The net affect of additional low income housing on Vashon will be to increase the severity of and the number of residents in poverty, unable to afford the simple necessities. What am I missing?

Regards,

Jeff Chale  
Vashon, WA

**From:** [linfishof](#)  
**To:** [CouncilCompPlan](#); [joemcdermott@kingcounty.gov](mailto:joemcdermott@kingcounty.gov)  
**Subject:** Vashon Community Plan  
**Date:** Tuesday, November 21, 2017 12:14:38 PM

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I have not commented on the plan before because I thought our water limitations would keep things rational. In this day and age, when there conflicts over water in CA and around the world, how can you endorse a plan which pays no attention to water availability? 1500 units! Please be reasonable. Our community developed plan is working well. I have a feeling your developer driven plan will turn out that developers will build a lot of units, the county will pay them and no one will live in them because of unreliable water supply and transportation difficulties. Please remember this is an island with a single aquifer and expensive gas and ferry service. Lindsay Hofman, 21107 Westside Hwy ,Vashon

Sent from my iPhone

**From:** [Susan McClellan](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Vashon Housing Plan  
**Date:** Tuesday, November 21, 2017 9:41:30 AM

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Why should developers control the King County Council's decision for developing affordable housing on Vashon Island? The massive 1500-unit proposal fails to consider the Island's aquifer and ferry problems, to say nothing of the Island's character.

Planners have disregarded the vast majority of Islanders' comments, leaving the impression that the requirement of a comment and hearing period is merely perfunctory.

Islanders have supported affordable housing projects and will continue to do so, but not at the massive scale in the proposed plan. Vashon is an Island. Our aquifer is limited. Our ferry service, known as The Triangle Route, is the worst in the State, as recognized by State DOT. Other areas in King County do not share these problems.

I urge you to eliminate the developers' incentives from the Vashon Plan.

Susan McClellan

"I must go down to the sea again . . ."

**From:** [Karey Baker](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Proposed Vashon Community Plan, joe.mcdermott@kingcounty.gov  
**Date:** Tuesday, November 21, 2017 9:35:39 AM

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Dear King County Coucil Comp Planners,

I am deeply concerned about the current proposed Vashon Community Plan. I believe in affordable housing but there is a big difference between developer-driven and community-driven affordable housing. We are an Island with a single aquifer source for our water. We have different limitations than the rest of King County. Decisions on how to proceed with an affordable housing plan should be driven from a place of considering the island and its future.

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause more ferry and water issues.

Sincerely, Karey Baker

--

karey baker

**From:** [doughnancy](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon housing rezone  
**Date:** Tuesday, November 21, 2017 6:22:37 AM

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Please remove the developer incentives from the proposed affordable housing plan and stay with present zoning. We have serious water and ferry service problems in our community. Why not use our existing non profit to plan for more affordable housing ? Nancy Johnson, 8152 SW 246th Street Vashon, WA 98070

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Sent from myMail for Android

**From:** [Jim Hauser](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon Plan  
**Date:** Monday, November 20, 2017 8:56:51 PM

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Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

**From:** [Julea Gardener](#)  
**To:** [CouncilCompPlan](#); [joemcdermott@kingcounty.gov](mailto:joemcdermott@kingcounty.gov)  
**Subject:** Regarding: Vashon Community Plan  
**Date:** Monday, November 20, 2017 8:25:52 PM

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Please don't let the developers call the shots. The developer incentives are out of scale for Vashon and will cause serious problems with our single source aquifer and overwhelm our already overburdened ferry system.

**From:** [Katie Bunnell](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon Affordable Housing  
**Date:** Monday, November 20, 2017 8:00:40 PM

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Dear King County Council Comp Planners,

We have been attending the Vashon Community Housing forums for a long time, and the overwhelming consensus of Vashon islanders is that we support the development of affordable housing, BUT NOT ON THE SCALE KING COUNTY IS PROPOSING!

It appears that nobody is making decisions based on what Vashon Islanders want, or what the Island could accommodate; King County seems to have its own agenda, and it is not in the best interests of Vashon Island. Have our letters actually been read by all the planners, or is requesting comments merely a perfunctory action? You seem to forget that we are an ISLAND with an already overtaxed ferry system. In addition, we have a sole source aquifer to provide water on this island, and no one really knows its capacity.

Allowing for 1500 new residential units at half buildout on Vashon is absurd and, frankly, inappropriate and irresponsible. Our ferry lines are already burdensome and wondering what will happen to our water resources is an unnecessary stressor no one needs. Please remove the developer incentives from the Vashon Plan and re-insert the 120 unit limit. What you are currently proposing is grossly out-of-scale for Vashon Island and will cause seriously chronic water and ferry problems.

Yours truly,

Katharine Bunnell/Del Langbauer

22801 107<sup>th</sup> Ave SW

Vashon, WA 98070

**From:** [W M Luke Lukoskie](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)  
**Cc:** [Lois Schwennesen](#); ["Frank Jackson"](#)  
**Subject:** Support Affordable Housing with incentives not regulations.  
**Date:** Monday, November 20, 2017 9:13:46 AM

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Please, please change the seeming outcome for Vashon.

Remove from the Vashon Zoning Overlay two things:

1. Developer Incentives
2. Pressure on our Island Natural Resources, especially water and transportation on our ferry lifelines.

The current plan changes the psychological nature of Vashon from one of self-sufficiency to one of King County government mandate.

The current Plan will destroy this community.

Please step back, reconsider and VOTE NO on the current plan.

Thanks,

Luke, an Island resident for 41 years.

W M "Luke" Lukoskie  
16254 Westside Hwy SW  
Vashon WA 98070  
TreeAndB.com

**From:** [Marcia Crecelius](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Remove Proposed Developer Incentives on Vashon Plan  
**Date:** Sunday, November 19, 2017 8:04:47 PM

---

Committee Members:

I grew up on Vashon Island, returned a few years ago and intend to remain the rest of my days. The rural nature of the island is a big part of its appeal. Please reconsider the developer incentives in the Vashon Plan. I am frankly pretty horrified by the prospect of large housing developments in the island. We need to find housing for the people already here, not invite thousands more to come, thereby changing the character of the island and adding to waiting lines at the ferry docks.

Respectfully yours,  
Marcia Crecelius  
12930 SW 166th St.  
Vashon, WA 98070

**From:** [Mary Bruno](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Vashon Housing Plan  
**Date:** Sunday, November 19, 2017 5:13:46 PM

---

Dear King County representatives,

I am angry and baffled by the plan for development on Vashon that you seem - despite an abundance of evidence and local sentiment to the contrary - on the verge of approving. No doubt the Island needs more affordable housing. But if the need is assessed at 100 additional affordable units, why on earth would the County green light more than 1,000? It flies in the face of so much reason that I can only assume somebody - or somebodies are getting paid off. You know as well as we do that neither Water District 19, which services the targeted development area, nor the ferry system can handle that additional demand. You also surely know - or should - that inviting private, off-island developers to build the additional units is an unnecessary slap in the face to this community. These developers have no history on Vashon and in all likelihood no interest beyond their own bottom lines. Vashon's current affordable housing projects have all been community-driven. Islanders proposed several ideas for community-driven projects at public meetings on the affordable housing need. Their ideas were relegated to a sidebar in the final report to the Council, and have now been completely ignored. How does the Council, an elected body, justify shrugging off the legitimate ideas and strong sentiments of the people who live here, aka their constituents?

I ask, no, I demand that you dramatically lower the number of units and remove the developer incentives from the current Vashon Plan. As it stands, the plan is completely out-of-scale with the Island's housing needs and seriously threatens the Island's water, wastewater and ferry systems. What are you thinking???

Mary Bruno  
Vashon resident since 2001

**From:** [Doug Johnson](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Developer incentives in Vashon plan for density  
**Date:** Sunday, November 19, 2017 10:37:42 AM

---

Please get rid of all developer incentives for affordable housing on Vashon. To date we have several successful community driven affordable housing units which are focused on the needs of the residents mindful of the impact on the resources and limitations of the island. Non profits are focused on fulling a need and solving a problem. For profit developers are focused on creating a demand which in turn will create more problems. Water shortages, ferry congestion, more demand for off island services and general degradation of life quality for all Vashon residents will be the result of developers pushing construction to the limit of what is allowed rather than meeting what is needed.

Doug Johnson  
Vashon

Sent from my iPad

**From:** [Kaija Jones](#)  
**To:** [CouncilCompPlan](#); [Joemcdermott@kingcounty.gov](mailto:Joemcdermott@kingcounty.gov)  
**Subject:** Proposed Vashon Community Plan  
**Date:** Sunday, November 19, 2017 10:33:15 AM

---

Dear Mr. McDermott,

I'm writing to you as a concerned Vashon resident.

I understand that the 125-unit limit was quietly removed from the Community Plan and replaced with a mechanism that can ratchet up densities annually, all the way up to 1,500 units. This is out of scale for Vashon and will cause serious water and ferry problems. This is not Vashon's plan, it's King County's plan. Please remove the developer incentives from the Vashon Plan and make it ours again.

Sincerely,  
Kaija Jones

Kaija Jones  
Senior Producer | Creative

Watts  
101 Yesler Way, Suite 401  
Seattle, WA 98104

[wearewatts.com](http://wearewatts.com)

**From:** [Nancy Murphy](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon Plan  
**Date:** Sunday, November 19, 2017 9:15:16 AM

---

Please remove the developer incentives from the Vashon Plan. They are out-of-scale for Vashon and will cause serious water and ferry problems.

- Nancy Murphy

**From:** [Bianca Perla](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [McDermott, Joe](#); [Clark, Bradley](#)  
**Subject:** Vashon Town Plan comments  
**Date:** Sunday, November 19, 2017 9:09:33 AM

---

Dear Mr. Bradley, Mr. Clark and others overseeing the Vashon Town Plan public process,

I am writing to express my concerns about the Vashon Town Plan that will guide development in our community for years to come.

There are many good things in this plan but I still remain concerned about the developer incentive for affordable housing. Please remove this from the plan. We don't need 1500 units. I am disappointed that the 120 unit limit was removed from the plan. I believe that affordable housing should be community driven rather than development driven and appropriate to the scale of need and resources in an area.

I fully support affordable housing, but the quantity of units proposed with these incentives, the lack of control that the community will have over the quality of the housing built, the impact to rural town character, and the potential unsustainable impact on both water resources and ferry infrastructure that these high quantities propose is completely out of scale for Vashon. We don't need and cannot support this much.

There is so much opportunity here, in this progressive community, to think of better, more creative solutions for affordable housing that are appropriate for the scale of this island. Let's give a chance for the community to innovate and come up with creative solutions that fit this place.

I am concerned that the majority of the public comments are not being heeded during this process. Please help us be heard as a community. This is the place that all of us will be living for years to come. Vashon residents should be the ones deciding what goes into our town plan.

Thank you for your service in overseeing the town plan process. I know that it has been a long process. And I trust that you will continue to work on this until there is a plan that is representative and sound.

Thank you.

Bianca

Bianca Perla  
23509 Landers Rd SW  
Vashon Wa 98070

**From:** [jim.garrison](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon Plan  
**Date:** Sunday, November 19, 2017 9:03:45 AM

---

Greetings, Please remove the developer incentives to the Town plan. We don't need them in order to develop low income housing. Vashon has developed this type of housing in the past and will continue to do so going forward. The density that these incentives allow are out of scale with the existing development in town and will further stress the water resources and contribute to more ferry problems. Thank you, James Garrison

**From:** [Allison South](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Please DO NOT APPROVE Vashon Plan as written  
**Date:** Sunday, November 19, 2017 8:41:57 AM

---

Dear King County Council,

I am against the developer incentives which guide the current Vashon Plan. So many islanders have strong objections to the way this plan is being pushed through and the shocking ramifications it holds for our island.

Remove the developer incentives from the Vashon Plan! This is extremely out of scale for our island, the water issues are being ignored, and the impact of the potential development plan will cause immeasurable strain on the infrastructure of island life--from access to water and sewer, transportation resources and increased ferry problems to name just a few.

This plan encourages development that will FAR EXCEED our need to provide affordable housing on the island. There are many other ways to accomplish this that don't include letting developers lead the charge.

I urge you to remove developer incentives from the Vashon Plan.

Allison South  
Vashon, WA

**From:** [Beth White](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#)  
**Subject:** Vashon community plan  
**Date:** Friday, November 17, 2017 8:55:42 PM

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Hello,

I am writing as a resident of Vashon, concerned about the developer incentives in the plan. Please remove the developer incentives. They are out of scale for Vashon and will cause serious water problems. Please return to community-driven planning.

Sincerely,

Beth White  
21829 141st Ave SW  
Vashon, Wa 98070

**From:** [Holly Shull Vogel](#)  
**To:** [CouncilCompPlan](#); [McDermott, Joe](#)  
**Subject:** Vashon Community Plan  
**Date:** Friday, November 17, 2017 12:43:47 PM

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Hello,

I am writing to request, as a Vashon resident, that developer incentives be removed from the Vashon Community plan.

Let us work on plans from within our community. Already Washington State Ferries is hard put to transport Vashon residents from the mainland to Vashon and back, with riders often waiting in line for hours. The septic and water situation on the island is another important factor to consider. Please do not allow off island developers to diminish the quality of services on Vashon simply for their own profit.

Development on Vashon should be community based.

Thank you,

Holly Shull Vogel  
14518 119th Ave SW  
Vashon, WA 98070

**From:** [Murray](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [Jill Andrews](#)  
**Subject:** Vashon Community plan  
**Date:** Thursday, November 16, 2017 10:00:21 AM

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Please remove the developer incentives from the Vashon plan. They are out-of-scale for Vashon and will cause serious water and ferry problems. As a long-time resident of the Island I know well the havoc these incentives may create.

Murray Andrews

**From:** [Deirdre Petree](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** IS IT ACCURATE THAT YOU MAY APPROVE THAT 1500 LOW-COST APARTMENT  
**Date:** Wednesday, November 15, 2017 5:24:03 PM

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units be built here on Vashon Island? That doesn't sound rational. You made it clear earlier that you have to follow the law about conserving water, & not granting permits if there's an inadequate water supply for more housing.

You visited us out here, so you know the ferry service capacity is limited also.

Please, if it exists, take the, "1500 unit" figure off the Plan.

& come back & visit us again!

I won't remind you of the King County Library System's very strange plan (yes, passed by their board with the recommendation of the KCLS director, Bill Patachek) to build the new bigger Library in the horrible horrible ruins of the old K2 ski factory machine shop, while the K2 factory beside it was--is--a questionable toxic building. This bad idea wasn't you guys, & fortunately, Dow Constantine listened to Vashon's desire to keep the Library in town, where it was--just expand the old building. No stinking pools of oil or toxic buildings nearby--just a park & children's playground. So, some Vashon Islanders are skeptical about King County "studies."

Slow down, please. Less "studies," more in-person "visits." Sincerely, deirdre Petree, 10000 SW Cove Road, Vashon, WA 98070



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**From:** [Walter Stempek](#)  
**To:** [CouncilCompPlan](#)  
**Cc:** [McDermott, Joe](#)  
**Subject:** Vashon developer incentives  
**Date:** Wednesday, November 15, 2017 1:55:18 PM

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Vashon is too small a place to accommodate the developer incentives in the Vashon plan. We already have water and ferry problems. Developer incentives must not be included in the Vashon plan.

Walter Stempek

**From:** [James Gross](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon CSA Subarea Plan  
**Date:** Monday, November 06, 2017 9:31:37 PM

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I am writing to voice my support for the Vashon CSA Subarea Plan, especially the Special District Overlay. This SDO is critical for the support of affordable housing on Vashon. Numerous compromises were made in preparing this SDO. What resulted is an SDO that will hopefully still encourage some affordable housing, while not taxing resources on Vashon. The chances of significant growth, however, are almost nil. The requirements for 100% affordable housing in order to use the SDO will prevent private developers from significant construction because they will not make a profit on this construction.

I do feel that the County's revision to review the SDO annually is overkill. At the speed the County moves, this review will essentially be never ending. As one review gets completed, you will have public review and comment, and then final report. As soon as that is done, you'll have to start the review for the next year. It will be one long research project. A review every 2-3 years would be more appropriate. In addition, it is very likely that very few units will be constructed under the SDO. The reviews may in fact be unnecessary.

The County has likely received many comments about lack of water. It is important to realize that if no water shares are granted, then the units cannot be built. The SDO does not automatically require new construction - water shares must be available in order to build. As such, Water District #19 ultimately controls growth on the island.

What many don't realize, because WD#19 has not made it public, is that WD#19 has current capacity for about 300+ shares. Their wait list is around 80 shares. Their commissioners have chosen to not release those shares to satisfy the wait list. They have chosen to slowly dole out the shares at a rate of about 15 shares per year. As a result, three commissioners have essentially acted as the growth management agency for the island.

They have not done this as part of a public process. Yes, their meetings are open to the public (but lightly attended). Open public meetings are not the same as Public Outreach. No articles have been published in the Beachcomber about WD#19's decisions, no widely publicized public forums have been held, no comment pages exist on WD#19's website. In fact, it appears that WD#19 has done their best to conceal the fact that they have 300+ shares available. This CSA attracted over 30 pages of comments on King County's website, most related to water issues, And yet, most people on this island have no idea how many shares or how much capacity WD#19 has because they keep it under wraps. WD#19 controls growth, not King County and not the SDO. This should be an all-island, public issue. The public should have a say in this because it affects all of us in every way - what we eat, where we work, what we buy, etc.

I would like to see the County put significant pressure on WD#19 to make this a more public process. Conduct public outreach. Obviously the island population cares (30 plus pages of comments, 100's of people at the public forums for the CSAs), but only when you reach out to them and conduct public outreach. The public should have a say in how water shares are released - it should not be up to 3 commissioners to control growth on this island.

WD#19 is in the middle of a Water System Plan update. WD#19 should conduct widely publicized public forums as part of this Plan. A public meeting is required by DOH. That is not enough! It needs to be a Public Forum with input from all islanders. An island-wide discussion should be held. The County can help encourage this.

**From:** [bill wald](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** 2017 SDO plan for Vashon-Maury Island  
**Date:** Friday, October 27, 2017 5:23:13 PM

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Dear King County Council:

Thankyou for sending us the information about the planned SDO. As I understand it, if the plan passes, I will have the option of attaching a covenant to my property that will add restrictions to my use of the property but if I do nothing, then nothing changes with respect to the development of the property? If my reading of the proposal is correct, then we support the approval of the SDO. If we are not correct, please correct us.

Sincerely,  
Bill Wald, Parcel Number 32230291961  
--  
billwald

**From:** [srondeau3](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Proposed Land Use Mailing  
**Date:** Friday, October 27, 2017 5:32:14 AM

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For Proposed Ordinance 2017-0317.2

I received the postal mail about this change and was very confused by the map that was sent -- Map Amendment #3. No streets were identified, making it very difficult to see why I was affected or what parcels were nearby.

Since you are going to mail something to inform us, why not mail this document, which is much clearer:

[http://www.kingcounty.gov/~media/Council/documents/CompPlan/2017/2017-0317/Attachment\\_D\\_Affordable\\_Housing\\_SDO.ashx?la=en](http://www.kingcounty.gov/~media/Council/documents/CompPlan/2017/2017-0317/Attachment_D_Affordable_Housing_SDO.ashx?la=en)

Please consider putting some street information in any future postal mailings about proposed land use.

Thank you!  
Stephen Rondeau

**From:** [M B](#)  
**To:** [CouncilCompPlan](#)  
**Subject:** Vashon: Draft Community Plan Not Good  
**Date:** Saturday, October 14, 2017 3:38:46 PM

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**From:** Clark, Bradley <Bradley.Clark@kingcounty.gov>  
**Sent:** Friday, October 13, 2017 4:26:43 PM  
**To:** M B  
**Subject:** RE: Vashon: Draft Community Plan Not Good

Hi Michael,

Thank you for the e-mail. Can I ask a favor? Can you please send your e-mail to the County Council's comment address at [CouncilCompPlan@kingcounty.gov](mailto:CouncilCompPlan@kingcounty.gov) ? This plan is now being processed by the Council and all public comments need to be submitted at this address in order to be reviewed. If I forward it, it will appear as my name being the commenter.

Thank you,

Bradley D. Clark, AICP  
Subarea Planner  
King County Department of Permitting & Environmental Review  
35030 S.E. Douglas Street, Suite 210  
Snoqualmie, WA 98065  
Phone: (206) 477-2449  
[Bradley.Clark@kingcounty.gov](mailto:Bradley.Clark@kingcounty.gov)

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**From:** M B  
**Sent:** Friday, October 13, 2017 6:53 AM  
**To:** Clark, Bradley <Bradley.Clark@kingcounty.gov>  
**Subject:** Vashon: Draft Community Plan Not Good

Dear Bradley,

I oppose the Draft Community Plan that allows for over a thousand new housing units to get the 100 affordable housing units we need. Additionally, I oppose the upzone of the Town Core. This plan is out of scale for Vashon Town, and we don't have the water or infrastructure to support it. I support efforts to achieve the housing we need through an affordable housing land trust that is local, community driven, and committed to building housing that aligns with available resources and fits the rural character of Vashon Town.

Regards,

Michael