### **Statement of Appeal**

# Appeal of Hearing Examiners Findings of Gill Cole Platt 18-0005

Appellants:

Rock Creek HOA, Kurt Johnson (focal), Abu Zaman, Paul Klinkenberg; No legal interest

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Name of Project being appealed:

Gill Cole Platt 18-0005

File number of project being appealed:

PLAT180005, proposed ordinance # 2019-0251

Location of project being appealed:

140th Ave SE and SE 192nd Street, Renton, WA

Rock Creek HOA and affected residents appeals the use of SE 193<sup>rd</sup> St as the ingress and egress to the Gill-Cole Plat as follows:

#### **Basis for Appeal:**

- 1. Life and Safety Hazards due to a Limited Width Roadway and significantly increased number motor vehicles and trips per day:
  - a. The existing SE 193<sup>rd</sup> St is only 20 feet wide and was never intended to become an access road to a subdivision. Street parking overflow from the existing SE 193<sup>rd</sup> St and the proposed extension of SE 193<sup>rd</sup> St street, will spill onto 138<sup>th</sup> Ave SE as parking restrictions will be needed to allow larger vehicles to pass such as fire trucks, tankers, ambulances, garbage and other service/delivery vehicles. (See Figure 1).
  - b. Thirty-four Gill Cole Plat lots with likely 3 cars per household can total 102 cars or more, especially during family events or holidays. Cars can overflow to 138th Ave SE making passage on 138th Ave SE dangerous.
  - c. There is a blind curve south of the intersection of SE 193<sup>rd</sup> St and 138<sup>th</sup> Ave SE. This, coupled with the proximity of the intersection at SE 192<sup>nd</sup> St, will increase the likelihood of an accident. There are 3 more blind curves on 138<sup>th</sup> Ave SE as it is designed as moderately winding roadway. With cars parked on 138<sup>th</sup> Ave SE, additional traffic created by the proposed development will create very hazardous travel. Speeds on 138<sup>th</sup> Ave SE often exceed the posted 25 mph limit with just the current traffic load.

- d. The applicant's Traffic Study predicted over 300-350 trips per day in and out of the proposed plat onto a 20 ft wide SE 193<sup>rd</sup> St. This will adversely impact safety and increase noise. This presents an unreasonable impact to the four homes located on this street. (See Figure 2).
- e. King County has directed the applicant to provide 28 ft wide roadways within the plat to allow for parking. This does not fit with the use of a 20 ft wide roadway, the existing SE 193<sup>rd</sup> St, as an entry point where parking will not be allowed.
- f. 138th Ave SE Serves approximately 75 homes between SE 192<sup>nd</sup> St and SE 200<sup>th</sup> St. To use the applicant's Traffic Study logic of 10 trips per day per residence and assuming half of those 75 residents exit northbound on 138<sup>th</sup> Ave SE, this generates a **current** load of 300-350 vehicles arriving at the intersection of SE 192 St and 138<sup>th</sup> Ave SE. Calculating the applicant's figures, we have a potential for 600-700 vehicles entering the intersection of these two streets. This will become potentially a dangerous intersection.
- g. There are children who live on 138<sup>th</sup> Ave SE and SE 193<sup>rd</sup> St., including in homes north and south of this intersection that are well beyond the county defined 500-foot impact zone. Additionally, 300 or more daily car passes will increase traffic exponentially with compromised safety to children as they play in their front yards and ride bicycles or other toys and walk to the bus stop.
- h. Traffic Study: The traffic study was initiated and concluded on a rainy midday in March. We suggest a new traffic study be completed during commuting times in the morning and afternoon. We suggest the street access from 138<sup>th</sup> Ave SE out onto 192 Ave SE also be studied. 192<sup>nd</sup> AVE SE has become a heavily used roadway. More housing developments to the West and the North will continue to add to the volume. Also not our request for a vehicle count under "Relief Sought" (See Figure 3)
- i. The intersection of SE 192<sup>nd</sup> St and 138<sup>th</sup> Ave SE is a bus stop for 2 nearby schools. There is a likelihood for back-ups on SE 192<sup>nd</sup> St and 138<sup>th</sup> Ave SE. This will also be a life and safety issue due to added traffic from Gill Cole Plat co- mingling with children walking to the bus and waiting for it to arrive. (See Figure 4)
- j. As traffic builds and delays are created at 138<sup>th</sup> AVE SE and SE 192<sup>nd</sup> AVE, motorists with travel south on 138<sup>th</sup> Ave SE to exit onto SE 200<sup>th</sup> St, which will create other traffic and pedestrian safety issues. 138<sup>th</sup> AVE SE and SE 200<sup>th</sup> St junction is an uphill exit to the East and downhill exit to the West. (See Figures 5, 6, 7, 8)

#### 2. Relief Sought:

- Eliminate the Gill-Cole plat access via SE 193<sup>rd</sup> ST. If connected during construction, it will be gated upon completion.
- b. **Provide a primary east/west access** from Road A to 140<sup>th</sup> Ave SE at Gill Cole Plat lot numbers 16 and 17.
- c. A variance to King County Road Standards is required to allow this access.
- d. Conduct a vehicle count of traffic on SE 192<sup>nd</sup> St between 140<sup>th</sup> Ave SE and 136<sup>th</sup> Ave SE and 140<sup>th</sup> Ave SE between SE 190<sup>th</sup> St and SE 200<sup>th</sup> St. We believe this will show a significant number of vehicles turn west onto SE 192<sup>nd</sup> St from 140<sup>th</sup> Ave SE; that SE 192<sup>nd</sup> St is as heavily travelled as 140<sup>th</sup> Ave SE between SE 192<sup>nd</sup> St and SE 200<sup>th</sup> St.

## Figures:

Figure 1, adverse effect of parking on SE 193rd St:

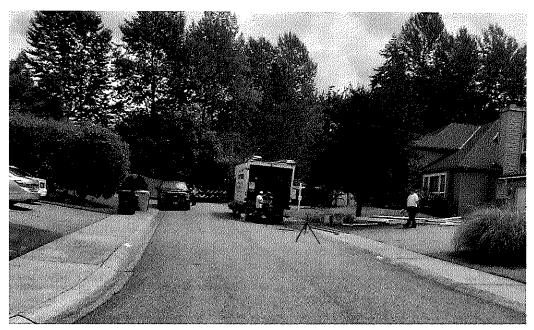


Figure 2, intersection of 138<sup>th</sup> Ave SE and SE 193<sup>rd</sup> St:

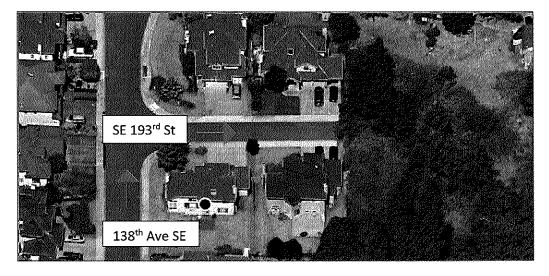


Figure 3, intersection of 138<sup>th</sup> Ave SE and SE 192<sup>nd</sup> St:

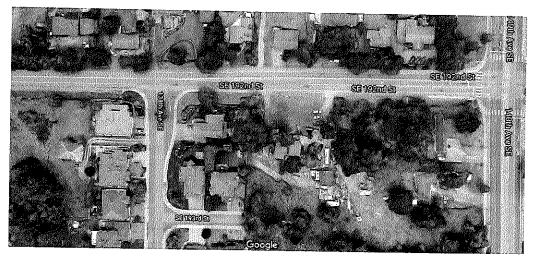


Figure 4, School bus stop at 138<sup>th</sup> Ave SE and SE 192<sup>nd</sup> St:



Figure 5, intersection of 138th Ave SE and SE 200th St:

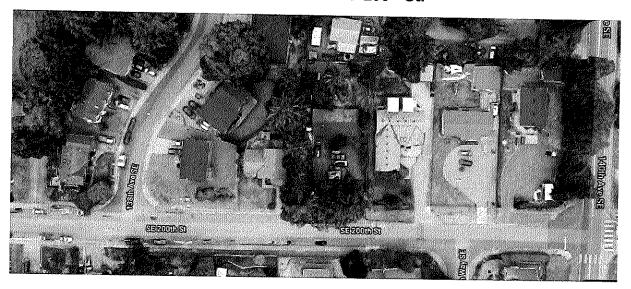


Figure 6, SE 200<sup>th</sup> St Eastbound at 138<sup>th</sup> Ave SE (restricted visibility for left turns):

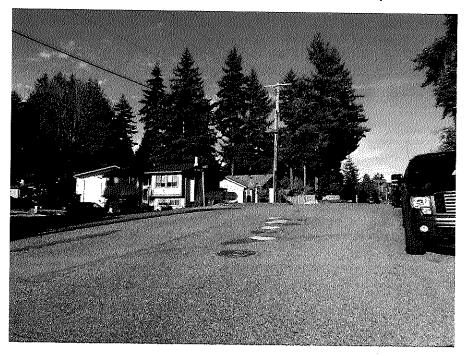


Figure 7, 138<sup>th</sup> Ave SE northbound from SE 200<sup>th</sup> St:

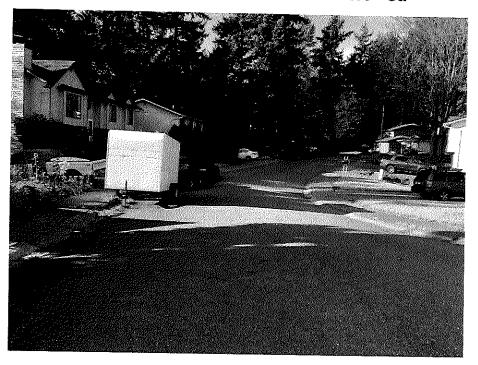


Figure 8, aerial of 138<sup>th</sup> Ave SE and surrounding area: SE192nd St eattle Town Ca SE-196th[P]