

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 193rd 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 193rd 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 193rd St *and* the proposed extension of SE 193rd St street, will spill onto 138th 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 193rd St and 138th Ave SE. This, coupled with the proximity of the intersection at SE 192nd St, will increase the likelihood of an accident. There are 3 more blind curves on 138th Ave SE as it is designed as moderately winding roadway. With cars parked on 138th Ave SE, additional traffic created by the proposed development will create very hazardous travel. Speeds on 138th 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 193rd 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 193rd St, as an entry point where parking will not be allowed.
- f. 138th Ave SE Serves approximately 75 homes between SE 192nd St and SE 200th 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 138th Ave SE, this generates a **current** load of 300-350 vehicles arriving at the intersection of SE 192 St and 138th 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 138th Ave SE and SE 193rd 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 138th Ave SE out onto 192 Ave SE also be studied. 192nd 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 192nd St and 138th Ave SE is a bus stop for 2 nearby schools. There is a likelihood for back-ups on SE 192nd St and 138th 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 138th AVE SE and SE 192nd AVE, motorists with travel south on 138th Ave SE to exit onto SE 200th St, which will create other traffic and pedestrian safety issues. 138th AVE SE and SE 200th St junction is an uphill exit to the East and downhill exit to the West. **(See Figures 5, 6, 7, 8)**

2. Relief Sought:

- a. **Eliminate** the Gill-Cole plat access via SE 193rd ST. If connected during construction, it will be gated upon completion.
- b. **Provide a primary east/west access** from Road A to 140th 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 192nd St between 140th Ave SE and 136th Ave SE and 140th Ave SE between SE 190th St and SE 200th St. We believe this will show a significant number of vehicles turn west onto SE 192nd St from 140th Ave SE; that SE 192nd St is as heavily travelled as 140th Ave SE between SE 192nd St and SE 200th St.

Figures:

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



Figure 2, intersection of 138th Ave SE and SE 193rd St:



Figure 3, intersection of 138th Ave SE and SE 192nd St:



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



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



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



Figure 7, 138th Ave SE northbound from SE 200th St:



Figure 8, aerial of 138th Ave SE and surrounding area:

