

Public Comments on Proposed Ordinance 2017-0317

2 1 o r e e e
o r b re

October 2 to October 12 2 1

From: [Lois Schwennesen](#)
To: [CouncilCompPlan](#); [Dembowski, Rod](#); [McDermott, Joe](#); [Balducci, Claudia](#); [Kohl-Welles, Jeanne](#); [Lambert, Kathy](#); [Constantine, Dow](#)
Cc: [Bourquignon, Mary](#); [Jensen, Christine](#); [Clark, Bradley](#)
Subject: SDO dangerous for Vashon
Date: Monday, October 02, 2017 1:35:20 PM
Attachments: [Vashon Plan Comments10.2.17 Schwennesen](#)

Thank you for reading the attached.

Developer based affordable housing using a Special District Overlay (SDO) allows about 2,000 new dwelling units at half buildout.

Community based affordable housing works with Vashon's engaged community (see my letter attached for examples) and meets the need.

County discussions have mixed the two together and island residents are confused. My neighbors and I continue to support community based affordable housing, and *strongly oppose the proposed developer based Special District Overlay.*

Thank you,

Lois Schwennesen
Schwennesen & Associates, llc
206.605.9529

To: Members of the TrEE Committee
Cc: County Executive Dow Constantine, Councilmember Joe McDermott
From: Lois Schwennesen

October 1, 2017

RE: Affordable Housing Component of Proposed Vashon Plan

As a past Chief of KC Community Planning, I was responsible for preparation and approval of the existing Vashon Community Plan. As past Director of KC Parks, Planning and Resources I was also responsible for growth management, affordable housing, economic development, land development, and other County services. Now a Mediator for complex land use disputes, I work to balance science, environment, and public interests. This work often involves repairing unintended consequences of well-intended land use planning.

Speaking as a long-time resident of a community that builds affordable housing, it is clear the Island can use the County's policy backup on accessory dwelling units (ADU's), small houses, co-housing, and more. We will put to good use more financial tools and regulatory relief to keep residents of modest means from being priced off the Island. **Of 420 residential units in Vashon town, currently 160 (38%) are subsidized. Vashon needs about 100 more affordable units and this amount is accommodated by current zoning and existing density bonuses.**

A density bonus overlay is a damaging planning tool for Vashon Island. Profits will move elsewhere via off island developers, including out of the County. Bonuses rely on high density housing far beyond what is needed and what the island's water supply can accommodate.

As rainfall is Vashon's only source of water, the community plan must be guided by this limitation. The past Vashon Community Plan stressed this; the proposed plan update does not. The Special District Overlay (SDO) allows about 2,000 new dwelling units at half buildout. Water District 19 estimates 14 units/year can be available (140 in 10 yrs). This is a major mismatch ... 2,000 allowed, water for 140.

Vashon-scale affordable housing alternatives are less risky and more reliable. They keep the funds in the community and County. Some excellent Vashon-scale affordable housing alternatives are being used or have been proposed that are widely supported here. Examples:

- 1) Community Land Trust. A petition describing this sustainable, not-for-profit approach has 100's of signatures from islanders. See <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi> .
- 2) Incentivize ten new affordable units/year in the Town Core with tax exemptions, rent vouchers, group insurance, community land/ funding support, water unit priority, regulation allowances (1.23.2017 Vashon RT Zoning Concepts matrix-LU-Housing p 10-12).
- 3) Use programs such as the USDA Single Family Housing Guaranteed Loan Program. <https://www.rd.usda.gov/programs-services/single-family-housing-guaranteed-loan-program>
- 4) Encourage ADU's, tiny houses, duplexes, cottage groups, and small apartments. Incentivize ADU's as long-term rentals – they fit the community, enable aging-in-place, housing for care service and other workers, provide individual studio-size low impact housing, and encourage neighbor/ community bonding.

Public comments offer irreplaceable knowledge and advice, and are key to producing a functional, respected plan that will reflect King County and Vashon's community values of equity and responsible resource management. Thank you. I appreciate the complex job you are doing to update this plan.

Lois Schwennesen
16254 Westside Hwy SW, Vashon
206-605-9529

From: [Sue Nyman](#)
To: [CouncilCompPlan](#)
Subject: Mtg re vashon
Date: Monday, October 02, 2017 4:58:21 PM

Why do we bother submitting comments. Hundreds of comments were submitted which you basically ignored. Are the real estate developers and builders in Seattle in your back pocket. We have repeatedly given evidence as to why adding 100's of new units on vashon doesn't work: no infrastructure. Especially water, sewers, traffic, are we getting more ferry service? Did you try to get on a boat this summer?

And the low income units don't go to low income people. I have watched our moderate income housing go to people who like myself do not show much income on there taxes, have large retirement accounts or have recently sold property in California or vashon for hundreds of thousands of dollars and pay cash for the units that are supposed to be for truly disadvantaged people. There is no accountability.

It sounds like you just want to hand over vashon to Seattle developers to provide housing for Seattle residents who have plenty of money and not help vashon residents

I'm so tired of this. I'm tired of attending every meeting only to have you totally disregard our voices. Please explain the point of more meetings.

Thank you

Susan Nyman
Vashon WA

Sent from my iPhone

From: [jiji saunders](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: Vashon Affordable Housing SDO
Date: Monday, October 02, 2017 11:09:22 PM

Thank you for your efforts to develop a new Vashon-Maury Island Community Plan. I served on the Citizen Advisory Group (CAG) and the Land Use/Housing Working Group for the Plan. My background is in land use and environmental planning.

First, you should know that the Land Use/Housing Working Group was split 4 versus 3 on the overlay. This was the most contentious aspect of the plan and the committee members differed sharply in opinions. Hundreds of Vashon residents turned out to protest the SDO. Because the larger CAG followed the recommendations of the working groups, the final CAG recommendation for the overlay does not reflect the split recommendation, the highly controversial nature of the proposal, or the hundreds of residents who turned out to protest.

Members of the Working Group spent countless hours fighting upzone proposals from the County and development interests that threaten our natural resources and infrastructure and are out of scale for Vashon. Hundreds of Vashon residents joined us in this fight. Despite our efforts, the final plan weakens zoning and encourages development that would tax our water and infrastructure and threaten Vashon's rural character.

If you do nothing else, please ensure that the 120-unit limit has teeth and that the affordable housing that is built truly serves those who need it. Please eliminate the R-1 and R-4 parcels south of 184th from the SDO as they are outside the Town Core and will increase sprawl. Please consider lowering the highest densities from 18 units to 12, which better fits the scale and resources of Vashon. The best choice would be to remove the SDO from the plan altogether.

I continue to oppose the SDO for affordable housing and the upzone of the Town Core zoned CB for the following reasons.

1. Despite hundreds of islanders who turned out to protest, the Citizen Advisory Group and the County created a plan that has a potential for over 2,000 new units (SDO+Town Core upzone). For scale, Vashon Town contains about 400 housing units today.
2. Although the County proposes to conduct an evaluation after 120 units are built, does it have the funding to do so? Since this evaluation does not appear to have any teeth, will it provide an appropriate pause and effective evaluation of the effects of adding 120 new units to our small town?
3. Well-informed Vashon residents know we must have affordable housing for islanders of all ages, incomes and backgrounds. I support affordable housing, but oppose a plan that allows for more than a thousand housing units to get the 100 we need.
4. The community comments made regarding this plan have overwhelmingly opposed and warned against the excessive densities that are being proposed. Hundreds of Vashon residents turned out to meeting after meeting to protest the SDO. Additionally, a petition of 170 people supported a sustainable, not-for-profit, permanent affordable housing effort instead of the current plan.
5. According to King County, a community housing non-profit can gain density on a parcel at little cost by going through our Council member or using existing bonuses. The SDO only serves private interests. Zoning is not the appropriate tool to expand housing—instead it is a tool that off-island, private developers would use to build and profit from.
6. An affordable housing land trust that is local, community driven, and committed to building housing that fits Vashon's rural character is the most appropriate way to achieve needed housing.
7. The County is proposing a build out beyond current water and ferry system capacity.

8. Water District 19 has estimated that it can provide about 14 water units a year until 2036. WD19 is a good steward of water today, but it is conceivable that new commissioners, under pressure from development interests, would drill wells and sell water shares liberally. It is irresponsible to leave water commissioners trying to meet the provisions of a bad town plan.

9. Growth under the proposed zoning could result in increased water and sewer rates and taxes to fix congested roads, ferries, and stressed infrastructure. The sewer plant is nearing capacity, and the cost to increase capacity will be significant. Added development in Town will result in increased traffic. During commuter hours, Vashon Highway through Town already is heavily congested. The ferry system is already overloaded, with little potential for improvement.

10. The SDO does not include provisions for meaningful public comment on proposed developments.

11. King County has not conducted an analysis of the probable impacts of the proposed plan.

12. Zoning for more density is a one-way trip; once passed the SDO and Town Core upzone will be difficult, if not impossible, to mitigate or reverse.

Respectfully,

Jiji Saunders

Member of the Citizen Advisory Group and the

Land Use/Housing Working Group for the Vashon-Maury Island CSA Plan

From: [warren.maierhofer](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: Vashon CSA
Date: Monday, October 02, 2017 11:11:41 PM

Thank you for your efforts on the Vashon CSA. I offer my comments on the Affordable Housing Special District Overlay. Of course, I support affordable housing and an economically and culturally diverse community. However, it concerns me that the County is proposing to use zoning and density bonuses in a miscalculated effort to create incentives for development of affordable housing. Good planners understand that zoning is not the appropriate tool to expand affordable housing—instead it is a tool that off-island private developers would exploit. The most appropriate way to achieve the housing that we need is through an affordable housing land trust that is local, community-driven, and committed to building housing that fits the rural character of Vashon Town. I do NOT support the SDO.

Sincerely,
Warren Maierhofer, P.E.
Vashon resident for 14 years

From: [Jenny Sorensen](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: I oppose the density incentives for private developers in the proposed Vashon Community Plan
Date: Tuesday, October 03, 2017 12:06:12 PM

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I support community-based affordable housing for Vashon.

Thank you,

Jenny Sorensen

From: [mary ellen](#)
To: [CouncilCompPlan](#); [McDermott, Joe](#); [Constantine, Dow](#)
Subject: Vashon Community Service Area Plan
Date: Tuesday, October 03, 2017 3:34:49 PM

Dear Executive Constantine and Councilman McDermott:

I very much appreciate your service to the entire community, and especially the fact that over many years you have carved time from your extremely busy schedules to help the small community of Vashon whenever we have needed it.

I am writing to comment on the Vashon Community Service Area Plan, having lived on the Island for about 40 years.

The current Vashon Community and Town Plans have worked well, encouraging business development and higher housing density in the town of Vashon while maintaining a primarily rural character elsewhere. It has been particularly successful in avoiding transformation of the highway south of Vashon Town into a strip development.

The current Plan has also helped us limit pressure to use our finite water supply in an unsustainable way. Lack of water was a primary reason for changing zoning on much of the Island to decrease the number of dwellings allowed.

These aspects of the current Plan remain critical in maintaining the character and liveability, even habitability, of our community.

Vashon, like most of western Washington, lacks sufficient affordable housing. As we can see in Seattle though, simply building high density housing, even with a small number of units dedicated for a limited period to somewhat-less-than-market rents, clearly fails to meet this need. If we wish to provide housing for people with low incomes, we need to pursue doing so in a much more directed way.

The Special District Overlay (SDO) is overwhelmingly opposed by the community.

The proposed scale-backs of the SDO are entirely impractical and in fact are not even credible. What staff are available, for example, to evaluate and monitor compliance with these requirements??

I strongly oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

I do support limited-density, community-based affordable housing for Vashon.

We would be deeply unwise to negate the fundamental goals of the current Plan by allowing erosion of Vashon's rural character to greatly increase housing density, particularly when hundreds of parcels could be developed under the current Plan—if there were enough water. And of course water is one of many problems with such development.

We would be foolhardy to increase the number of housing units allowed when we have no clear plan to provide water for them, not to mention other services.

I hate to even think this, and profoundly hope it is not true, but the developer-focused and essentially deceptive nature of the staff's treatment of the planning process and of community members' comments, raise at a minimum the appearance of inappropriate favoring of special interests--or even of outright corruption.

Yours truly,
Mary Ellen Walker
PO Box 389, Vashon

From: [Carla Valentine Pryne](#)
To: [CouncilCompPlan](#)
Subject: Vashon Community Service Area Plan
Date: Tuesday, October 03, 2017 11:00:50 PM

Oct. 3, 2017

TrEE Committee Members:

I support the proposed Affordable Housing Special Overlay District incorporate in the Vashon Community Service Area Plan now before you.

I am a member of the board of the Vashon Maury Community Food Bank. In 2016, the Food Bank provided groceries at some point to 1 in every 9 people on Vashon. Recently we have been conducting focus groups and surveys of our clients as we prepare a new strategic plan. We have learned that a significant number of our clients use the Food Bank at least in part because housing costs consume an increasingly disproportionate share of their resources. Many are people who have lived on Vashon for decades, but find it more and more difficult to remain here as rents and property taxes rise. More affordable housing is badly needed here.

The Special Overlay District has been modified in several ways since it was first proposed to address the concerns of those who fear unintended consequences. Originally many more parcels were considered for the maximum R-18 density for affordable housing. Originally the definition of “affordable” was housing serving those making less than 80 percent of the area median income; now half of the housing must be for those earning less than 60 percent. The new requirement that the overlay district be subjected to mandatory review of its consequences and effectiveness once 120 affordable units are permitted should satisfy any remaining concerns of those who fear this proposal opens the door to runaway development.

Please approve this Special Overlay District to help the island continue to house all of our neighbors.

Thank you.

Eric Pryne
28002 Point Piner Rd SW
Vashon, WA 98070

From: [Frank Jackson](#)
To: [Dembowski, Rod](#); [CouncilCompPlan](#); [McDermott, Joe](#); [Lambert, Kathy](#); [Balducci, Claudia](#); [Kohl-Welles, Jeanne](#); [Constantine, Dow](#); Dave.Upthgrove@kingcounty.gov
Cc: [Jensen, Christine](#); [Bourguignon, Mary](#)
Subject: Community-based vs. Developer-based Housing
Date: Thursday, October 05, 2017 1:01:08 PM

Transportation, Economy, and Environment Committee:
Rob Demboski Chair:

Yesterday in the TrEE meeting on the Vashon Plan, Council member Kathy Lambert asked for an explanation of the difference between community-based and developer-based affordable housing. I'm providing that below, and would like to share that with the entire committee and staff, for the record.

Here's how I distinguish:

Developer-based projects are those that are driven by the profit motive. The profits go the developers, often corporations.

Community-based projects are typically executed by non-profits, cooperatives, or public entities. Sometimes these are public-private partnerships, but with control by the public agency. A key distinction is they are not for profit. Their primary motive is to provide housing for community members.

To date, Vashon affordable housing projects have all been community-based. See list below of the current 38% of residential units in Vashon town, all subsidized housing. The proposed SDO relies on development corporations to instigate and control the project. Corporations typically pursue their ends by more aggressive means, including lawsuits of water districts, etc.

The idea with currency on the Island is this: Since land prices are rising rapidly, it makes sense to get land and put it in a community trust specifically for affordable housing. Then have a non-profit (or public agency) maintain the housing as affordable, in perpetuity if possible.

There is at least one landowner who may be interested in this approach, for a 25 unit project.

More description of community-based affordable housing is at <https://www.ipetitions.com/petition/path-to-sustainable-permanent-community-based-vmi>

Since 2003 --- 100 subsidized units in town:

J.G. Commons 21 units 2003
Roseballen 19 2006
Eernisse 26 2007
Mukai 20 2009
Sunflower 14 2017

Other subsidized units in town:

Vashon Manor 24 units
Vashon Terrace 16
Charter House 9
Other 11

Of 420 residential units in town, 160 are subsidized = 38%

Ref: From King County "Affordable Housing Background Data" attachment to Brad Clark email 2/15/2017, page 9

Thanks for your interest in this important distinction.

Frank Jackson

From: [Anne Neilson](#)
To: [CouncilCompPlan](#)
Subject: Vashon Community Plan
Date: Monday, October 09, 2017 1:46:34 PM

I oppose the density incentives for private developers in the proposed Vashon Community Plan. Vashon's water resource limitations and overloaded ferry system cannot support the growth that will occur. Please remove the Special District Overlay (SDO) from the plan.

Sent from my iPad



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

NEED TO INSTALL STRONGER LANGUAGE
AROUND LIMITING FURTHER BLDING PROJECTS
UNDER SDO WHEN 120 UNIT LIMIT IS
MET. FURTHER BLDING PERMITS & PROJECTS
SHOULD BE HELD UP UNTIL EVALUATION IS
COMPLETE. ALSO, # OF UNITS PER ACRE
SHOULD BE REDUCED TO 12 FROM 18.

SEPTIC LEAKING. I AM VERY OPPOSED TO
GRAY WATER USE IN LANDSCAPING. LAUNDRY
GRAY WATER CAN BE CONTAMINATED BY DIAPERS
AND OTHER SOURCES OF FECAL MATTER AND PROVIDE
A PATHWAY FOR DISEASE. ALSO, I AM SURPRISED
THAT THE ARGUMENT AGAINST TREATING VASHON

For the record:

Name: JIM GARRISON

Address: 10930 SW 238 ST.

Email: jgburtonwater@gmail.com Phone: 206 463-0005

PURZING. VASHON IS AN ISLAND WITH LIMITED WATER. IT IS THE ONLY ISLAND IN KING CO. WHY SHOULD IT NOT RECEIVE SOME SPECIAL CONSIDERATIONS GIVEN THAT GEOGRAPHICALLY IT IS A SPECIAL PLACE WITH PROBLEMS THAT ARE DIFFERENT FROM THE REST OF KING CO. ANY ONE CAN SEE THAT SPECIAL CIRCUMSTANCES EXIST ON AN ISLAND. WATER IS LIMITED. SEPTIC DISPOSAL CAN BE A SERIOUS PROBLEM. MOST PEOPLE ON VASHON DRINK WATER FROM LESS THAN 100' DEEP. THIS WATER IS VERY SUSCEPTIBLE TO NITRATE CONTAMINATION. IN FACT, IF YOU LOOK AT THE MAJOR UTILITIES, AT LEAST 1/2 THEIR WATER IF NOT MORE COMES FROM SURFACE WATER. IT IS TRUE THAT WE CAN TREAT POLLUTED WATER AND MAKE IT SAFE FOR US TO DRINK BUT WE ARE UNABLE TO DO SO FOR ALL OTHER SPECIES WHO WILL

BE STUCK DRINKING OUR CONTAMINATED
WATER. MAKE NO MISTAKE. WE WILL
CONTAMINATE OUR WATER AT SOME POINT.
ALL COMMUNITIES WITH LIMITED WATER
SUPPLY DO EVENTUALLY RUIN THEIR
WATER SUPPLY. I GREW UP ON VASHON
AND AM NOW 65. MY GRANDMOTHER
AND GRANDFATHER CAME HERE IN THE LATE
1930'S BECAUSE THEIR FAMILY ORCHARDS
WERE SAVED OUT BY OVER IRRIGATION
PRACTICES AROUND MOSES LAKE. THIS
COMMUNITY ~~IS A~~ ^{WAS} A GREAT PLACE. SO
WAS SEATTLE. IT IS BEING ERODED
BY THE MASSIVE INFUX OF

PEOPLE TO THIS AREA. GROWTH WILL
EVENTUALLY HAVE TO BE LIMITED IF
WE ARE TO SURVIVE AND ENJOY THIS
GREAT PLACE, WHO NOW LIKES
SEATTLE BETTER. THE PLANERS BLEW
THAT ONE AND WE ARE NOW PAYING
THE PRICE OF STRETCHED TO BREAKING
POINT RESOURCES. PUGET SOUND IS
WARMING, ACIDIFYING AND DYING AND
STILL WE ARE PACKING IN MORE PEOPLE.
DOES IT EVER END OR DO WE JUST
KEEP FOULING OUR NEST UNTIL WE
HAVE TO MOVE ON.



King County

Metropolitan King County Council Public Testimony

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Thank you your comments.

A community land trust is a better option than the SDO, but if the Council is set on the SDO then --

- Put teeth into the 120 limit (eg. 2-year pause/moratorium on SDO after 120) + no permits processed
- Reduce density incentive from 18 to 12 outside the Town Core
- Remove R-1 + R-4 parcels south of 184th

• Make income req't 60% med income
For the record: for 100% of the units

Name: Anjie Saunders

Address: 17329 West side Hwy SW, Vashon

Email: jjsaunders@gmail.com Phone: (206)305-4917



King County

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Thank you your comments.

Concentrate on Community-based
affordable housing.

The SDO is developer-based
and is the wrong tool for Vashon
& causes problems for King Co.

Eliminate the SDO, or at
the least, ~~enforce~~ enforce a moratorium
after 120 units are built.

Thanks

For the record:

Name: Frank Jackson

Address: 22217 Melchert Way SW, Vashon
98070

Email: _____ Phone: _____



King County

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Thank you your comments.

1. Reduce incentive of 18 units, For parcels in SDO but outside Town Core, to 12 units.
2. Remove R-1 + R-4 parcels currently in SDO, south of East/West line consistent w/ 184th.
3. Limit eligible income for affordable units produced using SDO incentives to ^{100% up to} 60% of median income v 80% for 50% of units.

For the record:

Name:

MARTIN BALOR

Address:

23707 LANDERS SW

Email:

cos2scil@yahoo.com

Phone:

206-708-4856



King County

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Thank you your comments.

I like and agree with the proposed changes to the plan.

Please continue to keep the SDO. It is important to create some opportunities for affordable housing. You will hear a lot of comments about water shortages. Those making these comments aren't sharing the whole story. Water District #19 has over 300 shares available. Water availability is important but the shortage is not as critical as some have presented. Besides, development cannot occur if the water shares are not available.

For the record:

Name: Jim Gross
Address: 10528 SW 116th ST Vashon, WA. 98070
Email: jamesrgross@yahoo.com Phone: 206-567-5620



King County

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Thank you your comments.

Currently our low/moderate income housing is NOT going to those in need -> Vashon household only looks at tax return - not any other accounts - no investment/retirement accounts are taken into consideration. People selling houses for 500K - 750K are able to pay cash + buy into Roseballen + Sunflower - those are not moderate income people. They are not people working at Nursing Home, Thriftway, etc.

Criteria could be created by Island (or County) to assure housing goes to those in need -> not people who have large investment accounts or who have sold houses/property in the past 3 years.

For the record:

Name: Susan Nyman

Address: 22233 Melkert Way 500

Email: nymansm@comcast.net Phone: 206.463.2905