PLN19-0037 Birchman Townhomes
Preliminary Formal Subdivision
List of Exhibits

EXHIBIT	***DOCUMENT NAME***
Exhibit 1	Staff Report, prepared 30 December 2019
Exhibit 2	Boundary/Topographic Survey, prepared 19 June 2018
Exhibit 3	Vicinity Map, prepared 1 February 2019
Exhibit 4	Planned Action Determination of Consistency, issued 15 August 2019
Exhibit 5	Neighborhood Meeting Notice
Exhibit 6	Neighborhood Meeting Report, prepared November 2018
Exhibit 7	Notice of Application, dated 19 March 2019
Exhibit 8	Notice of Public Hearing, dated 31 December 2019
Exhibit 9	Site Plan, received 31 October 2019
Exhibit 10	Site Grading and Storm Drain Plan, received 31 October 2019
Exhibit 11	Project Reviews Report, generated 24 December 2019
Exhibit 12	Building Coverage and Hardscape Area Calculation Worksheet, received 8 July 2019
Exhibit 13	Right-of-Way Plan, received 31 October 2019
Exhibit 14	Water Availability Certificate, Seattle Public Utilities, prepared 6 March 2019

Staff Report to Hearing Examiner

Preliminary Formal Subdivision

File No. PLN19-0037, Birchman Townhomes

A. APPLICATION

Applicant and Property Owner: Blue Fern Development LLC

Owner's Authorized Agent: Holli Heavrin, Core Design Inc.

Application for a Preliminary Formal Subdivision to subdivide one (1) residential parcel into eleven (11) lots and one (1) tract. This subdivision is being reviewed concurrently with building, site development, and right-of-way permits under the Consolidated Subdivision process in SMC 20.30.410(A)(3).

B. BACKGROUND

1. SITE CHARACTERISTICS

1.1 Site address: 18512 Meridian Court N

1.2 Site tax parcel number: 323535-0040

1.3 The site is an irregularly shaped lot of approximately 13,460 square feet (.31 acres).

1.4 The site is a through lot abutting Meridian Avenue N (public street) to the west and Meridian Court N (private road) to the south **(Exhibit 2, Boundary/Topographic Survey)**.

1.5 The site currently contains a single-family residence and three small accessory structures. These structures will be demolished to facilitate the future development of the subdivided property.

1.6 The site gently slopes downward from north to south, with an approximately 10-foot change in elevation.

2. COMPREHENSIVE PLAN LAND USE DESIGNATION AND ZONING

2.1 The Comprehensive Plan land use designation for the site is Station Area 2.

2.2 The site is zoned Mixed-Use Residential 45' (MUR-45') which requires a minimum density of 18 units per acre, or a minimum of 6 units for this site.

2.3 Under SMC 20.40.120 single-family attached residential dwellings are an allowed use in MUR-45.

3. NEIGHBORHOOD CHARACTERISTICS

3.1 The site is located just north of the intersection of N 185th Street and Meridian Avenue N in the Echo Lake neighborhood **(Exhibit 3, Vicinity Map)**.

3.2 N 185th Street and Meridian Avenue N are both classified as Minor Arterials, providing intra-community connections. Meridian Court N is a private street (cul-de-sac).

3.3 Abutting parcels and those along the N 185th Street corridor are zoned MUR-45 as the corridor flows eastward towards the future location of the 185th Street Light Rail Station, which is surrounded by MUR-70 zoning. As is the case throughout the Echo Lake neighborhood, abutting lots are developed within single-family housing based on historic low-density zoning. The Echo lake neighborhood is primarily low-density residential zoning, R-6, and developed with single-family residences, houses of worship, schools, and a few new townhome developments.

4. REGULATORY AUTHORITY

4.1 Shoreline Municipal Code (SMC) 20.30.060 requires Preliminary Formal Subdivisions to be processed as a quasi-judicial or "Type-C" action. The Hearing Examiner is to hold an open record public hearing and submit a recommendation, supported by findings and conclusions, to the City Council, which will make the final decision on the application.

4.2 Applicable regulatory controls set forth in the SMC include:

- SMC 20.30 – Procedures and Criteria
  (Preliminary Subdivisions – SMC 20.30.410)
- SMC 20.30 – SEPA Planned Actions – SMC 20.30.357, 20.30.565)
- SMC 20.40 – Zoning and Use Provisions
  (Residential Uses – SMC 20.40.120)
- SMC 20.50 – General Development Standards
  (Dimensional and Density Standards – SMC 20.50.020)
- SMC 20.60 – Adequacy of Public Facilities
- SMC 20.70 – Engineering and Utilities Development Standards

4.3 RCW 58.17.110 Approval/Disapproval of Subdivisions

5. ENVIRONMENTAL

5.1 Pursuant to WAC 197-11-800, formal subdivisions are not categorically exempt from environmental review under SEPA.

5.2 The site is located within the 185th Street Station Planned Action Area, established under Ordinance No. 707.

5.3 A Planned Action Determination of Consistency application was submitted and reviewed concurrently with this Preliminary Formal Subdivision application, under file number PLN19-0038. Following the review, staff concluded that the subdivision qualified as a Planned Action on August 15, 2019 **(Exhibit 4, Planned Action Determination of Consistency)**.

6. PROCEDURAL HISTORY

6.1 A Pre-application Meeting for the subdivision was held on May 8, 2018.

6.2 A Neighborhood Meeting was held on November 14, 2018 **(Exhibits 5 and 6, Neighborhood Meeting Notice and Neighborhood Meeting Report).**

6.3 Application for Preliminary Formal Subdivision (File No. PLN19-0037) was received on February 21, 2019.

6.4 The application was determined to be complete on March 14, 2019.

6.5 A Notice of Application for the subdivision was issued on March 19, 2019, with the comment period ending April 2, 2019 **(Exhibit 7, Notice of Application)**.

6.6 A Notice of Public Hearing was issued on December 31, 2019 for the Hearing Examiner open record public hearing on January 15, 2020 **(Exhibit 8, Notice of Public Hearing)**.

7. PUBLIC AND AGENCY COMMENT

7.1 Public Comment – No comments were received during the Notice of Application comment period.

7.2 Agency Comment – No comments were received by any agencies during the Notice of Application comment period.

C. STAFF ANALYSIS

8. PRELIMINARY SUBDIVISION REVIEW CRITERIA (SMC 20.30.410)

The following criteria were used to review the proposed subdivision:

8.1 **SMC 20.30.410(B)(1): Environmental:**

Criterion (a): Where environmental resources exist, such as trees, streams, geologic hazards, or wildlife habitats, the proposal shall be designed to fully implement the goals, policies, procedures and standards of the critical areas regulations, Chapter 20.80 SMC, Critical Areas, and the tree conservation, land clearing, and site grading standards sections.

Staff Analysis: No critical areas exist on the site. As proposed, the subdivision will comply with tree conservation, land clearing and site grading standards specified in SMC Chapter 20.50, Subchapter 5.

Criterion (b): The proposal shall be designed to minimize grading by using shared driveways and by relating street, house site and lot placement to the existing topography.

Staff Analysis: This subdivision shows a single vehicular access point from Meridian Avenue N. A shared driveway, contained in a Tract (labeled as Tract A), from this access point will be utilized by all 11 units within the subdivision. Because the site is generally flat, grading work for the future placement of the buildings and necessary infrastructure will be minimal **(Exhibits 9 and 10, Site Plan and Site Grading and Storm Drain Plan).**

Criterion (c): Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, such as floodplains, landslide hazards, or unstable soil or geologic conditions, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected, consistent with subsections (B)(1)(a) and (b) of this

section, Chapter 20.80 SMC, Critical Areas, and Chapter 13.12 SMC, Floodplain Management.

Staff Analysis: There are no existing natural hazardous conditions on the site.

Criterion (d): Low impact development (LID) techniques shall be applied where feasible to minimize impervious areas, manage stormwater, and preserve on-site natural features, native vegetation, open space and critical areas.

Staff Analysis: LID techniques and stormwater requirements are reviewed under the 2014 Department of Ecology (DOE) Stormwater Manual. The Public Works Department has indicated the proposed subdivision and associated site development shall conform to the stormwater requirements of the DOE Manual.

8.2 **SMC 20.30.410(B)(2): Lot and Street Layout**

Criterion (a): Lots shall be designed to contain a usable building area. If the building area would be difficult to develop, the lot shall be redesigned or eliminated, unless special conditions can be imposed that will ensure the lot is developed consistent with the standards of this Code and does not create nonconforming structures, uses or lots.

Staff Analysis: The lots will be platted in a linear manner – oriented east to west - with 6 lots in the northern portion of the site and 5 lots in the southern portion. All lots will front on the access tract. The proposed lot lines for residential lots are shown to surround the footprint of each townhome unit. Because this is a unit lot development, redevelopment of individual lots will be limited. This is required to be noted on the final plat (see Section 9.4, Criteria E). The land not contained within residential lots will be in a tract. The tract will provide for access to each of the lots from Meridian Avenue and for landscaped areas around the perimeter of the site. **(Exhibit 9, Site Plan)**.

Criterion (b): Lots shall not front on primary or secondary highways unless there is no other feasible access. Special access provisions, such as shared driveways, turnarounds or frontage streets, may be required to minimize traffic hazards.

Staff Analysis: No lots will front on a street. Lots will be separated from Meridian Avenue N and Meridian Court N by a landscaped perimeter. Access for all lots will be via Meridian Ave N. All units/lots will utilize a shared driveway contained in a tract located between the northern and southern lots. Vehicle access is not proposed from Meridian Court N. **(Exhibit 9, Site Plan)**. Both the Fire and Public Works Department have approved the access as proposed; no vehicle turnaround is required for this subdivision, per Section 12.9(B) of the Engineering Development Manual **(Exhibit 11, Project Reviews Report)**.

Criterion (c): Each lot shall meet the applicable dimensional requirements of the Code.

Staff Analysis: SMC Table 20.50.020(2) does not establish a minimum lot width and area for the MUR-45' zoning district. Per Footnote 2, standards such as setbacks and hardscape may be modified for individual lots in unit lot developments, provided the overall site meets the dimensional standards. The unit lot boundaries for this subdivision will directly encompass each unit footprint, giving the individual lots 0-foot setbacks and 100% lot coverage. The remainder of the site is proposed to be set aside as a paved shared access and utilities tract labeled Tract A, the width for which will satisfy setback requirements (which range from 0 feet to 10 feet) on all sides of the parcel as identified in Section 9 below. Portions of Tract A will be landscaped so that the maximum hardscape for the site overall will be under the 90% required under SMC Table 20.50.020(2) **(Exhibits 9 and 12, Site Plan and Hardscape Coverage Calculation Worksheet)**.

Criterion (d): Pedestrian walks or bicycle paths shall be provided to serve schools, parks, public facilities, shorelines and streams where street access is not adequate.

Staff Analysis: Improvements to street frontage, including new sidewalks along the site frontage to Meridian Avenue N, are required as a condition of approval. The shared access driveway will provide for an internal walkway on both sides that will connect to Meridian Avenue N. No pedestrian connection is proposed for Meridian Court N **(Exhibit 9, Site Plan)**.

8.3 **SMC 20.30.410(B)(3): Dedications and Improvements**

Criterion (a): The City may require dedication of land in the proposed subdivision for public use.

Staff Analysis: A 13-foot-wide right-of-way dedication (easement for public use) is required as a condition of approval along the site's frontage of Meridian Avenue N. No other dedication of land for public use is required for this subdivision.

Criterion (b): Only the City may approve a dedication of park land.

Staff Analysis: No dedication of park land is required or proposed. Future development of the site with housing units will require the payment of park impact fees pursuant to SMC Chapter 3.70.

Criterion (c): In addition, the City may require dedication of land and improvements in the proposed subdivision for public use under the standards of Chapter 20.60 SMC, Adequacy of Public Facilities, and Chapter 20.70 SMC, Engineering and Utilities Development Standards, necessary to mitigate project impacts to utilities, rights-of-way, and stormwater systems. Required improvements may include, but are not limited to, streets, curbs, pedestrian walks and bicycle paths, critical area enhancements, sidewalks, street landscaping, water lines, sewage systems, drainage systems and underground utilities.

Staff Analysis: A 13-foot-wide right-of-way dedication (easement for public use) is required as a condition of approval along the site's frontage on Meridian Ave N. Improvements are required as a condition of approval within the Meridian Avenue N right-of-way adjacent to the site. These improvements include the restoration of travel lanes, new curbs and gutters, a five (5) foot amenity zone, and five (5) foot wide sidewalk for the length of the site's frontage, pursuant to the 2019 Engineering Development Manual **(Exhibits 9 and 13, Site Plan and Right-of-Way Plan)**. Remaining land within the dedication but outside the improvement area will be used for a future City growth project for the intersection of N 185th Street and Meridian Ave N. Future development of the site with housing units will require the payment of transportation impact fees pursuant to SMC 3.80.

8.4 **SMC 20.30.410(B)(4): Unit Lot Subdivision**

This subdivision is a unit lot development with 11 proposed lots and a joint access and utilities tract (Tract A).

Criterion (b): Unit lot developments may be subdivided into individual unit lots. The development as a whole shall meet development standards applicable at the time the permit application is vested.

Staff Analysis: For vesting purposes, this application was filed on February 21, 2019 and deemed complete on March 14, 2019. The eleven lots created by the proposed subdivision will be independent fee-simple lots for individual townhome units. For the overall site, all development standards, as noted in Sections 9, 10, and 11 of this report, are being met.

Criterion (c): As a result of the subdivision, development on individual unit lots may modify standards in SMC 20.50.020, Exception 2.

Staff Analysis: The individual unit lots in the proposed subdivision have modified setback and hardscape coverage requirements. Because the unit lot lines directly surround each individual townhome unit footprint, the proposed setbacks on all sides are 0 feet, and the hardscape coverage on each proposed lot is 100%. However, all remaining land on the site will be set aside in a shared access and utilities tract, labeled Tract A, with landscaping encompasses the non-paved areas of the Tract. **(Exhibit 9, Site Plan)**. Including Tract A, the site overall meets the minimum setback and hardscape requirements not subject to SMC Table 20.50.020(2), Exception 2. **(Exhibits 9 and 12, Site Plan and Hardscape Coverage Calculation Worksheet).**

Criterion (d): Access easements, joint use and maintenance agreements, and covenants, conditions and restrictions identifying the rights and/or the homeowners' association shall be executed for use and maintenance of common garage, parking and vehicle access areas; on-site recreation; landscaping; underground utilities; common open space; exterior building facades and roofs of individual units; and other similar features, and shall be recorded with the King County Recorder's Office.

Staff Analysis: A shared access and utilities tract (Tract A) will be established as part of this subdivision. Tract A will contain a common driveway, utility lines, and shared walkways. At the applicant's discretion, each unit lot may have an undivided interest in Tract A or a homeowner's association may be formed for ownership of Tract A. All covenants, restrictions, and responsibilities of property owners are required to be recorded prior to approval of the final plat, or, in the alternative, shown on the face of the final plat.

Criterion (e): Within the parent lot or overall site, required parking for a dwelling unit may be provided on a different unit lot than the lot with the dwelling unit, as long as the right to use that parking is formalized by an easement on the plat, to be recorded with King County Records and Licensing Services Division.

Staff Analysis: The applicant does not propose parking for dwelling units on a different unit lot. Parking will be limited to within the proposed townhouse units.

Criterion (f): The unit lot is not a separate buildable lot, and that additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot and shall be noted on the plat, to be recorded with King County Records and Licensing Services Division.

Staff Analysis: This criterion is a mandatory condition of approval for a unit lot development. As a condition of subdivision approval, this information shall be included on the final plat.

Criterion (g): The applicant shall record a covenant on the plat that states, "These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code."

Staff Analysis: This criterion is a mandatory condition of approval for a unit lot development. The applicant shall record a Declaration of Binding Covenant containing the information listed in this criterion prior to final plat approval.

9. SITE DEVELOPMENT STANDARDS (SMC 20.50)

9.1 Densities and Dimensions in the MUR-45' Zone (SMC 20.50.020)

Standard	Regulation
Base Density	N/A
Min. Density	18 du/acre
Min. lot width	N/A
Min. lot area	N/A
Min. front yard setback	0 ft. from Meridian Ave N (Arterial Street) 10 ft. from Meridian Ct. N (Non-Arterial Street)

Min. side yard setbacks	5 ft.
Min. rear yard setback	5 ft.
Base height	45 ft.
Max. building coverage	N/A
Max. impervious surface	90%

Per SMC Table 20.50.020(2), Footnote 2, except for density and height, all these standards may be modified for unit lot and zero-lot-line developments for internal lots only.

9.2 Significant Tree Removal (SMC 20.50.290-370)
There are two (2) significant trees existing on the site. Both trees measure less than 30 inches in diameter at breast height (DBH). Per SMC 20.50.310(B), three (3) significant trees under 30 inches DBH are exempt from retention and replacement requirements. Therefore, no tree retention will be required for development of this site.

9.3 Parking and Access (SMC 20.50.380-440)
Each dwelling unit must provide one off-street parking space (SMC 20.50.390A). All required parking spaces are proposed to be located within the garages of each townhome unit. The spaces must measure at least 8.5 feet by 20 feet in size.

10. ADEQUACY OF PUBLIC FACILITIES (SMC 20.60)

10.1 Wastewater – Ronald Wastewater District has reviewed the subdivision and determined that sufficient sewer capacity is available, subject to conditions. A developer extension will be required as a condition of approval. (**Exhibit 11, Project Reviews Report**)

10.2 Water – Seattle Public Utilities has reviewed the subdivision and has issued a Water Availability Certificate **(Exhibit 14)**.

10.3 Fire Protection – The Shoreline Fire Department, a special purpose district separate and distinct from the City, has reviewed the plans for access, water pressure to the site, and proximity to fire hydrants and found the plans satisfactory. Future development of the site with housing units will require the payment of fire impact fees pursuant to SMC 3.75 **(Exhibit 11, Project Reviews Report)**.

10.4 Surface and Stormwater Management – The Public Works Department has reviewed the proposed subdivision and associated development and determined that surface water standards as set forth in the Engineering Development Manual shall be satisfied **(Exhibit 11, Project Reviews Report)**.

10.5 Streets and Access – The Public Works Department has reviewed the proposed subdivision and associated development and determined that there is adequate access from Meridian Avenue N via a shared driveway within Tract A. Frontage improvements for Meridian Avenue N, including re-paving of travel lanes, new curbs, gutters, sidewalks, and an amenity zone will be required prior to final plat

approval. Alternatively, the applicant may post a bond or other surety for frontage improvements, as provided in SMC 20.30.440, prior to final plat approval.

11. ENGINEERING AND UTILITY DEVELOPMENT STANDARDS (SMC 20.70)

11.1 Right-of-Way Dedication – A right-of-way dedication (easement for public use) of 13 feet in width is required as a condition of approval along the site's frontage of Meridian Avenue N. The dedication is larger than the minimum necessary due to the future growth project for the intersection of Meridian Avenue N and N 185th Street, which will be constructed by the City. The purpose of the additional dedicated land is to accommodate the area needed for this future project.

11.2 Frontage Improvements – The following frontage improvements will be required as a condition of approval and shall be installed by the applicant prior to final plat approval, or the applicant may post a bond or other surety as described in Section 10.5 above.

a) 22 feet of re-paving of Meridian Ave N, measured from the centerline of the right-of-way;
b) 6-inch concrete curb;
c) 5-foot-wide amenity zone; and
d) 5-foot-wide concrete sidewalks.

11.3 Utility Undergrounding – Undergrounding of all utilities per SMC 20.70.430 will be required.

C. CONCLUSIONS

Based on the above, staff concludes the proposed Preliminary Formal Subdivision:

- Has met the applicable requirements of the Shoreline Municipal Code, including SMC Title 20 Unified Development Code.
- Will make appropriate provisions for the public health, safety, and general welfare. The units within the subdivision will be connected to public sewer and water systems, subject to conditions set forth by the sewer and water providers. Additional stormwater runoff due to the increase of hardscape on site will be managed according to current City and State standards. Anticipated traffic impacts will be mitigated through the payment of Transportation Impact Fees and construction of frontage improvements along Meridian Avenue N. Impacts to the City's Park System and to the Shoreline Fire Department will be mitigated through Park and Fire Impact Fees.
- Will serve the public use and interest. The site is located within the N 185th Street Station Subarea which promotes denser development in proximity to future high-capacity transit, specifically Sound Transit's light rail station located approximately 0.5 miles from the site. The denser mixed-use residential zoning is intended to improve walkability and reduce car dependency. The proposed subdivision's creation of 11 lots will result in an addition 10 housing units thereby helping to address the regional housing shortage in the Central Puget Sound area. In addition, by increasing density, improving walkability and reducing car dependency issues such as greenhouse gas emissions, road congestion, cost of providing public services, and social diversity are being promoted.

D. STAFF RECOMMENDATION

Staff's recommendation to the Hearing Examiner is to forward to the City Council a recommendation of approval for the proposed Preliminary Formal Subdivision application, PLN19-0037, subject to the following conditions:

1. Applicant shall comply with all applicable provisions of the Shoreline Municipal Code, specifically SMC Title 20 Unified Development Code.
2. All existing and proposed restrictions, easements, tracts, and their purpose shall be clearly shown on the face of the Final Plat.
3. All utility easements for water service, sewer service, underground power, and telecommunications shall be noted on the face of the Final Plat.
4. A use and maintenance agreement shall be recorded, filed separately, or noted on the face of the Final Plat for all joint access and utility easements/tracts.
5. The stormwater facilities shall be complete and pass inspection prior to approval of the Final Plat, or the applicant shall post suitable bond or surety to guarantee the completion of improvements within one year of the date of approval of the Final Plat.
6. A stormwater declaration of covenant in a form acceptable to the City shall be recorded with the King County Recorder's Office prior to approval of the Final Plat and the recording number shall be clearly noted on the face of the Final Plat. If the applicant has posted a bond or surety, then the declaration of covenant shall be recorded on each lot shown on the final plat prior to release of the bond or surety. Or, in the alternate, covenant language in a form acceptable to the City shall be included on the face of the Final Plat.
7. A joint use and maintenance agreement identifying the rights and responsibilities of the property owners within the Final Plat, or a homeowner's association, shall be executed for the maintenance and operation of the stormwater facilities and recorded with the King County Recorder's Office prior to approval of the Final Plat. Or, in the alternative, joint use maintenance agreement language shall be included on the face of the Final Plat.
8. All conditions for access and life safety, as required by Shoreline Fire Department, shall be met. The proposed access road must be a minimum 20 feet wide and marked as a fire lane with no parking allowed. Both shall be noted on the face of the Final Plat, and the improvements shall be completed prior to Final Plat approval.
9. All conditions of the water availability certificate shall be met:
    a. The maximum allowable size for a new fire service is the same size as the main when the main is part of a looped system or one size smaller when there is not a looped system, the largest available fire service is 8 inches. The maximum allowable size for irrigation, domestic, and combination services is one size smaller than the main; the largest available domestic or irrigation service size is 6 inches; and the largest available combination service is 10 inches.
    b. One meter will serve the domestic water needs of a single legal parcel. If the legal parcel is shortplatted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer.

c. The property owner is responsible for the installation, maintenance, and liability of the service line from the City union near the meter to the building served. New water service piping from the City union to the building must be inspected by SPU prior to covering. For an inspection, call (206) 684-5800.

d. For new water services, Property owner must sign SPU's Application and Agreement for Water Service, pay all connection service charges, and other charges which may or may not be listed below, and submit the legal description of the property to be served. Apply for service at 700 5th Avenue, 27th Floor, Seattle, WA 98104. The time between the service order and installation varies depending on workload, service size and type. Wait times are approximately 100 days; call SPU, DSO at (206) 684-3333 for current projected wait time.

e. Customers are required to install an approved air gap or reduced pressure backflow assembly (RPBA/RPDA) on all water service connections posing a high health cross-connection hazard (pursuant to WAC 246-290-490). Backflow prevention is also required on water service connections such as fire services, irrigation services, buildings exceeding three stories of 30 ft. in height above the meter (measured to highest water fixture) and may be required for other water services. SPU and KCHD (King County Health Department) are the administrative authorities engaged in a joint program identifying actual and potential cross-connections between the public water supply and possible sources of contamination. For answers to cross-connection control questions or to request an inspection, please call (206) 684-3536.

f. Prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5', dedicated for water services shall be provided. If more private water lines will be installed in any portion of an easement, 1' addition of easement width must be allowed for each additional private water line. The easement must be continuous from the water meter to the parcel or unit lot served by that meter. SPU does not install manifolds for 1.5" and larger services and they shall require individual taps.

g. Underground piping through an easement, from the City union to the property line, must be either type K or L copper, or Ipex Kitec (PE-AL-PE) and fittings.

h. Required Payments:

    i. A calculated Connection Charge may apply when any new water service is ordered.

    ii. When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.

    iii. Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.

i. General Comments:

    i. One domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s).

ii. Please provide detailed plans of water services at the time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.

iii. If the proposed project changes after this review of Water Availability, or if the current plan submitted to SPU does not detail the entire scope of the proposed project, water requirements may change, and a new Water Availability Certificate will need to be issued to supersede the Water Availability Certificate which is based on incomplete or modified data.

iv. Customers connected to sewers in the King County (KC) service area are subject to the KC capacity charge. Contact King County at (206) 296-1450 or CapChargeEscrow@kingcounty.gov.

v. For as ingle SPU water service and then a master meter supplying an HOA-Owned water main to the entire site (as shown in the marked-up site plan) add one 30" line valve with an 8" bypass assembly in N 185th Street, near the east margin of Burke Avenue N. If individual taps are required east of Burke Avenue N, then a second 30" valve is required in N 185th Street east of Meridian Avenue N.

10. A side sewer easement is required for all shared side sewers on the City of Shoreline/Ronald Wastewater District approved form. The easement shall be recorded prior to Final Plat approval and it shall be clearly noted on the face of the Final Plat.
11. All conditions set forth by Ronald Wastewater District for new sewer connections shall be met:

    a. Sanitary sewer service will be provided by a six (6) inch side sewer connection or an eight (8) inch or larger sewer main from the site.
    b. Prior to connection of any structure to any sanitary sewer system or the making of any repairs, alterations, or additions, an application for a side sewer permit shall be filed with the City of Shoreline.
    c. All materials and workmanship in connection with the installation of any sewers connected to the public sewer shall be as specified by District Rules & Regulations – Res. 09-26.
    d. May require a hydraulic capacity study by the District contract engineer. Developer will be responsible for all costs.
    e. Will require right of way permits for sewer work separate from other ROW permits issued for this project.
    f. Cap-off of existing side sewers required at property line before demolition of structures.
    g. Sanitary Sewer Developer Extension will be required to provide sewer service. Refer to the Developer Extension Manual for information on requirements.
    h. Contractors working in the right of way for sewer work will be required to be licensed and bonded prior to permit issuance.
    i. Connections are subject to Ronald Wastewater District General Facility Charge and/or Local Facilities Charge as outlined in Res. 09-26.
    j. All new connections, additional connections, or revised connections are subject to King County Treatment Capacity Charge.

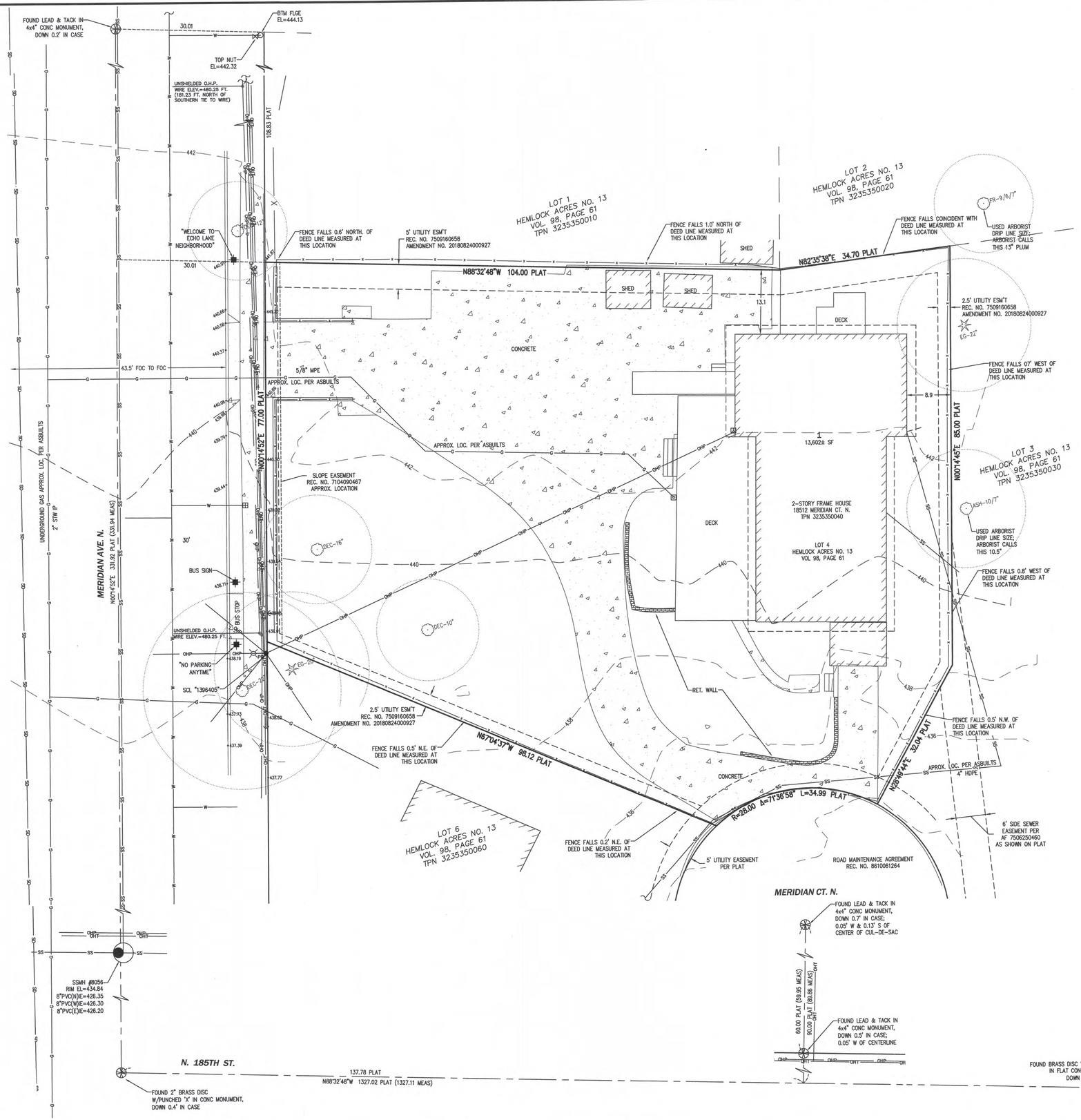
12. All new development shall be served with underground power and separate meters for each dwelling unit.

13. Protective fencing shall be installed around the driplines of trees identified by the City in order to ensure their survival during construction.
14. The exact square footage of each lot shall be clearly shown on the face of Final Plat.
15. All addresses shall be shown on the recorded Final Plat. Each unit shall be addressed as follows:
    a. Lot 1 – 18514 Meridian Ave N Unit A
    b. Lot 2 – 18514 Meridian Ave N Unit B
    c. Lot 3 – 18514 Meridian Ave N Unit C
    d. Lot 4 – 18514 Meridian Ave N Unit D
    e. Lot 5 – 18514 Meridian Ave N Unit E
    f. Lot 6 – 18514 Meridian Ave N Unit F
    g. Lot 7 – 18512 Meridian Ave N Unit A
    h. Lot 8 – 18512 Meridian Ave N Unit B
    i. Lot 9 – 18512 Meridian Ave N Unit C
    j. Lot 10 – 18512 Meridian Ave N Unit D
    k. Lot 11 – 18512 Meridian Ave N Unit E
16. A Covenant shall be recorded either by stating it on the face of the Final Plat or by filing a Declaration of Covenant with King County Recorder's Office prior to Final Plat approval. The recording number of this Declaration shall be noted on the plat. The language of the covenant shall be:

    "Each unit lot is not a separate buildable lot. Additional development of the individual unit lots may be limited as a result of the application of development standards to the parent lot. These units will be considered individual units and part of one structure that cannot be segregated from one another. A unit lot development is defined as one building or one structure in the International Building Code and International Fire Code and National Electrical Code."
17. The following note shall be placed on the face of the Final Plat:

    "This subdivision is approved based on SMC 20.30.410.D Unit Lot Development standards and Exception (#2) to Table 20.50.020(1) that allows modifications to certain dimensional standards for unit lot developments. Any future development of the individual lots created by this subdivision may be limited as a result of the application of development standards."

SW1/4, SW1/4, SEC. 05, TWP. 26 N., RGE. 4 E., W.M.



LEGEND

- FOUND MONUMENT AS NOTED
- STORM DRAIN MANHOLE
- CATCH BASIN (SMALL BOX)
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MANHOLE
- GAS METER
- POWER METER
- UTILITY POLE
- LIGHT POLE
- SIGN AS NOTED
- DECIDUOUS TREE, SIZE NOTED AS DEC-X"
- EVERGREEN TREE, SIZE NOTED AS EG-X"
- SD — STORM PIPE
- SS — SEWER PIPE
- W — WATER PIPE
- G — GAS PIPE
- OHP — OVERHEAD POWER
- OHT — OVERHEAD COMMUNICATION
- X — FENCE AS NOTED
- APPROX. LOC. — APPROXIMATE LOCATION
- RET. WALL — RETAINING WALL

SCALE: 1" = 10'

0 5 10 20

VERTICAL DATUM

NAVD 88

BASIS OF BEARINGS

PLAT BEARINGS OF HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

REFERENCES

HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

LEGAL DESCRIPTION

LOT 4, HEMLOCK ACRES NO. 13, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 98 OF PLATS, PAGE 61, RECORDS OF KING COUNTY, WA.

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS, AND STIPULATIONS OF THE OPERATING AGREEMENT OF BLUE FERN DEVELOPMENT, LLC, DATED APRIL 18, 2013.
2. THIS SITE IS SUBJECT TO A DOCUMENT ENTITLED "RELEASE OF DAMAGES AGREEMENT" AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER RECORDING NO. 7104090466, KING COUNTY, WASHINGTON.
3. THIS SITE IS SUBJECT TO THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES AS GRANTED BY DEED RECORDED UNDER RECORDING NO. 7104090467, KING COUNTY, WASHINGTON. APPROXIMATE LOCATION SHOWN HEREON.
4. THIS SITE IS SUBJECT TO AN EASEMENT AND THE TERMS AND CONDITIONS THEREIN FOR A SIDE SEWER AS RECORDED UNDER RECORDING NO. 7508250460, KING COUNTY, WASHINGTON. EASEMENT IS A 6 FOOT WIDE STRIP OVER SIDE SEWER AS CONSTRUCTED, AND SHOWN HEREON.
5. THIS SITE IS SUBJECT TO RELEASE OF DAMAGES DATED JUNE 10, 1975, EXECUTED BY SUNSET CONSTRUCTION COMPANY, A WASHINGTON CORPORATION, TO THE CITY OF SEATTLE FROM ALL FUTURE DAMAGES RESULTING FROM SIDE SEWER AS RECORDED UNDER RECORDING NO. 7506250461, KING COUNTY, WASHINGTON.
6. THIS SITE IS SUBJECT TO ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY SHORT PLAT OR PLAT OF HEMLOCK ACRES NO. 13 AS RECORDED IN VOLUME 98 OF PLATS, PAGE 61, KING COUNTY, WASHINGTON. SHOWN HEREON.
7. THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND/OR EASEMENTS, BUT DELETING THE SAME INDICATING A PREFERENCE, LIMITATION, OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS, OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(c), OF THE UNITED STATES CODES, AS RECORDED UNDER RECORDING NO. 7509160658, AND FURTHER MODIFIED AND/OR AMENDED BY INSTRUMENT AS RECORDED UNDER RECORDING NO. 20180824000927, KING COUNTY, WASHINGTON. BLANKET IN NATURE, AND SECTION 6 SHOWN HEREON.
8. THIS SITE IS SUBJECT TO ROAD MAINTENANCE PROVISIONS, AND THE TERMS AND CONDITION THEREOF, CONTAINED IN AN INSTRUMENT RECORDED UNDER RECORDING NO. 8610061264, KING COUNTY, WASHINGTON. THIS MAINTENANCE AGREEMENT INVOLVES LOTS 3 THROUGH 6 OF HEMLOCK ACRES NO. 13 FOR THE JOINT MAINTENANCE OF MERIDIAN COURT NORTH.

NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 4201-3022910, DATED AUGUST 21, 2018. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON JUNE 6, 2018. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JUNE, 2018.
3. PROPERTY AREA = 13,602± SQUARE FEET (0.3122ac± ACRES).
4. ALL DISTANCES ARE IN FEET.
5. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

RECEIVED FEB 21 2019 PCD

NO.	REVISIONS	DATE

GLENN R. SPRAGUE STATE OF WASHINGTON 18896 REGISTERED PROFESSIONAL LAND SURVEYOR

06-19-18

CORE DESIGN
14711 NE 29th Place, #101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963
ENGINEERING · PLANNING · SURVEYING

BOUNDARY/TOPOGRAPHIC SURVEY
18512 MERIDIAN COURT NORTH TOWNHOMES
BLUE FERN DEVELOPMENT, LLC
11232 120TH AVE NE, SUITE 204
KIRKLAND, WA 98033

DATE	06-19-2018
DESIGNED	
DRAWN	LDW
APPROVED	GLENN R. SPRAGUE, PLS PROJECT MANAGER
SHEET	C1.02
PROJECT NUMBER	18125

190037

2/15/2019 10:01 AM: \2018\18125\ENGINEERING\FINAL\SHEETS\CITY OF SHORELINE\C1.02.DWG

Exhibit 3

18512 MERIDIAN CT. N TOWNHOMES	02/01/2019

CORE DESIGN

12100 NE 195th St, Suite 300
Bothell, Washington 98011
425.885.7877 Fax 425.885.7963

ENGINEERING · PLANNING · SURVEYING

JOB NO. 18125

VICINITY MAP

Scale 1:200

ADJACENT LANDUSE

NORTH: MUR-45
EAST: MUR-45
SOUTH: MUR-45
WEST: MERIDIAN AVE. N.

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PCD

PLN 19-0037

2/1/2019 10:11 AM J:\2018\18125\ENGINEERING\EXHIBITS\VICINITY MAP, ZONING.DWG

Exhibit 4

City of Shoreline

Planning & Community Development

17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

To Be Completed by Staff:
Date Received: 7/8/19
Permit Number: PLN19-0038

Planned Action Determination of Consistency Review Checklist

185th Street Station Subarea ☑ **145th Street Station Subarea** ☐

Town Center ☐ **Shoreline Place** ☐

Part One: Project Information (Applicant to Complete)			
Property Information	**Site Address:** 18512 Meridian Ct. N.		
	Parcel #: 3233535-0040	**Sq. feet:** 13,602	**Acres:** 0.31
	Land Use Designation: Residential	**Zoning:** MUR-45'	
	Number of Buildings on site: 1	**Number to be Retained:** 0	
	Existing Impervious Surface Area: 6,970	**Proposed Impervious Surface Area:** 10,454	
Applicant / Contact	**Name/ Company:** Blue Fern Development, LLC		
	Address: 11232 120th Ave NE #204	**City/ State/ Zip:** Kirkland, WA 98033	
	Phone: 425-629-3854	**Applicants Relationship to owner:**	
	Fax:	**Email:** michelle@bluefern.com	
Property Owner	**Name/ Company:** Same as Applicant		
	Address: 18512 Meridian Ct. N.	**City/ State/ Zip:** Shoreline, WA 98133	
	Phone:	**Email:**	
	Fax:		

Project Description

Existing Land Use (describe):
Single Family Home - Residential

Proposed Land use (check all that apply):

☐	**Retail & Services:** those uses including but not limited to department, drug & grocery stores; eating &drinking establishments; specialty goods/ foods; entertainment & recreation; convenience stores; services; and commercial goods.	☐	**Office & Employment** – Those uses including but not limited to business & professional offices such as medical or dental, educational & institutional offices, research & development, light manufacturing, high tech, and associated uses.
☐	**Civic & Cultural:** those uses including but not limited to libraries, museums, community center, stadium, performing arts facility, City Hall and other public facilities, which are not essential public facilities.	☐	**Lodging:** Those uses including hotels, motels, and other similar facilities offering temporary accommodation.
☐	**Mixed Use:** Those uses that combine two or more land uses on a single site or within a single building.	☑	**Residential:** Those uses including but not limited to single family attached and detached units, multifamily units, residential care facilities, nursing homes and senior housing.

Other (Describe):

REVISION
JUL 08 2019
P&DS

Development Information				
Residential (Dwelling Units):				
Existing Dwellings		**Proposed Dwellings**	**Proposed Density (dwellings per acre)**	
# Single Family: 1		# Single Family: 11	# Single Family: 35.48 DU/AC	
# Multifamily:		# Multifamily:	# Multifamily:	
Office / Employment (Square Feet):				
Existing Office / Employment:		Proposed Office / Employment:		
Retail & Services (Square Feet):				
Existing Retail & Services:		Proposed Retail & Services:		
PM Peak Hour Weekday vehicle Trips:				
Existing Estimated Trips: 1 trip	Future Estimated Trips: 6.16 trips	Net New Trips: 5.16 trips	Total Trips: 5.16 trips	
Source of Trip Rate:		**Transportation Impacts Consistent with Chapter 20.60.140:**		
ITE Manual ☑	**Other**	**Yes** ☑	**No** ☐	
Signature (Applicant)	Michelle Branley, Authorized Agent			
Date:	6-13-19			

Part Two: Review Criteria (City to Complete)

The City's SEPA Responsible Official may designate conforming projects as "planned actions," pursuant to RCW 43.21C.030, that meet the following conditions (Ordinance 707-185th SSSP & Ordinance 752 – 145th SSSP)

Criteria (SMC	**Complies** (if not explain on separate sheet and attach):	
The proposal is located within a planned action area as identified on the official zoning map.	Yes ☑	No ☐
The proposal is consistent with the City of Shoreline Comprehensive Plan and the applicable subarea plan.	Yes ☑	No ☐
The proposed uses & activities are consistent with those described in the planned action EIS & zoning requirements of Title 20.	Yes ☑	No ☐
The proposal is consistent with the cumulative planned action thresholds identified in Ordinances 609 (Town Center), 705 (Shoreline Place), 707 (185th SSSP) & 752 (145th SSSP).	Yes ☑	No ☐
Dwelling Threshold: (2,214 units in 145th) (2,190 units in 185th) (1,000 units in Shoreline Place) (1,200 units in Town Center)	2,190 units (2,046 units remaining)	Dwellings Remaining: 2,036 units

Employment Threshold: (1,083 jobs in 145th) (928 jobs in 185th) (250,000 sqft office and 250,000 sqft retail in Shoreline Place) (200,000 sqft office and 200,000 sqft retail in Town Center)	928 jobs	Employment Remaining:	928 jobs
Vehicle Trips Threshold: (18,061 trips in 145th) (8,289 trips in 185th) (Maximum Average Daily Trips on 185th Street = 20,000) (2,894 total trips; 1,605 net trips for Shoreline Place)	8,289 trips (8,228 trips remaining)	Vehicle Trips Remaining:	8,223.75 trips
Utility Thresholds (145th): NCWD – 1,043,000 gpd SPU – 2,048,000 gpd Ronald Wastewater – 3,609,000 gpd Utility Thresholds (185th): NCWD = 771,281 gpd SPU = 1,171,165 gpd Ronald Wastewater = 1,516,803 gpd	SPU: 1,171,165 gpd (1,164,565 gpd remaining) Ronald: 1,516,803 gpd (1,504,563 gpd remaining)	Utility Capacity Remaining:	SPU: 1,163,365 gpd Ronald: 1,503,713 gpd
The proposal's significant impacts have been identified in the planned action EIS.		Yes ☑	No ☐

The proposal's significant impacts have been mitigated by application of the measures identified in Ordinances 609, 705, 707 & 752 and other applicable City regulations together with any modifications, variances or special permits that may be required.	Yes ☑	No ☐
The proposal complies with all applicable local, state &or federal laws and regulations.	Yes ☑	No ☐
The proposal is not an essential public facility as defined by RCW 36.70a.200(1) and except as permitted by Chapter 43.21C.RCW.	Yes ☑	No ☐

Part Three: Planned Action Determination (City to Complete):		
Requirement:	**Complies** (If no, explain on a separate sheet and attach):	
Applications for planned actions were made on forms provided by the City including a SEPA checklist.	Yes ☑	☐ No
The application is complete as provided in SMC 20.30.100.	Yes ☑	☐ No
The application is consistent with the criteria of the Planned Action Ordinance.	Yes ☑	☐ No

Qualifying Project (if no, explain on a separate sheet and attach)	
Yes ☑	**Qualifies as a Planned Action** - The application is consistent with the Planned Action Ordinance and thereby qualifies as a Planned Action project. All development activities shall proceed in accordance with the applicable permit review procedure specified in Shoreline Municipal Code Title 20, except that no SEPA threshold determination, EIS or additional SEPA review shall be required. Public notice of the determination shall be pursuant to chapter 43.21CRCW.
No ☐	**Does not Qualify as Planned Action** – The application is not consistent with the Planned Action Ordinance and does not qualify as a Planned Action project for the following reasons:
	Additional SEPA Review Required- Projects that fail to qualify as Planned Actions may incorporate or otherwise use relevant elements of the Planned Action EIS, as well as other relevant SEPA documents, to meet their SEPA requirements. The SEPA responsible Official may limit the scope of SEPA review for the non-qualifying project to those issues and environmental impacts not previously addressed in the Planned Action EIS.
Signature: (Director or Designee)	
Date:	8/15/19

Exhibit 5

• 14711 NE 29Th Place, Suite 101
• Bellevue, Washington 98007
• Ph 425.885.7877
• www.coredesigninc.com

NEIGHBORHOOD MEETING

Date: Wednesday, November 14, 2018

From: 6:00PM – 7:30PM

Location: **Shoreline Library**
Large Meeting Room
345 NE 175th Street
Shoreline, WA 98155

RE: 11-Unit Subdivision located at 18512 Meridian Court North (Parcel #3235350040)

Purpose: You are cordially invited to a Neighborhood Meeting. The purpose of the meeting is to provide an opportunity to inform the neighborhood of the proposed project in its early planning stages. Please feel free to join us at the Shoreline Library on November 14th at 6:00P.

Project Description: The applicant is proposing an 11-unit townhome development on 13,602 square feet (0.312 acres), in accordance with the MUR 45-zoning designation of the site. The development will be comprised of two buildings, one building containing six units and the other containing five units. Vehicular access to the site shall be provided off Meridian Avenue North. All townhomes will be three story structures, of Type V-B Construction and sprinklered.

Development Code: The following requirements are relevant to the site:
Minimum Density = 18 dwelling units per acre, (13,602 / 43,560 x 18 = 5.6, or 6 unit minimum)
Maximum Density = N/A
Minimum Lot Size = N/A
Minimum Lot Width = N/A
Minimum Front Setback = 0 Feet (Meridian Ave N – Minor Arterial)
Minimum Front Setback = 10 Feet (Meridian Court – Non-Arterial)
Minimum Rear Yard Setback = 5 feet
Minimum Side Yard Setback = 5 feet
Maximum Building Height = 45 feet
Maximum Building Coverage = N/A
Maximum Hardscape + 90%

Applications: The project will pursue the following applications from the City of Shoreline:

- Site Development Permit
- Demolition Permit
- Right-of-Way Permit
- Building Permit (Townhouse and Single-Family Attached)
- Preliminary Formal Plat
- Final Formal Plat

Exhibit 6

City of Shoreline
Planning & Community Development

17500 Midvale Avenue North
Shoreline, WA 98133
(206) 801-2500 ♦ Fax (206) 801-2788

March 15, 2019

To: Shoreline Neighbor

RE: Neighborhood Meeting Report, Submitted by Blue Fern Development

Dear Shoreline Neighbor;

Please find enclosed a copy of the Neighborhood Meeting Report for a Preliminary Formal Subdivision application for an 11-unit townhome development, submitted on February 21, 2019. We are sending you this report because you attended the Neighborhood Meeting held on November 14, 2018.

Also enclosed is a handout answering frequently asked questions regarding the Neighborhood Meeting process.

The City will also mail you a Notice of Application, which will notify you of the public comment period for another opportunity to comment.

If you have any questions, please call me at (206)801-2552 or e-mail to cmiller@shorelinewa.gov. Written comments can also be mailed to my attention to: City of Shoreline, Planning & Development Services, 17500 Midvale Ave. N., Shoreline, WA 98133.

Sincerely,

Caleb Miller, Associate Planner
Project Manager

Enclosures: Neighborhood Meeting Report
Frequently Asked Questions

Exhibit 6

Neighborhood Meeting for: 18512 Meridian Court North Townhomes

Location: Shoreline Library, Large Meeting Room
345 NE 175th St, Shoreline, WA 98155

Time: 6:00 PM-7:30 PM Wednesday, November 14, 2018

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Summary of Meeting

Introduction and Overview
Evan Mann, Blue Fern Development, LLC

Additional Design Team in Attendance
Stacia Bloom – Core Design Inc.
Alexander Clohesey – Milbrandt Architects Inc., P.S.

Community Questions/Concerns and Discussion

- Is there a Home Owner's Association (HOA) for this project?
  - Design Team Response: These will be fee-simple townhomes, meaning that each owner will own the land, unit, and air above their plat, just as a single family detached homeowner. However, there will be an HOA established for management of communal site features such as the trash enclosure and landscape buffers.
- Are there going to be garages provided? Lack of parking was expressed as a concern in the neighborhood, with many homeowners indicating that cars are parked on the street instead of garages among the existing housing stock. Will there be any parking provided exterior of the unit?
  - Design Team Response: A 1-car garage will be provided internal to each unit on site, meeting the zoning code requirement of 1 parking stall per unit. The applicant believes the intent of the MUR zones, in which this project is located, is to encourage use of alternative forms of transit, including the new public transit options around which these zones are clustered. The zoning requirements for parking reflect this vision. In addition, the applicant recognizes the market's desire for garages, and is therefore providing parking within a garage as opposed to alternative solutions on site. One guest gave a testimonial about how she and a neighbor met on the bus 20 years ago. Back then one car per household was normal for the community, because that was all that they could afford. Design Team suggested that we've come full circle, suggesting that one car households would go hand-in-hand with the future of mass transit.
- What is the average square footage of each unit? Will there be other uses at ground level besides the garage?
  - Design Team Response: Units will average between 1600-1700 square feet, exclusive of the garage space. All units also provide an additional bedroom/bonus room at ground level behind or adjacent to the garage.
- Will the site ingress/egress off Meridian Ave. N or off the frontage along N 185th St via Meridian Ct. N?

PLN 19-0037

  - Design Team Response: All ingress/egress will be off Meridian Ave. N. No access will be provided off the Meridian Ct. N cul-de-sac.
- What will the traffic impacts of the development be? Concerns were expressed over already high traffic volume along Meridian Ave. N at peak times. Would traffic exiting the site be forced to turn right through preventative measures in the R.O.W.?
  - Design Team Response: A traffic analysis will be performed as part of the submittal requirements, with anticipated volumes calculated per the City's requirements. No restrictions will be placed on turning direction out of the site; that decision would be up to the resident's discretion based on traffic at the time.
- How long is the construction timeline and when is the anticipated start date for construction?
  - Design Team Response: The applicant anticipates approximately a year for the project to complete permitting, meaning construction would begin a year from anticipated permit submittal in December. Construction itself would take another year, meaning these homes would not hit the market until 2020/2021.
- Will the house on the corner of Meridian Ave. and 185th St. remain?
  - Design Team Response: Yes, this project does not affect that house. The applicant has no current plans to expand upon the current project.
- What will the sale price for these homes be?
  - Design Team Response: The homes will sell for market rate at the time they hit the market, whatever that may be.
- How does the garbage truck access the site? Concerns about potential 'slippage' of earth into neighboring sites due to the load of the garbage truck and the location of the trash collection were expressed, based on an attendee's experience with a prior development.
  - Design Team Response: The applicant has coordinated with Recology (service provider), who have indicated that they prefer a central location for all trash/recycling pickup, rather than individual bins per unit. The truck will drive into the site and back out. The site matches grade with the neighboring property behind the pick-up location, eliminating potential slippage from higher grade to lower grade. Additionally, the drive aisle will be constructed in accordance with City engineering requirements designed to ensure firm bearing capacity for such instances.

CITY OF SHORELINE

Planning & Community Development

FREQUENTLY ASKED QUESTIONS NEIGHBORHOOD MEETINGS

Q: What is the purpose of a neighborhood meeting?

A: Neighborhood meetings are designed to provide citizens with early notification that a project may be proposed in their neighborhood and to allow citizens to provide initial comments on the project at an early stage of the application process.

Q: Who is notified of the meeting?

A: All property owners within 500 feet of the project site are required to be notified via mail of the neighborhood meeting. Neighborhood Association representatives for the area are also notified.

Q: Will attendees get to approve or deny the project?

A: No. Attendees will be able to provide comments to the applicant which the applicant can then choose whether or not to incorporate those comments intó his/her proposal.

Q: How does the neighborhood meeting fit into the permit process?

A: The neighborhood meeting is one of the initial steps in the process towards making an application with the City. Neighborhood meetings are held prior to applicants submitting their project with the City. Applicants are required to provide documentation from the neighborhood meeting as part of their application submittal.

Q: Will I be notified when a project is applied for?

A: All property owners within 500 feet of the project site will be notified once an application is submitted with the City.

Q: Will the neighborhood meeting be my only opportunity to comment on the project?

A: No. When the application is submitted to the City a "Notice of Application" will be sent out to all property owners within 500 feet. This notice will also indicate the beginning of the public comment period which typically lasts 14 days. Anyone who wishes to submit written comments regarding the project may do so at that time. All comments will be included with the file for review.

Q: Will I be able to view the project file and where can I view it at?

A: Once an application has been filed with the city any interested citizens may come in, view the file and discuss the application with the project manager. All files can be found at the Planning & Community Development department located at: 17500 Midvale Ave. N., 3rd floor, Permitting.

Exhibit 7

Notice of Preliminary Formal Subdivision Application

March 19, 2019

Name of Applicant and Application No.: Evan Mann – Blue Fern Development; PLN19-0037

Location: 18512 Meridian Ct. N; Parcel #323535-0040

Description of Project: Preliminary Formal Subdivision application to divide one (1) parcel into eleven (11) townhome unit lots.

Application Submitted & Complete: Submitted 2/21/2019; Complete 3/14/2019

Project Manager Name & Phone #: Caleb Miller, Associate Planner – (206)801-2552

Project Information: Total Lot Area: 13,460 sf Height (Maximum): 45 feet
Zone: MUR-45' Lot Size (Minimum): N/A

Public Comment: The public comment period ends April 2, 2019 at 5:00 p.m. Interested persons are encouraged to mail, fax (206) 801-2788 or deliver comments to City of Shoreline, Attn. Caleb Miller, 17500 Midvale Avenue N, Shoreline, WA 98133 or email to cmiller@shorelinewa.gov. You may also request a copy of the decision once it has been made.

Open Record Public Hearing: Interested parties are also encouraged to participate in a public hearing tentatively scheduled before the Planning Commission Hearing Examiner in June 2019 in the Council Chamber at City Hall, 17500 Midvale Avenue N, Shoreline, WA. A Notice of Public Hearing will be distributed no later than 15 days prior to the hearing.

Development Regulations Used and Environmental Documents submitted:
Current editions of Shoreline Municipal Code and Comprehensive Plan, Stormwater Manual, Engineering Development Manual, Transportation Master Plan, International Building Codes. Documents received include SEPA Checklist and Technical Information Report (TIR). All documents are available for review at City Hall, 17500 Midvale Avenue N.

Other Required Permits: Planned Action Determination of Consistency, Site Development Permit, Building Permits, Wastewater Permits

Notice of Disclosure:
The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

Notice of Public Hearing of the Hearing Examiner

Applicant, Application No., & Permit Requested: Blue Fern Development, LLC.; PLN19-0037; Preliminary Formal Subdivision

Location & Description of Project: 18512 Meridian Ave N (Parcel # 323535-0040). Division of an existing parcel of land into eleven (11) lots.

Interested persons are encouraged to provide oral and/or written comments regarding the above project at an open record public hearing. The hearing is scheduled for Wednesday, January 15, 2020 at 6:00 PM in the Council Chambers at City Hall 17500 Midvale Avenue N, Shoreline, WA. Any questions or comments prior to the hearing date should be addressed to the Hearing Examiner Clerk at hearingex@shorelinewa.gov.

Copies of the Notice of Application, Planned Action Determination, application materials and applicable codes are available for review at City Hall, 17500 Midvale Avenue N.

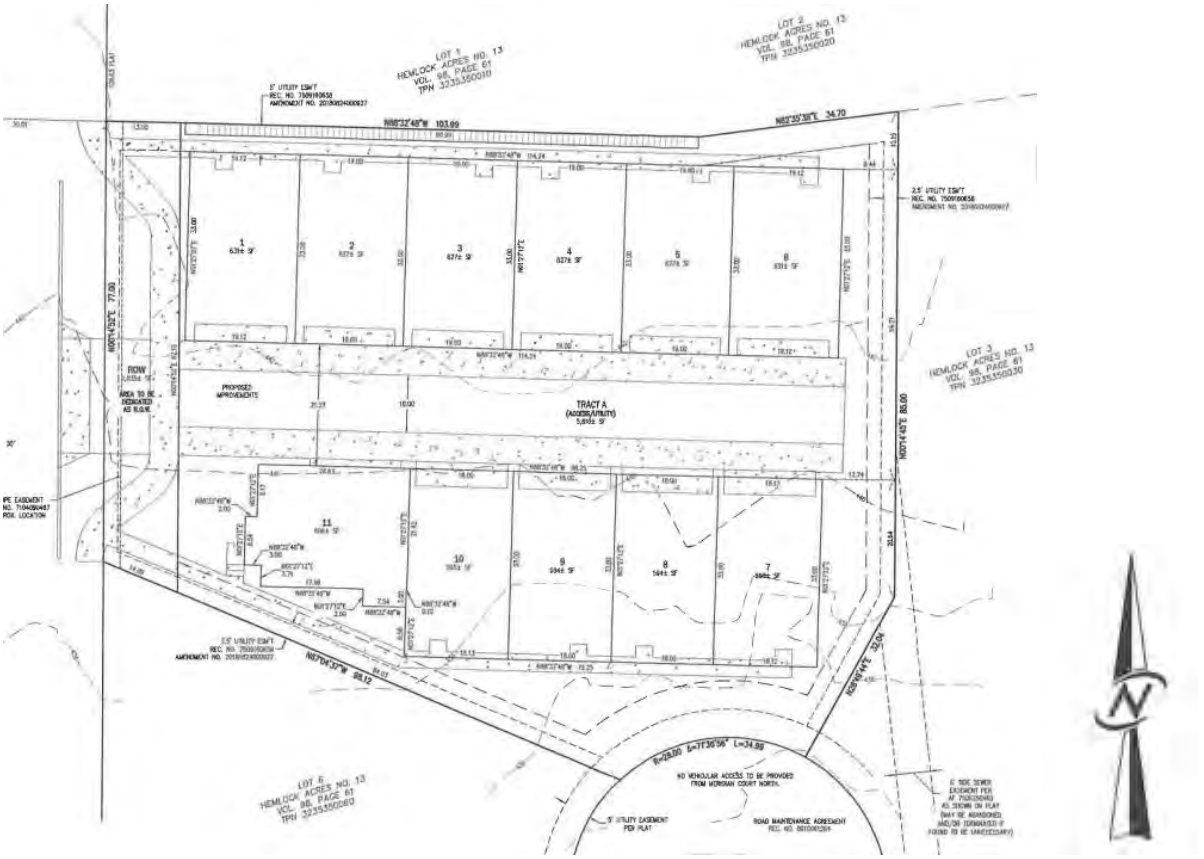
Any person requiring a disability accommodation should contact the Hearing Examiner Clerk at hearingex@shorelinewa.gov in advance for more information. For TTY telephone service call (206) 546-0457. Each request will be considered individually according to the type of request, the availability of resources, and the financial ability of the City to provide the requested services or equipment.

NOTICE OF DISCLOSURE

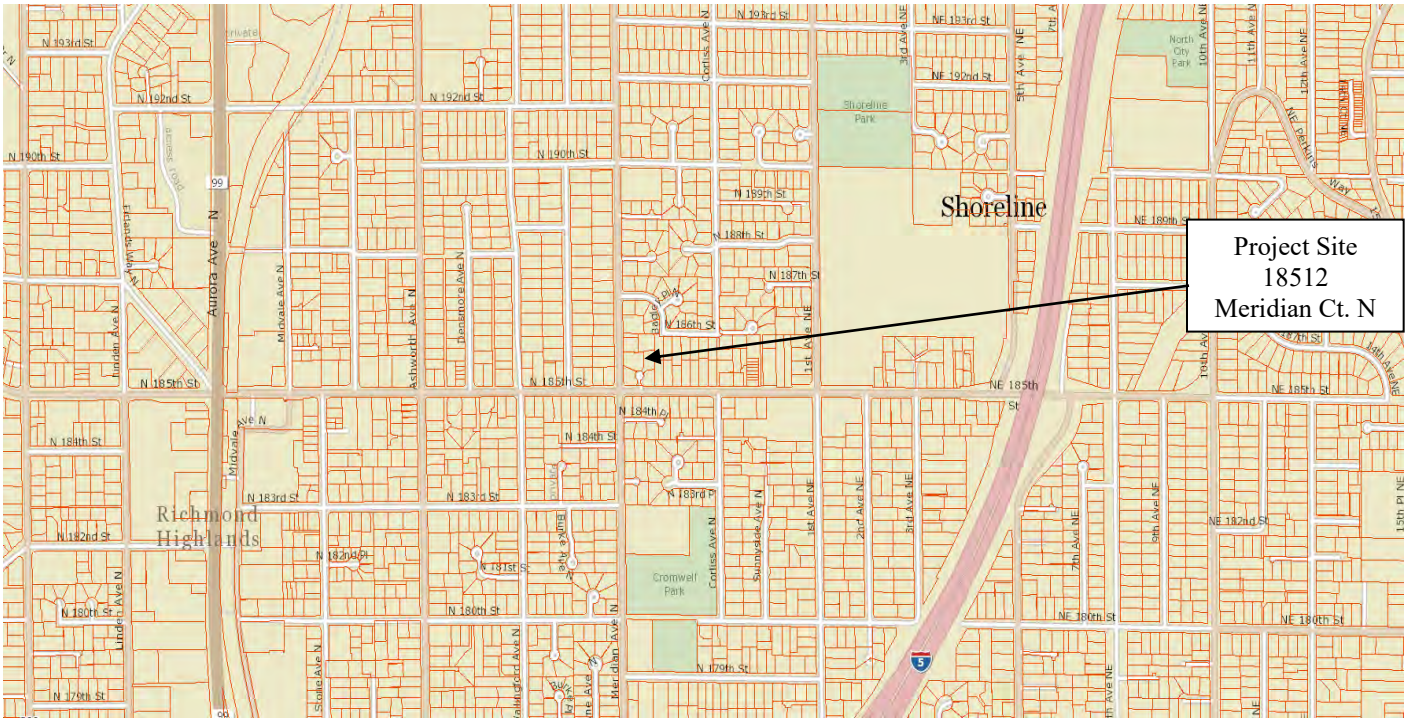
The City of Shoreline will enter all comments received into the public record and may make these comments, and any attachments or other supporting materials, available unchanged, including any business or personal information (name, email address, phone, etc.) that you provide available for public review. This information may be released on the City's website. Comments received are part of the public record and subject to disclosure under the Public Records Act, RCW 42.56. Do not include any information in your comment or supporting materials that you do not wish to be made public, including name and contact information.

Exhibit 8

Site Plan
18512 Meridian Ct. N

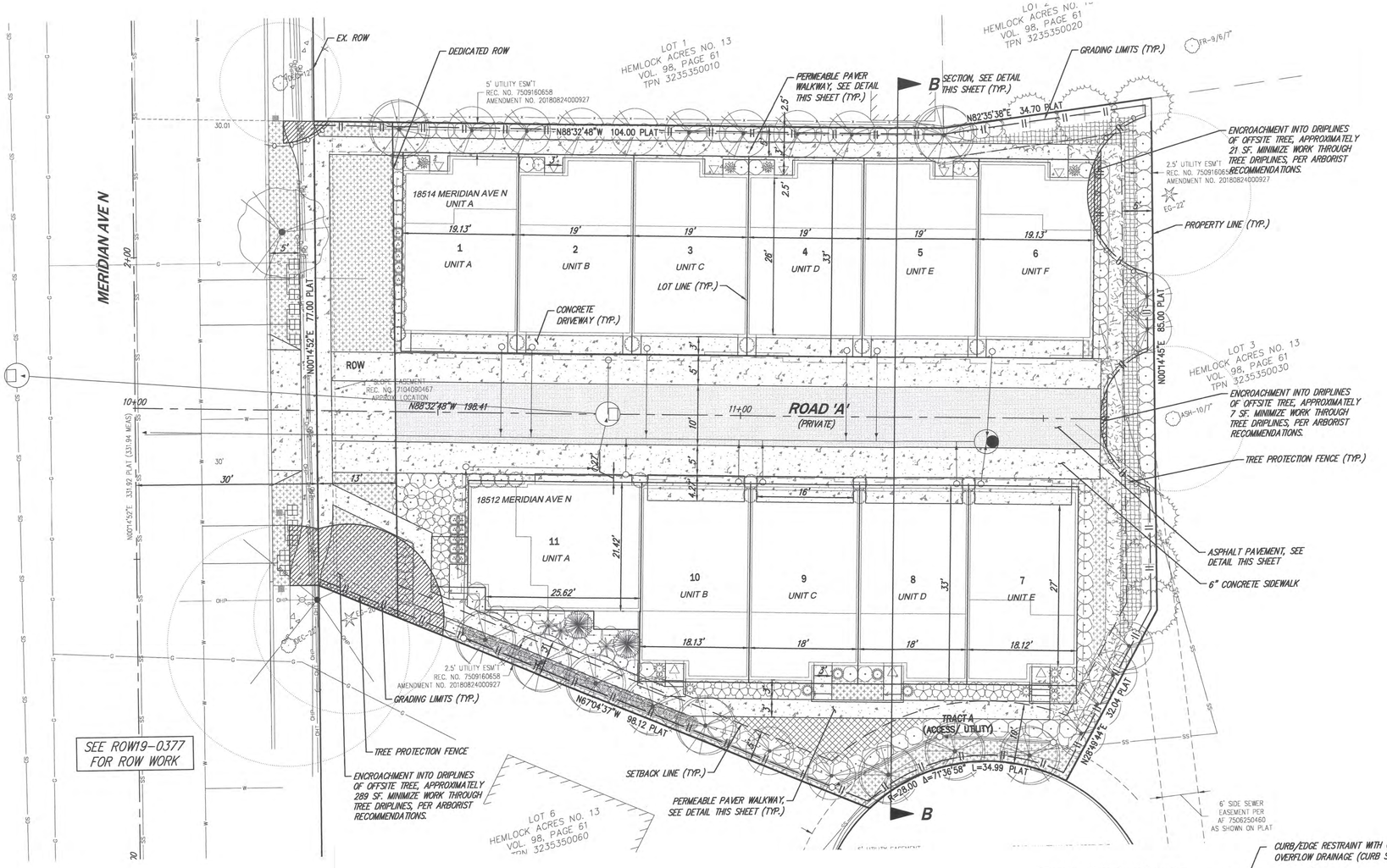


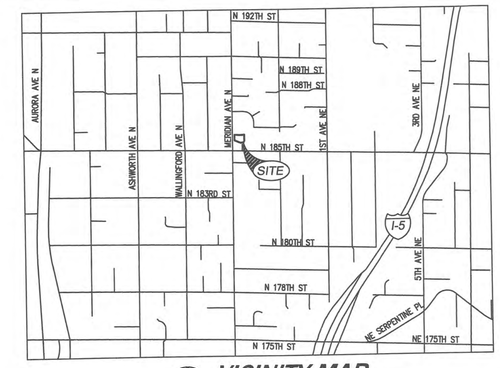
Vicinity Map



To see the aerial map, go to maps.shorelinewa.gov and enter the address.

SW1/4, SW1/4, SEC. 05, TWP. 26 N., RGE. 4 E., W.M.





VICINITY MAP

SCALE 1" =1000'

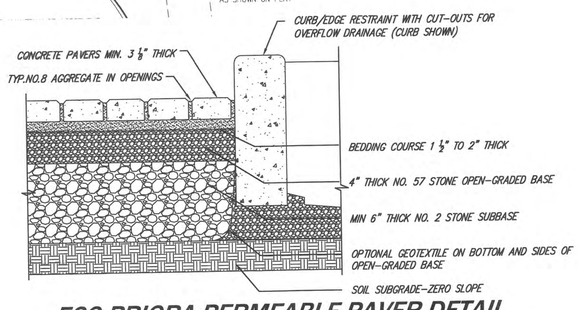
LEGEND

- PROPERTY LINE
- SETBACK LINE
- LOT LINE

PARKING QUANTITIES

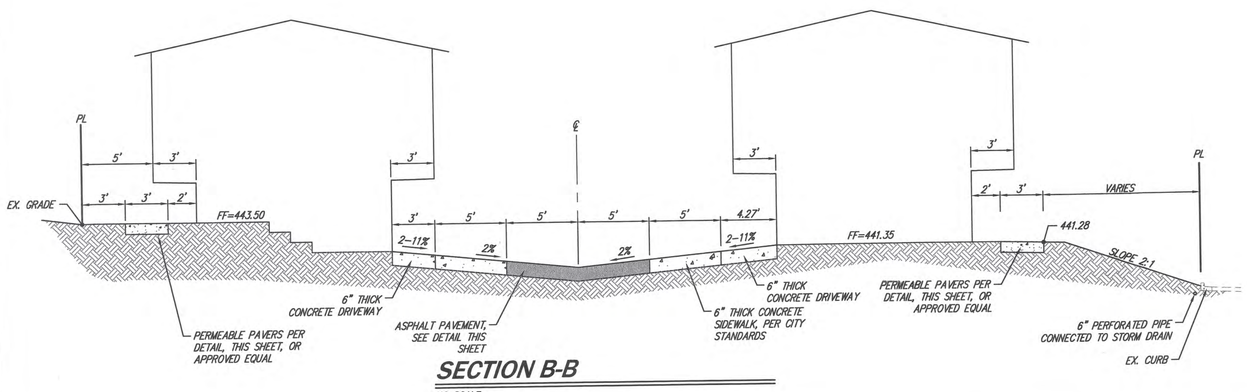
INTERNAL STALLS (GARAGES) 1 EA. X 11 UNITS = 11

TOTAL STALLS = 11



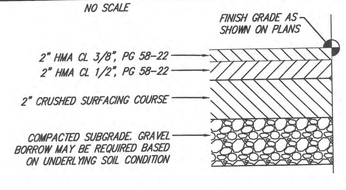
ECO-PRIORA PERMEABLE PAVER DETAIL

NO SCALE



SECTION B-B

NO SCALE



ASPHALT PAVEMENT

NO SCALE

SCALE: 1" = 10'

0 5 10 20

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

WORK WITHIN ROW WILL BE PERMITTED UNDER #ROW19-0377

DEV19-0376

REVISIONS		DATE
1	REVISION PER CITY COMMENTS	7/2/19
2	REVISION PER CITY COMMENTS	9/9/19
3	REVISION PER CITY COMMENTS	10/28/19

10-23-2019

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SITE PLAN & DETAILS

18512 MERIDIAN COURT NORTH TOWNHOMES

BLUE FERN DEVELOPMENT, LLC

11232 120TH AVENUE NE, SUITE 204
KIRKLAND, WA 98033

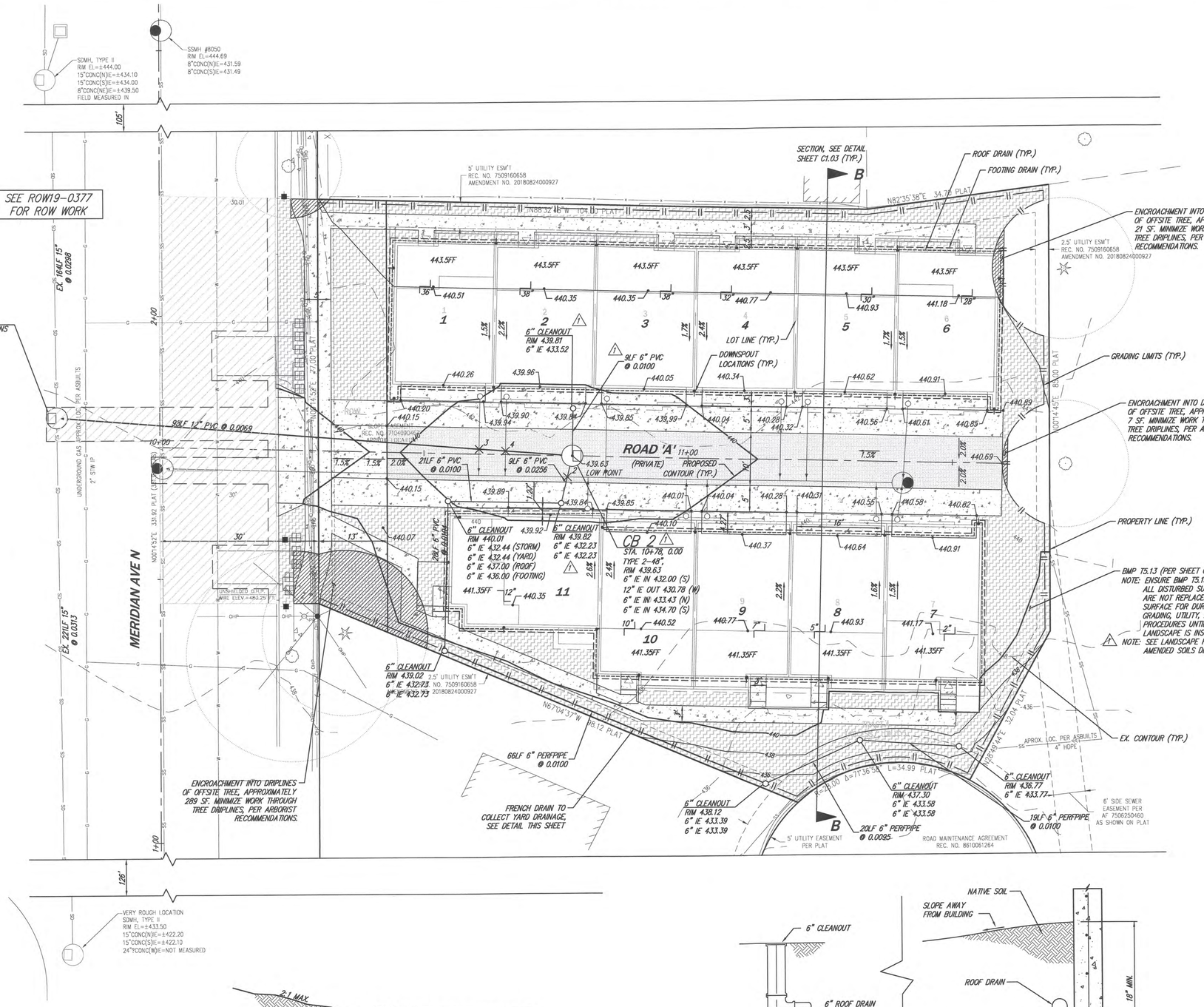
DATE	SEE STAMP DATE
DESIGNED	RUBY MOHAMMADI
DRAWN	RUBY MOHAMMADI
APPROVED	HOLLI H. HEAVRIN, P.E.
	GARY SHARNBROICH, P.E. — PROJECT MANAGER

SHEET C1.03

PROJECT NUMBER 18125

10/28/2019 12:45 PM,A \2018\18125\ENGINEERING\FINAL\SHEETS\CITY OF SHORELINE\C1.03.DWG

SW1/4, SW1/4, SEC. 05, TWP. 26 N., RGE. 4 E., W.M.



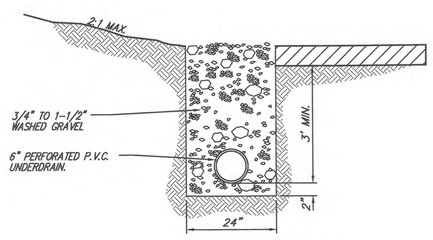
LEGEND

		STD. DWG.
	PROPERTY LINE	
440	PROPOSED CONTOUR	
440	EXISTING CONTOUR	
	GRADING LIMITS	
FF	FINISHED FLOOR ELEVATION	
3.0%	PERCENTAGE SLOPE OF GARAGE	
6"	STEPS	
440.00	FINISH SURFACE ELEVATION	
	KEYSTONE WALL	
	CONCRETE DRIVEWAY	C.O.S. 301, SHEET C3.31
	4" CONCRETE SIDEWALK	C.O.S. 309, SHEET C3.31
	ASPHALT PAVEMENT	SHEET C1.03
	CONCRETE DRIVEWAY	C.O.S. 309, SHEET C3.31
	TYPE A CURB & GUTTER	C.O.S. 312, SHEET C3.31
SD	EX. STORM MAIN	
	EX. STORM CB	
	EX. STORM MANHOLE	
	EX. SEWER MANHOLE	
SS	EX. SEWER MAIN	
	STORM CB TYPE II	C.O.S. 708, SHEET C3.32
	CLEANOUT	
	ROOF DRAIN	
	FOOTING DRAIN	
	POST-CONSTRUCTION SOIL QUALITY AND DEPTH	BMP T5.13

GRADING QUANTITIES

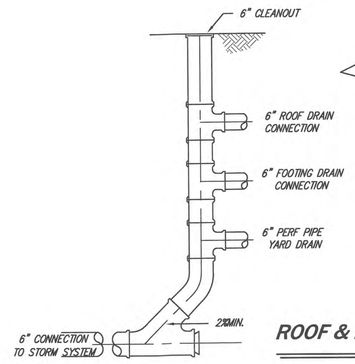
TOTAL CUT (EXCAVATION)	= -460 CY
TOTAL FILL (IMPORT)	= +440 CY
TOTAL EXPORT	= -20 CY

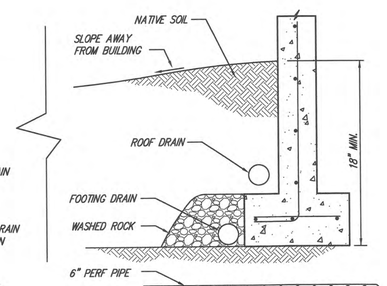
NOTE: THE QUANTITIES SHOWN HEREON ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE, AND DO NOT INCLUDE NECESSARY EXCAVATION FOR THE SATISFACTORY OF THE GEOTECH. CONTRACTOR SHALL VERIFY.



FRENCH DRAIN DETAIL

NO SCALE





NOTES:
1. ROOF DRAIN SHALL BE SOLID WALL PVC (SDR-35) PIPE.
2. FOOTING DRAIN SHALL BE MINIMUM 6"ø RIGID PERFORATED OR SLOTTED PVC (SDR-35) PIPE. IT SHALL BE INSTALLED WITH SLOTS FACING DOWN.
3. DO NOT CONNECT ROOF DRAIN TO FOOTING DRAIN.

ROOF & FOOTING & DRAIN CONNECTIONS

NO SCALE

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
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WORK WITHIN ROW WILL BE PERMITTED UNDER #ROW19-0377
DEV19-0376

NO.	REVISIONS	DATE
1	REVISION PER CITY COMMENTS	7/2/19
2	REVISION PER CITY COMMENTS	9/9/19
3	REVISION PER CITY COMMENTS	10/23/19

10-23-2019

CORE DESIGN
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING
12100 NE 195th St, Suite 300 Bothell, Washington 98011 425.885.7877

SITE GRADING AND STORM DRAIN PLAN
18512 MERIDIAN COURT NORTH TOWNHOMES
BLUE FERN DEVELOPMENT, LLC
11232 120TH AVENUE NE, SUITE 204
KIRKLAND, WA 98033

DATE	SEE STAMP DATE
DESIGNED	RUBY MOHAMMADI
DRAWN	RUBY MOHAMMADI
APPROVED	HOLLI H. HEAVRIN, P.E.
	GARY SHARNBROICH, P.E. PROJECT MANAGER

SHEET C3.01

PROJECT NUMBER 18125

10/28/2019 12:56 PM: \2018\18125\ENGINEERING\FINAL\SHEETS\CITY OF SHORELINE\C3.01.DWG

Exhibit 11

Project Reviews
City of Shoreline

Project Number: PLN19-0037

Description: **11 LOT SUBDIVISION OF 11 TOWNHOME UNITS IN 2 BUILDINGS**

Applied: **2/21/2019** Approved:

Site Address: **18512 Meridian Ct N**

Closed: Expired:

City, State Zip Code: **Shoreline, WA 98133-4259**

Status: **UNDER REVIEW**

Applicant: **BLUE FERN DEVELOPMENT**

Parent Project:

Owner: **BIRCHMAN JARETT A & MOLLY M**

Contractor: **<NONE>**

Details:

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: AUTO						
2/21/2019	3/1/2019	2/21/2019	INTAKE REVIEW	Lucinda Clark	APPROVED	
Notes:						
2/21/2019	3/14/2019	3/21/2019	COMPLETENESS REVIEW	Caleb Miller	APPROVED	
Notes:						
3/14/2019	5/23/2019	4/18/2019	CIVIL	Alisa Nguyen	APPROVED	SEE NOTES
Notes: Provide the Right-of-Way dedication recording number on the final plat document. If Declaration of Covenant is recorded prior to final plat recording, the recorded covenant should be shown on the final plat document.						
3/14/2019	3/27/2019	4/18/2019	FIRE	Devon Wesenberg	APPROVED	
Notes: this project has roads that are 20 feet wide and approximately 130 feet long. No fire dept turn around is needed.						
3/14/2019	4/8/2019	4/18/2019	PLANNING - SUBDIVISION	Caleb Miller	RESUBMITTAL REQUIRED	
Notes:						
3/14/2019	3/19/2019	3/19/2019	PROCEDURAL/SEPA/NOTICES	Caleb Miller	APPROVED	
Notes:						

Project Reviews
City of Shoreline

3/14/2019	3/14/2019	4/18/2019	TREE TRACKING	Caleb Miller	WAIVED	See DEV19-0376
Notes:						
7/3/2019	7/3/2019	7/3/2019	WASTEWATER	Brent Proffitt	APPROVED	SEE CONDITIONS
Notes:						
7/10/2019	8/15/2019	8/21/2019	PLANNING SUBDIVISION RESUBMITTAL	Caleb Miller	APPROVED	
Notes:						
12/24/2019		1/29/2020	DECISION**	Caleb Miller		
Notes:						

REVISION
JUL 08 2019
P&DS
190376

City of Shoreline
Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Building Coverage and Hardscape Area Calculation Worksheet

Project Address: 18512 Meridian Ct. N. Townhomes Lot Area (Square Footage) 13,602

Please further itemize these calculations if the site has multiple buildings, types of hardscape note listed.

Building Coverage = Footprint	Existing Square Footage	+	Proposed Square Footage	=	Total Square Footage
House (plus Garage, if attached)			6,088		6,088
Garage (if detached)					
Carport					
Shed					
Covered Deck					
Covered Porch					
Other Accessory Structure					
			Total Building Coverage (SF)		6,088
			Building Coverage Percentage (Total/Lot Area *100)		45%

Hardscape Area = Roof Area + Uncovered Surfaces	Existing Square Footage	+	Proposed Square Footage	=	Total Square Footage
Roof Area					
House (plus Garage, if attached)			7,113		7,113
Garage (if detached)					
Carport					
Shed					
Covered Deck					
Covered Porch					
Other Accessory Structure					
Uncovered Areas					
Deck					
Driveway and Parking Areas			1,488		1,488
Patios and Pools					
Walkways (including pavers)			2,474		2,474
Gravel Landscaping					
Other Hardscape Areas					
			Total Hardscape Coverage (SF)		11,075
			Hardscape Area Percentage (Total/Lot Area *100)		81%

Hardscape includes any structure or other covering on or above the ground that includes materials commonly used in building construction such as wood, asphalt and concrete, and also includes, but is not limited to, all structures, decks, and patios, and paving, including gravel, pervious or impervious concrete and asphalt. Include the square footages for all existing and proposed hardscape.

NOTE: This worksheet is provided as an aid and is for informational use only. It is not a substitute for the Shoreline Municipal Code or the Shoreline Development Code.

MILBRANDT ARCHITECTS

Attachment to Building Coverage and Hardscape Area Worksheet – Itemized by building.

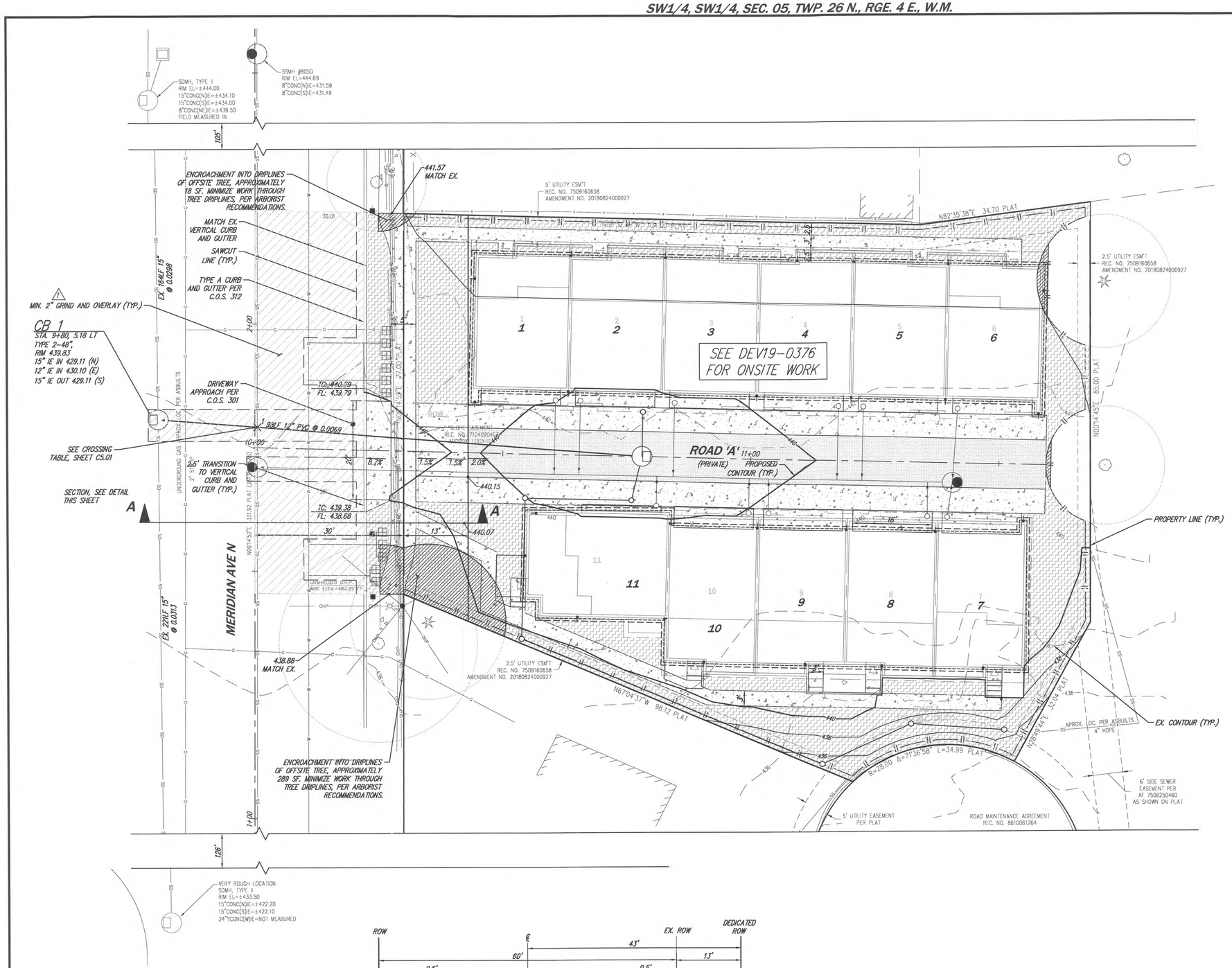
Building Coverage = Footprint, Proposed Square Footage:

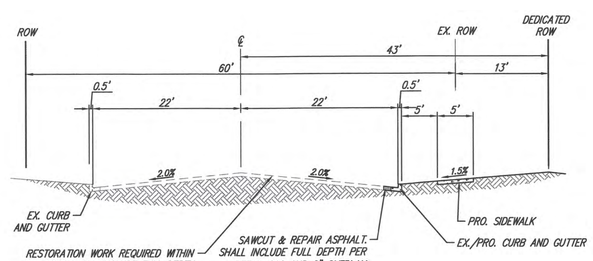
Building 1 =	3,258 SF
Building 2 =	2,830 SF
Total =	6,088 SF

Hardscape Area = Roof Area + Uncovered Surfaces, Proposed Square Footage:

Building 1 Roof Area =	3,929 SF
Building 2 Roof Area =	3,184 SF
Total =	7,113 SF

25 CENTRAL WAY SUITE 210 : KIRKLAND, WA 98033 : 425.454.7130 : WWW.MILBRANDTARCH.COM





SECTION A-A

NO SCALE

SCALE: 1" = 10'

0 5 10 20

LEGEND

		STD. DWG.
	PROPERTY LINE	
440	PROPOSED CONTOUR	
440	EXISTING CONTOUR	
	GRADING LIMITS	
FF	FINISHED FLOOR ELEVATION	
3.0%	PERCENTAGE SLOPE OF GARAGE	
6"	STEPS	
440.00	FINISH SURFACE ELEVATION	
	KEYSTONE WALL	
	CONCRETE DRIVEWAY	C.O.S. 301, SHEET C3.31
	4" CONCRETE SIDEWALK	C.O.S. 309, SHEET C3.31
	ASPHALT PAVEMENT	SHEET C1.03
	C.O.S. CONCRETE DRIVEWAY	C.O.S. 309, SHEET C3.31
	TYPE A CURB & GUTTER	C.O.S. 312, SHEET C3.31
SD	EX. STORM MAIN	
	EX. STORM CB	
	EX. STORM MANHOLE	
	EX. SEWER MANHOLE	
SS	EX. SEWER MAIN	
	STORM CB TYPE II	C.O.S. 708, SHEET C3.32
	CLEANOUT	
	ROOF DRAIN	
	FOOTING DRAIN	
	POST-CONSTRUCTION SOIL QUALITY AND DEPTH	BMP T5.13

GRADING QUANTITIES

TOTAL CUT (EXCAVATION)	= -460 CY
TOTAL FILL (IMPORT)	= +440 CY
TOTAL EXPORT	= -20 CY

NOTE: THE QUANTITIES SHOWN HEREON ARE FOR THE PERMIT PROCESS ONLY. THESE VALUES ARE APPROXIMATE, AND DO NOT INCLUDE NECESSARY EXCAVATION FOR THE SATISFACTORY OF THE GEOTECH. CONTRACTOR SHALL VERIFY.

UNDERGROUND LOCATOR SERVICE
CALL BEFORE YOU DIG!
811

NOTE 1: SITE WORK WILL BE PERMITTED UNDER #DEV19-0376
ROW19-0377

NO.	REVISIONS	DATE
1	REVISION PER CITY COMMENTS	7/2/19
2	REVISION PER CITY COMMENTS	9/9/19
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10-23-2019

CORE DESIGN
12100 NE 195th St., Suite 300 Bothell, Washington 98011 425.885.7877
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
PLANNING
SURVEYING

SITE GRADING AND STORM DRAIN PLAN
18512 MERIDIAN COURT NORTH TOWNHOMES
BLUE FERN DEVELOPMENT, LLC
11232 120TH AVENUE NE, SUITE 204
KIRKLAND, WA 98033

DATE	SEE STAMP DATE
DESIGNED	RUBY MOHAMMADI
DRAWN	RUBY MOHAMMADI
APPROVED	HOLLI H. HEAVRIN, P.E.
	GARY SHARNBROICH, P.E. PROJECT MANAGER

SHEET C3.01

PROJECT NUMBER 18125

10/30/2019 11:29 AM: \2018\18125\ENGINEERING\FINAL\SHEETS\ROW\C3.01.DWG

Exhibit 14

Seattle
Public Utilities

Core Design, Inc.
12100 NE 195th St
Suite 300
Bothell, WA 98011

REVISION
MAR 07 2019
P&DS

WATER AVAILABILITY CERTIFICATE
Building Permit

For Property: 18512 Meridian Court N In: Shoreline Map No: 203

Parcel ID: 3235350040

Requested for: Building Permit Rec'd by SPU: 02/22/2019

Developer:

Project Description: Project already has an APPROVED WAC # 20180824. Site has since increase unit count.Project Description: Now An 11-unit townhome development within 2 buildings. Parcel; 3235350040.

This Certificate is:
Approved; Building Permit may be approved at this time. Property owner may order water service after meeting all service requirements. No change to the water distribution system is required. (see Water Service Requirements.)

Certificate Prepared by: A K Certified by: Abdi Kenan Date: 03/06/2019

This Water Availability Certificate ID No. 20190329 shall be valid for no more than 18 months from the date of certification. Changes after certification date may alter requirements.

Fireflow or other Seattle Fire Department requirements may alter water availability at any time. Water availability requirements will change if existing system cannot support desired water service.

EXISTING WATER SYSTEM INFORMATION

Water Service(s):
Size: 1" Type: Domestic Material: Copper Meter: Active

Pressure Zone: 590 Elevation: 432 Static Pressure: 68 psi
Recommended design pressure is 20 psi less than static pressure.

Proximity of nearest fire hydrant is: 236 feet S of Property. Rate of flow at nearest hydrant is approximately: 2300 gpm at 20psi for 4 or more hours, based on: Flow Simulation

Comment:
Modeled hydrant location: In Corliss Ave N +/- 70 feet south of N 185th St. Static pressure: 63 PSI. Flow: 2300 GPM. Modeled Date: 5/10/2004 If more current data is required for design purposes, please contact Seattle Public Utilities Development Services Office at 206 684 3333 or spu_dso@seattle.gov to request a hydrant flow test.

PLN 190037

Property: 18512 Meridian Court N WAC ID No: 20190329

Parcel ID: 3235350040

Water Main:

Size: 8 inches Material: Cast Iron Class: 150 Year: 1964

- Standard
- Abutting

Water Main is available to serve in: Meridian Ave N

Distance of main to N margin of street is 21 feet.

Public ROW width is 60 feet.

New Meter Location: Meridian Court N

The water system is in conformance with a County approved water comprehensive plan, and has water right claims sufficient to provide service.

The proposed project is within Seattle's water utility's direct service area.

Water Service Requirements:

- The maximum allowable size for new fire service is the same size as the main when the main is part of a looped system or one size smaller when there is not a looped system, the largest available fire service is 8 inches. The maximum allowable size for irrigation, domestic, and combination services is one size smaller than the main; the largest available domestic or irrigation service size is 6 inches; and the largest available combination service is 10 inches.
- One meter will serve the domestic water needs of a single legal parcel. If the legal parcel is shortplatted prior to approval for occupancy after final inspection of the building permit, then separate meters will be required for each legally described parcel. This may necessitate the installation of a water main by the developer.
- The property owner is responsible for the installation, maintenance and liability of the service line from the City union near the meter to the building served. New water service piping from the City union to the building must be inspected by SPU prior to covering. For an inspection, call (206) 684-5800.
- For new water services, Property owner must sign SPU's Application and Agreement for Water Service, pay all connection service charges, and other charges which may or may not be listed below, and submit the legal description of the property to be served. Apply for service at 700 5th Ave., 27th floor. Seattle, WA 98104. The time between the service order and installation varies depending on workload, service size and type. Wait times are approximately 100 days; call SPU,DSO at (206) 684-3333 for the current projected wait time.
- Customers are required to install an approved air gap or reduced pressure backflow assembly (RPBA/RPDA) on all water service connections posing a high health cross-connection hazard (pursuant to WAC 246-290-490). Backflow prevention is also required on water service connections such as fire services, irrigation services, buildings exceeding three stories or 30 ft. in height above the meter (measured to the highest water fixture), and may be required for other water services. SPU and KCHD (King County Health Dept) are the administrative authorities engaged in a joint program identifying actual and potential cross-connections between the public water supply and possible sources of contamination. For answers to specific cross-connection control questions or to request an inspection, please call (206) 684-3536.
- Prior to ordering a new water meter that will serve a back lot, a recorded easement with a minimum width of 5', dedicated for water services shall be provided. If more private water lines will be installed in any portion of an easement, 1' addition of easement width must be allowed for each additional private water line. The easement must be continuous from the water meter to the parcel or unit lot served by that meter.SPU does not install manifolds for 1.5" and larger services and they shall require individual taps.
- Underground piping through an easement, from the City union to the property line, must be either type K or L copper, or Ipex Kitec (PE-AL-PE) and fittings.

Required Payments:

- A calculated Connection Charge may apply when any new water service is ordered.
- When required by the Fire Department, or when requested by the developer, standard charges for hydraulic modeling or a hydrant flow test are due.
- Standard charges are due when any new water service is ordered, or when any existing water service is retired or re-established.
- For questions regarding standard charges or other fees for water service, please contact Seattle Public Utilities Development Services Office at 206-684-3333.

General Comments:

- One domestic water meter is allowed to serve one legal parcel. A subdivision must be approved with address(es) assigned prior to ordering additional water service(s).
Please provide detailed plans of water services at time of ordering new meter(s). Please realize that water requirements may change when desired water service is requested.
- If the proposed project changes after this review of Water Availability, or if the current plan submitted to SPU does not detail the entire scope of the proposed project, water requirements

may change and a new Water Availability Certificate will need to be issued to supersede the Water Availability Certificate which is based on incomplete or modified data.
- Customers connected to sewers in the King County (KC) service area are subject to the KC capacity charge. Contact King County at (206) 296-1450 or CapChargeEscrow@kingcounty.gov for more information.
For a single SPU water service and then a master meter supplying an HOA-Owned water main to the entire site (as shown in the marked-up site plan) add one 30" line valve with an 8" bypass assembly in N 185th St, near the east margin of Burke Ave N. If individual taps are required east of Burke, then a second 30" valve is required in N 185th St east of Meridian.