

PROCLAMATION

WHEREAS, teams from around the State competed in this year's State Division 1-A golf tournament on May 21st and May 22nd in Bellingham, Washington; and

WHEREAS, during this year's outstanding season the golf team qualified a record number of entrants for the Tri-District and State Championships; and

WHEREAS, Erik Davenny, Richard Woo and Kevin Sawtell from the King's High School Boys Varsity Golf team participated; and

WHEREAS, freshman Richard Woo qualified as a State Medalist with rounds of 71 and 75; and

WHEREAS, graduating senior Erik Davenny finished in a tie for fourth place; and

WHEREAS, under the leadership of Coach Myrle Carner this year's Boys Varsity Golf team has the rare distinction of winning back-to-back State Championships;

NOW, THEREFORE, on behalf of the Shoreline City Council, I, Scott Jepsen, Mayor of the City of Shoreline, do hereby proclaim the week of June 24, 2001 as

KING'S HIGH SCHOOL BOYS GOLF WEEK

in the City of Shoreline and commend Coach Carner and the boys on the golf team for their outstanding performance and the team's success in making Shoreline the hometown of champions.

Scott Jepsen, Mayor

PROCLAMATION

- WHEREAS, since 1995, the Kings High School Girls Track Team has won the Class A Track and Field State Championship three times, and again this year the team earned the right to attend the State Championship meet held at Eastern Washington University over Memorial Day weekend; and
- WHEREAS, when the meet concluded the winning Kings team had scored 149 points, which broke the State record for most points scored and outscored the second place team by 92 points; and
- WHEREAS, the former State record of 93 points broken by the Kings team was set by a previous Kings team in 1997; and
- WHEREAS, outstanding performances were turned in by Laini Boggs, Dominique Boivin, Jamie Debell, Audrey Huebner, Tricia Hansen, Becky Jackson, Abby Kwan, Lisa Mall, Breyanne and Brittany Nordtredt, Julie Reese, Rachel Strand, Mariko Trias, Tiffany Vanskeik, Ashley Watkins, and Tiffany Widing; and
- WHEREAS, the Knights' extra-ordinary accomplishment occurred under the leadership of Coaches John Hubbell, Dan Blackmer, Daunte Gouge, Rod Wilcox, Teresa Berg and Jeff Geers;
- NOW, THEREFORE, on behalf of the Shoreline City Council, I, Scott Jepsen, Mayor of the City of Shoreline, do hereby proclaim the week of July 1, 2001 as

KING'S HIGH SCHOOL GIRLS TRACK WEEK

in the City of Shoreline and commend the coaches and their team for their outstanding year and the continued success of the Kings girls track program.

Scott Jepsen, Mayor

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CITY OF SHORELINE

SHORELINE CITY COUNCIL

SUMMARY MINUTES OF WORKSHOP MEETING

Monday, June 4, 2001
6:30 p.m.

Shoreline Conference Center
Mt. Rainier Room

PRESENT: Mayor Jepsen, Deputy Mayor Hansen, Councilmembers Grossman, Gustafson, Lee, Montgomery and Ransom

ABSENT: None

1. CALL TO ORDER

The meeting was called to order at 6:37 p.m. by Mayor Jepsen, who presided.

2. FLAG SALUTE/ROLL CALL

Mayor Jepsen led the flag salute. Upon roll call by the City Clerk, all Councilmembers were present, with the exceptions of Councilmembers Gustafson and Lee, who arrived later in the meeting.

3. CITY MANAGER'S REPORT AND FUTURE AGENDAS

City Manager Steve Burkett reported that the annual street maintenance program (including street overlays and slurry sealing) will begin next week.

Next, Mr. Burkett said King County has given notice of its intent to cancel the jail contracts of the contracting cities. He explained that the contracting cities are working together to establish a negotiation process for a new agreement and to explore other alternatives. He noted that City annual jail service costs are approaching \$1 million.

Councilmember Lee arrived at 6:40 p.m.

Continuing, Mr. Burkett mentioned his recent meetings with Maud Smith Daudon, Chief of Staff to the Mayor of Seattle and with Seattle City Light (SCL) Superintendent Gary Zarker. He mentioned his upcoming meetings with representatives of the Aurora Improvement Council and Concerned Citizens of Shoreline to discuss their concerns about the Aurora Corridor Project.

Mr. Burkett suggested the City schedule the groundbreaking for the Paramount School Park Improvements Project June 11 at 4 p.m. Council concurred. Mr. Burkett noted Mayor Jepsen's inquiry about advancing the completion date of the skate board park portion of the project. He said the contractor could possibly complete the skate board

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park by August 17 (approximately three months before the scheduled completion of the entire project on November 21) for an additional cost of \$30,000. He said staff recommends staying with the original schedule. Council concurred.

Joyce Nichols, Community and Government Relations Manager, provided an update on the State legislature, which began a second special session earlier in the day. She said the legislature has not yet reached agreement on a State operating budget or a transportation package. Under State law, the legislature must adopt an operating budget by July 1.

4. COUNCIL REPORTS

Councilmember Lee attended the meeting of the National League of Cities Information Technology and Communications Steering Committee May 31 and June 1 and 2. She said the committee focused on four topics: convergence—multiple services of multiple providers in single locales; universal access to technology; spectrum (e.g., interference of cellular phone services with emergency radio operations); and privacy issues. She noted the goal to prepare a booklet of information of creative approaches to e-government.

Deputy Mayor Hansen mentioned the problems with the regional 800-megahertz radio system after the earthquake in February. He went on to note his attendance at the June 1 opening of the new Richmond Beach Library and the June 2 meeting of the Filipino American Association of Shoreline. He also mentioned a traffic safety issue in the Briarcrest Neighborhood on 27th Avenue NE.

Mayor Jepsen said the National League of Cities Community and Economic Development Steering Committee meeting June 8 and 9 will focus on transit-oriented development and rebuilding infrastructure. He mentioned the Shoreline Arts Festival June 23-24.

5. PUBLIC COMMENT: None

6. WORKSHOP ITEMS

- (a) Discussion regarding the establishment of Financial Policies regarding Grant Applications

Health and Human Services Manager Rob Beem introduced Grant Specialist Bethany Wolbrecht-Dunn, who reviewed the staff report regarding the current and proposed grants policies.

In response to Councilmember Montgomery, Ms. Wolbrecht-Dunn confirmed that staff does not pursue grant funding not specifically identified in the Capital Improvement Program (CIP) or operating budget without first obtaining Council approval.

Councilmember Ransom asserted that programs for senior citizens need more financial support. He advocated that the City consider supporting bus services for senior citizens.

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He also suggested that the City reevaluate its promotion of the Home Repair Program in order to maximize use of the program funding. Mr. Beem said current use of the Home Repair Program is quite extensive.

Councilmember Ransom asked about financial support for church food bank programs. Mr. Beem explained that staff can provide technical assistance to such programs to apply for grant funding but that staff has not sought grants on behalf of community organizations.

Councilmember Gustafson arrived at 7:16 p.m.

Councilmember Ransom noted the unavailability of dental services assistance programs. He advocated City efforts to identify and facilitate grant funding for these services in Shoreline. He expressed approval of the proposed policies.

Councilmember Grossman asked about the funding criterion titled "Sustainability of Activity." Ms. Wolbrecht-Dunn confirmed that staff will pursue one-time funding that supports existing Council goals. She explained that staff will seek Council input about short-term funding that entails new, long-term City service commitments.

Councilmember Lee expressed support for aggressive pursuit of grant funding and for the proposed grants policies.

Councilmember Gustafson stressed the importance of assessing the long-range costs and benefits of grant funding opportunities. He said he has often seen that the cost to process and administer a grant exceeds its value. He agreed that the City must be cautious about short-term funding that creates new City service commitments. He supported the proposed grants policies.

Mayor Jepsen also expressed support for the proposed grants policies and confirmed Council consensus to bring them back for approval at a future meeting.

(b) Status Report on Street Lighting Elements for the Aurora Corridor Project

Anne Tonella-Howe, Aurora Corridor Project Manager, reviewed the staff report. She discussed the existing lighting conditions on Aurora Avenue and each of the three proposed options.

Mr. Burkett explained that staff based its recommendation for Option 2 on: 1) the desire to stay within a standard lighting budget to conserve funds for improvements to other elements; and 2) focusing on pedestrian lighting as the means of creating a distinctive appearance for the Aurora Corridor.

Councilmember Montgomery expressed surprise at the construction cost of lighting per mile. She asserted the importance of lighting to the Aurora Corridor Project. She

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explained that she supports cost-conscious decision making. She commented that the "cobra" fixtures are unattractive. She advocated distinctive pedestrian lighting (e.g., to make drivers aware of the presence of pedestrians). Noting the potential for lighting to improve the aesthetics of the Aurora Corridor, she favored the best use of available funds.

Mayor Jepsen asserted the importance of the appearance of the pedestrian and roadway lighting. He advocated an attractive, uniform design approach to all of the street lighting elements (roadway and pedestrian lighting fixtures and standards, traffic light standards, etc.). He commented that Option 2 "makes sense" but that "it doesn't go far enough." He said the light fixtures may be all right, but he questioned the poles.

Councilmember Grossman asserted the need to determine first the desired aesthetics and then to determine the best option for achieving those aesthetics within the available budget. He agreed with Mayor Jepsen and Councilmember Montgomery that lighting is a critical part of the appearance of the Aurora Corridor.

Mayor Jepsen asked if the City could use standard SCL lighting but substitute poles or fixtures. Ms. Tonella-Howe said the use of standard SCL lighting eliminates the need for the City to find space to store lighting materials. She went on to say that SCL representatives have expressed willingness to work with the City to allow substitutions of lighting elements.

Councilmember Grossman suggested a "just-in-time" supply arrangement with the manufacturer as an alternative to designating space and storing materials.

Mayor Jepsen asked about street identification signs at intersections (e.g., where the City will affix them and whether the City can affix them to any type of pole). He asserted the need to consider the aesthetics and function of the entire system.

In response to Councilmember Lee, Ms. Tonella-Howe said the cost estimates in the staff report include the replacement of existing poles and the addition of more lighting to raise the standard of lighting along the Aurora Corridor. Councilmember Lee expressed surprise at the construction cost of lighting per mile.

Councilmember Lee agreed with the comments of Mayor Jepsen and Councilmembers Grossman and Montgomery. She supported the consideration of lighting in other cities in the region and in European cities.

Deputy Mayor Hansen favored a distinctive treatment for street lighting for the Aurora Corridor Project. He noted the following issues: 1) the relationship of street lighting and street trees; 2) focusing street lighting to prevent it from escaping; and 3) the importance of energy-efficient lighting. He commented that the City must attend to other aspects of the appearance of the Aurora Corridor at the same time as street lighting (e.g., poles, power lines, guy wires).

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Ms. Tonella-Howe said staff plans to space street trees approximately 40 feet apart and to locate street lighting to prevent interference from street trees. She said staff is aware of community concerns about light escaping into the environment. She mentioned the availability of light fixtures with "optics to direct light." She discussed advances in energy-efficient street light bulbs. She confirmed that one of the features of the Aurora Corridor Project is undergrounding utility lines.

Deputy Mayor Hansen favored the location of light poles in the Aurora Corridor median with light fixtures over both sides of Aurora Avenue.

Councilmember Gustafson supported Option 2. He expressed his willingness to support the choice of more attractive lighting poles or fixtures, provided they are not significantly more expensive than standard SCL lighting. He favored distinctive lighting for pedestrian crossings. He noted the need to tie in lighting for the Interurban Trail.

Councilmember Ransom supported Option 2. He asked how street lighting for the Aurora Corridor Project will "interface" with the Interurban Trail. Mr. Burkett said staff currently plans to include pedestrian-scale lighting on the Interurban Trail but only at intersections. Councilmember Ransom suggested the use on the Interurban Trail of the special lighting pictured on the right side of Attachment F.

Mayor Jepsen asked what lighting fixtures SCL uses in downtown Seattle. Ms. Tonella-Howe explained that the historic district, merchants association or other organization purchases and stocks the lighting fixtures and provides them to SCL, which provides maintenance. Mayor Jepsen asked staff to research the pedestrian lighting on 3rd Avenue in Seattle.

Finally, Mayor Jepsen questioned the designations on Attachment A on page 14 of the Council packet (e.g., "Commercial/Transit Center," "Civic Hub," "Entertainment Center"). He commented that Council has not made such designations, and he cautioned staff about using such labels. Ms. Tonella-Howe said the labels came from the Comprehensive Plan. She acknowledged that the Comprehensive Plan is subject to change, and she agreed not to use the labels.

Mayor Jepsen stated Council support for distinctive lighting for the Aurora Corridor Project, within budget constraints. He acknowledged different opinions among Councilmembers: support for Option 2; and support for a distinctive lighting system that includes complementary roadway and pedestrian lighting. He advocated further consideration of the costs of the options to enable Council to compare and discuss the options in the future.

Mr. Burkett said staff will assess the whole system of features, including roadway and pedestrian lighting, street furniture (e.g., benches), traffic signal equipment and street signs, prepare a couple of options, refine the cost estimates and return to Council for further discussion.

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Mayor Jepsen reiterated the need to consider the integration of lighting for the Aurora Corridor Project and the Interurban Trail Project.

(c) Review of Proposal for Regional Road Maintenance Endangered Species Act Program Guidelines

Public Works Director Bill Conner introduced Surface Water Coordinator Edward Mulhern, who reviewed the staff report.

Councilmember Montgomery asked if the National Marine Fisheries Service (NMFS) is likely to approve the Regional Road Maintenance Endangered Species Act (ESA) Program Guidelines (Regional Guidelines). Mr. Mulhern said a NMFS official has indicated that the agency plans to publish the guidelines in the Federal Register during June. In addition, the United States Fish and Wildlife Department is proposing the use of the guidelines as a nationwide model.

Councilmember Montgomery asked if the City should anticipate the potential disapproval of the Regional Guidelines. Mr. Mulhern recommended, in the event NMFS disapproves the Regional Guidelines, that the City adopt them as operational guidelines. He noted that several counties and the State Department of Transportation support the proposal.

Councilmember Gustafson asked if City road maintenance procedures will need to be as restrictive if the inventory of Shoreline streams determines the absence of threatened fish species. Mr. Mulhern said the City will still have an obligation, under the Clean Water Act and the ESA, to perform road maintenance in ways that prevent sediments and pollutants from entering streams. Councilmember Gustafson commented that a stream inventory will provide more clarity about environmental sensitivity.

Councilmember Gustafson said NMFS previously praised the Oregon Department of Transportation (ODOT) plan but now recommends that other jurisdictions not adopt it. Mr. Conner agreed that NMFS previously identified the ODOT plan as a model. He said NMFS has since acknowledged that this was a mistake and that other jurisdictions should create their own plans. Mr. Mulhern said NMFS seeks guidelines that "provide more robust presentation of outcomes."

Councilmember Gustafson expressed frustration with the "unfunded mandates" of federal legislation and the confusing signals from federal agencies.

Mayor Jepsen asserted Council consensus in support of the staff recommendation to adopt the proposed Regional Guidelines as an operational manual for City road maintenance work and to submit the guidelines to NMFS.

7. CONTINUED PUBLIC COMMENT: None

8. EXECUTIVE SESSION

June 4, 2001

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At 8:30 p.m., Mayor Jepsen announced that Council would recess into executive session for 30 minutes to discuss one item of real estate.

At 9:00 p.m., the executive session concluded, and the workshop reconvened.

9. ADJOURNMENT

At 9:00 p.m., Mayor Jepsen declared the meeting adjourned.

Sharon Mattioli, CMC
City Clerk

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Approval of Expenses and Payroll as of June 08, 2001
DEPARTMENT: Finance
PRESENTED BY: Al Juarez, Financial Operations Supervisor 

EXECUTIVE / COUNCIL SUMMARY

It is necessary for the Council to approve expenses formally at the meeting. The following claims expenses have been reviewed by C. Robert Morseburg, Auditor on contract to review all payment vouchers.

RECOMMENDATION

Motion: I move to approve Payroll and Claims in the amount of \$761,235.89 specified in the following detail:

Payroll and benefits for May 13 through May 26 in the amount of \$332,963.50 paid with check/voucher numbers 2926, 5683, 5724-5766, 220001-220122, and benefit checks 8878 through 8888.

The following claims examined by C. Robert Morseburg paid on June 01, 2001:

Expenses in the amount of \$15,827.64 paid on Expense Register dated 05/24/01 with the following claim checks: 8781-8782 and

Expenses in the amount of \$-15,827.64 reversed on Expense Register dated 05/24/01 with the following claim checks voided: 8781-8782 and

Expenses in the amount of \$26,201.90 paid on Expense Register dated 05/24/01 with the following claim checks: 8783-8798 and

Expenses in the amount of \$45,746.62 paid on Expense Register dated 05/22/01 with the following claim checks: 8799-8817 and

Expenses in the amount of \$15,827.64 paid on Expense Register dated 05/29/01 with the following claim checks: 8818-8820=void, 8821-8822 and

Expenses in the amount of \$76,199.91 paid on Expense Register dated 05/30/01 with the following claim checks: 8823-8835 and

Expenses in the amount of \$32,812.41 paid on Expense Register dated 05/30/01 with the following claim checks: 8836-8851 and

Expenses in the amount of \$12,229.85 paid on Expense Register dated 05/31/01 with the following claim checks: 8852-8860 and

The following claims examined by C. Robert Morseburg paid on June 08, 2001:

Expenses in the amount of \$15,186.25 paid on Expense Register dated 05/31/01 with the following claim checks: 8861-8877 and

Expenses in the amount of \$-890.93 reversed on Expense Register dated 05/31/01 with the following claim checks voided: 8869 and

Expenses in the amount of \$-180.00 reversed on Expense Register dated 05/31/01 with the following claim checks voided: 8872 and

Expenses in the amount of \$35,352.57 paid on Expense Register dated 06/07/2001 with the following claim checks: 8889-8905 and

Expenses in the amount of \$4,365.37 paid on Expense Register dated 06/07/2001 with the following claim checks: 8906-8919 and

Expenses in the amount of \$8,563.71 paid on Expense Register dated 06/07/2001 with the following claim checks: 8920-8938 and

Expenses in the amount of \$151,217.85 paid on Expense Register dated 06/07/2001 with the following claim checks: 8939-8942 and

Expenses in the amount of \$5,894.24 paid on Expense Register dated 06/08/2001 with the following claim checks: 8943-8960 and

Expenses in the amount of \$-255.00 reversed on Expense Register dated 05/31/01 with the following claim checks voided: 6330.

Approved By: City Manager _____ City Attorney _____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize the City Manager to Execute an Amendment to Increase the Design Services Contract for MacLeod Reckord for the Paramount School Park Project
DEPARTMENT:	Public Works
PRESENTED BY:	William L. Conner, Public Works Director <i>WLC</i>

EXECUTIVE / COUNCIL SUMMARY

The purpose of this report is to obtain your Council's approval to increase the design services contract an amount of \$14,601 with MacLeod Reckord resulting from a change in scope of the Paramount School Park Project.

On April 24, 2000, your Council authorized staff to execute a design services contract with MacLeod Reckord in the amount of \$156,305. The contract includes design and construction administration work for a new skate park, parking lot, restroom, pedestrian pathways, and for improving the existing ballfield, soccer field and children's play area.

The project scope of work included:

- ◆ Construction documents for the park improvements
- ◆ Environmental analysis for the project
- ◆ Construction inspection services as required
- ◆ Design and construction documents for the Skate Park

The changes to the scope include the following:

- ◆ Additional sets of plans and specs for bidding were requested due to unanticipated additional bidders
- ◆ Additional work for the Clearing and Grading Permit appeal process
- ◆ Additional work associated with conflicts with the City of Seattle Easement
- ◆ Additional Geotechnical work for drainage/soils analysis

Funding for this project has been obtained from the General Capital Fund and incorporated into the 2001 -2006 Capital Improvement Program (CIP).

RECOMMENDATION

Staff recommends that your Council authorize the City Manager to execute an Amendment to increase the Design Services Contract with MacLeod Reckord for the Paramount School Park Project, in the amount not to exceed \$14,601 and to execute amendments up to an additional 5% of the original contract amount.

Approved By: City Manager *LB* City Attorney ____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Authorize the City Manager to Execute a Preliminary Design and Environmental Services Contract with OTAK, Inc. for the Ronald Bog Drainage Improvement Project
DEPARTMENT: Public Works
PRESENTED BY: William L. Conner, Public Works Director 

EXECUTIVE / COUNCIL SUMMARY:

The purpose of this staff report is to obtain your Council's approval of a preliminary design and environmental services contract with OTAK Inc. for the Ronald Bog Drainage Improvement Project. At your Council's February 26, 2001 meeting, staff was directed to move forward with design and environmental work. At the June 25th Council meeting, staff was directed to move forward with replacing the existing underground stormwater system along Corliss (from Ronald Bog to 171st Street) with an open stream channel.

OTAK completed the pre-design phase of the Ronald Bog Drainage Improvements called the Ronald Bog Subbasin Study. Based on the high quality of services that OTAK provided during pre-design, and their familiarity with this project, staff recommends that OTAK provide the preliminary design (up to 60%) and environmental services on this project. The original advertisement and negotiation with OTAK for pre-design services allows for the use of OTAK for design and environmental work with re-advertisement.

Staff has negotiated a contract with OTAK for an amount not to exceed \$441,930 to provide the following scope of the preliminary design (up to 60%) and environmental services including:

- Community Involvement
- Survey
- Hydrologic/hydraulic analysis
- Geotech investigation
- Landscaping and wetland design
- Preliminary design documents (60% level)
- Regulatory agency coordination and permitting

This project is identified in the 2001 – 2006 Capital Improvement Program (CIP). The CIP includes sufficient funding to complete the 60% preliminary design and

environmental services work on this project. In addition, on May 14, 2001, your Council approved a Public Works Trust Fund Loan that includes funds for this work.

Staff will return to your Council once the 60% preliminary design and environmental services are complete to award a contract for final design services.

RECOMMENDATION

Staff recommends that your Council authorize the City Manager to execute a Contract for the Preliminary Design (60%) and Environmental Services with OTAK Inc., for the Ronald Bog Drainage Improvement Project, in the amount not to exceed \$441,930.

Approved By: City Manager LB City Attorney ____

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize Staff to Design the Ronald Bog Drainage Improvements with Daylighting of Stream Channel South of Ronald Bog Along Corliss Avenue (to south of 171 st Street)
DEPARTMENT:	Public Works and Planning and Development Services
PRESENTED BY:	Chuck Purnell, City Engineer 

EXECUTIVE / COUNCIL SUMMARY

The purpose of this report is to obtain your Council's authorization to daylight the existing drainage system on Corliss Avenue N between 171st Street and Ronald Bog as part of the Ronald Bog Drainage Improvements Project.

On February 26, 2001, your Council authorized staff to proceed with design of drainage improvements to the Ronald Bog Subbasin. The subbasin map in Attachment A shows the extent of flooding in the subbasin during an 80-year storm that will be corrected by this project.

February 26 Council Direction

At the February 26 Council meeting, several neighbors south of Ronald Bog raised concerns about this project. Their concerns focused on staff's proposal to convert the existing drainage pipe that runs under Corliss Avenue N between 171st Street and Ronald Bog into an open stream channel that would run along Corliss. Council directed staff to move forward with design of the Ronald Bog Drainage Improvements project but was asked to review:

1. Impacts to subbasin flooding if no improvements were made south of Ronald Bog
2. Additional costs, permittability, and flooding impacts of replacing the existing underground pipe along Corliss Avenue with a new underground pipe
3. Stream classification, resulting stream buffer and private property impacts, vehicle access, and stream configuration if the City were to construct a stream channel down Corliss Avenue N

Staff Review

In response to this information request, staff performed additional hydraulic/hydrologic modeling, met with regulatory agencies, met with the neighbors south of Ronald Bog, and analyzed the City Development Code. Staff's analysis shows:

1. The lowering of the water elevation in the Bog to provide stormwater storage technically necessitates lowering of the Bog's outlet elevation. This requires

establishing a stream channel or installing a box culvert system at a lower grade. "Do nothing" south of Ronald Bog would render Modified Basin Solution #1 hydrologically ineffective and flooding south of the Bog would continue. Not only does the flooding damage homes, but sewer overflows would occur and contaminants would enter Thornton Creek. To solve flooding south of the Bog without disrupting the existing stormwater pipe would require purchase of several homes south of the Bog.

2. Replacing the existing underground pipe on Corliss Avenue N is technically possible. However, this would be \$500,000 more expensive than constructing a daylight stream on Corliss. Since a new underground pipe wouldn't provide habitat and fish passage benefits required by the State Department of Fish and Wildlife (DFW) and the National Marine Fisheries Service (NMFS), the City would have to mitigate these lost benefits elsewhere in the subbasin by daylighting some other part of the drainage system. In addition, a new underground pipe would be so large (over eight feet wide) its exposed openings would pose a danger to neighborhood children and pets.
3. Planning and Development Services staff has determined that a constructed stream along Corliss Ave N would likely meet the definition of a Type II stream, requiring 75-foot buffers. Under existing conditions, properties along Corliss Avenue N are already substantially restricted from major building expansions (Attachment B). With a restored stream and a 75-foot stream buffer (Attachment C), the practical restrictions to homes along Corliss Ave N regarding building expansion are about the same. Staff believes that there may be other regulatory options, including consideration of adopting specific standards to insure the protection of this intentionally created stream.

In addition to the technical review, the May 31 meeting with 22 residents who live in the vicinity of Corliss Avenue N garnered additional support for the project. At this meeting, several citizens stated that stream construction south of the Bog makes sense and is cost effective. Also, citizens that had protested stream daylighting in the past were more comfortable with the project once they saw the artist drawings of what the stream corridor could look like and how vehicle access would be maintained along the corridor.

Conclusion

Staff recommends constructing the open stream channel south of Ronald Bog. The open stream channel is an appropriate technical solution, is the least expensive option, would be the easiest to permit without mitigation, would provide habitat and water quality benefit to Thornton Creek, and would remove several hundred feet of fish barrier. The open stream channel would also provide aesthetic benefit to the Corliss Avenue neighborhood as well as set a regional example of urban stream renewal.

RECOMMENDATION

Staff recommends that your Council authorize staff to replace the existing underground stormwater system along Corliss (from Ronald Bog to 171st Street) with an open stream channel as part of the Ronald Bog Drainage Improvements Project.

Approved By: City Manager LB City Attorney _____

BACKGROUND

At the February 26 Shoreline City Council meeting, staff presented the results of the Ronald Bog Subbasin Study which is the pre-design process of the Ronald Bog Drainage Improvements Project.

As discussed at that time, the goal of the Ronald Bog Subbasin Study was to determine a range of alternatives to control flooding in the Ronald Bog Subbasin. Flooding occurs at three locations: South of Ronald Bog as the existing storm system has reverse grade and is broken in multiple locations, in the vicinity of pump station #25 on 2nd Place NE near Serpentine Avenue as the current stormwater system is undersized, and the intersection of N 175th Street and 11th Avenue NE as the existing stormwater system is inadequate to drain this area (Attachment A). The study's technical requirement is to control an 80-year storm event, approximately the level of the New Year's Eve 1996-1997 storm. In addition the solution must be cost effective, improve watershed habitat, and the stormwater flows to Seattle (downstream of Ronald Bog) must not be increased.

The Ronald Bog Subbasin Study, completed in 2000, consisted of:

- Analysis of previous studies regarding flooding at Ronald Bog
- Hydraulic/hydrologic modeling of the Ronald Bog Subbasin
- Use of a Citizen Advisory Committee (CAC), two public open houses, and four Community Updates (newsletters)
- Use of a Technical Advisory Committee (TAC) of Water Resources/Habitat professionals
- Development of an array of alternatives to address flooding in the Ronald Bog Sub Basin
- January 25, 2001 meeting with neighbors from the vicinity of Corliss Avenue N (172nd and 171st Streets) to discuss the Subbasin Study findings

Subbasin Option Formulation

Working with the community through open houses (over 30 people attended each of the two open houses), a five member Citizen Advisory Committee, and the Technical Advisory Committee, staff formulated options to solve flooding within the Ronald Bog Subbasin. Three main stormwater management tools were investigated: *infiltration* of stormwater, *detention* (holding stormwater in a facility and allow it to slowly release), and *improved stormwater conveyance* (putting in new or bigger pipes to aid flow of stormwater).

The review of infiltration, detention, and enhanced conveyance opportunities found that infiltration is not feasible for this project. However, there are improved detention and enhanced conveyance options within the Subbasin.

The following list of options was created by the City and the CAC/TAC Committees:

- Install a pump at the outlet of Ronald Bog to pump it down in the summer to provide additional storage space (detention) in winter months
- Replace pump on Pump Station #25 on 2nd Place NE (east of Serpentine)
- Provide detention in Cromwell Park (south end) and east side of Ronald Bog by removing low-grade wetlands, grading, and replacing high quality wetlands
- Construct new stormwater system on Serpentine to improve conveyance
- Purchase homes in the vicinity of 2nd Place NE to expand existing detention pond
- Purchase homes on southeast corner of 11th Avenue NE and NE 175th Street to remove flooding homes and provide detention
- Purchase homes south of Ronald Bog to expand the Bog to the south and increase the Bog's detention capacity
- Lower Ronald Bog's average water elevation (less than one foot) and daylight (reestablish) the stream channel south of the Bog to provide detention. The open stream channel would be within the City's 60 feet of right-of-way and would go down Corliss Avenue and go back into pipes just south of 171st Street. The stream channel would be approximately 5 feet deep
- Upgrade storm system and perform maintenance on open channel south of 171st Street to 167th Street
- Construct a new ball field in the northeast corner of Cromwell Park that also serves as stormwater detention during large storm events
- Fill wet area north of Ronald Bog to provide continuous dry passive recreation space

This list of options does not discuss how well the option solves flooding within the Subbasin. In order to determine the effectiveness of the options, the CAC/TAC developed four Basin Solutions by mixing and matching the items on this list. Once the Basin Solutions were put together, the City's consultant used a hydrologic/hydraulic model to determine their effectiveness at providing 80-year storm protection for the Subbasin.

Subbasin Study Citizen Concerns and Comments

The following paragraphs summarize the citizen comments from the two open house meetings in 2000, the Parks Recreation and Cultural Services (PRCS) Advisory Committee, and the neighbors in the Corliss Avenue neighborhood (18 neighbors attended the January 25 neighborhood meeting).

- Private property purchase is not acceptable. Citizens do not want to sell their homes to solve flooding within the Ronald Bog Subbasin
- Daylighting the stream south of Ronald Bog would have great environmental benefit and would be really wonderful
- Daylighting the stream south of Ronald Bog would result in safety concerns
- Addition of a ballfield/detention pond in Cromwell Park would benefit the community
- Make Ronald Bog bigger to the north to provide detention
- Habitat and in-stream improvements should be constructed as part of this project between 167th Street and N 171st Street

- Enhancing wetlands in Ronald Bog Park and Cromwell Park is great as long as no trees are endangered
- Support the addition of a ballfield to Cromwell Park
- The water from Ronald Bog in open stream channel will smell and mosquitoes will increase
- Citizens need to be able to travel from 171st Street to 172nd Street along Corliss
- Three citizens living along Corliss (between 171st Street to 172nd) Street need secondary access to Corliss
- Replace the stormwater pipes south of Ronald Bog instead of daylighting, even if it provides a lower level of flood protection

February 26 Staff Recommendation: Modified Basin Solution #1

At the February 26, 2001 Council meeting, staff presented all four developed Basin Solutions. The recommended solution was Modified Basin Solution #1.

Modified Basin Solution #1 includes the following stormwater control options:

- Provide detention in Cromwell Park (south end) and east side of Ronald Bog by increasing wetland size and removing low-grade wetlands, grading, and replacing with high quality wetlands
- Construct ballfield that also serves as stormwater detention facility in Cromwell Park
- Construct new stormwater system on Serpentine to improve conveyance
- Lower Ronald Bog's average water elevation (less than one foot) and daylight (establish) the stream channel south of the Bog to provide detention. The open stream channel would be within the City's 60 feet of right-of-way and would go down Corliss Avenue. The open channel would divert to an underground stormwater system south of N 171st Street
- Upgrade storm system and perform maintenance on open channel south of 171st Street to 167th Street

February 26 Council Meeting

This information was presented at the February 26 Shoreline City Council meeting. Several citizens attended this meeting and expressed their concerns regarding the City's proposed open stream channel down Corliss Avenue. These citizens continue to express concern about access on Corliss Avenue, the safety and aesthetics of an open stream channel, and the impact that a stream channel buffer will have on their property.

Based on this feedback and Council discussion, your Council directed staff to complete the following:

- Move forward with the design of the project for all components upstream of Ronald Bog

- Review the impact to Ronald Bog Subbasin flooding if no improvements were made south of Ronald Bog
- Review of additional costs, permissibility, and flooding impact of replacing the underground stormwater culvert south of Bog along Corliss Ave N
- Determine stream classification, resulting stream buffer and impact to homes, how to provide home access, and stream configuration if the City were to establish a stream channel down Corliss Avenue N

Additional Staff Review

Staff completed the additional review requested by your Council. Additional hydraulic/hydrologic computer modeling was performed, staff met with regulatory/permitting agencies, the City's Development Code was reviewed for stream and buffer information, and staff met with twenty-two citizens living south of Ronald Bog (invite area was from Ronald Bog to N 167th Street, east of Meridian, and west of I-5). The regulatory agencies that staff discussed this project with included the Army Corps of Engineers, State Department of Fish and Wildlife, and the State Department of Ecology.

Move forward with design:

Staff is in the process of negotiating the scope of work for design with the subbasin study consultant, Otak. Staff will return to your Council within the next month for award of this contract.

"Do nothing" south of Ronald Bog:

The key to Modified Basin Solution #1 is the lowering of Ronald Bog to provide additional stormwater storage. In order to lower the Bog, the outlet elevation must also be lowered. This cannot be completed without installation of the open stream channel or a culvert system. Staff reviewed what would happen to the project if the entire Ronald Bog Park was excavated to provide storage and nothing was done south of the Bog. Computer modeling shows that this would not solve flooding south of Ronald Bog as the flood elevation in the neighborhood south of the Bog remains the same. Lowering the outlet elevation of the Bog is the key to lowering the flood elevation in the Corliss Avenue neighborhood to protect homes.

Replace underground stormwater culvert system along Corliss Avenue N:

The existing 24" concrete stormwater system down Corliss could technically be replaced with a similar system, however this approach has many problems. As the surrounding area is peat, the new system would sink similar to the existing system within 10-20 years and new flooding would be expected. The Army Corps of Engineers has stated they would not deny a permit for the project if the existing culvert were replaced. However, this type of culvert system would not meet the Department of Fish and Wildlife standards for major construction as it would provide no fish passage or habitat benefit. If they chose to permit the project, it would require extensive and costly mitigation elsewhere. The Department of Ecology has stated that it would consider an

open stream channel as mitigation for the upstream portion of the improvements and would not positively view replacement of an underground stormwater system.

An underground drainage system that would have a higher likelihood of being permitted and maintaining its integrity is a box culvert system. A box culvert system along Corliss Avenue N would be approximately 8 feet wide, five feet deep and would have a gravel bottom. Culvert sections could be no more than 200 feet in length (per the Department of Fish and Wildlife) and 15-20 foot breaks in the culvert would be required for fish resting pools. This box culvert system would provide the same flood containment as an open stream channel due to its size.

This system would cost approximately \$500,000 more than construction of an open stream channel. Again, the Army Corps of Engineers would not have a problem with this pipe system. However, the State Departments of Fish and Wildlife and Ecology have told staff that this culvert system would not meet today's standards for major construction. A box culvert system with breaks every 200 feet would be better than a buried stormwater system as exists, but does not provide habitat, water quality improvements, and ideal fish passage as an open channel would.

Staff has concerns regarding the safety of installing several hundred feet of box culvert vs. installation of open channel. Though measures could be taken to gate off the box culvert, fish passage must be maintained and therefore it may be more dangerous for children and pets than an open stream channel.

Open Channel Characteristics:

Planning and Development Services have determined that under current regulations adopted by your Council, the constructed stream would likely meet the definition of a Type II stream requiring 75-foot buffers. Using this information, staff evaluated the impact of the stream channel and related buffer on existing properties under current regulations. Under existing conditions, properties along Corliss Avenue are already substantially restricted from major building expansions due to the current level and pattern of development, required yard setbacks, and maximum allowable impervious surface and building coverage standards (Attachment B).

With a restored stream and a 75-foot stream buffer (Attachment C), one of the most significant impacts would be restrictions on the removal of non-hazardous significant trees on residential properties within 75 feet adjacent to the stream. The current Critical Areas Overlay District Standards would allow routine maintenance of existing landscaping within this 75-foot stream buffer, as well as building expansions of up to 750 sq. ft, provided new development is no closer to the stream. Planning and Development Services have also commented that there may be other regulatory options, including consideration of adopting specific standards to insure the protection of this intentionally created stream.

As mentioned, this project will require permits from the Army Corps of Engineers, the State Department of Fish and Wildlife, and the State Department of Ecology. As the Army Corps of Engineers is a federal agency, Section 7 consultation with the National Marine Fisheries Service (NMFS) will be required. The Army Corps of Engineers is

most concerned with wetland work and they have told us they would be comfortable with any design south of Ronald Bog. However, NMFS would likely consider a new culvert system much less favorably than an open channel stream that has proven to be technically and financially feasible. Army Corps of Engineers staff has told us that their permit review timeframe is 3-4 months and that it could take from 9-12 months to navigate the Section 7 Consultation process through NMFS.

However, the Department of Fish and Wildlife has told staff that establishing the stream channel down Corliss Avenue meets their current standards. They might consider permitting a daylighted culvert system, however, expensive mitigation (beyond the additional cost of culvert construction) would be required elsewhere. The Department of Ecology stated that the open stream channel would be considered mitigation for the pieces of the project upstream of Ronald Bog and would not view a new culvert system favorably.

As committed at the February 26 Council meeting, the design along Corliss Avenue would provide secondary access to homes. This will be accomplished by a single, one-way lane that winds within the buffer (Attachment D). Attachment E conceptually shows the improvements that could be made to the Corliss Avenue N right of way.

Public Input

At the May 31st Neighborhood meeting staff held with Corliss Ave N residents (22 citizens attended), staff shared the information previously discussed in this report regarding additional research of the daylighted channel. In the beginning of the meeting, citizens were concerned about vehicle access along Corliss Ave N between 171st and 172nd, safety of an open stream channel, aesthetics of an open stream channel and whether or not there was enough grade change to make sure the water leaving the bog flows.

To answer the resident's questions, the artist drawings of the stream channel and access road were shared with the residents (Attachments D and E). Residents were given copies of the existing regulatory conditions map (Attachment B) and the 75 foot buffer map (Attachment C) as well as copies of the code that address construction within critical areas. Staff believes that though a large number of citizens have reservations about the open stream channel concept, they are more comfortable with the idea because the artist drawings address access, aesthetic, and safety issues. Several citizens at the neighborhood meeting did fully support the open stream channel along Corliss Avenue because they acknowledge that the open stream channel is the most technically and cost effective solution to the flooding in this area. Residents were also happy to learn the open stream channel could reduce the amount of cut-through traffic along Corliss Avenue N.

Conclusion

Taking into consideration the additional technical review of potential culvert systems and meetings with the previously mentioned regulatory agencies, staff recommends establishing a stream channel down Corliss Avenue N as part of the Ronald Bog Drainage Improvements.

Project Schedule

Once your Council approves the final design approach south of Ronald Bog, staff will return to your Council to award the design and permitting contract.

If the NMFS Section 7 Consultation takes 9-12 months, construction may not begin until 2003. Staff anticipates that construction would be required to take place during the dry summer months.

RECOMMENDATION

Staff recommends that your Council authorize staff to replace the existing underground stormwater system along Corliss (from Ronald Bog to 171st Street) with an open stream channel as part of the Ronald Bog Drainage Improvements Project.

Approved By: City Manager ____ City Attorney ____

ATTACHMENTS

Attachment A: 80 Year Storm Flooding
Attachment B: Existing Property Restrictions
Attachment C: 75 Foot Stream Buffer Restrictions
Attachment D: Plan view of Corliss Avenue Corridor
Attachment E: Artist rendering of proposed restoration

Ronald Bog Drainage Study - Existing Conditions



LEGEND

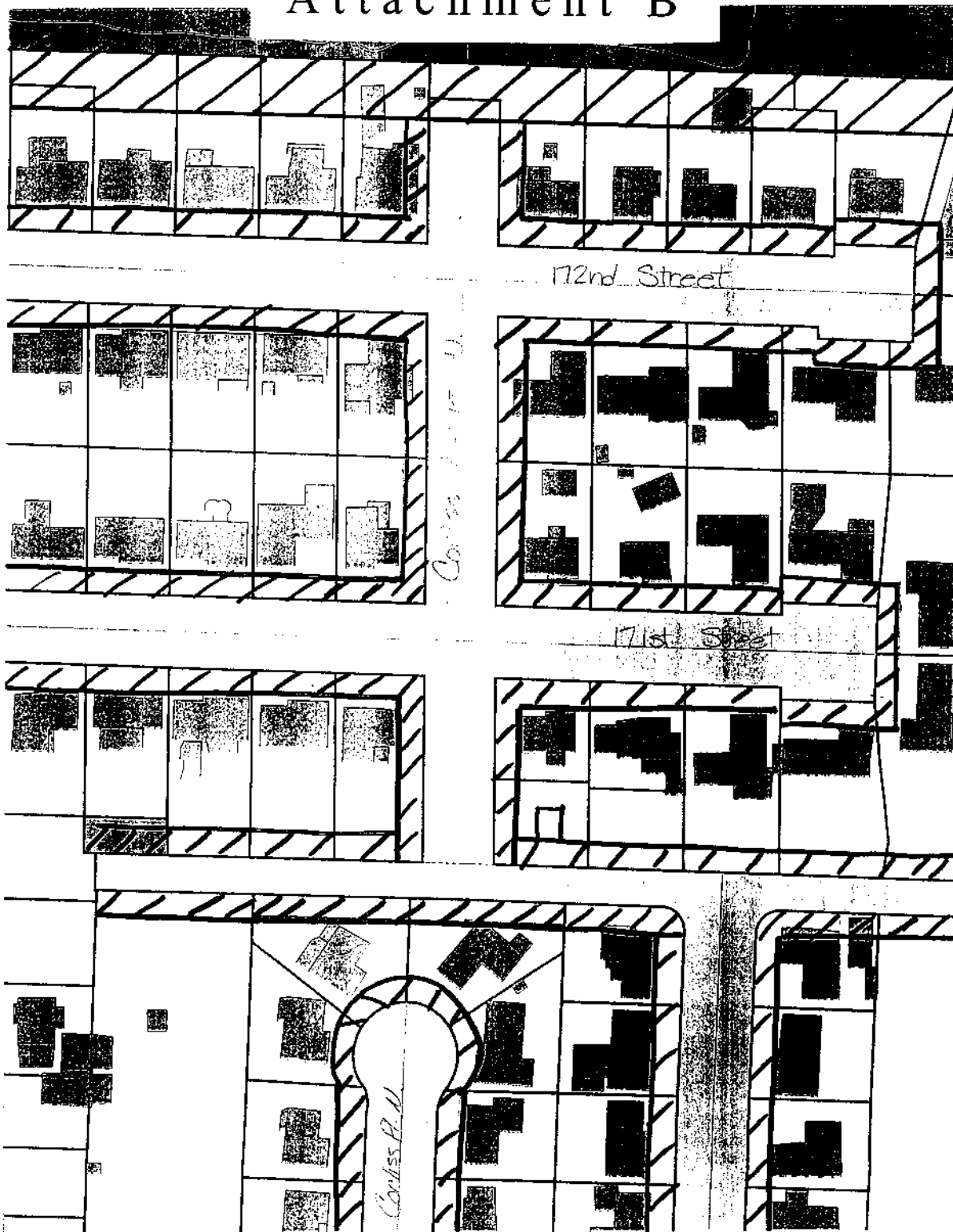


New Year's Eve
1996-1997 Storm
Extent of Flooding



Existing Storm
Sewer System

Attachment B



SHORELINE

GEOGRAPHIC INFORMATION SERVICES

Ronald Bog CIP
Exist. Cond.

	Building
	Parcel Boundary
	Parcel
	Freeway
	Plat
	RightofWay
	Tax Lot
	Tract
	Waterbody

20' Front
Yard Setback

Wetland
Buffer 50' min.

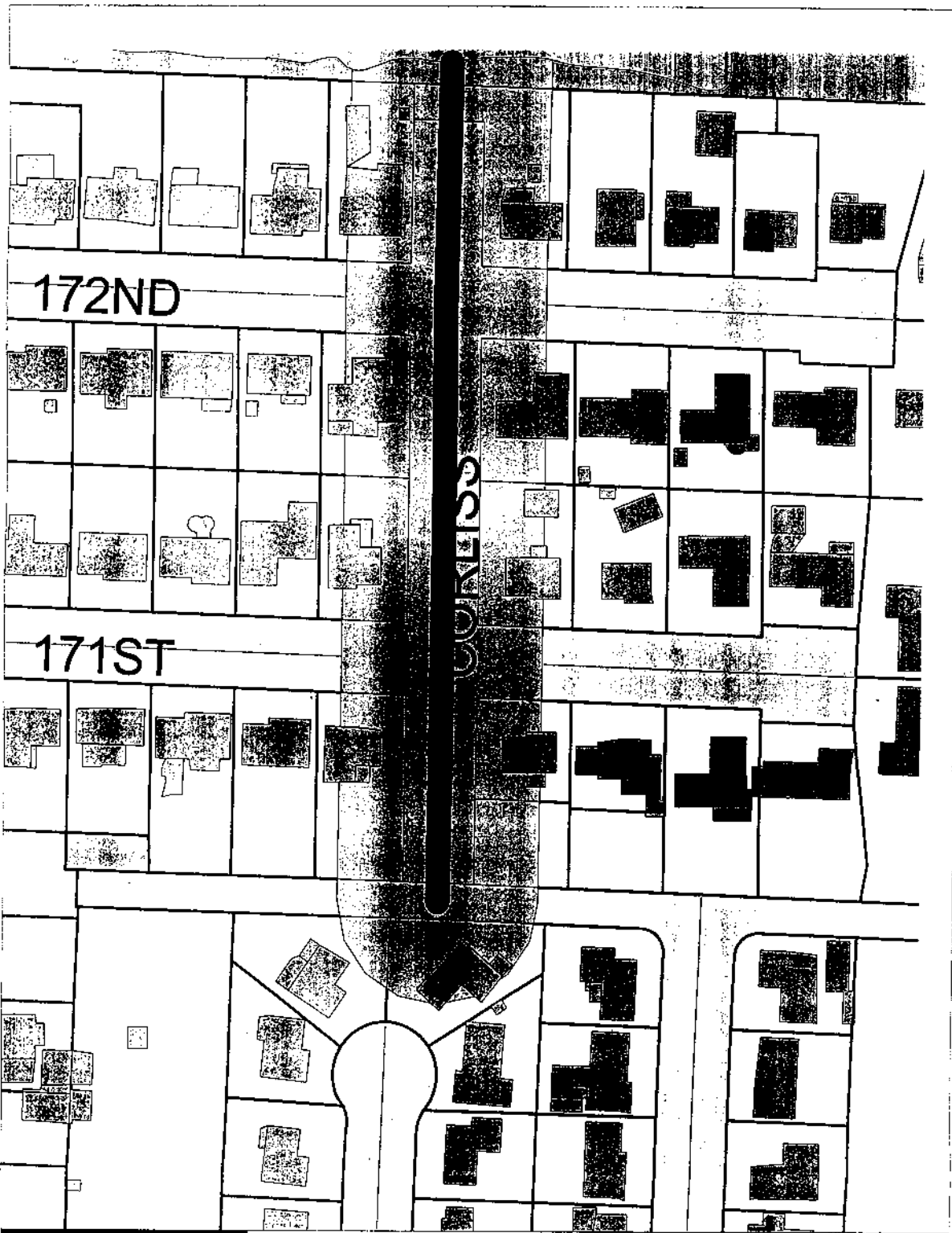


0 32.3525 64.705 97.0675 129.41 Feet

1" = 80 feet

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SHORELINE

GEOGRAPHIC INFORMATION SERVICES

Ronald Bog CIP
75' Buffer

 Proposed Stream (Type II)
 75' Stream Buffer
 Parcel Boundary



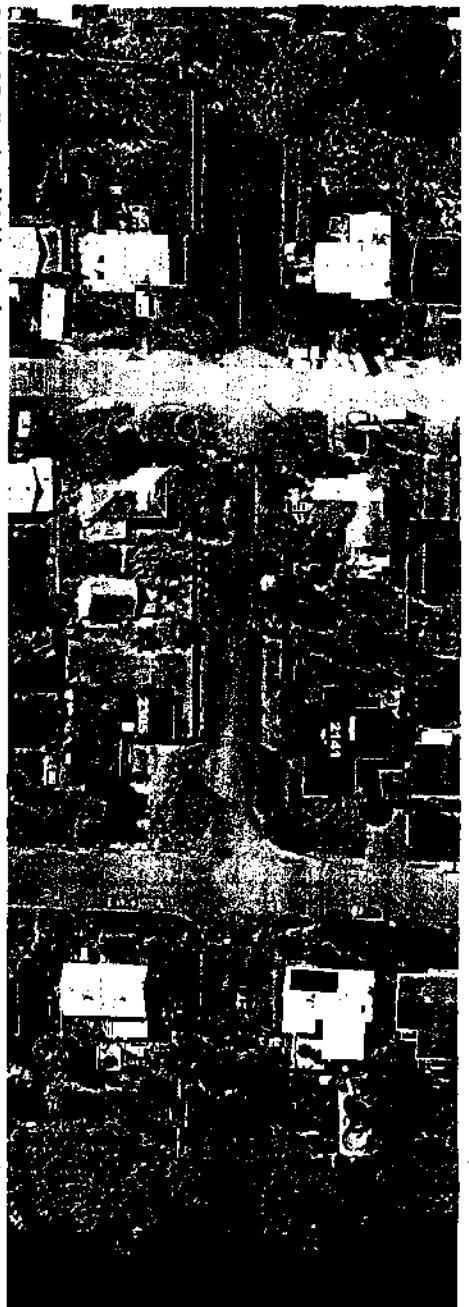
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1" = 80 feet

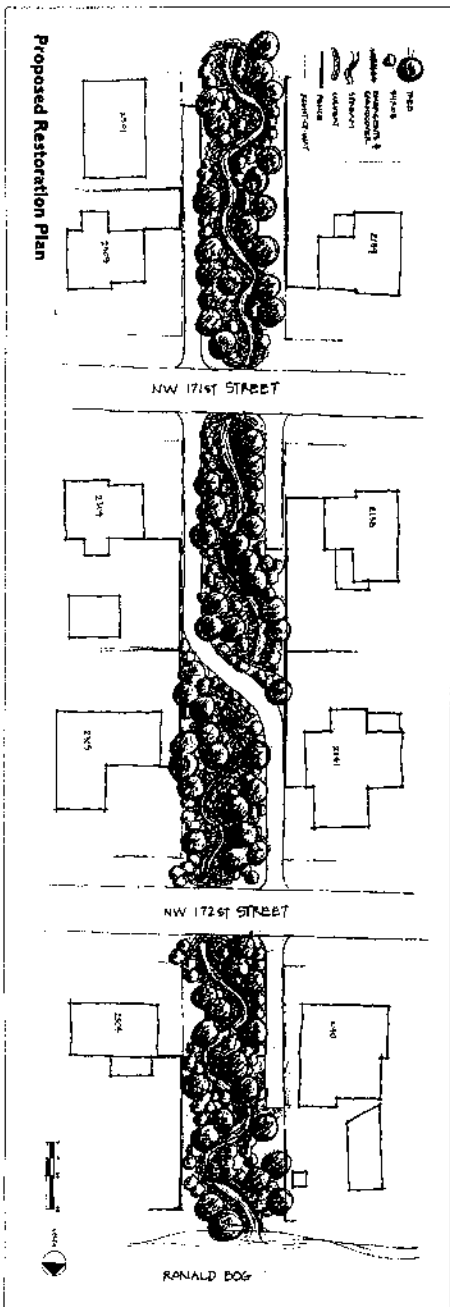
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Attachment C



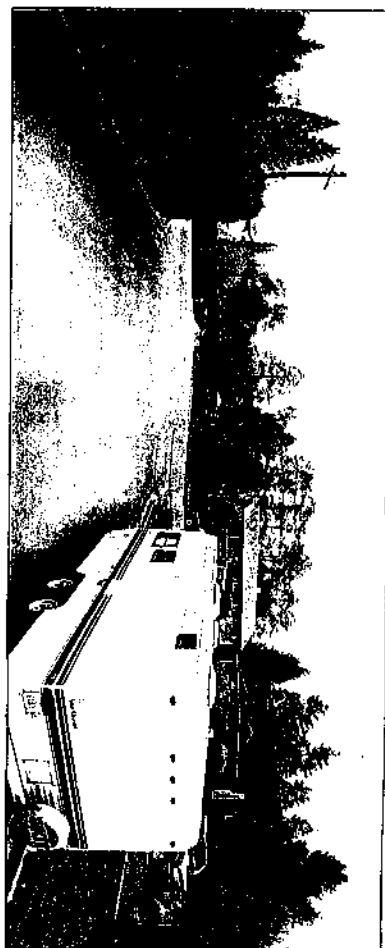
Aerial of Corliss Ave. Neighborhood



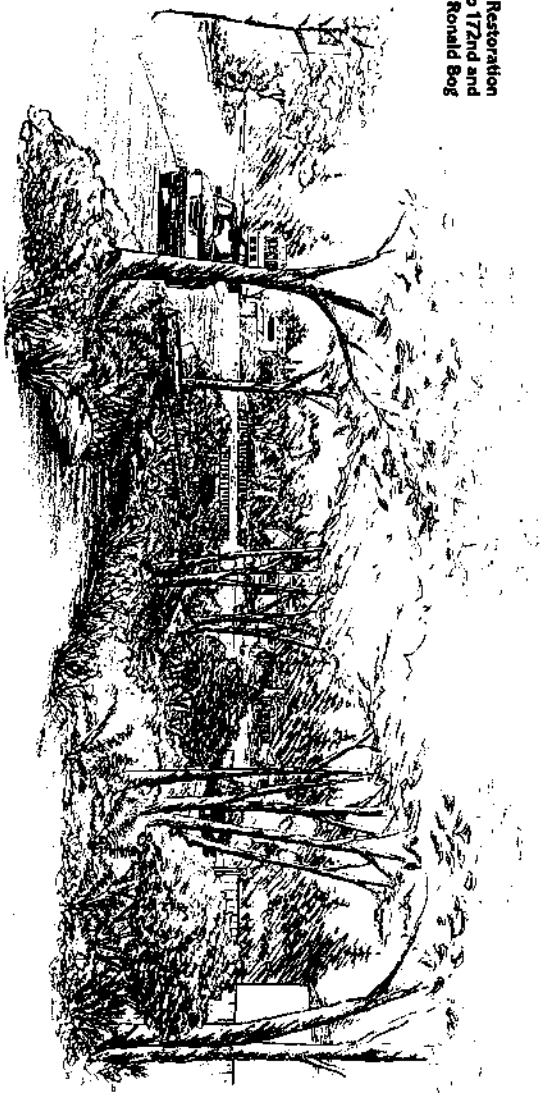
RESTORATION OF THORTON CREEK Headwater Along Corliss Avenue



Current Site Conditions



Sketch of Proposed Restoration Looking North to 172nd and Ronald Bog



RESTORATION OF THORTON CREEK

Headwater Along Corliss Avenue

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Adoption of Resolution No.173, Approving the Final Plat for Paramount Ridge at 15440 and 15450 10th Avenue NE
DEPARTMENT: Planning and Development Services Department
PRESENTED BY: Tim Stewart, Director of Planning and Development Services
Daniel Bretzke, Project Engineer

EXECUTIVE / COUNCIL SUMMARY

The decision before your Council is the approval of Paramount Ridge final plat (long subdivision) proposed by Creative Construction, for the property located at 15440 and 15450 10th Avenue NE. The proposal would create from two lots, totaling 1.6 acres, nine lots and construction of seven new detached single family homes. The lot sizes range from 5,007 square feet to 9,400 square feet. (See Attachment A for final plat drawings). The zoning of these lots is Residential 6-units per acre (R-6) and the minimum lot size in effect in 1998 when this application was determined to be complete is 5,000 square feet.

Your Council approved the subject preliminary plat on January 25, 1999. Your approval followed a public hearing held by the Planning Commission on July 30, 1998. The Planning Commission's recommendation for approval was subject to nine conditions, which are listed later in this report. On September 22, 1998 the Paramount Park Neighborhood Group filed a timely appeal of both the Planning Commission's recommendation and the SEPA Mitigated Determination of Non-Significance (MDNS) issued for the proposal. A closed record hearing on both the Planning Commission's recommendation and the SEPA determination was held by the City of Shoreline Hearing Examiner on December 24, 1998. The Hearing Examiner upheld the SEPA MDNS issued by the City. The Hearing Examiner recommended changes to one of the conditions of approval as well as four additional conditions, which are listed later in this report. Your Council adopted the Hearing Examiner's recommendations.

One of the most contentious issues was the potential impact of stormwater from this proposed development on the downstream stormwater system. This issue was addressed by conditions in the Preliminary Plat Approval (Condition #11). The conditions of the preliminary plat required that an analysis be done (Condition #10) and that:

If the results of the downstream stormwater management system analysis (SEPA Condition: Stormwater 2.A) shows that there is not adequate capacity, or if the public easement for drainage facilities cannot be obtained and the preliminary subdivision is redesigned such that the number of lots is reduced or substantially reconfigured, or the on-site drainage system is modified, or the extent of

vegetation to be retained is reduced, the preliminary approval shall be remanded to the Planning Commission for further consideration at a public hearing and recommendation to the City Council (Condition #11).

The downstream analysis did show a stormwater capacity problem. In response, the applicant proposed an off-site mitigation plan to provide additional stream course, wetland enhancement, and additional flood prevention. The off-site mitigation plan proposed use of nearby Paramount Park for the off site improvements. This plan was reviewed by the City of Shoreline City Engineer and Director of Parks, Recreation, and Cultural Services, but was not accepted. The City did not accept this proposal based on the decision that a more comprehensive solution to flooding problems in the area should be evaluated and implemented as part of the City's Capital Improvement Program. This proposal was rejected because it required use of park property without a public benefit in terms of reducing flooding problems in the area.

The applicant then resubmitted engineering plans to address Condition #11. These plans provided a 100-year storm detention system on-site to mitigate downstream capacity problems. Staff finds that although the on-site drainage system has been modified by increasing its size to accommodate a 100 year storm, the modification would not be sufficient to warrant remand back to the Planning Commission. The larger system is still contained within the access tract. The modification does not alter the final plat in any other respect. There is no change in the number of lots or the lot configuration. The vegetation to be retained has not been reduced.

The final plat documents have been reviewed by staff and show that conditioning on the final plat, and financial guarantees have satisfied all of the conditions of preliminary approval (See Attachment B). All required site development including utility and drainage improvements, road and pedestrian improvements, and landscaping improvements have been guaranteed with a performance bond, with improvements to be completed within two years of final plat approval.

OPTIONS

1. Approval of the Final Plat. "If the City Council finds that the public uses and interest will be served by the proposed formal subdivision and that all requirements of the preliminary approval in the Code have been met, the final formal plat shall be approved and the Mayor shall sign the statement of the City Council approval on the final plat." (SMC 20.30.450 C)
2. If Your Council finds that all of the requirements of the preliminary plat have not been met, then the final plat should be remanded to the Planning Commission for further consideration at public hearing and recommendation to your Council.

RECOMMENDATION

Staff recommends approval of the nine (9) lot final plat of Paramount Ridge at 15440 and 15450 10th Avenue NE by the adoption of Resolution No. 173, with authorization of the Mayor and Planning and Development Services Director to sign the final plat.

Approved By: City Manager KJP City Attorney _____

BACKGROUND / ANALYSIS

(1) Summary Information

Project Address: 15450 and 15440 10th Avenue NE
Zoning: R-6 Residential (Six (6) dwelling units per acre)
Property Size: 60,437 Square Feet (1.595 Acres)
Number of Proposed Lots: Nine (9) residential lots, one access tract.
Proposed Lot Size: Lot 1: 9,400 Sq. Ft., Lot 2: 8,645 Sq. Ft., Lot 3: 5,007 Sq. Ft. Lot 4: 5,103 Sq. Ft., Lot 5: 7,508 Sq. Ft., Lot 6: 8,014 Sq. Ft., Lot 7: 5,338 Sq. Ft., Lot 8: 3 8,014 Sq. Ft., Lot 9: 6,310 Sq. Ft.

Comprehensive Plan

Designation: Low Density Residential
Subdivision: Paramount Park
Application No.: 2000- 2028
Applicant: Creative Construction
Property Owner: Creative Construction

(2) Review Process

Action	Review Authority	Appeal Authority and Decision – Making Body
Preliminary Long Plat (Subdivision)	Planning Commission – Public hearing: December 9, 1998 Recommendation for approval to the City Council	City Council – Public Meeting: January 25, 1999 Decision: Preliminary Subdivision Approval
Final Long Plat (Subdivision)	Director – Recommendation of approval to the City Council	City Council – Public Meeting: June 11, 2001 Decision: Final Plat Approval

This application was noticed as complete prior to the adoption of SMC Title 20 in June of 2000. Therefore, this application was reviewed under the development regulations in effect prior to June of 2000, SMC Title 18. The preliminary subdivision approval process required formal public notification of the proposal, followed by an open record public hearing in front of the Planning Commission. The Planning Commission recommended that the Council approve the preliminary long plat with conditions. After holding a second public meeting, the Council, on January 25, 1999, took action to approve the preliminary long plat consistent with the Planning Commission recommendations as modified by the Hearing Examiner.

Site development engineering plans were created to show how the subdivision will comply with the preliminary approval mitigation measures, conditions of approval, and Development Code requirements. The Planning and Development Services Department reviewed the site development plans. Necessary corrections to the plans were made before approval of the site development plan. After all inspection and plan review fees have been completed and paid, a site development permit could be issued.

This permit authorizes the developer to fulfill the preliminary approval requirements, such as the installation of site utilities and roads. However, a preliminary plat approval condition requires the final plat to be approved before site development work begins. Therefore, the site development work must be guaranteed by performance bonds or other surety. These financial guarantees assure that the construction as shown on the site development plans will be constructed. The applicant has given the City of Shoreline the applicable financial guarantees.

The final plat is the final document that actually creates the new lots of a new subdivision. The final plat must be reviewed, approved, all taxes paid, and recorded, before any lots are sold, or building permits for the new lots issued. Staff reviewed the final subdivision, and verified that all conditions of the preliminary approval have been fulfilled. Based upon this review, the Director recommends approval of the proposed final plat.

(3) Procedural History

On January 25, 1999 your Council reviewed and approved this preliminary subdivision subject to the following conditions.

(The compliance with each condition is stated in italic.):

1. No vegetation shall be removed from the proposed lots or access tract until final plat approval has been obtained and all construction plans have been reviewed by the City of Shoreline and a Site Development Permit has been issued. The site Development Permit will include an erosion control plan, vegetation management plan and vegetation restoration plan. Vegetation on individual lots shall not be removed until a building permit is approved.

The site development plans show two limits of clearing. The first limit of clearing is sufficient to allow the construction of the road in the access tract. A condition of the site development permit restricts the removal of vegetation until the final plat is approved.

2. The applicants shall widen the existing 10th Avenue NE road surface by paving from the platted centerline to the edge of the planting strip required under 3 (below).

The engineering plans included paving of the gravel shoulder approximately 18 additional feet. The construction of this road is guaranteed by a performance bond.

3. The applicants shall construct a five feet wide sidewalk and a six feet wide planter strip immediately adjacent to the western property boundary for the lengths of Lots 1 and 2 of the proposed plat.

The engineering plans included the design of the sidewalk and landscape strip. A performance bond guarantees the construction of the sidewalk.

4. Consistent with the road standards, the applicant may modify the design of the access tract by eliminating the proposed sidewalk on its western side.

The engineering plans have been modified.

5. Prior to the submission of any application for final approval of the subdivision, the applicants shall submit proof of a legal public easement allowing the construction of stormwater conveyance facilities from the project site to the 12th Avenue NE stormwater collection system. The easement shall be approved by the City of Shoreline Public Works Department.

The applicant has purchased the adjoining property. On this property is a drainage system which was installed by King County. This system drains in a prescriptive easement to the drainage system in 12th Avenue NE. The applicant will dedicate the portion across their property as a public drainage easement before issuance of the site development permit. The City Attorney and the Shoreline Public Works Department have approved this easement.

6. Road improvements required, as subdivision conditions 2 and 3, shall be designed to direct stormwater flows into the required planter strip.

The required road improvements will be directed to the storm drainage system located in the required planter strip.

7. Fire sprinkler systems shall be installed in each house built on lots 3 through 9 of the proposed subdivision.

The following condition is placed on the final plat document:

"All new residences constructed in this plat shall install a fire sprinkler, designed in accordance with standard NFPA 13D."

8. The water main system serving the proposed subdivision shall be resized to use either a minimum pipe diameter of 8" for a dead end system or a minimum pipe diameter of 6" for a looped system.

An eight-inch water main plan has been submitted to City of Seattle Water Department for plan review and permit. A bond for the installation is required by the City of Seattle Water Department for placement of the water main.

9. Prior to final plat approval, the applicant must establish a homeowners association or other entity that will be responsible for the maintenance and repair of all commonly owned facilities such as sidewalks, the private road, and landscaping installed as part of the subdivision. The duties and responsibilities for the maintenance and repair of the commonly owned facilities shall be set forth in covenant, conditions and restrictions which must be reviewed and approved by the City and recorded with the King County Auditor.

Conditions for maintenance of privately owned facilities are shown on the face of the plat as follows:

"A Homeowners Association shall be established and Covenants and Restrictions shall be recorded with the recording of the approved final plat. All

owners of lots in this plat shall provide for the maintenance and repair of all commonly owned facilities, such as sidewalks, the private road, drainage detention and conveyance system, and landscaping as installed as a part of this subdivision."

The four additional conditions recommended by the Hearing Examiner are the following:

10. As part of the analysis of the downstream stormwater management system required as a SEPA mitigation measure (Stormwater 2.A), in addition to capacity, the analysis should evaluate impacts of the increased total amount of water which will be discharged due to increased impervious surface and reduced vegetation. Recommendations for an ongoing monitoring program, if appropriate, shall be made.

A downstream analysis prepared by David Dougherty, P.E. indicated the area of flooding was in the open channel section of the downstream system, which lies between 12th Avenue NE and Paramount Park. The project had proposed to make improvements to the system in the park to redirect flows so as to enhance the natural aspects of the Paramount Park corridor and to minimize flooding and erosion problems. However, the access to the park areas wherein improvements were proposed was denied by the City of Shoreline. Therefore, on-site detention for up to the 100-year storm is proposed to mitigate the capacity problems. Due to the measures proposed, no downstream properties or drainage system should be significantly affected by this project.

11. If the results of the downstream stormwater management system analysis (SEPA Condition: Stormwater 2.A) shows that there is not adequate capacity, or if the public easement for drainage facilities cannot be obtained and the preliminary subdivision is redesigned such that the number of lots is reduced or substantially reconfigured, or the on-site drainage system is modified, or the extent of vegetation to be retained is reduced, the preliminary approval shall be remanded to the Planning Commission for further consideration at a public hearing and recommendation to the City Council.

The downstream stormwater management system shows that there is a capacity problem where the stormwater flows from 12th Avenue into the channel of Little Creek. Therefore, the Engineering Plans for the final plat show an enlarged on-site detention facility designed to detain up to the 100-year storm event.

In compliance with the above condition, the applicant secured access to a public drainage facility by purchasing an adjacent property, which includes a King County installed drainage system. This system has been dedicated to the City of Shoreline as a public drainage easement. This system drains into a downstream system, which has prescriptive drainage rights. This system has been evaluated to assure there is not a capacity problem.

The subdivision has not been modified such that the lots are reduced or substantially reconfigured. The on-site drainage system has simply been enlarged to accommodate the detention of storm flows up to the 100 year storm event. The enlargement of the on-site storm system is located in the access tract

and will not reconfigure or reduce the number of lots, or reduce the amount of vegetation retained. Therefore, this condition has been met. Therefore, Staff believes it is not necessary to remand the preliminary approval to the Planning Commission.

However, if your Council has reason to believe that this condition has not been met, the plat should be remanded back to the Planning Commission for further review and a recommendation.

12. In addition to the mitigation measures included in the MDNS (SEPA Condition--Earth 1.A) and made in the soils analysis of the subject property prepared by Geotech Consultants, Inc., and dated June 16, 1998, add the recommendation that a representative of Geotech Consultants, Inc., observe the footing excavations during construction to verify that suitable soil is exposed. Further, they should provide a written report with their findings and recommendations to the City of Shoreline.

The following condition is placed on the engineering plans and the final plat:

- a. *A representative of Geotech Consultants, Inc., or another qualified geotechnical consultant shall observe the footing excavations during construction to verify that suitable soil is exposed. A written report with their findings and recommendations shall be submitted to the City of Shoreline.*
 - b. *The steep fill slope located in the northwest corner of lot 5 shall be regraded to an inclination of no steeper than 2:1 vertical for appropriate long-term stability.*
 - c. *All bare areas should be revegetated or mulched with straw to reduce erosion until permanent landscaping and vegetation are in place.*
 - d. *A silt fence shall be erected along the downslope sides of the development area.*
 - e. *The storm drainage system for the proposed street shall be installed and functional early in the development process.*
 - f. *No fill or debris from the clearing or excavation should be placed on the downslope sides of the houses, unless property retained by an engineered wall.*
 - g. *Temporary slopes cannot be excavated at a grade for more than 1:1.*
 - h. *All permanent cuts into native soil, not protected by a rockery or retaining wall, shall be inclined no steeper than 2:1*
 - i. *Water shall not be allowed to flow uncontrolled over the top of any slope.*
 - j. *All permanently exposed slopes shall be seeded with an appropriate species of vegetation to reduce erosion and improve the stability of the surficial layer of soil.*
13. As a supplement to the SEPA mitigation measures contained in item 3 of the MDNS (Plants/Land Use/Aesthetics, items A, B and C), all vegetation will be retained in the required 20 feet buffer areas, not just trees over 12 inches in diameter, but also trees under 12 inches in diameter, understory and ground cover. Adequate setbacks for clearing and grading and construction of buildings will be provided to assure that vegetation in the entire 20 feet buffer is protected. Where it is necessary that public drainage and utilities cross the buffer area, they shall be located in such a manner as to minimize their impact on the buffer, particularly significant trees, and disturbed areas shall be replanted according to City standards.

All trees and vegetation in the 20 feet wide tree and landscape area as shown on the face of the final plat shall be retained. Removal of dangerous trees and vegetation enhancement of this area may occur with the approval of the City of Shoreline, and per the approved vegetation and management and restoration plan.

SEPA Conditions

The following SEPA conditions were issued with Mitigated Determination of Non-significance dated June 29, 1998. The compliance with each condition is shown in italics.

1. Earth

A. The applicant shall comply with the following recommendations in the soil analysis report of the subject property prepared by Geotech Consultants Inc. and dated June 16, 1998.

1. The steep fill slope located in the northwest corner of lot 5 shall be regraded to an inclination of no steeper than 2:1 vertical for appropriate long-term stability.
2. All bare areas should be revegetated or mulched with straw to reduce erosion until permanent landscaping and vegetation are in place.
3. A silt fence should be erected along the downslope sides of the development area.
4. The storm drainage system for the proposed street should be installed and functional early in the development process.
5. No fill or debris from the clearing or excavation should be placed on the downslope sides of the houses, unless properly retained by an engineered wall.
6. Temporary slopes cannot be excavated at a grade for more than 1:1.
7. All permanent cuts into native soil should be inclined no steeper than 2:1.
8. Water should not be allowed to flow uncontrolled over the top of any slope.
9. All permanently exposed slopes should be seeded with an appropriate species of vegetation to reduce erosion and improve the stability of the surficial layer of soil.

These conditions have been included as conditions on the face of the final plat and engineering plans.

B. In addition to re-grading the fill slope located on Lot 5 of the proposal in accordance with the recommendations made by Geotech Consultants, Inc., the applicant shall plant the slope with suitable native vegetation.

The applicant shall revegetate this area as specified in the Vegetation Restoration plan as specified in the September 30, 2000 report by HortEcology

2. Stormwater

- A. Prior to submission of an application for final plat approval, the applicant shall submit an analysis of the downstream stormwater management system. The analysis shall determine whether sufficient system capacity exists to safely accommodate the runoff flows to be generated by lots 5 and 6 of the proposal and make recommendations for these flows based on its findings.

A downstream analysis prepared by David Dougherty, P.E. indicated the area of flooding was in the open channel section of the downstream system, which lies between 12th Avenue NE and Paramount Park. By increasing the on site detention system to detain up to the 100 year storm event, this project will not be affecting the capacity problem.

- B. Prior to placing any fill on the slope surcharging the existing rockery wall in the southeast corner of the subject property, the applicant shall place a footing drain at the base of the rockery. This drain shall feed into a dedicated catch basin, which should then connect to the existing storm drainage system.

The engineering plans do not propose to place any fill on the slope. This condition is being placed on the engineering plans and the final plat document.

3. Plant/ Land Use /Aesthetics

- A. Prior to the submission of an application for final plat approval, the applicant shall submit a plan that provides for the preservation of all significant trees (12" or greater trunk diameter at breast height located outside of identified access road, driveway and building footprints.

The engineering plans provide Grading and Temporary Erosion and Sedimentation Control plan which shows two stages of site clearing. The first stage is limited to the clearing of the access road. The second stage is for individual lot clearing. The plans show limits of clearing preserving the significant trees outside building footprints and driveways.

- B. The applicant shall include with the plan required under 3A, above a written report identifying specific protection methods to be used for each identified tree during and after site clearing and development.

Tony Shoffner, a Certified Arborist, prepared a report with the company of HortEcology. This report addressed the following:

- 1. Recommendations for the development of each of the lots as to the minimum setback from the required 20 feet buffer,*
- 2. A table with specific recommendations for the protection of trees on each lot.*
- 3. Recommendations for removing by hand, non-native understory and ground cover plants within the 20 feet wide no clear area (buffer), and the planning of appropriate native plants for partially shaded and well drained conditions. This will include a table listing the existing non-native/ invasive plants within each lot.*
- 4. Recommendation for the restoration of any area of the site disturbed by grading and site activities, incorporating native planting to provide water retention and wildlife functions and values.*

The following conditions are placed on the engineering plans and the final plat. These conditions shall apply to any building permit issued:

"All trees and vegetation in the required 20 feet wide tree and landscaping buffer area as shown on the face of the plat, shall be retained. Removal of dangerous trees and

vegetation enhancement of this area may occur with approval of the City of Shoreline, and as outlined in the September 30, 2000 Vegetation Management and Restoration Plan prepared by HortEcology."

OPTIONS

- 1 Approval of the Final Plat. "If the City Council finds that the public uses and interest will be served by the proposed formal subdivision and that all requirements of the preliminary approval in the Code have been met, the final formal plat shall be approved and the Mayor shall sign the statement of the City Council approval on the final plat." (SMC 20.30.450 C)
- 2 If Your Council finds that all of the requirements have not been met, then the final plat should be remanded to the Planning Commission for further consideration at public hearing and recommendation to your Council.

RECOMMENDATION

Staff recommends approval of the nine (9) lot final plat of Paramount Ridge at 15440 and 15450 10th Avenue NE by the adoption of Resolution No. 173, with authorization of the Mayor and Planning and Development Services Director to sign the final plat.

ATTACHMENTS

- | | |
|---------------|------------------------|
| Attachment A: | Final Plat Drawings |
| Attachment B: | Engineering Plans |
| Attachment C: | Vicinity Map |
| Attachment D: | Resolution No. 173 |
| Attachment E: | June 11 Poulin Letter |
| Attachment F: | June 18 Sievers Letter |

ATTACHMENT A:

FINAL PLAT

MEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF INTEREST IN THE LAND HEREBY SUBDIVIDED, HAVE DECLARED THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREIN, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY REASONABLE GRADING OF LOTS UPON THE LOTS SHOWN THEREIN IN THE ORIGINAL RECORDABLE OF THE PUBLIC, AND STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC, ALL THE EASEMENTS AND TRACTS SHOWN ON THIS PLAT FOR ALL OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS PLAT AS BEING DEDICATED TO THE USE OF A PERSON OR ENTITY OTHER THAN THE PUBLIC, IN WHICH CASE WE DO HEREBY DEDICATE SUCH STREETS, EASEMENTS OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KING, OR AGAINST ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF SHORELINE.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF SHORELINE, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGES, INCLUDING ANY COSTS OF DEFENCE, CLAIMED BY PERSONS WITHIN OR WITHOUT THE SUBDIVISION, HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION OR BY EROSION, OR SUBSURFACE WATER FLOWS WITHIN THIS SUBDIVISION OR BY EROSION, OR SUBSURFACE WATER FLOWS OF THE ROADS WITHIN THIS SUBDIVISION, BROUGHT ABOUT BY THE CITY AND INDIVIDUALS SHALL NOT BE CONSIDERED AS RELINQUISHING THE CITY AND SHORELINE, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COSTS OF DEFENCE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF SHORELINE, ITS SUCCESSORS OR ASSIGNS.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS, THIS _____ DAY OF _____, 2000.

Howland Homes, LLC., COMPANY

Matt Howland, MEMBER

ACKNOWLEDGEMENTS

STATE OF WASHINGTON)
COUNTY OF KING) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MATT HOWLAND, IS THE PERSON WHO APPEARED BEFORE ME AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THE INSTRUMENT, OR DATA STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT, AND THAT HE WAS A MEMBER OF HOWLAND HOMES, LLC, TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGN: _____
PRINT: _____
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT _____
MY APPOINTMENT EXPIRES _____

PARAMONT PARK

SECTION 17, T.28N., R4E., W.M.
CITY OF SHORELINE
KING COUNTY, WASHINGTON

Attachment A

APPROVALS

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

CLERK OF THE COUNCIL

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2000.

KING COUNTY ASSESSOR

ACCOUNT NUMBER _____ DEPUTY KING COUNTY ASSESSOR

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OTHER PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR ANY OTHER PUBLIC USE, ARE PAID IN FULL.

THIS _____ DAY OF _____, 2000.
FINANCE DIVISION

MANAGER, FINANCE DIVISION

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF Howland Homes, LLC, THIS
DAY OF _____, 2000, AT _____, MINUTES PAST
OF KING COUNTY, WASHINGTON.

RECORDING NUMBER _____

DIVISION OF RECORDS AND ELECTIONS

CLERK

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF "PARAMONT PLAT" IS BASED UPON AN ACTUAL SURVEY AND SURVEYING OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 4 EAST, W.M., AS REQUIRED BY STATE STATUTES. THE COURSE ANGLES AND DISTANCES ARE SHOWN CORRECTLY THEREON. THAT THE MONUMENTS HAVE BEEN SET AND THE LOT BLOCK AND TRACT CORNERS HAVE BEEN STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.



Brent L. Gabe
PROF. LAND SURVEYOR
CERTIFICATE NO. 30581
Everett Land Surveying, Inc.
P.O. Box 13994
Mill Creek, WA 98082 (425) 359-7198