

WSDOT Project – FAQs

- 1. What is happening at the WSDOT Regional Headquarters Building (15700 Dayton Ave N)?**
 - a. WSDOT is proposing a complete remodel of their existing regional headquarters (RHQ) building, making room for the Washington State Department of Ecology (DOE) to move offices into the building. In addition to the remodel, they are also proposing construction of an annex/garage, which will primarily be used to store DOE fleet vehicles. They will also be re-striping and re-landscaping some of the parking areas on site.
- 2. Does this remodel project trigger frontage improvements?**
 - a. Yes, a remodel construction project of this size requires that the street frontages be improved. This means that WSDOT is required to install/repave travel lanes, curbs, sidewalks, etc. that front their property.
- 3. Why are frontage improvements required for this project?**
 - a. Under the Shoreline Municipal Code (SMC) Chapter 20.70.320, frontage improvements are triggered in a number of instances. For this project, the requirements are triggered by the project valuation (or how much WSDOT is paying for the remodel) exceeding 50% of the current value of the existing structures on property.
- 4. What are the required frontage improvements?**
 - Along Dayton Ave N, the following improvements are required: Street pavement widening for on-street parking and bus stops;
 - New curbs/gutters;
 - 5-foot-wide amenity zone (typically a landscaping strip containing various utilities, mailboxes, etc.); and
 - 8-foot-wide sidewalk.
 - b. Along N 155th St, the following improvements are required:
 - Street pavement widening for vehicular travel;
 - New curbs/gutters;
 - 5-foot-wide amenity zone; and
 - 8-foot-wide sidewalk.
 - c. Along N 160th St, the following improvements are required:
 - New curbs/gutters;
 - 5-foot-wide amenity zone; and
 - 8-foot-wide sidewalk.
- 5. How does the City determine what improvements are required?**
 - a. These are set by the City's Engineering Development Manual (EDM) and are based on the needs of the City's transportation infrastructure.
- 6. Why are trees going to be removed along Dayton Ave N?**
 - a. Some of the soil along the street frontage may need to be moved around to flatten the ground for the frontage improvements. This, along with the installation of new pavement/sidewalks, may impact some trees.

7. Which/how many trees need to be removed?

- a. Based on a rough count on the initial plans provided to the City by WSDOT, there are approximately 378 existing trees along Dayton Ave N. Currently, 130 of these trees are shown on the plans as slated for removal.

8. Can some of these trees be saved?

- a. It is very likely that the removal of 130 trees to accommodate the required frontage improvements is the worst-case scenario. The City is exploring options with WSDOT to reduce the number of trees that were initially shown for removal.

9. How is the City working with WSDOT to save more trees?

- a. The City is working with WSDOT to come up with acceptable alternatives to the required frontage improvements. This can be done through reductions in pavement widths and relocating the sidewalk to avoid trees and critical roots. This alone may save many existing trees from removal. The City Engineer will need to approve any of these deviations.
- b. There are also steep slopes located along the Dayton Ave N street frontage. These slopes are tall/steep enough to qualify as Very High-Risk Landslide Hazard Areas. To remove trees from these areas, a qualified geotechnical engineer needs to ensure that tree removal will not destabilize these slopes. This may also act to save a few more trees that would otherwise be removed.
- c. Additionally, there are requirements for replacement trees both on-site and in the right-of-way. Depending on the size of the trees to be removed, they will need to be replaced with 1 to 3 smaller trees (1.5-inch caliper if planting deciduous trees, and at least 6 feet tall if planting conifers).

10. Is there a way to provide input to the City on this project?

- a. Yes. The City has issued a Notice of Application for this project on Monday, December 9, 2019. An open public comment period will end on Friday, December 27, 2019. If you wish to provide comments, you may send an email to the project manager, Caleb Miller, at cmiller@shorelinewa.gov. You can also send written comments via standard mail to:

City of Shoreline
Attn: Caleb Miller
17500 Midvale Ave N
Shoreline, WA 98133

11. What are the City file numbers/permit numbers for this project?

- a. There are multiple permits involved with this project. They are as follows:
 - Remodel of existing building: COM19-2211 and COM19-2367
 - New storage facility for DOE vehicles: COM19-2368
 - Site development (on-site tree removal, landscaping, parking, drainage, etc.): DEV19-2366
 - Frontage improvements and right-of-way tree removal: ROW19-2371