Planning Commission Meeting Date: September 20, 2007 Agenda Item: 3.iii

PLANNING COMMISSION AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Preliminary Formal Subdivision Review of Plateau at Jackson
DEPARTMENT:	Planning and Development Services
PRESENTED BY:	Paul Cohen, Senior Planner

A. PROPOSAL

The proposed Preliminary Formal Subdivision (File No. 201584) would create 6 single-family lots, a critical area tract (geologic hazard area and its buffer and a stream buffer) and an access/utility tract on a parcel at 14521 – 11th Ave. NE. (**Attachment A**). On-site improvements would include typical water, sanitary sewer, stormwater drainage and other utilities.

This proposal was first scheduled to be heard by the Planning Commission on August 2, 2007. The public hearing for the proposal was continued until September 20 because the SEPA determination was appealed. No more than one open record hearing may be heard on any land use application under SMC 20.30.170; thus, the SEPA appeal before the Hearing Examiner and the preliminary subdivision proposal in front of the Planning Commission must occur during the same open record hearing.

Under SMC 20.30.060 Preliminary Formal Subdivisions are a quasi-judicial Type C decision in which the Planning Commission is required to hold an open-record public hearing to consider the application and public testimony then make a recommendation for approval, approval with conditions or denial to the City Council which is the decision-making authority for Preliminary Formal Subdivisions.

B. FINDINGS OF FACT

1. PROJECT SITE CHARACTERISTICS

1.1 The project site consists of one lot (Tax Parcel No. 6622900830) totaling approximately 69,260 square feet (1.59 acres).

1.2 The site is currently vacant. A house on the site was demolished in 2005.

1.3 The site occupies a topographic knob. The northwest corner of the site slopes steeply down in a northwesterly direction. The east side of the parcel slopes more gently down in an easterly direction. A portion of the south side of the site slopes steeply down in a southerly direction to NE 145th Street. Over 130 significant trees are located on the site, although the northeast corner of the site is generally cleared.

2. NEIGHBORHOOD CHARACTERISTICS

2.1 The project site is located at the City of Shoreline's south boundary in the Ridgecrest Neighborhood (**Attachment B**).

2.2 Adjacent to the site to the north is the Paramount Park Open Space and two single-family residences. To the south is NE 145th Street and Jackson Golf Course in the City of Seattle. The neighborhoods to the west and east are developed with single-family detached residences with the exception of a triplex adjacent to the southeast corner of the site.

2.3 Streets adjacent to the site include:

- NE 145th Street to the south; classified as State Route 523 subject to the regulations of the Washington State Department of Transportation. The NE 145th Street right-of-way is located outside of Shoreline's city limits.
- 10th Avenue NE to the west; a largely undeveloped City of Shoreline right-of-way with a gravel roadway that provides access to two parcels.
- 11th Avenue NE to the east; a private street as indicated by a street sign, although there is no easement or tract and no other parcels use it for access.

3. COMPREHENSIVE PLAN LAND USE DESIGNATION AND POLICY SUPPORT

3.1 The Comprehensive Plan land use designation for the western two-thirds of the site is Low Density Residential. The designation for the eastern third is Paramount Special Study Area.

3.2 Land Use Policy (LU) 9 in the Comprehensive Plan envisions Low Density residential areas as areas already developed predominately with single-family detached dwellings. Appropriate Low Density zoning includes R-4 and R-6, unless a special district plan has been approved. Currently, no Paramount Special Study Area plan has been adopted.

3.3 LU46: Provides for the creation of special study areas to some areas of the community where further study for subarea, watershed or neighborhood planning would be appropriate.

3.4 LU46.1: Establishes the Paramount District Special Study Area centered on the business district at N 145th Street and 15th Avenue NE, in accordance with the drainage basin located in the approximate area.

3.5 H6: Encourage infill development on vacant or underutilized sites to be compatible with existing housing types.

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. Type-C actions require an open record public hearing and review by the Planning Commission, which then forwards a recommendation to the City Council for final approval.

4.2 Applicable regulatory controls set forth in the SMC include:

- SMC 20.30 – Procedures and Administration (Subdivisions – SMC 20.30.360-480)
- SMC 20.40 – Zoning and Use Provisions
- SMC 20.50 – General Development Standards (Single-family Detached – SMC 20.50.060-.115)
- SMC 20.60 – Adequacy of Public Facilities
- SMC 20.70 – Engineering and Utilities Development Standards
- SMC 20.80 – Critical Areas (Geologic Hazard Areas – SMC 20.80.210-.250 and Stream Areas – SMC 20.80.460-.500)

4.3 Revised Code of Washington (RCW) 36.70B.040 Determination of Consistency

4.4 RCW 58.17.110 Approval/Disapproval of Subdivisions

5. PROCEDURAL HISTORY

5.1 Preapplication meeting was held on April 17,2006.

5.2 Neighborhood Meeting was held on October 27, 2006.

5.3 Preliminary Formal Subdivision (File No. 201478) application and a State Environmental Policy Act (SEPA) checklist were received on November 13, 2006 (**Attachment C**).

5.4 The application was determined to be complete on Nov. 13, 2006.

5.5 A Notice of Application for the proposal was issued on Nov. 20, 2006, with the public comment period ending Dec. 5, 2006 (**Attachment D**).

5.6 A SEPA threshold Determination of Nonsignificance (DNS) for the proposal was issued on July 5, 2007 (**Attachment E**) with the administrative appeal and comment period ending on July 20, 2007. An appeal of the DNS was received from the Paramount Park Neighborhood Group, Inc. (submitted by Jan Stewart and Vicki Westberg) on July 20, 2007

5.7 A Notice of Public Hearing was issued on July 5, 2007 for the Planning Commission open record public hearing on August 2, 2007 (**Attachment E**).

5.8 A notice canceling the August 2, 2007 public hearing, in order to allow the appeal hearing to be consolidated with the project hearing, was issued on July 26, 2007.

5.9 A new Notice of Public Hearing was issued on September 5, 2007 for the consolidated Planning Commission open record public hearing and Hearing Examiner SEPA appeal hearing on September 20, 2007 (**Attachment E**).

6. PUBLIC COMMENT AND STAFF RESPONSE

6.1 **Public Comment** – A total of five public (**Attachment F**) and two agency (**Attachment G**) comment letters and e-mails were received. Generally, the comments concerned:

- Impacts on the existing bus stop on NE 145th Street
- The outfall into Little's Creek will require a Hydraulic Project Approval permit (HPA) from the Washington State Department of Fish and Wildlife
- Traffic safety due to increased traffic
- Access for fire department vehicles
- Inadequate amount of parking provided
- Protection of critical areas
- Potential encroachment of private yards and uses into Paramount Park Open Space
- Drainage issues including flooding, pollution and erosion into Little's Creek
- Stability of steep slopes
- Buildable area of lots after grading
- Impact on wildlife and inadequate listing of species in SEPA checklist

6.2 **Staff Response regarding bus stop** – During the permit review process plans will be reviewed by KC Metro Transit. Improvements, if necessary, shall be required to conform to the agency's standards for bus stops.

6.3 **Staff Response regarding Little's Creek outfall** – An HPA permit is required to discharge stormwater into Little's Creek. A copy of the HPA permit shall be submitted to the City prior to issuance of a site development permit. All conditions of the HPA will be incorporated into the conditions for the site development permit.

6.4 **Staff response regarding traffic safety** – Comments expressed concern over traffic safety at the intersection of the proposed new private street and NE 145th Street due to additional traffic and left turns onto NE 145th Street. Preliminary analysis shows the intersection can meet the requirements of SMC 20.70 regarding sight clearance at intersections. The amount of additional vehicle trips generated by 5 additional single-family lots is insignificant when compared to the existing traffic volumes on NE 145th Street and will not impact traffic flow to a measurable degree. The City Traffic Engineer has reviewed the plans and determined six single-family residences likely will not generate enough traffic to warrant restricting turns into and out of the subdivision. Further, he stated the NE 145th Street right-of-way in the vicinity of the proposal is not controlled by the City of Shoreline and the City can not require work in the right-of-way. If a traffic safety issue becomes apparent in the future, the City then can work with the jurisdictions that are responsible for the right-of-way to install necessary traffic restrictions. At this time it would be inappropriate to require the applicant to mitigate a problem that seems unlikely.

6.5 **Staff Response regarding fire department vehicle access** – The design and construction of the proposed private street, 11th Avenue NE, must conform to existing standards of the City of Shoreline Engineering Development Guide (EDG). Included are standards regarding grade, length and pavement width. The EDG includes references to the International Fire Code. The site development plans will be reviewed by the Shoreline Fire Department for conformance to their requirements. Fire Department review of the preliminary subdivision plans included comments that if the grade is greater than 15% fire protection sprinklers in all of the residences will be required and that the west side of the street must be posted as a fire lane with no parking. Streets less than 150 feet long do not require a turnaround. The proposed street is 120 feet long. The width of the access tract will accommodate travel lanes and parking on one side.

6.6 **Staff response regarding parking** – SMC 20.50.390 requires 2 parking spaces for single-family residential development. Review for compliance with parking standards is done during the building permit review process. Also, the private street will be wide enough to accommodate parking on the east side of the street.

6.7 **Staff response regarding impact on critical areas** – Comments expressed concern regarding the impact of the project on nearby critical areas. Wetland reconnaissance reports (**Attachments N** and **O**)state no wetlands or streams are located on the site. Part of the buffer for a Type II stream – which is located off site near the northwest corner of the site – is on the site. However, that buffer will be entirely within the protected area tract required for the steep slope and its buffer. The edge of a Type II wetland located north of the site in Paramount Park Open Space is 120-130 feet from the northern boundary of the site. The standard buffer for Type II wetlands is 115 feet. Therefore, none of the wetland buffer is on the site. The City of Shoreline critical area regulations (SMC 20.80) are designed to protect critical areas from the negative impacts of development by classifying the various critical areas and requiring buffers accordingly.

Compliance with SMC 20.80 means development of the site will not have a significant adverse impact on critical areas.

6.8 **Staff response regarding protecting park boundary** – A proposed condition of approval is the requirement that a fence, without gates, be built wherever individual lots are adjacent to the park. The fence will discourage encroachment into the Paramount Park Open Space.

6.9 **Staff Response regarding storm drainage** – Final civil engineering drainage plans are required for the site development permit. Those plans will be evaluated using the standards of the 1998 King County Surface Water Design Manual (KCSWDM) which addresses issues regarding flooding, erosion and water quality. Drainage plans in conformance with the KCSWDM will ensure the proposed development will not increase the likelihood of flooding or pollution of Little's Creek.

6.10 **Staff Response regarding slope stability** – Development is prohibited on slopes in excess of 40%. A geotechnical report (**Attachment L**) states the risk of landslides on the site or adjacent property is minimized with a 15-foot minimum setback from the top of the steep slope in the northwest portion of the site. The steep slopes and 15-foot buffer area will be placed in a separate protected tract. Stability of the exempt slope along NE 145th Street was addressed by an addendum to the original geotechnical report (**Attachment M**). The addendum recommends a 5-foot setback from the top of the slope without a special footing design; or if foundations are built on the slope, footings located at least 5 feet below the finished grade will protect the integrity of the foundation.

6.11 **Staff Response regarding buildable area after grading** – Review of preliminary grading plans has shown that only Lot 4 and Lot 6 will be significantly impacted by the grading required for the private street**.** The impact on Lot 4 is entirely within the front setback area so the buildable area is not affected. While some of the buildable area of Lot 6 is impacted, a sufficient area, 35'x40', is not impacted. In addition, a house design on Lot 6 with a street level garage and living areas above and behind the garage would allow the area impacted by grading to be built on as well.

6.12 **Staff response regarding impact on wildlife** – Staff's analysis of the impact on wildlife is unaffected by SEPA checklists which may or may not include an incomplete description of wildlife found on the site. SMC 20.80.260 addresses endangered or threatened species and priority habitat. There is no evidence that endangered or threatened species visit the site or that the site has priority habitat.

7. ZONING DESIGNATION, MAXIMUM DENSITY AND PERMITTED USES

7.1 The project site is zoned Residential – 6 units per acre (R-6), which would allow up to 10 dwelling units to be constructed on the site.

7.2 The proposed net density is 5.2 dwelling units per net acre.

7.3 Under SMC 20.40.120 single-family detached dwellings are a permitted use in the R-6 Zoning District.

8. PRELIMINARY SUBDIVISION REVIEW CRITERIA (SMC 20.30.410 & RCW 58.17.110)

The following criteria were used to review the proposed subdivision:

8.1 **Environmental** (SMC 20.30.410A)

Criteria: *Where environmental resources exist, the proposal shall be designed to fully implement the goals, policies, procedures and standards of SMC 20.80,*

Critical Areas, and Subchapter 5 of SMC 20.50, Tree Conservation, Land Clearing and Site Grading Standards.
Staff Analysis: A very high landslide hazard area due to slopes greater than 40% and part of a buffer area for an off-site Type II stream are on site. The proposal complies with the standards established in the critical areas chapter SMC 20.80. See further analysis under **Sections 12, 13 and 14** below. Review for compliance with tree conservation, land clearing and site grading standards specified in SMC Chapter 20.50, Subchapter 5, which will include replacement tree plantings for significant trees removed, will take place during the site development review process.

Criteria: *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: Lots are placed such that their buildable areas are located on relatively level areas which will minimize grading. The central location of the access tracts allows for short driveways to serve all lots except Lot 5 which also minimizes grading quantities.

Criteria: *Where conditions exist which could be hazardous to the future residents of the land to be divided, or to nearby residents or property, a subdivision of the hazardous land shall be denied unless the condition can be permanently corrected.*
Staff Analysis: Conditions which could be potentially hazardous exist due to the steep slopes on the site. Tract B protects the steep slope in the northwest corner from development, thus eliminating the potential creation of a hazardous condition. A geotechnical report (**Attachment L**) states potential hazards due to the steep slope on the south edge of the site are eliminated by either a 5-foot building setback or deep footings. Staff recommends a condition of approval to require a 5-foot setback from the top of that slope and restricting tree removal on the slope to ensure no hazardous conditions are created.

Criteria: *The proposal shall be designed to minimize off-site impacts, especially upon drainage and views.*
Staff Analysis: The project was reviewed by Public Works and does not require additional stormwater drainage conditions. The project must comply with all surface water management requirements set forth in the KCSWDM. Also, an HPA permit is required (pursuant to Washington State Department of Fish and Wildlife regulations which are use to minimize impacts of development on streams and water bodies) to discharge into Little's Creek. See further analysis in **Section 11** below. Because much of the site is a topographic knob higher than the surrounding area, views from nearby properties are already minimal or nonexistent. Development of the site will not change this. Height restrictions, as specified in SMC Chapter 20.50, will ensure the impact on off-site views from the distance will not be impacted.

8.2 **Lot and Street Layout** (SMC 20.30.410B)
Criteria: *Lots shall be designed to contain a usable building area to ensure the lot is developed consistent with the standards of the SMC and does not create nonconforming structures, uses or lots.*
Staff Analysis: The proposal meets design standards for detached single-family residential development as set forth in SMC Chapter 20.50. Buildable areas of lots are not restricted by any easements or other regulations once an existing roadway

easement on the eastern edge of the site is removed. Staff recommends a condition of approval to remove that easement prior to recording of the final plat. The easement serves what is now the City's Paramount Park Open Space. There is no public benefit derived from the easement, so the City has agreed to release the easement. No nonconforming structures, uses or lots will be created.

Criteria: *Lots shall not front on primary or secondary highways unless there is no other feasible access.*
Staff Analysis: None of the proposed lots will front on a public street. Access to NE 145th Street will be via a new private street.

Criteria: *Each lot shall meet the applicable dimensional requirements of the SMC.*
Staff Analysis: This proposal meets the applicable dimensional requirements specified for lots in the R-6 zoning district as set forth in SMC Chapter 20.50. See further analysis in **Section 9** below.

Criteria: *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: Staff recommends a condition of approval to require a pedestrian pathway on one side of the private street in order to provide safe access to the existing sidewalk on NE 145th Street.

8.3 **Dedications** (SMC 20.30.410C)

Criteria: *The City Council may require dedication of land in the proposed subdivision for public use.*

Criteria: O*nly the City Council may approve a dedication of park land. The Council may request a review and written recommendation from the Planning Commission.*

Criteria: *Any approval of a subdivision shall be conditioned on appropriate dedication of land for streets, including those on the official street map and the preliminary plat.*

Criteria: *Dedications to the City of Shoreline for the required right-of-way, stormwater facilities, open space, and easements and tracts may be required as a condition of approval.*

Staff Analysis: No dedications are required for this proposal. See further analysis in **Section 11** below.

8.4 **Improvements** (SMC 20.30.410D)

Criteria: *Improvements which may be required 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: Site improvement plans will be reviewed for compliance with the standards specified in the City of Shoreline Development Code and Engineering Development Guide. The site fronts onto the City of Shoreline's 10th Avenue NE right-of-way but a variance from engineering standards (**Attachment L**) has been approved which limits the required frontage improvements to ensuring adequate sight clearance at NE 145th Street and widening the portion of 10th Avenue NE near the intersection with NE 145th Street in order to allow two side-by-side vehicles to pass. See further analysis in **Sections 9, 10, 11** and **12** below.

Criteria: *Improvements shall comply with the development standards of Chapter 20.60 SMC, Adequacy of Public Facilities.*
Staff Analysis: This proposal complies with the development standards of Chapter 20.60 SMC, Adequacy of Public Facilities. See further analysis in **Section 11** below.

8.5 **Public Health, Safety and General Welfare** (RCW 58.17.110)
Criteria: *A proposed subdivision shall not be approved unless appropriate provisions are made for public health, safety and general welfare, drainage ways, streets, transit stops, potable water supplies, sanitary wastes, parks and recreation, safe walking conditions.*
Staff Analysis: This proposal, as conditioned, will provide for the public health, safety and general welfare. Staff recommends conditions of approval to include extra geotechnical studies for utility installation in a critical area, installation of a fence to prevent encroachment into the Paramount Park Open Space, significant tree retention and a 5-foot setback on the exempt steep slope, transit stop replacement if necessary, obtaining a Hydraulic Project Approval permit from the State and requiring a pedestrian pathway on one side of the private street. See further analysis in **Sections 10-14** below.

9. SITE DEVELOPMENT STANDARDS (SMC 20.50)

9.1 **Densities and Dimensions** in the R-6 Zone (SMC 20.50.020)

Densities

Standard	Regulation		Proposed		
	General	Site Specific	Gross	Net	Net
Base Density	6 du/acre	10 du/gross acre 7 du/net acre	3.77 du/acre	5.22 du/acre (without areas of both tracts)	5.77 du/acre (without area of critical area tract)
Min. Density	4 du/acre	6 du/gross acre 5 du/net acre			

Dimensions

Standard	Regulation	Proposed					
		Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6
Min. lot width	50’	65’	56’	75’	75’	65’	82’
Min. lot area	7,200sf	7,201sf	7,201sf	7,666sf	7,694sf	8,339sf	7,201sf
Front yard setback	20’	Review for compliance with these standards is done during building permit review					
Rear yard setback	15’						
Side yard setback	5’ min/15’ total						

Base height	30'/35' with pitched roof	
Bldg. coverage	35%	
Impervious area	50%	

9.2 **Significant Tree Removal** (SMC 20.50.290-370) The site contains approximately 132 significant trees. The current proposal is to retain 30% (43) of those trees. SMC 20.50.290 requires retention of at least 20% of the significant trees. Replacement trees will be required in conformance with SMC 20.50.370 which requires 1-3 replacement trees for each significant tree removed depending on the diameter of the significant tree removed. A final tree retention and replacement plan will be required with the site development permit.

9.3 **Parking and Access** (SMC 20.50.380-440) Single-family detached housing must provide two off-street parking spaces per dwelling unit (SMC 20.50.390A). Review for compliance with parking standards is done during the building permit review process.

Pedestrian access should be:

- separate from vehicular traffic where possible; or
- well marked to clearly distinguish it as a pedestrian priority zone; and
- be at least 3 feet wide (SMC 20.50.430C).

Staff recommends a condition of approval requiring a pedestrian pathway at least 3 feet wide on at least one side of the private street.

10. ADEQUACY OF PUBLIC FACILITIES (SMC 20.60)

10.1 **Water Supply** – Shoreline Water District has issued a Certificate of Water Availability (**Attachment H**) and has found the existing water service in conformance with its County-approved water comprehensive plan. No water system improvements are required to complete the project. A water system extension agreement will be required.

10.2 **Sewer Service** – Ronald Wastewater District has issued a Certificate of Sewer Availability (**Attachment I**) for the proposal. A developer mainline extension from an existing sewer in the 10th Avenue NE right-of-way is required. The applicant is also required to provide engineered sewer system improvement plans and a sewer easement.

10.3 **Fire Protection –** The Shoreline Fire Department has reviewed and approved the plans for site access and fire hydrant proximity to the site (**Attachment J**). A fire hydrant with a calculated fire flow of 5,200 gpm is located adjacent to the site.

10.4 **Streets and Access** – The project will provide direct access to the NE 145th Street right-of-way for all lots via a private street. Staff recommends a condition of approval requiring a pedestrian pathway at least 3 feet wide on at least one side of the private street to provide safe pedestrian access to the existing sidewalk on NE 145th Street.

11. ENGINEERING AND UTILITY DEVELOPMENT STANDARDS (SMC 20.70)

11.1 **Storm Water Management** – The City of Shoreline Public Works Department has approved the preliminary Road and Storm Drain Plan for the proposal as being feasible.

11.2 **Right-of-Way Dedication** – No right-of-way dedication is required as the project will not have a significant impact on the use of the right-of-way.

11.3 **Utility Undergrounding** – SMC 20.70.470(A)(3) requires the undergrounding of utilities when new residential lots are created.

11.4 **Frontage Improvements**

- The project fronts on NE 145th Street and on 10th Avenue NE.
- The NE 145th Street right-of-way is improved with a curb, gutter and sidewalk that do not meet the City of Shoreline standards. However, the right-of-way is outside City limits so the City does not have jurisdiction to require frontage improvements on NE 145th Street.
- The only improvement of the 10th Avenue NE right-of-way is a gravel roadway that does not meet City of Shoreline standards. However, a Variance from Engineering Standards (**Attachment K**) exempting the proposal from installing frontage improvements on 10th Avenue NE has been approved because:
    i. the gravel roadway within the 10th Avenue NE right-of-way is adequate to provide safe access to the 2 lots it serves
    ii. the right-of-way does not provide access to the subdivision; and
    iii. much of the right-of-way is within the buffer area for a nearby Type II stream. To require frontage improvements would require unnecessary further degradation of the already degraded buffer.

12. GEOLOGIC HAZARD AREAS REGULATIONS (SMC 20.80.030F & SMC 20.80.210-250)

12.1 **Geologic Hazard Area classification** (SMC 20.80.220 and SMC 20.80.030F)

- The steep slope in the northwest portion of the site is in excess of 40% making it a Very High Hazard area subject to regulation pursuant to the City's Geologic Hazard Areas Regulations.
- The steep along the south edge of the site is in excess of 40% but was created by the road-cut for NE 145th Street. Under SMC 20.80.030F, steep slopes created through prior legal grading activity may be exempted if it is demonstrated that no adverse impact will result from the exemption. With a 5-foot setback from the top of that steep slope no adverse impacts will result from exempting the slope from regulation (**Attachment L** and **Attachment M**).

12.2 **Required buffer areas** (SMC 20.80.230) – Very High Hazard areas require a standard buffer of 50 feet from all edges of the landslide hazard area, which can be reduced to a minimum of 15 feet when technical studies indicate the reduction will not increase the risk of the hazard. The Feb. 24, 2006 Associated Earth Sciences, Inc. geotechnical engineering report recommends a minimum top of slope buffer of 15 feet (**Attachment L**).

12.3 The hazard area and its associated buffer will be preserved by being placed in a separate tract on which development is prohibited. The location and limitations associated with the tract will be shown on the face of the recorded final plat.

13. WETLANDS (SMC 20.80.310-.350)

13.1 No wetlands are located on the site (**Attachment N**).

13.2 A Type II wetland is located in the Paramount Park Open Space north of the site. Type II wetlands require a standard 115-foot buffer width. However, the edge of that wetland is more than 115 away from the north boundary of the site so its buffer does not extend onto the subject site (**Attachment O)**.

14. STREAM AREAS (SMC 20.80.460-.500)

14.1 No streams are located on the site (**Attachment O)**.

14.2 A Type II stream is located west and north of the site. Its 115-foot buffer extends onto the site but is entirely within the geologic hazard area. The protection for the geologic hazard area and its buffer will include protection for the stream buffer.

14.3 The buffer for the Type II stream also includes part of the largely undeveloped 10th Avenue NE right-of-way. Storm drainage and sanitary sewer lines will be constructed within the right-of-way and within the buffer. SMC 20.80.480(D)(2) exempts construction of utilities from buffer regulations when no feasible alternative location exists. The only feasible storm drainage and sanitary sewer connection for the project is in the 10th Avenue NE right-of-way.

C. CONCLUSIONS

RCW 36.70B.040 Determination of Consistency, requires a proposed project shall be reviewed for consistency with a local government's development regulations during project review by consideration of:

- Type of land use;
- The level of development, such as units per acre or other measures of density;
- Infrastructure, including public facilities and services needed to serve the development; and
- The characteristics of the development, such as development standards.

RCW 58.17.110 Approval/Disapproval of Subdivisions, requires proposed subdivisions to:

- Make appropriate provisions for the public health, safety, and general welfare; and
- Serve the public use and interest for open spaces, drainage ways, streets, other public ways, potable water supplies, sanitary wastes, parks and recreation, and all other relevant facts.

Based on the above Findings of Fact and with the proposed conditions listed in **Attachment P**, staff concludes the Preliminary Formal Subdivision of the Plateau at Jackson has:

- Met the requirements of the City of Shoreline Development Standards, 2005 Comprehensive Plan, and Municipal Code
- Made appropriate provisions for the public health, safety, and general welfare
- Serves the public use and interest

D. STAFF PRELIMINARY RECOMMENDATION

Staff's preliminary recommendation to the Planning Commission is to forward to the City Council a recommendation of **APPROVAL** with conditions as described in **Attachment P**for the Plateau at Jackson Preliminary Formal Subdivision application.

E. PLANNING COMMISSION ROLE AND OPTIONS

The Planning Commission's recommendation options to the City Council are:

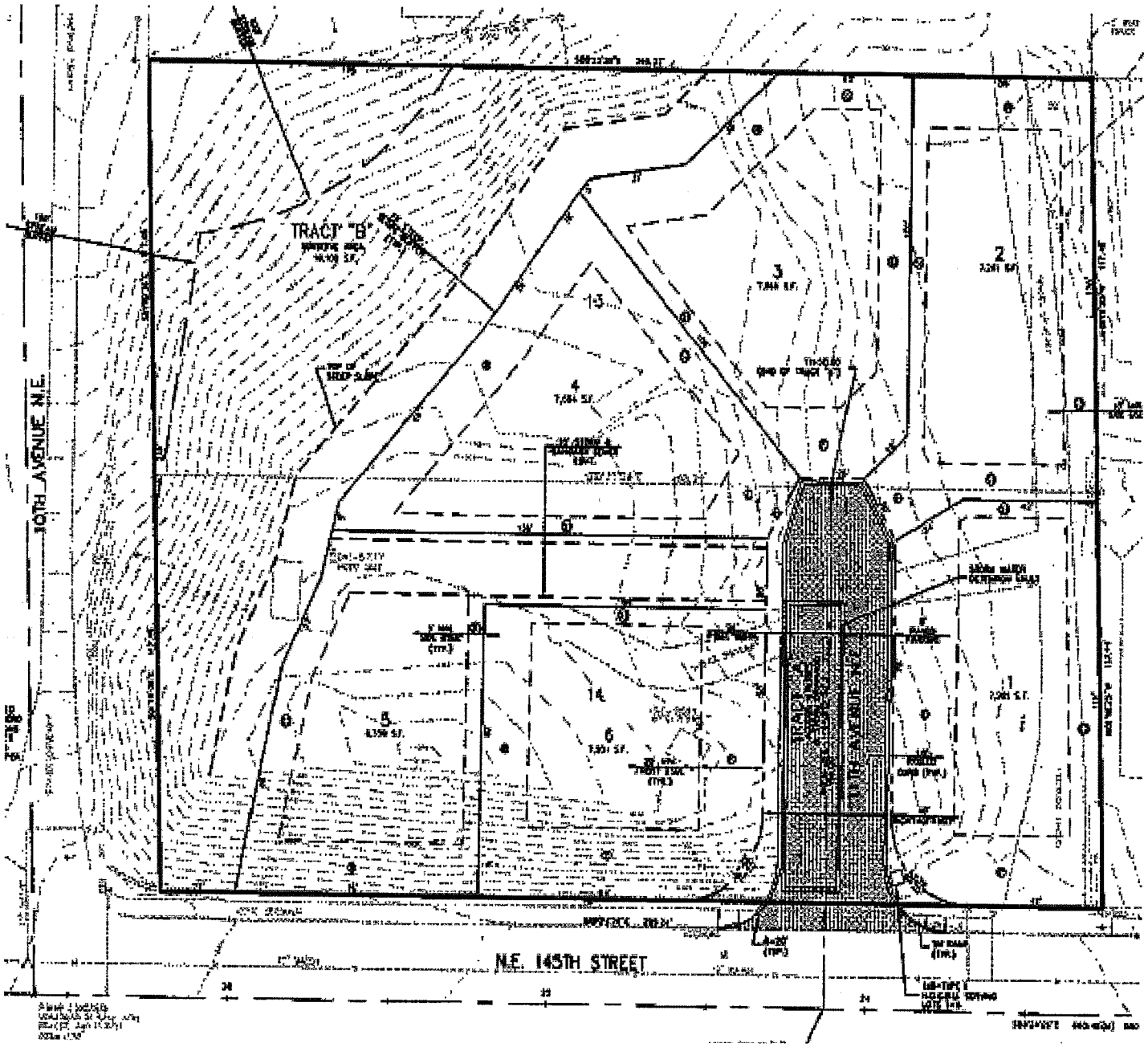
1. Recommend approval with conditions, based on the staff Findings of Fact and Conclusions.
2. Recommend approval without conditions or conditions different from the staff recommended conditions, based on new Findings of Fact and Conclusions as amended by the Planning Commission.
3. Recommend denial of the application, based on new Findings of Fact and Conclusions as amended by the Planning Commission.

F. ATTACHMENTS

Attachment A: Preliminary Plans
Attachment B: Vicinity Map
Attachment C: SEPA Checklist, D.R. Strong Consulting Engineers, Nov. 3, 2006
Attachment D: Notice of Application, Nov. 20, 2006
Attachment E: SEPA Threshold DNS and Notice of Public Hearing, July 5, 2007 and new Notice of Public hearing, September 4, 2007.
Attachment F: Public Comments
Attachment G: Agency Comments
Attachment H: Shoreline Water District Certificate of Water Availability, Nov. 9, 2006
Attachment I: Ronald Wastewater District Certificate of Sewer Availability, Oct. 6, 2006
Attachment J: Shoreline Water District Fire Flow Analysis, Nov. 9, 2006
Attachment K: Variance from Engineering Standards
Attachment L: Geotechnical Engineering Report, Associated Earth Science, Inc., Feb. 24, 2006
Attachment M: Geotechnical Report Addendum, Associated Earth Science, Inc., March 5, 2007
Attachment N: Wetland Reconnaissance Report, Wetland Resources, Inc., May 3, 2006
Attachment O: Wetland Reconnaissance Report response letter, Wetland Resources, Inc., March 5, 2007
Attachment P: Preliminary Staff Recommended Conditions of Approval

Attachment A

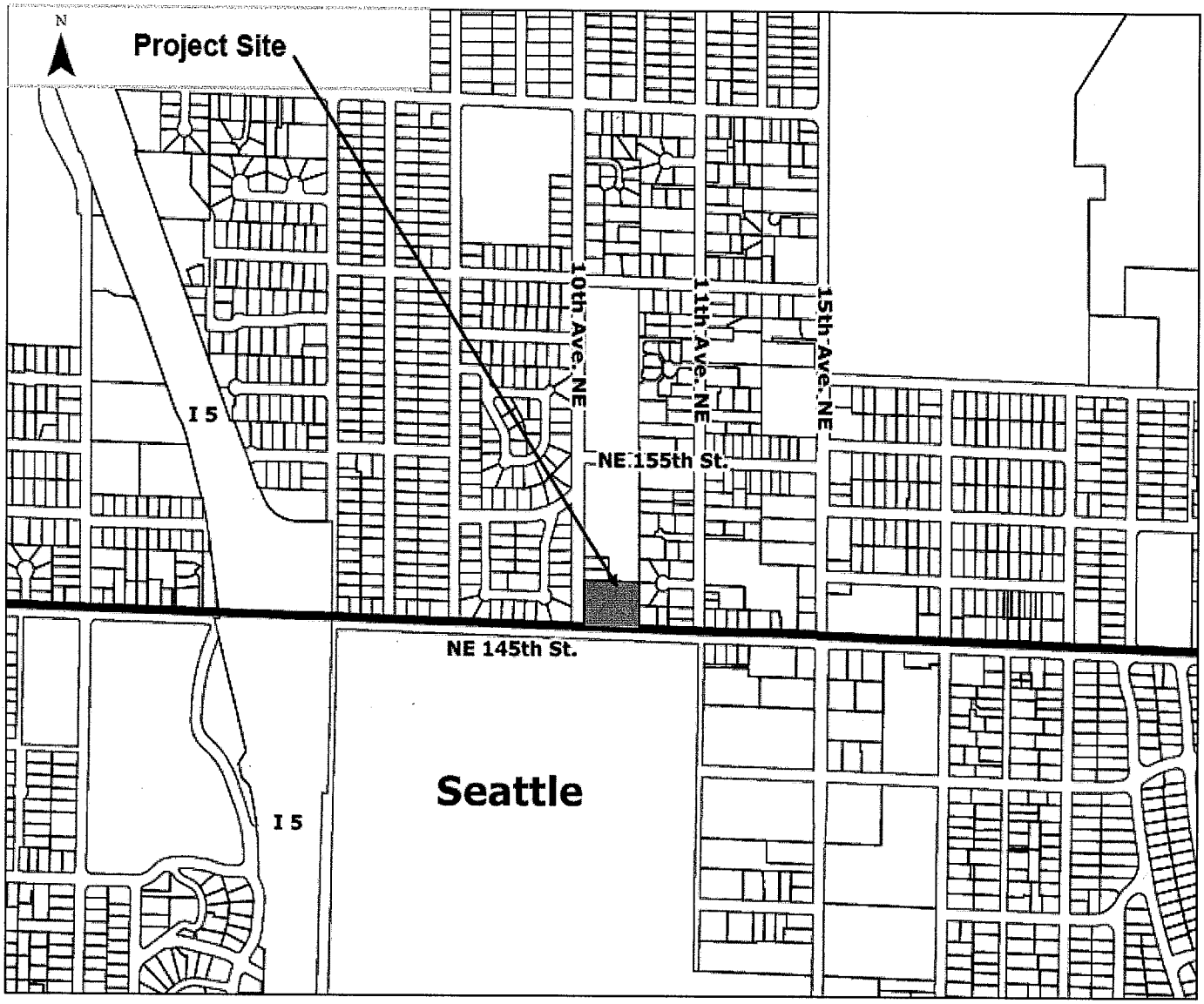
Site Plan
(14521 – 11th Ave. NE)



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.

Attachment B

Vicinity Map



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.

Attachment C

Type
B-5

CITY OF SHORELINE

Planning and Development Services

STATE ENVIRONMENTAL POLICY ACT (SEPA) ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Public notice is required for all projects reviewed under SEPA. Please submit current Assessor's Maps/Mailing Labels showing:

- Subject property outlined in red
- Adjoining properties under the same ownership outlined in yellow
- All properties within 500 feet of the subject property, with mailing labels for each owner.

NOTE: King County no longer provides mailing label services. Planning and Development Services can provide this for a fee of $127 or provide you instructions to obtain this information off of the web and do a mail merge document to produce two sets of mailing labels for your application.

Use of Checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Part Eleven - 197-11-960 **SEPA Rules**

EVALUATION FOR AGENCY USE ONLY

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable:
Plateau at Jackson

2. Name of applicant:
Preview Properties

3. Address and phone number of applicant and contact person:
1222 North 185th Street Suite 102
Shoreline, WA 98133-4043
206-542-2171
Contact: Bill Young

4. Date checklist prepared:
October 12, 2006

5. Agency requesting checklist:
Shoreline

6. Proposed timing or schedule (including phasing, if applicable):
Construction will start upon the receipt of all required building and construction permits. This is estimated to occur in the summer of 2007.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Construct six detached single-family residences.

8. List any environmental information you know about that has been prepared or will be prepared, directly related to this proposal.
- **Level One Downstream Analysis (D. R. STRONG)**
- **Geotechnical Report (Associated Earth Sciences, Inc.)**
- **Wetland Reconnaissance (Wetland Resources, Inc.)**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None pending.

10. List any government approvals or permits that will be needed for your proposal, if known.

SEPA Determination - City of Shoreline*
Preliminary Subdivision Approval – City of Shoreline*
Grading Permit – City of Shoreline*
Final Subdivision Approval – City of Shoreline*
Building Permits – City of Shoreline*
HPA – Washington Department of Fisheries

*** Future references to the City of Shoreline shall be read as "City".**

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).

Subdivide approximately 1.59 acres into six lots. Access to the subdivision will be from NE 145th Street.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Project is located in the SE ¼ of Section 17, Township 26 North, Range 4 East, W.M. The Site is located at 14521 11th Avenue NE.

Part Eleven - 197-11-960 **SEPA Rules**

EVALUATION FOR AGENCY USE ONLY

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): Flat, (rolling), hilly, (steep slopes), mountainous, other: **The western portion of the Site has steep slopes. The majority of the Property has slopes between 5 to 15%.**

b. What is the steepest slope on the site (approximate percent of slope)

The steepest slope on the Site is in excess of 40%.

c. What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Silty sand per the geotechnical report.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so describe.

None to our knowledge.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose of the site grading will be to construct the subdivision road, utilities and homes. The grading is intended to be balanced on site, however, there is a possibility of importing select fill material, as well as exporting unwanted soils.

f. Could erosion occur as a result of clearing construction or use? If so generally describe.

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short and long term.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example asphalt or buildings)?

Impervious surfaces will cover approximately 48% of the developable Site.

h. Proposed measures to reduce or control erosion , or other impacts to the earth, if any:

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: hay bales, siltation fences, temporary siltation ponds, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of the City.

Part Eleven - 197-11-960 **SEPA Rules**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

2. Air

a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

b. Are there any off site sources of emissions or odor that may affect your proposal? If so, generally describe.

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes, if allowed.

c. Proposed measures to reduce or control emissions or other impacts to air if any:

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the Site and maintaining gravel construction entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

3. Water

a. Surface:

1. Is there any surface water body on or in the immediate vicinity of the site (including year round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Littles Creek, a tributary of Thornton Creek, is less than 100 feet from the Site.

2. Will the project require any work over, in, or adjacent to (within 200 feet) of the described waters? If yes, please describe and attach available plans.

Yes. Sanitary Sewer and storm mains will be within 100 feet. Storm main will discharge to creek. Proposed residential building sites are within 200 feet.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable.

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No, there will be no surface water withdrawals or diversions.

5. Does the proposal lie within a 100 year floodplain? If so, note location on the site plan.

Not to our knowledge.

6. Does the proposal involve any discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge.

No, a public sanitary sewer system will be installed to serve the residential units. There will be no discharge of waste materials to surface waters.

b. Ground:

1. Will ground water be withdrawn or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . .; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material is proposed to be discharged into the ground. The Site will be served by public sanitary sewers and a public water system.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be discharged to Littles Creek. See attached Level One Drainage Analysis Report.

2. Could waste materials enter ground or surface waters? If so, generally describe.

The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff during extremely heavy rainfall events (i.e., above the 100-year storm event).

d. Proposed measures to reduce or control surface ground and runoff water impacts, if any:

A City-approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development. The Project will provide Level 2 flow control and basic water quality treatment as required by the City.

4. Plants

a. Check or circle types of vegetation found on the site:

_x_ deciduous tree: **alder**, **maple**, aspen, other **madrone**, **willow**, birch, fruit trees

_x_ evergreen tree: **fir**, **cedar**, pine, other

_x_ shrubs

_x_ grass

_x_ pasture

__ crop or grain

__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

__ water plants: water lily, eelgrass, milfoil, other

_x_ other types of vegetation: **~~blackberry bramble~~**, **ferns**

b. What kind and amount of vegetation will be removed or altered?

Vegetation within the development area will be removed at the time of development. Landscaping will be installed in accordance with the provisions of the City's Zoning Code.

c. List threatened or endangered species known to be on or near the site.
None known or documented within the project area.

d. Proposed landscaping use of native plants or other measures to preserve or enhance vegetation on the site if any:
If necessary, replacement trees will be planted to mitigate for significant trees removed.

5. Animals
a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, **songbirds**, other: **crows**
Mammals: deer, bear, elk, beaver, other: **small rodents, raccoon**
Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.
None to our knowledge.

c. Is the site part of a migration route? If so explain.
Western King County, as well as the rest of Western Washington, is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

d. Proposed measures to preserve or enhance wildlife if any:
Steep slope area will be dedicated to City as NGPA. This tract will remain undisturbed except for storm and sewer main construction required for plat infrastructure.

6. Energy and Natural Resources
a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc
Electricity and/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts if any:
The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur a result of this proposal? If so describe.
There are no on-site environmental health hazards known to exist today, and none will be generated as a direct result of this proposal.

1. Describe special emergency services that might be required.
No special emergency services will be required.

2. Proposed measures to reduce or control environmental health hazards, if any:
Special measures are not anticipated.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Short-term impacts will result from the use of construction equipment during site development and residential construction. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

3. Proposed measures to reduce or control noise impacts, if any:
Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?
The Site has a vacated single-family residential building and outbuildings. Adjacent properties are developed for single-family residences.

b. Has the site been used for agriculture? If so, describe
Not to our knowledge.

c. Describe any structures on the site.
Vacated single-family residential building and outbuildings.

d. Will any structures be demolished? If so, what?
Yes, all existing structures within the Site will be demolished.

e. What is the current zoning classification of the site?
The current zoning classification of the Site is R-6.

f. What is the current comprehensive plan designation of the site?
The current comprehensive plan designation of the Site is *um* (urban residential, medium, 4-12 units/acre).

g. If applicable, what is the current shoreline master program designation of the site?
Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
A portion of the Site has been mapped as erosion hazard area. The western portion of the Site has slopes over 40%.

i. Approximately how many people would reside or work in the completed project?
Approximately 14 individuals will reside in the completed residential development (6 units x 2.3 persons per household – 13.8 individuals).

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

j. Approximately how many people would the completed project displace?
Because the single-family residential unit is vacated, none will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:
None at this time.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed development is compatible with the prescribed land use codes and designations for this Site. Per the City and County Comprehensive Plan, the proposed R-6 zoning is allowed in the comprehensive plan designation of *um*.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low income housing.
The completed project will provide six detached single-family residential homes. Homes will be priced with a market orientation to the middle-income level homebuyer.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low income housing.
One single-family middle-income level residential building will be eliminated.

c. Proposed measures to reduce or control housing impacts if any:
None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The maximum building height will conform to the City's Standards (base height 30 feet; 35 feet with pitched roof).

b. What views in the immediate vicinity would be altered or obstructed?
The Site is on a plateau above the surrounding properties. It is unlikely that views would be obstructed

c. Proposed measures to reduce or control aesthetic impacts, if any:

The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction. A Homeowners Association will maintain the landscaping and common elements.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light and glare will be produced from building lighting. Light will also be produced from vehicles using the Site. The light and glare will occur primarily in the evening and before dawn.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare from the Project will not cause hazards or interfere with views.

c. What existing off site sources of light or glare may affect your proposal?

The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent residential uses and streetlights may create light and glare.

d. Proposed measures to reduce or control light and glare impacts if any:

Street lighting, if required, will be installed in a manner that directs the light downward. The proposed perimeter landscaping will create a partial visual buffer between the proposed units and the surrounding neighborhood areas.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, please describe.

Not applicable.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

c. Proposed measures to reduce or control impacts on recreation including recreation opportunities to be provided by the project or applicant if any:
None proposed.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on or proposed for national, state or local preservation registers known to be on or next to the site? If so, generally describe.
None known.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.
None.

c. Proposed measures to reduce or control impacts, if any:
There are no known impacts. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

14. Transportation

a. Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any:
Access to the proposed Project will be from NE 145th Street.

b. Is site currently served by public transit? If not what is the approximate distance to the nearest transit stop?
The Site is currently served by King County Metro Transit. The nearest transit stop is at the site frontage on NE 145th Street.

c. How many parking spaces would the completed project have? How many would the project eliminate?
The completed Project will have garage and driveway parking spaces. Each home will have a minimum of two parking spaces per lot (approximately 12 total parking spaces for the Project.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

d. Will the proposal require any new roads, streets or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

Yes, local access road will provide access to the new lots. No frontage improvements on NE 145th Street are required.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Unknown at this time.

g. Proposed measures to reduce or control transportation impacts if any:

None.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of this size. School age children living in this development will attend schools in Shoreline School District No. 412.

b. Proposed measures to reduce or control direct impacts on public services, if any.

In addition to payment of annual property taxes by homeowners, the proponent will mitigate the direct impacts of the proposal through the City's traffic and school mitigation programs, if required.

16. Utilities

a. Circle utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer,** septic system, other.

Part Eleven - 197-11-960 **SEPA Rules**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity.....Seattle City Light
Natural Gas.....Puget Sound Energy
Water.....Shoreline Water District
Sewer.....Ronald Wastewater District
Telephone.....Qwest

c. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Printed Name: _____

Address _____

Telephone Number: ( ) _____ Date Submitted _____

Attachment D

CITY OF SHORELINE

Notice of Preliminary Formal Subdivision Application including Optional SEPA Review

November 20, 2006

Name of Applicant and Application No.: D.R. Strong / #201584

Location & Description of Project: 14521 – 11th Ave. NE; Parcel No. 6632900830; 6-lot subdivision with separate tracts for access and critical area protection.

Application Submitted & Complete: submitted on Nov. 6, 2006; complete on Nov. 13, 2006

Project Manager Name & Phone #: Glen Pickus, Planner II, 206-546-1249

Environmental Review: The City expects to issue a SEPA Determination of Nonsignificance (DNS) on this project. This may be the only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an environmental impact statement is prepared. A copy of the subsequent threshold determination for the specific proposal may be obtained upon request.

Public Comment: The public comment period ends Dec. 5, 2006 at 5:00 p.m. Interested persons are encouraged to mail, fax (206-546-8761) or deliver comments to City of Shoreline, Attn. Glen Pickus, 17544 Midvale Avenue North, Shoreline, WA 98133 or emailed to gpickus@ci.shoreline.wa.us. You may also request a copy of the decision once it has been made.

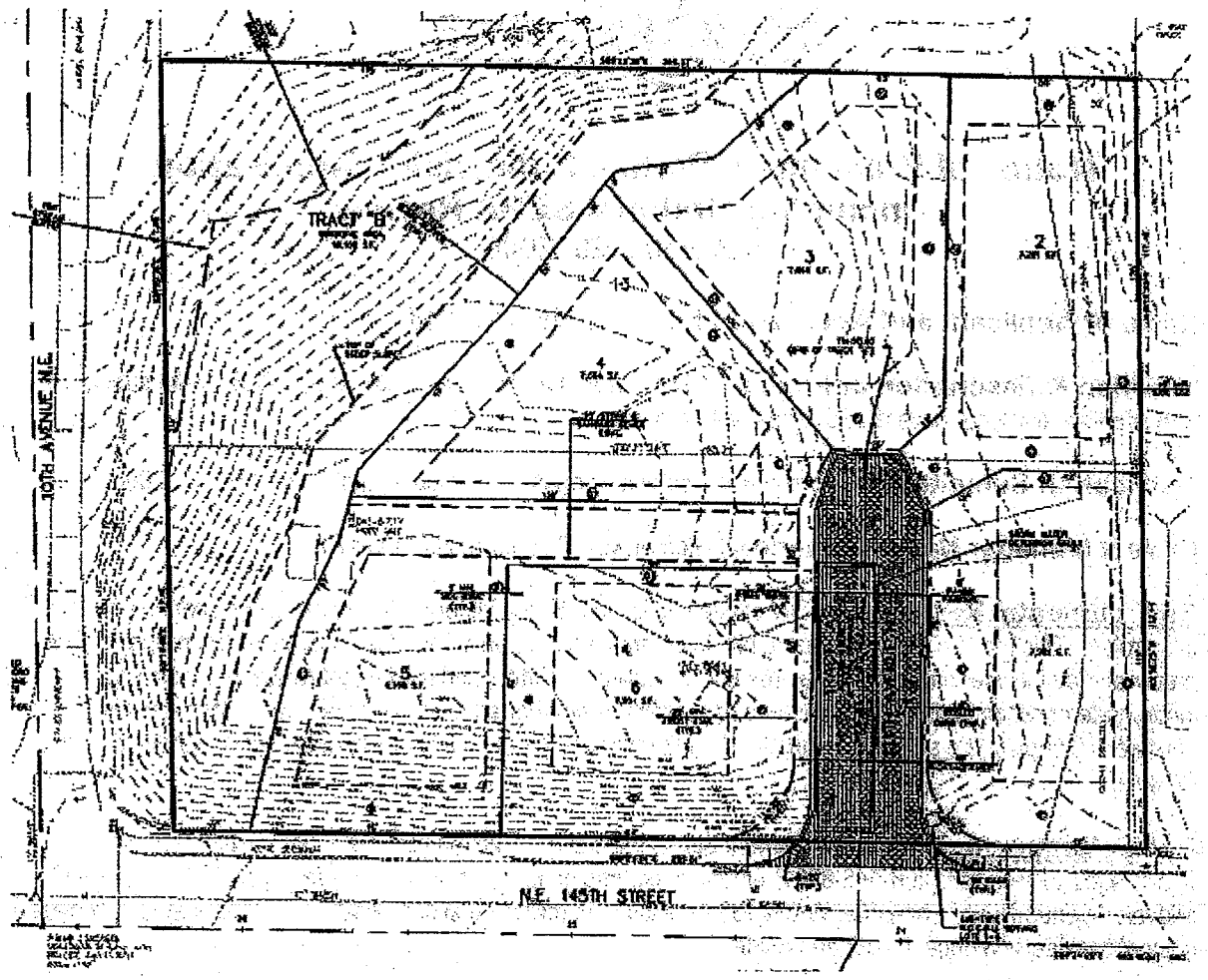
Open Record Public Hearing: Interested parties are also encouraged to participate in a public hearing that will be scheduled before the Planning Commission in the Mt. Rainier Room at the Shoreline Conference Center, 18560 First Avenue NE, Shoreline, WA. When that public hearing is scheduled a public notice will be issued.

Development Regulations Used and Environmental Documents submitted:
Current Shoreline Municipal Code and Comprehensive Plan, 1998 King County Surface Water Design Manual, 2005 Engineering and Development Guide, 2004 Basin Characterization Reports, 2004 Stream and Wetland Inventory, 2005 Transportation Master Plan, 2005 Surface Water Master Plan, SEPA Checklist, Wetland Reconnaissance Report, Geotechnical Report and Level One Downstream Analysis. All documents are available for review at the City Hall Annex, 1110 N. 175th Street Suite #107.

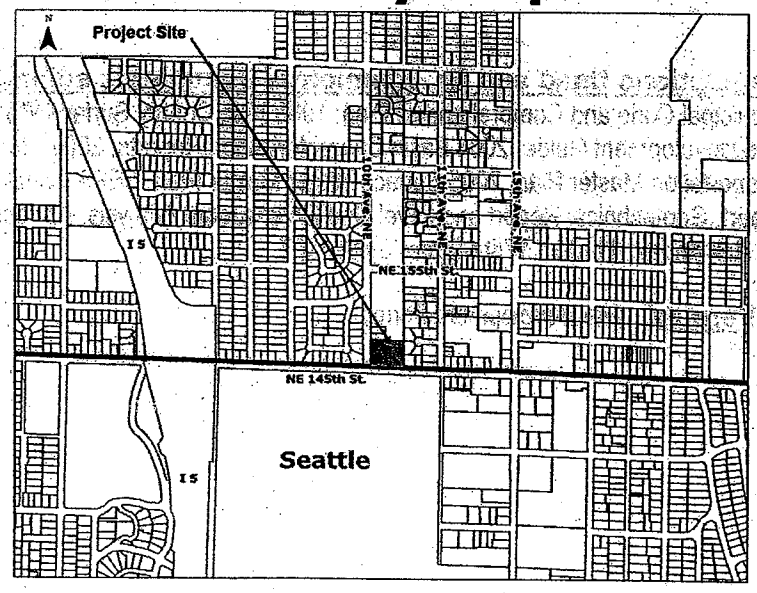
Other Required Permits: Site Development Permit

17544 Midvale Avenue North, Shoreline, Washington 98133-4921
Telephone (206)546.1811 Fax (206)546.8761 PDS@ci.shoreline.wa.us

Site Plan
(14521 – 11th Ave. NE)



Vicinity Map



To see the aerial map, go to NWmaps.net/shoreline, click on 'Search from Map', and enter the address or parcel no.

Attachment E

CITY OF SHORELINE

Notice of Public Hearing of the Planning Commission and SEPA Determination

Applicant, Application No. & Permit Requested: D.R. Strong Consulting Engineers, #201584; Preliminary Formal Subdivision

Location & Description of Project: 6-lot subdivision with separate tracts for critical area protection and access located at 14521 -1 11th Ave. NE

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 **7 p.m. Thursday, August 2, 2007** in the Mt. Rainier Room at the Shoreline Conference Center, 18560 First Avenue NE, Shoreline, WA..

Any person requiring a disability accommodation should contact the City Clerk at 546-8919 in advance for more information. For TTY telephone service call 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.

SEPA Threshold Determination

Effective Date of Notice: July 5, 2007

Threshold Determination: The City of Shoreline has issued a Determination of Nonsignificance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the project described above. After review of the environmental checklist and other information on file, the City has determined this proposal will not have a probable significant adverse impact on the environment.

The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. The City of Shoreline will not require any additional mitigation measures under SEPA.

The optional process, as specified in WAC 197-11-355, was used. A notice of application that stated the City's intent to issue a DNS for this project was issued on November 20, 2006 and the public comment period expired on December 5, 2006. There is no additional public comment period for this Threshold Determination.

Administrative Appeal: Written appeals of the SEPA threshold determination prepared in accordance with SMC 20.30 must be received by the City Clerk's Office at 17544 Midvale Avenue North, Shoreline, WA 98133 on or before 5:00 p.m. on July 20, 2007. A fee of $406.50, payable to the City of Shoreline, must accompany the appeal. Appeal Hearings are required to be consolidated with the public hearing. Therefore, if an appeal is filed, the public hearing may be cancelled and rescheduled.

Copies of the notice of application, SEPA threshold determination, application materials, applicable codes and more specific information on submitting an administrative appeal are available for review at the City Hall Annex, 1110 N. 175th Street Suite #107.

17544 Midvale Avenue North, Shoreline, Washington 98133-4921
Telephone (206)546.1811 Fax (206)546.8761 PDS@ci.shoreline.wa.us

CITY OF SHORELINE

Notice of Cancellation of Public Hearing of the Planning Commission

Applicant, Application No. & Permit Requested: D.R. Strong Consulting Engineers, #201584; Preliminary Formal Subdivision for Plateau at Jackson.

Location & Description of Project: 6-lot subdivision with separate tracts for critical area protection and access/utilities located at 14521 -1 11th Ave. NE

The public hearing scheduled for 7 p.m. Thursday, August 2, 2007 has been **cancelled** and will be rescheduled to consolidate the open record public hearing on this project with the administrative appeal of the SEPA threshold determination of nonsignificance for this project as required by SMC 20.30.060.

17544 Midvale Avenue North, Shoreline, Washington 98133-4921
Telephone (206)546.1811 Fax (206)546.8761 PDS@ci.shoreline.wa.us

CITY OF SHORELINE

Notice of Joint Public Hearing of the Hearing Examiner and Planning Commission

This joint meeting is to hear the SEPA appeal before the Hearing Examiner and then the preliminary application for the Plateau at Jackson Subdivision –Permit 201584.

Applicant, Application No. & Permit Requested: D.R. Strong Consulting Engineers, #201584; Preliminary Formal Subdivision

Location & Description of Project: 6-lot subdivision with separate tracts for critical area protection and access located at 14521 -1 11th Ave. NE

SEPA Threshold Determination: The City of Shoreline issued a Determination of Non-significance (DNS) under the State Environmental Policy Act Rules (Chapter 197-11 WAC) for the project described above on July 5, 2007. This determination was appealed and therefore will be heard before the Hearing Examiner.

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 **7 p.m. Thursday, September 20, 2007** in the Mt. Rainier Room at the Shoreline Conference Center, 18560 First Avenue NE, Shoreline, WA..

Any person requiring a disability accommodation should contact the City Clerk at 546-8919 in advance for more information. For TTY telephone service call 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.

Copies of the Notice of Decision, SEPA Threshold Determination, appeal, and application materials are available for review at the City Hall Annex, 1110 N. 175th St. , Suite107.

17544 Midvale Avenue North, Shoreline, Washington 98133-4921
Telephone (206)546.1811 Fax (206)546.8761 PDS@ci.shoreline.wa.us

Attachment F

Summary of Comments
Plateau at Jackson

1. Impacts on bus stop on NE 145th St.
2. HPA required for outfall
3. traffic safety issues; left turns; private street standards; increased traffic; adequacy for fire protection
4. inadequate parking; may promote illegal parking on 11th; lack of alternative street parking
5. critical area protection (buffers, fence
6. Paramount Park encroachment from backyards and with lawn debris; provide landscaped visual screen
7. drainage issues caused by single discharge point into Little's Creek; chemical pollutants; runoff down 11th onto NE 145th; erosion and silty runoff into Little's Creek; flooding
8. slope stability of exempt NE 145th slope; 50' buffer reduced to 15' on other slopes
9. buildable area of lots after grading
10. impact on wetlands
11. impact on wildlife; more species present then listed in checklist

Glen Pickus

From: Wells, Daniel [Daniel.Wells@METROKC.GOV]
Sent: Tuesday, June 26, 2007 1:41 PM
To: Glen Pickus
Cc: Kriedt, Gary
Subject: RE: App. #201584; 6-lot subdivision on NE145th

Glen,

Our standards at this location would probably be pretty minimal. Including the depth of the sidewalk, we would like to see a total of 10' X10' area behind the concrete curb. Depending on how the development addresses this length of sidewalk, we may be able to adjust the bus stop location in order to accommodate all parties involved.

Thanks for the update. I look forward to seeing the plans.

Dan.

Daniel M. Wells
Northwest District Facility Planner
Transit Route Facilities
Service Development

King County Department of Transportation
Metro Transit Division

Mailing Address:	Contact Information:
201 S. Jackson St.	Phone: (206) 263-4745
KSC-TR-0413	Facsimile: (206) 684-1860
Attn: Dan Wells	Email: daniel.wells@metrokc.gov
Seattle, WA	
98104-3856	

From: Kriedt, Gary
Sent: Tuesday, June 26, 2007 10:35 AM
To: Wells, Daniel
Cc: 'gpickus@ci.shoreline.wa.us'
Subject: FW: App. #201584; 6-lot subdivision on NE145th

Dan, I don't think this got to you last Friday, from Glen Pickus of the City of Shoreline.

Glen, thanks for sending the plans...

Gary

Glen Pickus

From: Kriedt, Gary [Gary.Kriedt@METROKC.GOV]
Sent: Thursday, November 30, 2006 2:48 PM
To: Glen Pickus
Cc: Wells, Daniel
Subject: KC Metro Comments on App. No. 201584, 6-lot Subdivision

Hi -- King County Metro Transit staff reviewed application number 201584, 6-lot subdivision at 14521 11th Ave. NE, and we have the following comments.

If the project impacts the nearby bus stop on NE 145th St., please have the project proponent contact Dan Wells, Transit Planner at (206) 263-4745 or dan.wells@metrokc.gov. The bus stop needs at least a 6" curb and a load/unload area. Dan would like to see site plans when those are available (send to: Dan Wells, 201 South Jackson St., MS KSC-TR-0413, Seattle, WA 98104).

Thank you for the opportunity to comment on this proposal.

Gary Kriedt
Senior Environmental Planner
Metro Transit
201 South Jackson St., MS KSC-TR-0431
Seattle, WA 98104-3856
(206) 684-1166 fax: (206)-684-1900

Glen Pickus

From: Ginger Holser [holsegh@DFW.WA.GOV]
Sent: Tuesday, November 28, 2006 1:28 PM
To: Glen Pickus
Subject: Re: City of Shoreline subdivision application #201584

Glen,

Thanks for the additional info. Yes, a HPA will be required for the outfall. I also noticed a culvert next to the outfall. If this is an older culvert, it is most likely not up to modern fish passage standards. Will the developer be required to do street improvements in that area? and if so, WDFW requires culverts be brought up to modern standards when work is being done that involves the culvert area.

Thanks,

Ginger Holser
Area Habitat Biologist
16018 Mill Creek Blvd
Mill Creek WA 98012
Office: 425-379-2305
Fax: 425-379-2323

holsegh@dfw.wa.gov

City of Shoreline
Attn: Glen Pickus
17544 Midvale Ave N
Shoreline, WA 98133
December 5, 2006

Dear Mr. Pickus,

I am writing to express my concerns about the proposed 6-lot subdivision for Parcel No. 6632900830 at 14521 11th Ave NE.

The site borders a busy street, NE 145th St., Paramount Park Open Space, and a steep slope and critical area.

NE 145th St. is to the south of the proposed project. It is a very busy street and the addition of a new street intersecting with it poses a safety problem. Currently 11th Ave NE intersects with NE 145th St. and it is proposed to relocate it to about 70 feet west of its present location. To call it a street is misleading, since it amounts to nothing more than a long driveway gently sloping uphill from NE 145th St. The relocated 11th Ave. NE narrows at the end. Isn't a turn-around required for fire trucks? The proposed relocation would require a cut through a steep slope and result in a much steeper 11th Ave NE. Since six houses are proposed to be built, traffic will be increased considerably, as will safety problems. Six houses will potentially house six couples, each couple owning two or more vehicles. Presumable these people will also have occasional guests. All this will add to the traffic problem. Turns onto and off of NE 145th St. in that area, especially those making a left turn, impede traffic and create a safety hazard, and should be discouraged, perhaps even outlawed. It is much more preferable that turns be made at the traffic signals of 5th Ave. NE or 15th Ave. NE. An alternative would be to install a traffic signal at the proposed new intersection, a horrendous idea to my mind. Another alternative, which I prefer, is to eliminate 11th Ave. NE and have traffic enter and exit the site via an access road to 12th Ave NE. I realize this would require the acquisition of more land or an easement. I don't think this is unreasonable, considering the public safety problems involved. That would, of course, increase traffic on 12th Ave. NE. I would prefer to see that traffic routed up to NE 155th St. rather than NE 145th ST.

The site contains 1.59 acres. I don't believe there is adequate parking in the plan for the potential twelve or more vehicles, plus visitors.

I don't think the plan adequately addresses the steep slope and critical area on the west side of the site. Will there be a buffer around this area? How will the buffer be enforced? Will there be a fence? I would like to see a generous buffer and a six-foot solid wood fence. The fence should completely enclose the site to keep people from going around it to the critical area, to keep them from encroaching on Paramount Park Open Space to the north, and to keep them from dumping their lawn clippings and other debris onto the park or the critical area. I would also like to see tall native conifers, such as western red-cedar, western white pine, western hemlock, and Douglas-fir, planted along the fence to provide a visual screen so the houses are not visible from Paramount Park Open Space.

The plan doesn't adequately address the drainage problems. Currently part of the precipitation infiltrates and percolates through the ground and some flows off the surface. Some of it enters Little's Creek in numerous locations, some is evaporated, some is used by vegetation, and some may percolate down to recharge the ground water. Under the proposed plan, all the water will be collected off the impervious surfaces (48 % of 1.59 acres, or 33,244.992 square feet), stored in an underground reservoir, filtered and run through an oil separator, and slowly released into Little's Creek, not in numerous locations, but in one spot. What effect will this have on Little's Creek? What will be the downstream effects on Thornton Creek? Will any mitigation be required?

The filter (catch basin?) will presumably filter out sediment and the oil separator will remove the oil, provided they are of adequate size and installed and maintained correctly. What about the chemical pollutants? Is there any process to remove them from the water before it is released into Little's Creek?

Some of the water will undoubtedly run down 11th Ave. NE onto NE 145th St. This is water that presently percolates into the ground and it could be a significant amount in a rainstorm. Has this been taken into account?

The remaining 52 % (36,015.408 square feet) of the surface is supposedly pervious. Most of it will presumably be in the form of lawns and planting strips. There are degrees of perviousness and many lawns are not very pervious. They are often constructed over soil that has had its topsoil removed and has been compacted by construction activities. It is hoped that all the precipitation that falls on these surfaces would infiltrate into the ground, evaporate, or be used by vegetation. In reality some, perhaps even most, of it will puddle on the surface and become run-off, much of it flowing into the critical area and into Little's Creek. Will this run-off cause erosion? Will this run-off carry with it fertilizers and pesticides that have been used on the lawn? What other pollutants might this run-off contain?

The precipitation that does manage to infiltrate the ground will be used by plants, evaporate, or be carried through the soil to the critical area, carrying with it any pollutants it may pick up.

I think there are too many unanswered questions about this proposed subdivision, and that it needs an Environmental Impact Statement and full SEPA review. I think the safety problems associated with the increased traffic need to be addressed. And I think the project is too ambitious and should be scaled back to three or four houses at most.

Richard Tinsley
14855 6th Ave NE
Shoreline, WA 98155
richtins@hotmail.com
206-367-7060

From: Barry & Darlene [mailto:sommers1@comcast.net]
Sent: Sunday, November 19, 2006 4:53 PM
To: Glen Pickus
Subject: lot subdivisions@14521 11th Ave NE

Hi Glen,
We have been to a meeting held by the developer for this project.

We live at 14600 9th Pl NE and the Little Creek runs through our back yard.

Our main concern is the storm draining. The developer talked about a collection tank and a metered outflow of water into the creek at the natural low point. I think there is a big difference between natural run-off and drainage from roofs and driveways. What we don't want see is more water dumped into the creek during storms, causing possible flooding.
Couldn't the water be diverted into the holding ponds a little bit upstream? That's what they were designed for.

Thanks,
Barry and Darlene

From: Chris and Donna Eggen
15104 11 N.E.
Shoreline, WA 98155

December 5, 2006

To: Department of Planning and Development Services
City of Shoreline, Washington
17544 Midvale Avenue N.
Shoreline, Washington 98133
Attention: Mr. Glen Pickus, Planner II

Re: Application NO: #201584

Project: D.R. Strong, 14521 – 11th Ave NE; Parcel No. 6632900830; 6 lot subdivision with separate tracts for access and critical area protection

Dear Mr. Glen Pickus,

Some comments regarding the referenced project are contained in this letter.

1. The Geotech report makes the point several times that the very steep (~65°) slope down from the building sites to 145th is not a natural feature and that it is therefore exempt from environmental regulation. However, I don't think this means it is exempt from safety regulations. A landslide on that slope would potentially not only be disasterous to any house on the slope but would also be a major problem for the very busy road beneath. It is therefore imperative that work on that slope and the siting of homes at its top be done in a manner that is safe and, furthermore, that this safety be addressed and demonstrated in the planning stage.
2. In order to provide adequate visibility for drivers entering 145th from the access road from the development (11th), some portion of the steep slope down from the development to 145th will need to be disturbed. This may require remove of material from the side of 145th and this removal would have to be done from top to bottom of the slope unless a slope even steeper than 65° is tolerable. This may reduce the size of one of the lots below the minimum.
3. Just to the north of the site, there are extensive wetlands and two ponds in Paramount park Open Space that are not mentioned either in the SEPA checklist or in the Downstream Analysis. The effect of the building on those wetlands should be addressed in the final versions of both documents. An environmental impact statement should be done.
4. The proposed reduction of the buffer separating home and steep slopes from 50 to 15 ft is justified in the Geotech Report by analysis of the state of undisturbed soils and lack of known landslide activity. However, when soil is modified by scraping and digging and removal of tree roots, its character will change, as will the character of the local groundcover. Proposal to reduce buffer should address estimate of new conditions.

5. The Geotech report considers the effect of building 4 or 5 houses on the site. It should be redone considering the plans to build 6 houses.
6. The list of species inhabiting the site in the SEPA Checklist is very short. However, a review of animals inhabiting Paramount Park Open Space just to the north of the building site turned up 49 species of birds, 8 of small mammals, and several species of reptiles and birds have been identified. (List is attached.) It is likely that some of the latter species are also present on the building site. The SEPA checklist should be redone.
7. With 6 homes, the number of parking spaces in the development is limited to 12. Given that the average number of vehicles per family is greater than two, it is likely that parking will almost always be totally occupied, which will probably promote illegal parking on 11th NE, the access road up from 145th. This will greatly limit emergency access, even excluding fire trucks. These problems will be exacerbated by the lack of alternative parking anywhere nearby because there is no parking on 145th. The nearest overflow parking will be over a block away.
8. There will be no access for fire trucks to the development and, furthermore, no place near by to put a fire truck unless it is parked on 145th, a very busy street with no parking. This extremely limited access for fire suppression equipment needs to be addressed in detail.
9. Some of the houses will be built no more than 15 ft from the edge of Paramount park open space. In order to insure homeowners know where the boundary of the park is located and thus avoid encrouchment of the yards on the park, a mitigation fence to prevent use of park as back yard should be built.
10. Level 1 Downstream Analysis, section V, states there are no mapped wetlands within 1 mile downstream. However, there are protected wetlands in Jackson Park Golf Course that are fed by Little's Creek.
11. The plan to collect runoff from the 6 homes and yards and pipe it to Littles Creek without any sedimentation ponds is disturbing. Putting Silty runoff into Littles Creek has the potential to diminish flow in culvert under 145th. Analysis should address this possibility.

Regards,

Chris Eggen

Chris and Donna Eggen

Jan. 17, 2006
Testimony at City Council
list submitted into
the record.

A collection of sightings
since about 1993.
Vicki

PARAMOUNT PARK ANIMAL SPECIES

PRIORITY SPECIES

1. GREAT BLUE HERON
2. RED-TAILED HAWK
3. BAND-TAILED PIGEON
4. PILEATED WOODPECKER
5. PERIGRINE FALCON

OTHER BIRD SPECIES

1. GREAT HORNED OWL
2. CALIFORNIA QUAIL
3. STELLAR'S JAY
4. MALLARD DUCK
5. RUFUS HUMMINGBIRD
6. DOWNY WOODPECKER
7. RED-SHAFTED FLICKER
8. HAIRY WOODPECKER
9. BARN SWALLOW
10. TREE SWALLOW
11. COMMON CROW
12. BLACK-CAPPED CHICKADEE
13. CHESTNUT-BACKED CHICKADEE
14. COMMON BUSHTIT
15. RED-BREASTED NUTHATCH
16. BEWICK'S WREN
17. HOUSE WREN
18. VARIED THRUSH
19. GOLDEN-CROWNED KINGLET
20. CEDAR WAXWING
21. HOUSE SPARROW
22. WESTERN TANAGER
23. PURPLE FINCH
24. HOUSE FINCH
25. AMERICAN GOLDFINCH
26. CASSINS FINCH
27. OREGON JUNCO
28. ROBIN

29. RED-EYED VIREO
30. RUFUS-SIDED TOWHEE
31. COOPERS HAWK
32. SHARP-SHINNED HAWK
33. GOLDEN-CROWNED SPARROW
34. WHITE-CROWNED SPARROW
35. BUFFLEHEAD DUCK
36. ROCK DOVE
37. BROWN-HEADED COWBIRD
38. BELTED KINGFISHER
39. STARLING
40. PINE SISKIN
41. EVENING GROSBEAK
42. BLACK-HEADED GROSBEAK
43. BROWN CREEPER
44. WINTER WREN

MAMMALS

1. GRAY SQUIRREL
2. POSSUM
3. RACCOON
4. MOUNTAIN BEAVER
5. NORWEGIAN RAT
6. BATS
7. COYOTE
8. FERRAL CATS

INSECTS

1. BUTTERFLIES
   a. TIGER SWALLOWTAIL
   b. PAINTED LADY
2. DRAGONFLIES

REPTILES

1. GARTER SNAKE
2. SALAMANDERS
3. PACIFIC CHORUS FROGS

FISH

1. COHO SALMON (PLACED IN CREEK THREE YEARS RUNNING)

CRUSTACEANS

1. CRAWFISH

Glen Pickus

From: terriyaki2@comcast.net
Sent: Tuesday, December 05, 2006 12:08 PM
To: Glen Pickus
Subject: Proposal at 11th Ave NE/145th

Hi!

It was so great to meet you when all of this baloney started. :)

Since then I have done a ton of research and visited with impacted neighbors.

My son and I walked to QFC on the Wednesday of the snow week. As we walked, we saw a Pileated Woodpecker on the ground (highly unusual!!) under big trees right on the **gravel drive of 11th.** It was the only place he could get food at that time. I asked my son to run back to the house for the camera but, it was SO slick he thought/knew I was nuts. The Pileated Woodpecker is on the list to be placed on the endangered species list. My husband is a bird photographer and everyone in our family is very aware of the birds, what they are and their common feeding/nesting grounds, etc. The Pileated Woodpecker is seen in our yard a few times a year but NEVER in the winter. To see it on 11th was a true treat.

There are other birds on the endangered or almost endangered list. The White Breasted Nuthatch, Purple Martin, Bald Eagle and Willow Flycatcher. They have all been seen in our yard or in the greenbelt a matter of feet from our property. There are also a tremendous number of hawks. Our creek is a source of food for Herons, as well. The more flooding, the more their food is washed away. The nesting areas for all of these birds would be destroyed by the proposed construction.

Our neighborhood has worked for years to make the greenbelt an inviting place for wildlife. It would be SO wrong to destroy that!

I have contacted the Washington Native Plant Society for info on potential native plants that are on the endangered list.

What I am saying, is that our area is extremely special. The wildlife and the flora. We have an amazing number of racoons, possums, garter snakes, etc. I found 3 snakes in my garden this summer. The first time anyone in the neighborhood has seen them in 15 years or more! We are totally organic here which probably helped bring them to our yard. Was certainly a surprise to me when I found them!

If these homes go in as planned, my creek will flood like crazy. Just advance warning, there will be lawsuits against the City, the developer, the contractor and the land owner if that happens. When we had 90 straight days of rain a few years ago, we were on an island because the creek flooded as well as the street in front of us. It was not pleasant and I lost a ton of plants. I own a small home-based nursery so losing plants costs me an awful lot of money. I will not tolerate that ever again.

145th is a very busy street and the thought of a lot more people trying to jump out on the road from 11th should be out of the question. Next thing you know, they will want you to put in a stoplight. That will make a lot more people angry.

Is there more info I should be researching? Are you working for the developer or the neighbors who will be impacted? As you can see, I am not in the least bit impressed by this proposal. I will be at every meeting and I will continue to be a voice for the people, animals and the plants impacted by this silly proposal.

Terri Benson
14604 9th PL NE
Shoreline
368-9590

Paramount Park Neighborhood Group, Inc.
14613 9th Place Northeast
Shoreline, WA 98155

December 5, 2006

Department of Planning and Development Services
City of Shoreline, Washington
17544 Midvale Avenue N.
Shoreline, Washington 98133

Attention: Mr. Glen Pickus, Planner II

Re: Application NO: #201584

Project: D.R. Strong, 14521 – 11th Ave NE; Parcel No. 6632900830; 6 lot subdivision with separate tracts for access and critical area protection

Dear Mr. Pickus:

The following are our preliminary comments concerning the above referenced subdivision. Please include our comments in the hearing record, and consider them in your administrative review. We also wish to be formally added as a "Party of Record with Legal Standing". Please notify us of any and all meetings, hearings or updates on this proposed project.

1) The Notice of Application is not clear and is premature.

The application seeks to qualify for a "subdivision designation", but we believe that the proposal is lacking in many areas that the public should have a right to comment on. The public cannot comment on a vague proposal. The applicant must deal more completely with the many features of the existing topography and geotechnical aspects of the site. For instance, the City seems

to accept at face value the applicant's assertion that the South slope of the site is not a "real" critical area, even though the existing slope which faces NE 145th is probably the steepest portion of the property. It is also, contiguous to and adjoins the West facing side of the property (10th NE, un-maintained road), and where the topmost point along NE 145th is the highest topographic point of the site (and indeed the neighborhood). The safety of proposing building lots next to and so close to this corner with only the smallest possible buffer, seems foolhardy to the residents surrounding it. The possible impacts to the neighborhood and its environmental and geological integrity could be profound and highly detrimental. But this current proposal is a "moving target".

The City engineering review consultant, Ms. Ancira, made eight new requests for clarification and requirements for the proposal to meet minimum standards in her letter dated November 29, 2006. The public will have no opportunity to provide comment on the answers to these requests and other pending issues. We also have serious concerns about the issues relating to the 10th and 11thAve NE "rights of way" in relation to safety, access, erosion, drainage, maintenance, stream corridor and associated wetlands and impacts to Paramount Park Open Space. These should all be addressed *before* the application process, but the City has apparently chosen to ignore these issues and defer to the applicant's timetable.

We assert that this application cannot be properly accepted as complete until and unless the project is much more clearly defined and documented, which this project clearly is not at this time. We object to a comment deadline that has been established before the proposed project is defined. The public cannot be expected to offer comments when the project and site conditions are still in the concept phase.

Recommendation:

The Notice of Application should be withdrawn until the proposal is defined and properly documented and submitted and all of the outstanding issues are addressed. Also, we suggest that other agencies and government entities, such as King County, WSDOT, City of Seattle, etc., who've not yet addressed issues of importance have been given ample opportunity to reply.

2) The "suitability of the site" for the proposed Six lots is a serious concern because the Geotechnical Report based its findings and recommendations on only 4 or 5 building lots. The report states that re-evaluation will be necessary and that they make no guarantees of stability of the slopes.

Recommendation:
Reduce the number of lots.

3) Safety of Steep Slope on NE 145th Street –
The record also contains little information or reassurance on the safety and integrity of the proposal to cut into the steep grade at NE 145th for new 11th NE Street right-of-way. This seems like a drastic proposal which will compromise the integrity of the original slope facing NE 145th. Many retaining walls as well as structural engineering will be necessary. Even then it is a great concern, especially during construction.

Recommendation:
Require the applicant to use the current existing 11th NE right-of-way.

4) We believe that the stormwater runoff is not being adequately addressed.

Following are some of our serious concerns related to the proposed drainage plan:

The proposal includes a retention vault, which will discharge stormwater directly into Littles Creek at a single "point source". The current minimally developed site provides natural drainage, and the stormwater now infiltrates into the ground, evaporates or is retained by the many coniferous and deciduous trees. The proposed site for discharging into the creek is next to a very inadequate and non-fish passable culvert. WDFW has stated that this culvert needs to be replaced with a fish passable one and will require an HPA. Littles Creek has a history of flooding during storm surges and adding to downstream flooding problems in Thornton Creek. The size of the vault is also a concern and the level of stormwater detention. We believe that the City should require that runoff be detained to address the 100 yr. storm level.

We would prefer to see a much more "natural drainage" solution which deploys infiltration and low-impact development standards in lieu of detention vaults and such engineered solutions.

The drainage pipe proposal is also problematic, since it will require drilling through the steep slope on the 10th Ave NE right-of-way. The technical information is not reassuring. The Engineering Review letter states, "Improvements to 10th Ave NE will be required." We want to know *exactly what improvements*. Also, how can you require an improvement to a road which is not really a road? It is currently posted as "Un-maintained" and "Private Road". This is clearly a significant problem to sort out, not only for the neighborhood and the park, but also for the city and staff.

Strong recommendation:
Tenth NE and *all* roads going into and through Paramount Park should be "vacated" by the City and converted to a "public neighborhood trail" to serve Paramount Park Natural Area. These roadways include 10th NE and 11th NE up to NE 152nd St, and NE 148th St between 10th and 12th NE. Therefore, again there must be a withdrawal of the Preliminary formal Subdivision Application and Preliminary DNS notice until this issue is thoroughly addressed.

5) The SEPA review process has been misrepresented and the public is, in effect, misled by a confusing public process.

The Notice of Preliminary Formal Subdivision Application states that the city:
"...expects to issue a Determination of Non-Significance on this project. This may be the only opportunity to comment on the environmental impacts of this proposal". In fact, the project is still in the conceptual stage and cannot be adequately analyzed at this point. Also, it is confusing to say that the public may have no other chance to comment, when there will be a public hearing scheduled with the Planning Commission and that should include additional opportunities to provide information for the record.

The Notice of Application also states that the city: "...has conducted an evaluation of the project for probable significant adverse environmental impacts and expects to issue a Determination of Non-Significance (DNS) for

this project." In fact, these "evaluations" and investigations are still underway and not complete for the record. The applicant's SEPA checklist is full of inaccuracies, including an incomplete wildlife list. The apparent property owner filed an incorrect critical areas worksheet for his Demolition Permit, which neglected to mention that Paramount Park contains one of the largest and most significant wetlands and ponds in the entire city of Shoreline, and there is also no mention of the extensive Paramount Park wetland restoration project just north of the site. Neither does the owner or applicant mention the extensive wetlands and restoration just downstream on Littles Creek and Thornton Creek at Jackson Park. Seattle Public Utilities has spent millions of dollars on these restoration projects to improve water quality and habitat, but this has also not been mentioned.

We must also mention that since this preliminary application process is premature, it also limits us and other members of the public from commenting on any landscaping plans. We feel that landscaping could be a crucial component to the "suitability" of the number of lots in relationship to the contiguous park lands and steep slopes and other critical areas in the vicinity.

Also, any development on this sensitive site next to a critical area should be required to use "zero-impact or low-impact" development standards, Best Management Practices (BMP's), and should be urged to employ alternative energy and natural drainage concepts to reduce impacts. But since the process is so inadequate and flawed, there is no opportunity to comment on any such proposals.

Any reasonable person could fairly conclude from this conflicting and confusing Notice that the SEPA Responsible Official has apparently pre-judged his determination, in violation of his duty under SEPA. We insist that a timely Notice of Determination be made only when the project is clearly defined and can be properly evaluated. We wish to be made parties of record to that determination, and reserve our full rights to appeal that determination.

The Responsible Official has apparently determined that previous environmental documents are adequate to analyze environmental impacts, and that no further mitigations beyond the application of the City's development regulations are required. We assert that previous environmental documents have not analyzed environmental impacts for this project, and

that there will likely be significant adverse environmental impacts if the project is allowed to proceed. Those impacts include but are not limited to:

* Negative effects to the water quality and quantity of Littles Creek and downstream impacts to Thornton Creek (Class II salmon stream) and related salmonid habitat caused by urban pollutants (including added pesticide and chemical fertilizers from subdivision), stormwater runoff and the interruption of ground water flows,

* Negative effects to existing traffic mobility and safety caused by increased traffic and vehicle access to a state highway NE 145th St.,

* Negative effects and safety concerns due to inadequate onsite parking and access for emergency vehicles, including fire, medical, and police,

* Negative impacts for pedestrian safety due to inadequate sidewalks on NE 145th St and possible "blind curb cuts" which could be a serious hazard to foot and bicycle traffic,

* Negative effects to wetlands, riparian corridor and wildlife habitat in and around Paramount Park (including but not limited to priority species such as salmonid fish, amphibians, Pileated Woodpecker, raptors such as Barred Owls, Hawks and Bald Eagles, Band-tail Pigeon and Great Blue Heron and water fowl, and possible rare plant communities) and, caused by increased human impacts and changes in hydrologic conditions,

* Negative effects caused by direct adjacency to a public park (fencing should be required as mitigation),

* Negative effects of loss of large number of significant trees (at least 89) and associated ground cover vegetation including many conifers and a rare stand of Madrone trees facing NE 145th St. The Pacific Madrone *[Arbutus menziesii]* is an important species of native tree for wildlife habitat and food source (band-tail pigeon) and slope stability. They are increasingly rare in the urbanized zones and should be protected on this site adjacent to Paramount Park and Jackson Park,

* Negative effects from cumulative impacts to downstream habitat and critical areas from this development along with the dozens of other developments which have been permitted in the Littles Creek watershed

alone including flooding, sedimentation and degraded water quality. In the last 5 years alone there have been numerous multi-family and commercial developments permitted, with stormwater runoff and impervious surface increases within half a mile of this site,

* Negative effects to groundwater including impacts from pollutants,

* Negative effects to current and adopted levels of service for municipal infrastructure including but not limited to roads, schools and utilities (water, sewer, street lighting, [city sewer maps show inadequate sewer connections in the vicinity] and drainage),

* Negative effects due to construction within buffers of critical areas and unstable soil conditions on adjacent very steep slopes and landslide or "very high hazard areas" [Geotech Report], including required frontage improvements next to the steep slopes on NE 145th St,

* Negative community effects due to loss of vegetation from coniferous forested area, increased air pollution, noise, glare and excess light.

Recommendation:

The SEPA Responsible Official should withdraw the current Notice and issue a new determination only after the project is properly defined and documented. In view of the fact that earlier environmental analysis did not fully consider the current status and potential impacts to Thornton Creek and it's tributary Littles Creek, Paramount Park Open Space, and all associated wetlands nor did they consider current traffic levels and potential impacts, an Environmental Impact Statement (EIS) should be completed.

We do appreciate the staff's mentioning that we may continue to submit more information into the record beyond December 5th, as it becomes available, since your priority is to gather and ascertain the facts. We can provide pertinent hard copies or digital files that document and support our concerns, including maps, photos, studies and reports, etc.

These comments are submitted to you on behalf of the Paramount Park Neighborhood Group, Inc. board, membership, associates, and residents of the City of Shoreline.

Thank you for this opportunity to comment on this proposal.

Respectfully submitted,

Paramount Park Neighborhood Group, Inc.

Jan Stewart
Vice-President and Board Member

Vicki Westberg
Board Member

cc: Dept of Fish & Wildlife, Thornton Creek Alliance, Seattle Public Utilities, Seattle Audubon, WashDOT, Honorable Larry Phillips, Pat Sumption of Thornton Creek Legal Defense Fund, Sustainable Shoreline, South Woods Preservation Group, Lake Forest Park Stewardship Foundation, Planning Director Joe Tovar, Parks Director Dick Deal, Public Works Operations Manager Jesus Sanchez

Paramount Park Neighborhood Group, Inc.
14613 9th Place Northeast
Shoreline, WA 98155

December 5, 2006

Dept. of Planning and Development Services
City of Shoreline
17544 Midvale Avenue North
Shoreline, WA 98133

Attn: Glen Pickus, Planner II

Re: Supplemental Comments concerning Application No. #201584, Project: D.R. Strong, 14521 11th Ave NE, Parcel No. 6632900830

Dear Mr. Pickus,

Please enter our comments into the record of the above referenced subdivision application.

We have standing to comment on this application. We are neighbors and residents near the proposed development. We may be negatively impacted by the proposed development because of increased traffic, reduced traffic safety, increased and degraded stormwater flows, increased impact on local services, degraded environmental features, reduced property values and reduced enjoyment of our property. In addition, we all use and enjoy a nearby park which may be negatively impacted by the proposed development.

Specifically, our concerns include traffic congestion and safety, pedestrian access, stormwater quality and quantity, slope stability and erosion, wetland and stream functions, values, and summertime flows, wildlife usage and corridors, maintenance of urban services standards, and compatibility and consistency with existing homes.

We wish to raise the following questions in order to assist the City in determining its appropriate scope of review for the proposed development:

Which public agencies and tribes have been notified of the project, when were they contacted, and what information was provided to them?

Has every submittal required by code for a complete application been furnished by the applicant, and when were those documents properly received?

Has the applicant submitted the required certificates of sewer and water availability?

Was the application submitted in compliance with all code requirements, or did the application assume any variances or other deviations from the code?

Has any City official made any representations to the applicant regarding any matters of code interpretation, permit review scope, or site related factual information?

Have there been any other permit applications or code violations on the subject site?

Is there any evidence of previous site alterations, and what is the City planning to do to determine whether such alterations have been done?

Has the City reviewed its previous environmental documents that it intends to rely upon in order to determine that they accurately and completely evaluate all adverse environmental impacts?

Does the City have qualified staff to review soil and slope stability issues? What are the qualifications of review staff in this regard?

Does the City have specific experience in relation to slope stability where variances from set-back requirements have been permitted?

Does the City plan to do a site visit to determine and/or verify soil types, wetland delineations, streams, slopes, and buffers? What are the qualifications and standard procedures used by City staff in this regard?

Does the City have a watershed plan for the stream which will be affected by the proposed development? What provisions in the watershed plan will apply?

What commitments has the City made pursuant to its non-point discharge and endangered species obligations under Federal and State law? Which of these commitments will apply to the proposed development?

Has the City conducted any review of its stormwater management regulations to determine if they are consistent with the best available science?

The City is using the 1998 King County Drainage Manual. King County has determined that that manual is out of date and does not reflect best available science. Accordingly, King County has adopted its 2005 Drainage Manual which effectively doubles on-site storage requirements. Since the City has the legal requirement to apply the same "best available science" test as King County, how can the City continue to use a regulatory scheme that has been proven to be deficient?

Does the City have an obligation to conduct a SEPA review of new environmental information that may indicate adverse environmental impacts?

Has the City conducted any review to determine if developments that are built to its stormwater regulations negatively impact downstream systems?

Does the City regulate subsurface flows such as springs?

Will the Proposed Development interrupt any shallow water surface flows, and how will this be mitigated?

Does the City have any evidence of existing stormwater flows from the development site?

Does the Applicant's application include a drainage plan that uses best available science?

Has the Applicant complied with the requirement to conduct a Level 3 drainage review?

What is the exact configuration of the downstream drainage system, and will it be able to handle additional peak flows and longer flow duration times?

What is the latest traffic count and traffic study that has been accomplished by the City for roads and intersections that will be impacted by the proposed development?

What road concurrency standards apply to the proposed development? When and how will the proposed development be reviewed for concurrency?

Are all projects that are included in the City's concurrency plan fully funded in the Capital Improvement Plan?

What pedestrian connectivity provisions will be made for residents of the proposed development, and for existing pedestrians?

Has the City considered any potential impacts to Paramount Park?

These comments are submitted to you on behalf of Paramount Park Neighborhood Group, Inc. and its individual members.

Thank you for the opportunity to comment.

Respectfully,

Paramount Park Neighborhood Group, Inc.

Jan Stewart
Vice-President and Board Member

Vicki Westberg
Board Member

Attachment G

From: Kriedt, Gary [Gary.Kriedt@METROKC.GOV]
Sent: Thursday, November 30, 2006 2:48 PM
To: Glen Pickus
Cc: Wells, Daniel
Subject: KC Metro Comments on App. No. 201584, 6-lot Subdivision

Hi -- King County Metro Transit staff reviewed application number 201584, 6-lot subdivision at 14521 11th Ave. NE, and we have the following comments.

If the project impacts the nearby bus stop on NE 145th St., please have the project proponent contact Dan Wells, Transit Planner at (206) 263-4745 or dan.wells@metrokc.gov. The bus stop needs at least a 6" curb and a load/unload area. Dan would like to see site plans when those are available (send to: Dan Wells, 201 South Jackson St., MS KSC-TR-0413, Seattle, WA 98104).

Thank you for the opportunity to comment on this proposal.

Gary Kriedt
Senior Environmental Planner
Metro Transit
201 South Jackson St., MS KSC-TR-0431
Seattle, WA 98104-3856
(206) 684-1166 fax: (206)-684-1900

From: Wells, Daniel [Daniel.Wells@METROKC.GOV]
Sent: Tuesday, June 26, 2007 1:41 PM
To: Glen Pickus
Cc: Kriedt, Gary
Subject: RE: App. #201584; 6-lot subdivision on NE145th
Glen,

Our standards at this location would probably be pretty minimal. Including the depth of the sidewalk, we would like to see a total of 10' X10' area behind the concrete curb. Depending on how the development addresses this length of sidewalk, we may be able to adjust the bus stop location in order to accommodate all parties involved.

Thanks for the update. I look forward to seeing the plans.

Dan.

Daniel M. Wells
Northwest District Facility Planner
Transit Route Facilities
Service Development

King County Department of Transportation
Metro Transit Division

Mailing Address:	Contact Information:
201 S. Jackson St.	Phone: (206) 263-4745
KSC-TR-0413	Facsimile: (206) 684-1860
Attn: Dan Wells	Email: daniel.wells@metrokc.gov
Seattle, WA	
98104-3856	

From: Kriedt, Gary
Sent: Tuesday, June 26, 2007 10:35 AM
To: Wells, Daniel
Cc: 'gpickus@ci.shoreline.wa.us'
Subject: FW: App. #201584; 6-lot subdivision on NE145th

Dan, I don't think this got to you last Friday, from Glen Pickus of the City of Shoreline.

Glen, thanks for sending the plans...

Gary

From: Glen Pickus [mailto:gpickus@ci.shoreline.wa.us]
Sent: Friday, June 22, 2007 4:47 PM

To: dan.wells@metrokc.gov
Cc: Kriedt, Gary
Subject: App. #201584; 6-lot subdivision on NE145th

Dan,

Attached are preliminary plans for the proposed 6-lot subdivision at 14521 □ 11th Ave. NE. that Gary Kriedt asked me to send you to review. We□ve had some give and take with the developer so the plans have changed a bit from what was originally proposed. These are the final version of the preliminary plans that will be presented to the Shoreline Planning Commission and City Council. A staff recommended condition of approval will state: □If the existing King County Metro bus stop on NE 145th Street is impacted by the development the bus stop shall be re-established to the standards of King County Metro.□ If you have further comments please let me know no later than July 5th. The hearing before the Planning Commission will be Aug. 2nd.

Glen Pickus, AICP
Planner II
City of Shoreline
17544 Midvale Avenue North
Shoreline, Washington 98133-4921
206.546.1249 | fax 206.546.8761
gpickus@ci.shoreline.wa.us

From: Kriedt, Gary [Gary.Kriedt@METROKC.GOV]
Sent: Thursday, November 30, 2006 2:48 PM
To: Glen Pickus
Cc: Wells, Daniel
Subject: KC Metro Comments on App. No. 201584, 6-lot Subdivision

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Thank you for the opportunity to comment on this proposal.

Gary Kriedt
Senior Environmental Planner
Metro Transit
201 South Jackson St., MS KSC-TR-0431
Seattle, WA 98104-3856
(206) 684-1166 fax: (206)-684-1900

Glen Pickus, AICP
Planner II
City of Shoreline
17544 Midvale Avenue North

SHORELINE WATER DISTRICT CE IFICATE OF WATER AVAILABILITY NU ER 0610-923

This certificate provides the Department of Health and Development Services Group with information necessary to evaluate development proposals

Attachment H

SHORELINE

Please return to:

PLANNING AND DEVELOPMENT SERVICES
17544 Midvale Avenue North
Shoreline, Washington 98133-4921
(206) 546-1700

CITY OF SHORELINE CERTIFICATE OF WATER AVAILABILITY

Do not write in this box	
Number	Name

☐ Building Permit ☐ Preliminary Plat or PUD

☒ Short Subdivision ☐ Rezone or Other _____

Applicant's Name Bill Young

Proposed Use Subdivide Parcel for 6 SFR

Location 14521 11th Ave NE

(Attach map and legal description if necessary)

WATER PURVEYOR INFORMATION

Domestic Service Only:

1. a. ☒ Water will be provided by service connection only to an existing 12-inch (size) water main 22 feet from the site.

Domestic, Fire and Other Service: (See back of form)

b. ☒ Water service will require an improvement to the water system of:
- ☐ (1) _____ feet of water main to reach the site; and/or
- ☐ (2) the construction of a distribution system on the site; and/or
- ☒ (3) other (describe) improvement may be required, depending on fire flow requirement

2. a. ☒ The water system is in conformance with a County approved water comprehensive plan.

OR b. ☐ The water system improvement will require a water comprehensive plan amendment.

3. a. ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.

OR b. ☐ Annexation or BRB approval will be necessary to provide service.

4. a. ☒ Water is/~~or will be~~ available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant at the corner of the property (or as marked on the attached map):

Rate of Flow
- ☐ Less than 500 gpm (approx. _____gpm)
- ☐ 500 to 999 gpm
- ☐ 1,000 gpm or more
- ☐ flow test of _____gpm
- ☒ calculation of 5200 gpm

Duration
- ☐ less than 1 hour
- ☐ 1 hour to 2 hours
- ☒ 2 hours or more
- ☐ other _____

(Commercial Building permits require flow test or calculation)

OR b. ☐ Water system is not capable of providing fire flow.

COMMENTS/CONDITIONS: (1) The fire flow requirement for the applicant's proposed project must be determined to identify if improvements to the District's system are necessary. (2) This is not an application for or approval of water service to the proposed site. A proper application must be filed with and accepted by the District before service will be

Number	Name

☐ Building Permit ☐ Preliminary Plat or PUD

☒ Short Subdivision ☐ Rezone or Other _____

Applicant's Name Bill Young

Proposed Use Subdivide Parcel for 6 SFR

Location 14521 11th Ave NE

(Attach map and legal description if necessary)

WATER PURVEYOR INFORMATION

Domestic Service Only:

1. a. ☒ Water will be provided by service connection only to an existing 12-inch (size) water main 22 feet from the site.

Domestic, Fire and Other Service: (See back of form)

b. ☒ Water service will require an improvement to the water system of:

- ☐ (1) _____ feet of water main to reach the site; and/or
- ☐ (2) the construction of a distribution system on the site; and/or
- ☒ (3) other (describe) improvement may be required, depending on fire flow requirement

2. a. ☒ The water system is in conformance with a County approved water comprehensive plan.

OR b. ☐ The water system improvement will require a water comprehensive plan amendment.

3. a. ☒ The proposed project is within the corporate limits of the district, or has been granted Boundary Review Board approval for extension of service outside the district or city, or is within the County approved service area of a private water purveyor.

OR b. ☐ Annexation or BRB approval will be necessary to provide service.

4. a. ☒ Water is/~~or will be~~ available at the rate of flow and duration indicated below at no less than 20 psi measured at the nearest fire hydrant at the corner of the property (or as marked on the attached map):

Rate of Flow

- ☐ Less than 500 gpm (approx. _____ gpm)
- ☐ 500 to 999 gpm
- ☐ 1,000 gpm or more
- ☐ flow test of _____ gpm
- ☒ calculation of 5200 gpm

Duration

- ☐ less than 1 hour
- ☐ 1 hour to 2 hours
- ☒ 2 hours or more
- ☐ other _____

(Commercial Building permits require flow test or calculation)

OR b. ☐ Water system is not capable of providing fire flow.

COMMENTS/CONDITIONS: (1) The fire flow requirement for the applicant's proposed project must be determined to identify if improvements to the District's system are necessary. (2) This is not an application for or approval of water service to the proposed site. A proper application must be filed with and accepted by the District before service will be provided. The District has a connection charge (also called general facilities charge) and meter installation charge for each new water service provided. It is recommended that the applicant consult with the District to obtain applicable fees, charges, and procedures which may change during the property development process.

I hereby certify that the above water purveyor information is true. This certification shall be valid for one year from date of signature.

SHORELINE WATER DISTRICT
Agency Name

Bob Heivilin
Signatory Name

Operations Support Specialist
Title

Signature

11-9-06
Date

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201584

Attachment I

RONALD WASTEWATER DISTRICT
CERTIFICATE OF SEWER AVAILABILITY

This certificate provides the City of Shoreline with information necessary to evaluate development proposals.

☒ Sewer Available - See Requirements Below.

☐ Sewer **Not Available** At This Time - See Conditions Below.

☐ Building Permit ☒ Preliminary Plat or PUD ☐ Rezone or other_____

APPLICANT'S NAME: Bill Young

PROPOSED USE: Subdivide a 1.59 Acre Lot into Six Lots for Six Single Family Residences

LOCATION: 14521 11 Ave NE

SEWER AGENCY INFORMATION

☐ Sewer service will be provided by side sewer connection only to an existing 6" or Main size sewer adjacent feet from the site and the sewer system has the capacity to serve the proposed line.
OR

☒ **Sewer service will require an improvement by the sewer system of:**

☐ **(1)**___ feet of sewer trunk or lateral to reach the site; and/or ☐ **(2)** the construction of a collection system on the site; and/or ☒ **(3) A Developer Mainline Extension from existing sewer available on 10 Ave NE.**

2. a. ☒ The sewer system improvement is in conformance with a city approved sewer comprehensive plan **OR**

   b. ☒ **The sewer system improvement will require a engineered sewer plans to be provided by the Developer.**

3. a. ☒ The proposed project is within the corporate limits of the District or has been granted Boundary Review Board approval for extension of service outside the District or city **OR**

   b. ☐ Annexation or BRB approval will be necessary to provide service.

4. Service is subject to the following:

   ☒ a. Connection charge: Will be due. See attachment.

   ☒ b. Easement(s): Will be required

   ☒ c. Other: See attachment.

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NOV 06 2006
P & DS

I hereby certify that the above sewer agency information is true. This certification shall be valid for one year from date of signature.

Ronald Wastewater District	Al Dann
Agency Name	Signatory Name
Planning & Development and IT Analyst	6 October 2006
Title	Signature Date

201584

ATTACHMENT TO CERTIFICATE OF SEWER AVAILABILITY

Dated: 6 October 2006 For Applicant: Bill Young

Sewer service is available contingent upon the owner meeting all District requirements under our Rules and Regulations, Res. 05-06 as amended, and any other District policies pertinent to the particular project. We have reviewed the applicant's request and noted some conditions below. A more comprehensive review during Ronald Wastewater application review process may reveal other conditions to be met.

4. c. Other

☒ Applicable District permits, fees, plan review and approval.

☒ All new connections, additional connections, or revised connections are subject to King County Capacity Charge. Questions contact King County Community Relations at 684-1138.

☒ Connections are subject to Ronald Wastewater District General Facilities Charge and/or Local Facilities Charge as outlined in Res. 05-04.

☒ Approved/Recorded short plat or lot line adjustment submitted to District with side sewer permit application.

☐ Addition encroaches on existing side sewer. Check with Local Plumbing Agency regarding current plumbing regulations.

☐ Tv Inspection of the 6" lateral from the property to the sewer main by a District approved CCTV Service will be required

☒ **This project requires a developer (mainline) extension. Developer to complete application and submit fees.**

☐ May require saddle on main and right of way permits.

☐ Installation of a grease trap/ interceptor will be required for all commercial establishments generating Fat, Oil, or Grease as outlined in Res.05-06.

☐ Hold Harmless (Indemnification) required.

☐ Cap off of existing sewer required prior to demolition of any structure. Permit and inspection is required. NOTE: Unit will remain in billing until cap off is completed per District specifications.

☒ Easement will be required on District form and must be returned to District for recording along with appropriate fee. Easement must be submitted prior to issuance of any permits.

Prepared by Alton C. Dann

shore.avl

Rev12001

201584

Attachment J

Shoreline Water District

November 9, 2006

Mr. Bill Young
1222 N 185th St Ste. 102
Shoreline, WA 98133

Re: Fire Flow Analysis No. 0610-923
14521 11th Ave NE
Shoreline, WA 98155

Dear Mr. Young,

Attached is the Fire Flow Analysis requested for your project. Below are the requirements based on the District's design criteria.

Fire Flow Available per Attached	**1000 gpm**
Fire Flow Required Per SWD Water System Plan	**5200 gpm**
Water System Improvements Required to Complete Project	**No**
Water System Extension Required	**No**
Analysis Expiration Date	**10/25/07**

If any Water System Improvements are indicated above, they will need to be completed prior to receiving water service to your property.

Should you have any question concerning the above, please feel free to contact me at (206) 362-8100.

Sincerely,

Bob Heivilin
Operations Support Specialist

Cc: City of Shoreline Planning Department
Shoreline Fire Department, Fire Marshal

P.O. Box 55367
1519 NE 177th St.
Shoreline, WA 98155
(206) 362-8100
FAX: (206) 361-0629

SHORELINE WATER DISTRICT

FIRE FLOW ANALYSIS INFORMATION

Task Order No.:	1111
FFA No.:	0610-923
Date:	October 25, 2006
Applicant Name:	Bill Young
Project Location:	14521 11th Avenue NE
Proposed Use:	Subdivide parcel – for 6 SFR
Calculated Fire Flow and Static Pressure:	5,200 gpm 90 psi
Limiting Factors for Calculated Fire Flow	*Flow limited by min. 20 psi residual pressure in zone*
Distance from Property to Fire Flow Hydrant:	Hydrant at property
Location of Fire Flow Hydrant:	On NE 145th Street west of 11th Ave NE
Fire Flow Analysis Expiration Date:	October 25, 2007

A computer analysis of the District's water system was performed for the purpose of determining the available water supply to fight a fire at the project location described above. This analysis was based on the District's existing water system, without any development related improvements. The results of the analysis indicate the fire flow capacity of the District's existing system as shown on this form at a minimum residual pressure of 20 psi at all points throughout the distribution system. Actual fire flows may vary due to water system configuration changes, time of day, demands on system, and operational parameters.

A summary of the operational conditions used in the analysis follows:

- The District was experiencing buildout peak day demand conditions.
- Supply Stations 1 and 3, 660 Zone Booster Pump Station, and Booster Stations 1 and 2 were operating.
- The 0.4 million gallon (MG) Reservoir level was drawn down 5.0 feet, the 3.7 MG Reservoir level was drawn down 35.5 feet, and the 2.0 MG Reservoir level was drawn down 20.5 feet.
- All pressure reducing stations were operating at their normal setpoints.
- WAC 246-290-230 (6) Distribution systems – If fire flow is to be provided, the distribution system shall also provide maximum day demand (MDD) plus the required fire flow at a pressure of at least 20 psi (140 kPa) at all points throughout the distribution system, and under the condition where the designed volume of fire suppression and equalizing storage has been depleted.
- Maximum allowed velocity in the distribution system is 8 feet per second during peak day demand and fire flow conditions.

Applicant Name:	Bill Young
Project Location:	14521 11th Avenue NE
Proposed Use:	Subdivide parcel – for 6 SFR
Calculated Fire Flow and Static Pressure:	5,200 gpm 90 psi
Limiting Factors for Calculated Fire Flow	*Flow limited by min. 20 psi residual pressure in zone*
Distance from Property to Fire Flow Hydrant:	Hydrant at property
Location of Fire Flow Hydrant:	On NE 145th Street west of 11th Ave NE
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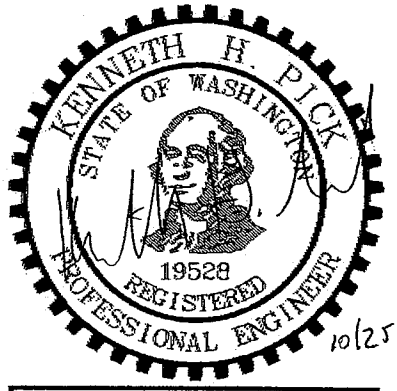
- Maximum allowed velocity in the distribution system is 8 feet per second during peak day demand and fire flow conditions.



10/25/06

EXPIRES 5/10/07

Kenneth H. Pick, P.E., Senior Project Manager
PACE Engineers, Inc.

10/26/06

EXPIRES 03/04/07

Dave Hutley, P.E., Vice President
PACE Engineers, Inc.

201584

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PACE

Attachment K

City of Shoreline
Planning and Development Services
17544 Midvale Avenue North
Shoreline, WA 98133-4921
(206) 546-1811 ♦ Fax (206) 546-8761

Variance from Engineering Standards

Project Number: 201584
Owner/Agent: Bill Young / D.R. Strong Consulting Engineers
Project Address: 14521 – 11th Ave. NE

Code Section to be varied: 20.70.030A Required Street Improvements, Shoreline Municipal Code

The proposal is to not require street improvements for the 10th Ave. NE frontage abutting the property.

Decision Criteria

SMC 20.30.290 of the Shoreline Municipal code provides a mechanism for the City to grant an adjustment in the application of engineering street standards, where there are unique circumstances relating to the proposal that strict implementation of engineering standards would impose an unnecessary hardship on the applicant, providing the applicant demonstrates that:

1. The granting of such variance will not be materially detrimental to the public welfare or injurious or create adverse impacts to the property or other property(s) and improvements in the vicinity and in the zone in which the subject property is situated;
2. The authorization of such variance will not adversely affect the implementation of the Comprehensive Plan adopted in accordance with State law;
3. A variance from engineering standards shall only be granted if the proposal meets the following criteria:
    a. Conform to the intent and purpose of the Code;
    b. Produce a compensating or comparable result which is in the public interest;
    c. Meet the objectives of safety, function and maintainability based upon sound engineering judgment.
4. Variances from road standards must meet the objectives for fire protection. Any variance from road standards, which does not meet the International Fire Code, shall also require concurrence by the Fire Marshal.

Findings and Conformance to Criteria

1. The 10th Avenue NE right-of-way is largely unimproved from NE 145th Street to NE 151st Street. Only three houses currently use that portion of the right-of-way for access. None of the proposed subdivision's new lots will use 10th Avenue NE for access. The east frontage of the right-of-way is occupied by the proposed subdivision, two houses and Paramount Park Open Space. The west frontage of the right-of-way is fully developed with no opportunity for additional houses or dwelling units. There is no foreseeable reason that 10th Avenue NE will ever be extended south to NE 145th Street. As conditioned, granting the variance will not be detrimental to the public welfare or create adverse impacts.

2. The portion of the 10th Avenue NE right-of-way adjacent to the project site is entirely within the 115-foot stream buffer of nearby Little's Creek, a Type II stream. Granting the variance will not adversely affect implementation of the Comprehensive Plan but supports implementation of Land Use Policies 85, 91 and 131 to minimize adverse environmental impacts, conserve and protect environmentally critical areas and preserve and protect streams.
3. Granting the variance, as conditioned, will produce a compensating result in the public interest (protecting critical areas) and meets the objectives of safety and function based upon sound engineering judgment (the conditions will improve the safety and functionality of the intersection of 10th Avenue NE and NE 145th Street.
4. Because the proposed subdivision is not accessible via 10th Avenue NE due to the steep slopes along the west side of the subdivision, fire protection vehicles would not be able to use it in emergency situations. Granting the variance does not affect meeting objectives for fire protection.

City Decision Section

Decision: Full street improvements to current standards are not required for 10th Avenue NE. However, the intersection of 10th Avenue NE and NE 145th Street shall be upgraded to improve sight clearance and to allow two vehicles to pass at the intersection.

Reviewed by:

Mark Bunje, Fire Marshall, Shoreline Fire Department — Date: 7-26-07

Reviewed and Prepared by:

Jill Mosqueda, Development Review Engineer, Planning and Development Services — Date: 07-24-07

Approved by:

Joseph W. Tovar, Director, Planning and Development Services — Date: 7/24/07

Attachment L

Associated Earth Sciences, Inc.

Celebrating 25 Years of Service

February 24, 2006
Project No. KE05680A

Preview Properties
1222 185th Street NE, Suite 102
Shoreline, Washington 98422

Attention: Mr. Bill Young

Subject: Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report
Little Property
14521 11th Avenue NE
Shoreline, Washington

Dear Mr. Young:

Associated Earth Sciences, Inc. (AESI) is pleased to present the enclosed copies of the above-referenced report. This report summarizes the results of our subsurface exploration, geologic hazard, and geotechnical engineering studies and offers preliminary recommendations for the design and development of the proposed project. Our recommendations are preliminary because building and grading plans for the project had not yet been prepared at the time of this report.

We have enjoyed working with you on this study and are confident that the recommendations presented in this report will aid in the successful completion of your project. If you should have any questions or if we can be of additional help to you, please do not hesitate to call.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington

Jon N. Sondergaard, P.G., P.E.G.
Principal Geologist

cc: D.R. Strong Consulting Engineers, Inc., 10604 NE 38th Place, Suite 101, Kirkland, WA 98033

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SUBSURFACE EXPLORATION, GEOLOGIC HAZARD, AND GEOTECHNICAL ENGINEERING REPORT

LITTLE PROPERTY

Shoreline, Washington

Prepared for:
Preview Properties
1222 185th Street NE, Suite 102
Shoreline, Washington 98422

Prepared by:
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February 24, 2006
Project No. KE05680A

I. PROJECT AND SITE CONDITIONS

1.0 INTRODUCTION

This report presents the results of our subsurface exploration, geologic hazard, and geotechnical engineering study for construction of a new single-family, residential subdivision located at 14521 11th Avenue NE in Shoreline, Washington (Figure 1). The proposed subdivision will consist of four to five building lots with associated roads and utilities. In the event that any changes in the nature, design, or location of the proposed project are planned, the conclusions and recommendations contained in this report should be reviewed and modified, or verified, as necessary.

1.1 Purpose and Scope

The purpose of this study was to provide subsurface data to be utilized in design and construction of the new subdivision at the above-referenced site. Our study included a review of available geologic literature, excavating five exploration pits, and performing geologic studies to assess the type, thickness, distribution, and physical properties of the subsurface sediments and shallow ground water conditions. Geotechnical engineering studies were also conducted to determine allowable foundation soil bearing pressures, suitable types of foundations, and recommendations for site preparation, geologic hazard mitigation, drainage considerations, and erosion control. This report summarizes our current fieldwork and offers preliminary geotechnical engineering recommendations based on our present understanding of the project. Our recommendations are preliminary because building and grading plans for the project had not yet been prepared at the time of this report.

1.2 Authorization

Written authorization to proceed with this study was granted by Mr. Bill Young of Preview Properties. Our study was based on our visit to the site and accomplished in general accordance with our scope of work letter dated September 21, 2005. This report has been prepared for the exclusive use of the Mr. Bill Young, Preview Properties, and their agents for specific application to this project. Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering and engineering geology practices in effect in this area at the time our report was prepared. No other warranty, express or implied, is made. It must be understood that no recommendations or engineering design can yield a guarantee of stable slopes. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

2.0 PROJECT AND SITE DESCRIPTION

This report was completed with an understanding of the project based on our discussions with Mr. Young and a topographic survey of the property prepared by D.R. Strong Consulting Engineers, Inc. (D.R. Strong) dated July 13, 2005. Present plans call for the construction of four to five single-family, residential houses on the subject property.

The property is situated at 14521 11th Avenue NE in Shoreline, Washington. The approximately 69,325 square foot parcel consists of Lots 13 and 14 of Paramount Park, Division 2. The property is bordered by NE 145th Street to the south, unimproved 10th Avenue NE to the west, the 11th Avenue NE right-of-way to the east, and a single-family residence and undeveloped property to the north. The parcel occupies a topographic knob that slopes down to the west along the west and north sides, down to the east along the east side, and down to the south along the south side. The slopes on the north and west are natural steep slopes, the slope on the south is the road-cut created by construction of NE 145th Street, and the slopes on the east are gentler and somewhat modified by past site use. Total elevation change across the property was on the order of 52 feet. A house that used to occupy the center of Lot 13 has been removed, but several sheds remain on the property.

3.0 SUBSURFACE EXPLORATION

Our field study included excavating five exploration pits and performing a geologic hazard reconnaissance to gain information about the site. The approximate locations of the exploration pits are shown on the Site and Exploration Plan, Figure 2. The various types of sediments, as well as the depths where characteristics of the sediments changed, are indicated on the exploration logs presented in the Appendix. The depths indicated on the logs where conditions changed may represent gradational variations between sediment types. Our explorations were approximately located in the field by measuring from known site features shown on a topographic survey prepared by D.R. Strong dated July 13, 2005.

The conclusions and recommendations presented in this report are based on the five exploration pits, site reconnaissance, and review of applicable geologic literature completed for this study. The number, locations, and depths of the explorations were completed within site and budgetary constraints. Because of the nature of exploratory work below ground, extrapolation of subsurface conditions between field explorations is necessary. It should be noted that differing subsurface conditions might sometimes be present due to the random nature of deposition and the alteration of topography by past grading and/or filling. The nature and extent of any variations between the field explorations may not become fully evident until construction. If variations are observed at that time, it may be necessary to re-evaluate specific recommendations in this report and make appropriate changes.

3.1 Exploration Pits

Exploration pits were excavated with a tractor-mounted backhoe. The pits permitted direct, visual observation of subsurface conditions. Materials encountered in the exploration pits were studied and classified in the field by an engineering geologist from our firm. All exploration pits were backfilled immediately after examination and logging. Selected samples were then transported to our laboratory for further visual classification and testing, as necessary.

4.0 SUBSURFACE CONDITIONS

Subsurface conditions on the parcel were inferred from the field explorations accomplished for this study, visual reconnaissance of the site, and review of applicable geologic literature. As shown on the field logs, the exploration pits generally encountered natural deposits consisting of medium dense to very dense, silty gravelly sand. Fill was encountered in the vicinity of the former house location. The following section presents more detailed subsurface information organized from the shallowest (youngest) to the deepest (oldest) sediment types.

4.1 Stratigraphy

Fill

Fill soils (those not naturally placed) were encountered in exploration pits EP-4 and EP-5 completed near the former house location. The fill ranged in thickness from 3 to 4 feet in EP-5 and EP-4, respectively. As noted on the exploration logs, the fill typically consisted of loose to medium dense, moist to saturated, brown, silty, gravelly, fine to medium sand with scattered organics and rubble. These materials appear to vary in both quality and depth across the site. Since the quality, thickness, and compaction of the fill materials are low or variable, the fill is unsuitable for structural support.

Till

Natural soils beneath the fill materials, and at the surface where fill materials were absent, consisted of glacial till. The till sequence encountered within our site explorations typically consisted of medium dense to dense, rusty brown, silty gravelly sand to sandy silt with scattered cobbles (weathered lodgement till) extending to depths of approximately 2 to 3 feet below the existing ground surface. Underlying these soils, very dense, gray, silty gravelly sand (lodgement till) was encountered. This material was overrun by several thousand feet of ice during the last glacial advance that resulted in a compact soil possessing high strength, low compressibility, and low permeability characteristics.

4.2 Hydrology

Ground water seepage was not encountered in any of our exploration pits at the time of our field study in February 2006. Seepage may occur at random depths and locations in unsupervised or non-uniform fills. It should be noted that fluctuations in the level of the ground water may occur due to the time of the year, variations in the amount of precipitation, and changes in site development.

II. GEOLOGIC HAZARDS AND MITIGATIONS

The following discussion of potential geologic hazards is based on the geologic, slope, and ground water conditions as observed and discussed herein. The discussion will be limited to potential seismic, landslide, and erosion hazards. Chapter 20.80, Subchapter 2 of the *Shoreline Municipal Code* classifies Geologic Hazard Areas within the City of Shoreline. Based on this code, the subject site would be classified as a Landslide and Erosion Hazard Area.

5.0 SEISMIC HAZARDS AND RECOMMENDED MITIGATION

Earthquakes occur in the Puget Lowland with great regularity. Fortunately, the vast majority of these events are small and are usually not felt by people. However, large earthquakes do occur as evidenced by the 1949, 7.2-magnitude event; the 1965, 6.5-magnitude event; and the 2001, 6.8-magnitude event. The 1949 earthquake appears to have been the largest in this area during recorded history. Evaluation of earthquake return rates indicates that an earthquake of the magnitude between 5.5 and 6.0 likely will occur every 25 to 40 years in the Puget Sound area.

Generally, there are four types of potential geologic hazards associated with large seismic events: 1) surficial ground rupture, 2) seismically induced landslides, 3) liquefaction, and 4) ground motion. The potential for each of these hazards to adversely impact the proposed project is discussed below.

5.1 Surficial Ground Rupture

The nearest known fault trace to the project is the Seattle Fault. Recent studies by the U.S. Geological Survey (USGS) (e.g., Johnson et al., 1994, *Origin and Evolution of the Seattle Fault and Seattle Basin, Washington*, Geology, v. 22, p.71-74; and Johnson et al., 1999, *Active Tectonics of the Seattle Fault and Central Puget Sound Washington - Implications for Earthquake Hazards*, Geological Society of America Bulletin, July 1999, v. 111, n. 7, p. 1042-1053) suggest that a northern trace of an east-west trending thrust fault zone (Seattle Fault) may project about 5 miles south of the project site. The recognition of this fault is relatively new, and data pertaining to it are limited with the studies still ongoing. According to the USGS studies, the latest movement of this fault was about 1,100 years ago when about 20 feet of surficial displacement took place. This displacement can presently be seen in the form of raised, wave-cut beach terraces along Alki Point in West Seattle and Restoration Point at the south end of Bainbridge Island. The recurrence interval of movement along this fault system is still unknown, although it is hypothesized to be in excess of several thousand years. Due to

the suspected long recurrence interval and distance from the subject property, the potential for surficial ground rupture is considered to be low during the expected life of the structures.

5.2 Seismically Induced Landslides

Due to the high strength of the glacial till soils and lack of ground water seepage on slopes surrounding the site, in our opinion, the potential for seismically induced landslides on the property is relatively low. Mitigations for potential seismically induced landslides are the same as those presented in Section 6.0 below for landslide hazards.

5.3 Liquefaction

The encountered stratigraphy has a low potential for liquefaction due to their dense state and absence of adverse ground water conditions.

5.4 Ground Motion

Based on the site stratigraphy and visual reconnaissance of the site, it is our opinion that earthquake damage to the proposed structures when founded on a suitable bearing stratum would likely be caused by the intensity and acceleration associated with the event. Structural design of buildings should follow 2003 *International Building Code* (IBC) standards using Site Class "C" as defined in Table 1615.1.1. The 2003 IBC seismic design parameters for short period (Ss) and 1-second period (S_1) spectral acceleration values were determined by the latitude and longitude of the project site using the USGS National Seismic Hazard Mapping Project website (http://earthquake.usgs.gov/hazmaps/). Based on the more current 2002 data, the USGS website interpolated ground motions at the project site to be 1.21g and 0.42g for building periods of 0.2 and 1.0 seconds, respectively, with a 2 percent chance of exceedance in 50 years.

6.0 LANDSLIDE HAZARDS AND MITIGATION

Based on Chapter 20.80.220 of the *Shoreline Municipal Code*, the majority of the slope on the west and northwest sides of the subject property would be classified as a Very High Hazard Area because the slope inclination is generally greater than 40 percent. According to Chapter 20.80.030(G), the slope on the south side of the property that was created by the construction of NE 145th Street would be exempt from the critical area regulations because it was created through a prior, legal grading activity. Because the slope on the west and northwest is classified as a Very High Hazard Area, no alteration of this slope would be allowed (Chapter 20.80.240[B]).

To mitigate the risk of landslides impacting the proposed construction and adjacent properties, we recommend a minimum top of slope buffer of 15 feet be incorporated into the project design. In our opinion, reduction of the buffer from 50 feet to 15 feet, as allowed under Chapter 20.80.230(c) of the *Shoreline Municipal Code* is appropriate based on the high strength of the site soils (glacial till), the lack of ground water seepage on the slope, and the lack of previous, historic slide activity on the slope. As with all slopes, surface drainage should be properly controlled and directed away from sloping areas. Downspouts from roofs should be tightlined into suitable storm water drainage systems. At no time should fill be pushed over the top of bank. Uncontrolled fill over tops of slopes may promote landslides or debris flow activity.

7.0 EROSION HAZARDS AND MITIGATION

To mitigate and reduce the erosion hazard potential and off-site sediment transport, a temporary erosion and sediment control plan should be prepared for the project, and we recommend the following:

1. Surface water should not be allowed to flow across the site over unprotected surfaces.

2. All storm water from impermeable surfaces, including driveways and roofs, should be tightlined to a suitable temporary storm water collection system.

3. Silt fences should be placed and maintained around the downslope perimeter of the proposed construction area throughout the entire construction phase of the project until permanent landscaping and permanent storm water collection facilities have been installed.

4. Soils that are to be reused around the site should be stored in such a manner as to reduce erosion from the stockpile. Protective measures may include, but are not necessarily limited to, covering with plastic sheeting, the use of low stockpiles in flat areas, or the use of straw bales and/or additional silt fences around pile perimeters. Soils should not be stockpiled on the steeply sloping portions of the property.

5. Areas stripped of natural vegetation during construction should be replanted as soon as possible or otherwise protected.

III. PRELIMINARY DESIGN RECOMMENDATIONS

8.0 INTRODUCTION

Our exploration indicates that, from a geotechnical standpoint, the parcel is suitable for the proposed development provided the risks discussed are accepted and the preliminary recommendations contained herein are properly followed. The bearing stratum is relatively shallow, and spread footing foundations may be utilized. We understand that the distribution of foundation loads of the wood-frame buildings will be typical; no concentrated loads are anticipated. Consequently, foundations bearing upon structural fill or the natural, dense, glacial till are capable of providing suitable building support.

9.0 SITE PREPARATION

Old foundations presently on the site that are under building areas or not part of future plans should be removed. Any buried utilities should be removed or relocated if they are under building areas. The resulting depressions should be backfilled with structural fill, as discussed under the *Structural Fill* section.

Site preparation of planned building and road/parking areas should include removal of all trees, brush, debris, and any other deleterious material. Additionally, the upper organic topsoil should be removed and the remaining roots grubbed. Areas where loose surficial soils exist due to grubbing operations should be considered as fill to the depth of disturbance and treated as subsequently recommended for structural fill placement.

Loose surficial soils or old fill should be stripped down to the underlying, medium dense to very dense natural soil. Since the density of the soil is variable, random soft pockets may exist, and the depth and extent of stripping can best be determined in the field by the geotechnical engineer or his representative. This depth generally occurs at approximately 3 to 6 inches for topsoil and 3 to 4 feet for fill in the area of the former house. We recommend that road and drive areas be proof-rolled with a loaded dump truck to identify any soft spots; soft areas should be overexcavated and backfilled with structural fill.

In our opinion, stable construction slopes should be the responsibility of the contractor and should be determined during construction. For estimating purposes, we anticipate that temporary, unsupported cut slopes in the unsaturated natural soils can be made at a maximum slope of 1H:1V (Horizontal:Vertical). As is typical with earthwork operations, some sloughing and raveling may occur, and cut slopes may have to be adjusted in the field. In addition, WISHA/OSHA regulations should be followed at all times.

The on-site soils contain a high percentage of fine-grained material that makes them moisture-sensitive and subject to disturbance when wet. The Contractor must use care during site preparation and excavation operations so that the underlying soils are not softened. If disturbance occurs, the softened soils should be removed and the area brought to grade with structural fill. Consideration should be given to protecting access and staging areas with an appropriate section of crushed rock or asphalt treated base (ATB).

If crushed rock is considered for the access and staging areas, it should be underlain by engineering stabilization fabric to reduce the potential of fine-grained materials pumping up through the rock and turning the area to mud. The fabric will also aid in supporting construction equipment, thus reducing the amount of crushed rock required. We recommend that at least 10 inches of rock be placed over the fabric; however, due to the variable nature of the near-surface soils and differences in wheel loads, this thickness may have to be adjusted by the contractor in the field.

10.0 STRUCTURAL FILL

There is a possibility that structural fill will be necessary to establish desired grades. All references to structural fill in this report refer to subgrade preparation, fill type, and placement and compaction of materials as discussed in this section. If a percentage of compaction is specified under another section of this report, the value given in that section should be used.

If fill is to be placed on slopes steeper than 5H:1V, the base of the fill should be tied to firm, stable subsoil by appropriate keying and benching, which would be established in the field to suit the particular soil conditions at the time of grading. The keyway will act as a shear key to embed the toe of the new fill into the hillside. Generally, the keyway for hillside fills should be at least 8 feet wide and cut into the lower, dense sand or stiff silt. Level benches would then be cut horizontally across the hill following the contours of the slope. No specific width is required for the benches, although they are usually a few feet wider than the dozer being used to cut them. All fills proposed over a slope should be reviewed by our office prior to construction.

After overexcavation/stripping has been performed to the satisfaction of the geotechnical engineer or his representative, the upper 12 inches of exposed ground should be recompacted to a firm and unyielding condition, as determined by the geotechnical engineer or his representative. If the subgrade contains too much moisture, adequate recompaction may be difficult or impossible to obtain and should probably not be attempted. In lieu of recompaction, the area to receive fill should be blanketed with washed rock or quarry spalls to act as a capillary break between the new fill and the wet subgrade. Where the exposed ground remains soft and further overexcavation is impractical, placement of an engineering

stabilization fabric may be necessary to prevent contamination of the free-draining layer by silt migration from below.

After the recompacted, exposed ground is tested and approved, or a free-draining rock course is laid, structural fill may be placed to attain desired grades. Structural fill is defined as non-organic soil, acceptable to the geotechnical engineer, placed in maximum 8-inch loose lifts with each lift being compacted to at least 95 percent of the modified Proctor maximum density using American Society for Testing and Materials (ASTM):D 1557 as the standard. In the case of roadway and utility trench filling, the backfill should be placed and compacted in accordance with current local or county codes and standards. The top of the compacted fill should extend horizontally outward a minimum distance of 3 feet beyond the location of the perimeter footings or roadway edges before sloping down at an angle of 2H:1V.

The contractor should note that any proposed fill soils must be evaluated by Associated Earth Sciences, Inc. (AESI) prior to their use in fills. This would require that we have a sample of the material 72 hours in advance to perform a Proctor test and determine its field compaction standard. Soils in which the amount of fine-grained material (smaller than the No. 200 sieve) is greater than approximately 5 percent (measured on the minus No. 4 sieve size) should be considered moisture-sensitive. Use of moisture-sensitive soil in structural fills should be limited to favorable dry weather conditions. The on-site soils generally contained significant amounts of silt and are considered moisture-sensitive. In addition, construction equipment traversing the site when the soils are wet can cause considerable disturbance. If fill is placed during wet weather or if proper compaction cannot be obtained, a select import material consisting of a clean, free-draining gravel and/or sand should be used. Free-draining fill consists of non-organic soil with the amount of fine-grained material limited to 5 percent by weight when measured on the minus No. 4 sieve fraction.

A representative from our firm should inspect the stripped subgrade and be present during placement of structural fill to observe the work and perform a representative number of in-place density tests. In this way, the adequacy of the earthwork may be evaluated as filling progresses and any problem areas may be corrected at that time. It is important to understand that taking random compaction tests on a part-time basis will not assure uniformity or acceptable performance of a fill. As such, we are available to aid the owner in developing a suitable monitoring and testing frequency.

11.0 FOUNDATIONS

Spread footings may be used for building support when founded on medium dense to dense natural soils (weathered till and till) or structural fill placed as previously discussed. We recommend that an allowable bearing pressure of 2,500 pounds per square foot (psf) be utilized for design purposes, including both dead and live loads. An increase of one-third may be used

for short-term wind or seismic loading. Perimeter footings should be buried at least 18 inches into the surrounding soil for frost protection. However, all footings must penetrate to the prescribed bearing stratum, and no footing should be founded in or above loose, organic, or existing fill soils.

It should be noted that the area bounded by lines extending downward at 1H:1V from any footing must not intersect another footing or intersect a filled area that has not been compacted to at least 95 percent of ASTM:D 1557. In addition, a 1.5H:1V line extending down from any footing must not daylight because sloughing or raveling may eventually undermine the footing. Thus, footings should not be placed near the edge of steps or cuts in the bearing soils.

Anticipated settlement of footings founded on medium dense to dense natural soil or approved structural fill should be on the order of ¾ inch. However, disturbed soil not removed from footing excavations prior to footing placement could result in increased settlements. All footing areas should be observed by AESI prior to placing concrete to verify that the design bearing capacity of the soils has been attained and that construction conforms to the recommendations contained in this report. Such observations may be required by the governing municipality. Perimeter footing drains should be provided, as discussed under the section on *Drainage Considerations*.

12.0 LATERAL WALL PRESSURES

All backfill behind walls or around foundation units should be placed as per our recommendations for structural fill and as described in this section of the report. Horizontally backfilled walls that are free to yield laterally at least 0.1 percent of their height may be designed using an equivalent fluid equal to 35 pounds per cubic foot (pcf). Fully restrained, horizontally backfilled, rigid walls that cannot yield should be designed for an equivalent fluid of 50 pcf. If parking areas are adjacent to walls, a surcharge equivalent to 2 feet of soil should be added to the wall height in determining lateral design forces.

The lateral pressures presented above are based on the conditions of a uniform backfill consisting of on-site, silty gravelly sand compacted to 90 percent of ASTM:D 1557. A higher degree of compaction is not recommended, as this will increase the pressure acting on the wall. A lower compaction may result in settlement of structural features above the walls. Thus, the compaction level is critical and must be tested by our firm during placement. Surcharges from adjacent footings, heavy construction equipment, or sloping ground must be added to the above values. Perimeter footing drains should be provided for all retaining walls, as discussed under the section on *Drainage Considerations*.

It is imperative that proper drainage be provided so that hydrostatic pressures do not develop against the walls. This would involve installation of a minimum, 1-foot-wide blanket drain for the full wall height to within 1 foot of finished grade using imported, washed gravel against the walls.

12.1 Passive Resistance and Friction Factors

Retaining wall footings/keyways cast directly against undisturbed, dense soils in a trench may be designed for passive resistance against lateral translation using an equivalent fluid equal to 300 pcf. The passive equivalent fluid pressure diagram begins at the top of the footing; however, total lateral resistance should be summed only over the depth of the actual key (truncated triangular diagram). This value applies only to footings/keyways where concrete is placed directly against the trench sidewalls without the use of forms. If footings are placed on grade and then backfilled, the top of the compacted backfill must be horizontal and extend outward from the footing for a minimum lateral distance equal to three times the height of the backfill before tapering down to grade. With backfill placed as discussed, footings may be designed for passive resistance against lateral translation using an equivalent fluid equal to 300 pcf and the truncated pressure diagram discussed above. Passive resistance values include a factor of safety equal to 3 in order to reduce the amount of movement necessary to generate passive resistance.

The friction coefficient for footings cast directly on undisturbed, dense soils may be taken as 0.35. This is an allowable value and includes a safety factor. Since it will be difficult to excavate these soils without disturbance, the soil under the footings must be recompacted to at least 95 percent of the above-mentioned standard for this value to apply.

13.0 FLOOR SUPPORT

A slab-on-grade floor may be used over structural fill or pre-rolled, medium dense natural ground. The floor should be cast atop a minimum of 4 inches of pea gravel, washed crushed rock, or other suitable material approved by the geotechnical engineer to act as a capillary break. It should also be protected from dampness by an impervious moisture barrier or otherwise sealed.

Another alternative would be to utilize a structural floor or crawl space-type construction. With this approach, floor support problems resulting from site disturbance are eliminated. If surficial soils are disturbed, the foundations can be excavated through the loose soils to suitable bearing and floor support is unaffected. Thus, a structural or crawl space floor is better-suited to wet weather construction than is slab-on-grade, although either system can be specified. In the case of a crawl space, the soil below the floor system should be covered with an impervious moisture barrier to reduce dampness.

14.0 DRAINAGE CONSIDERATIONS

The underlying, glacially compacted soils are relatively impermeable, and water will tend to perch atop this stratum. Additionally, traffic across these soils when they are damp or wet will result in disturbance of the otherwise firm stratum. Therefore, prior to site work and construction, the contractor should be prepared to provide subgrade protection and drainage, as necessary.

All retaining and footing walls should be provided with a drain at the footing elevation. Drains should consist of rigid, perforated, polyvinyl chloride (PVC) pipe surrounded by washed pea gravel. The level of the perforations in the pipe should be set down below the bottom of the footing at all locations, and the drains should be constructed with sufficient gradient to allow gravity discharge away from the buildings. In addition, all retaining walls should be lined with a minimum, 1-foot thick, washed gravel blanket provided over the full height of the wall to within 1 foot of finished grade, and which ties into the footing drain. If a drainage mat is used, it should include a minimum of 1 foot of free-draining, granular soil between the drainage mat and common wall backfill. Roof and surface runoff should not discharge into the footing drain system, but should be handled by a separate, rigid, tightline drain. In planning, exterior grades adjacent to walls should be sloped downward away from the structures to achieve surface drainage.

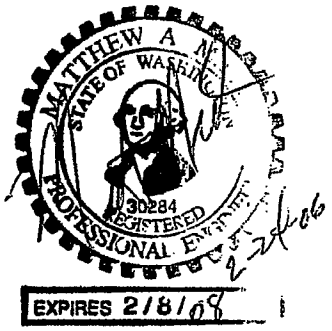
15.0 PROJECT DESIGN AND CONSTRUCTION MONITORING

At the time of this report, site grading, structural plans, and construction methods have not been finalized, and the recommendations presented herein are preliminary. We are available to provide additional geotechnical consultation as the project design develops and possibly changes from that upon which this report is based. We recommend that AESI perform a geotechnical review of the plans prior to final design completion. In this way, our earthwork and foundation recommendations may be properly interpreted and implemented in the design. This review is not included in our current scope of work and budget.

We are also available to provide geotechnical engineering and monitoring services during construction. The integrity of the foundations depends on proper site preparation and construction procedures. In addition, engineering decisions may have to be made in the field in the event that variations in subsurface conditions become apparent. Construction monitoring services are not part of this current scope of work. If these services are desired, please let us know and we will prepare a cost proposal.

We have enjoyed working with you on this study and are confident that these recommendations will aid in the successful completion of your project. If you should have any questions or require further assistance, please do not hesitate to call.

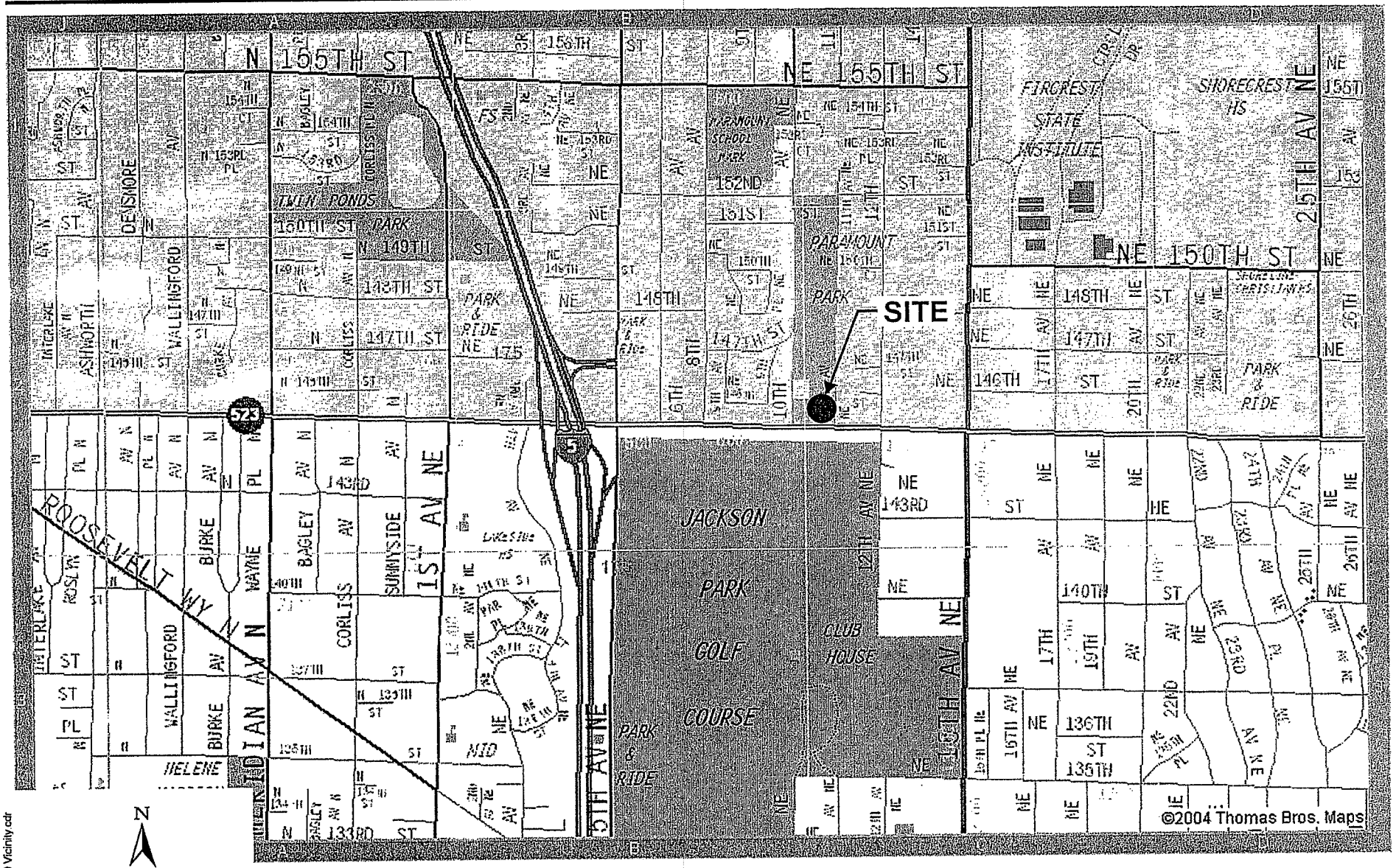
Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington



Jon N. Sondergaard, P.G., P.E.G.
Principal Engineering Geologist

Matthew A. Miller, P.E.
Associate Engineer

Attachments: Figure 1: Vicinity Map
Figure 2: Site and Exploration Plan
Appendix: Exploration Logs



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NO SCALE

Associated Earth Sciences, Inc.

VICINITY MAP

NE 145th at 11th
SHORELINE, WASHINGTON

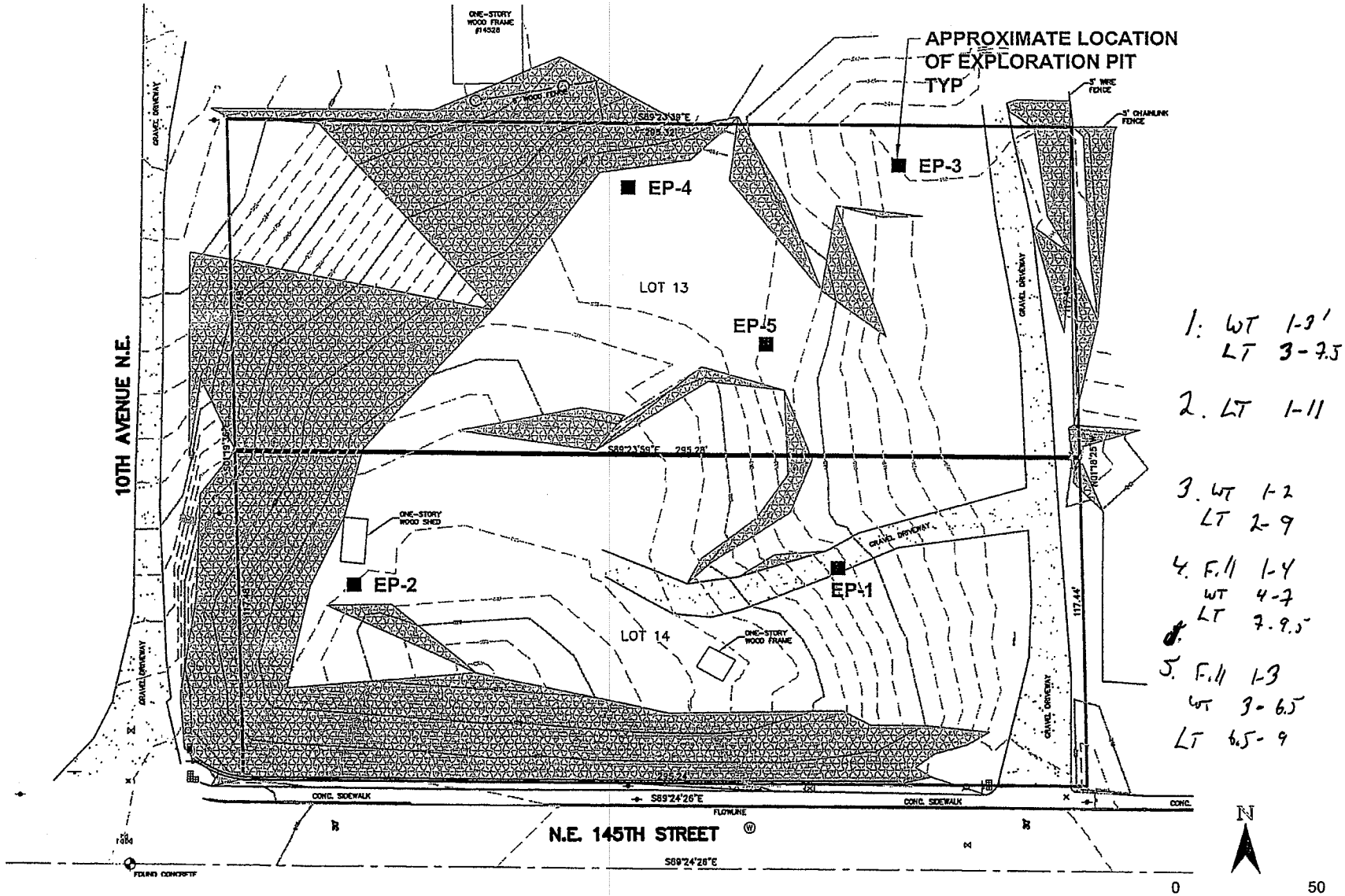
FIGURE 1

DATE 2/06

PROJ. NO. KE05680A

05680 NE 145th at 11th \ 05680 Vicinity.cdr

APPENDIX



1: WT 1-3'
LT 3-7.5'

2. LT 1-11

3. WT 1-2
LT 2-9

4. F.11 1-4
WT 4-7
LT 7.9.5'

5. F.11 1-3
WT 3-6.5'
LT 6.5-9

Reference: D.R. Strong, Consulting Engineers, Inc.

Associated Earth Sciences, Inc.

SITE AND EXPLORATION PLAN

NE 145TH STREET & 11TH
SHORELINE, WASHINGTON

FIGURE 2

DATE 2/06

PROJECT NO. KE05680A

05680 NE 141st Street and 11th \ 05680 Site and Explr.dwg

LOG OF EXPLORATION PIT NO. EP-1

This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.

Depth (ft)	DESCRIPTION
	Topsoil/Duff
	Weathered Till
1	Medium dense to dense, moist, brown, slightly oxidized, silty gravelly SAND.
2	
3	
	Lodgement Till
4	Dense to very dense, moist, gray, silty gravelly SAND with scattered cobbles/boulders.
5	
6	
7	
8	Bottom of exploration pit at depth 7.5 feet No caving. No seepage.
9	
10	
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17	
18	
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20	

145th Avenue NE & 11th
Shoreline, WA

Associated Earth Sciences, Inc.

Logged by: JNS

Approved by:

Project No. KE05680A

2/7/06

KCTP3 05680A.GPJ February 7, 2006

LOG OF EXPLORATION PIT NO. EP-2

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Lodgement Till
1	Dense to very dense, moist, gray, silty gravelly SAND with scattered cobbles and boulders.
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	Bottom of exploration pit at depth 11 feet Located at base of 6' cut for road. No caving. No seepage.
13	
14	
15	
16	
17	
18	
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20	

145th Avenue NE & 11th
Shoreline, WA

Associated Earth Sciences, Inc.

Logged by: JNS
Approved by:

Project No. KE05680A
2/7/06

KCTP3 05680A.GPJ February 7, 2006

LOG OF EXPLORATION PIT NO. EP-3

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
1	**Weathered Till** Medium dense, moist, brown, silty SAND with scattered gravel.
2	
3	**Lodgement Till** Dense to very dense, moist, gray, silty SAND with gravel, with lenses of dense, moist, gray, gravelly SAND.
4	
5	
6	
7	
8	
9	
10	Bottom of exploration pit at depth 9 feet No caving. No seepage.
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

145th Avenue NE & 11th
Shoreline, WA

Associated Earth Sciences, Inc.

Logged by: JNS

Approved by:

Project No. KE05680A

2/7/06

KCTP3 05680A.GPJ February 7, 2006

LOG OF EXPLORATION PIT NO. EP-4

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
	Fill
1	Loose, moist, silty SAND with scattered organics, concrete, and brick.
2	
3	
4	Buried topsoil at 4'.
	Weathered Till
5	Medium dense, moist, brown, silty gravelly SAND.
6	
7	
	Lodgement Till
8	Dense to very dense, moist, gray, silty gravelly SAND.
9	
10	Bottom of exploration pit at depth 9.5 feet No caving. No seepage.
11	
12	
13	
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15	
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145th Avenue NE & 11th
Shoreline, WA

Associated Earth Sciences, Inc.

Logged by: JNS

Approved by:

Project No. KE05680A

2/7/06

KCTP3 05680A.GPJ February 21, 2006

LOG OF EXPLORATION PIT NO. EP-5

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered. **DESCRIPTION**
1	**Fill** Medium dense, moist, gray, silty gravelly SAND.
2	
3	2" relic topsoil at 3'.
4	**Weathered Till** Medium dense, moist, oxidized brown, silty SAND with gravel and scattered cobbles/boulders.
5	
6	
7	**Lodgement Till** Dense to very dense, moist, gray, silty gravelly SAND with scattered cobbles/boulders.
8	
9	
10	Bottom of exploration pit at depth 9 feet No caving. No seepage.
11	
12	
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145th Avenue NE & 11th
Shoreline, WA

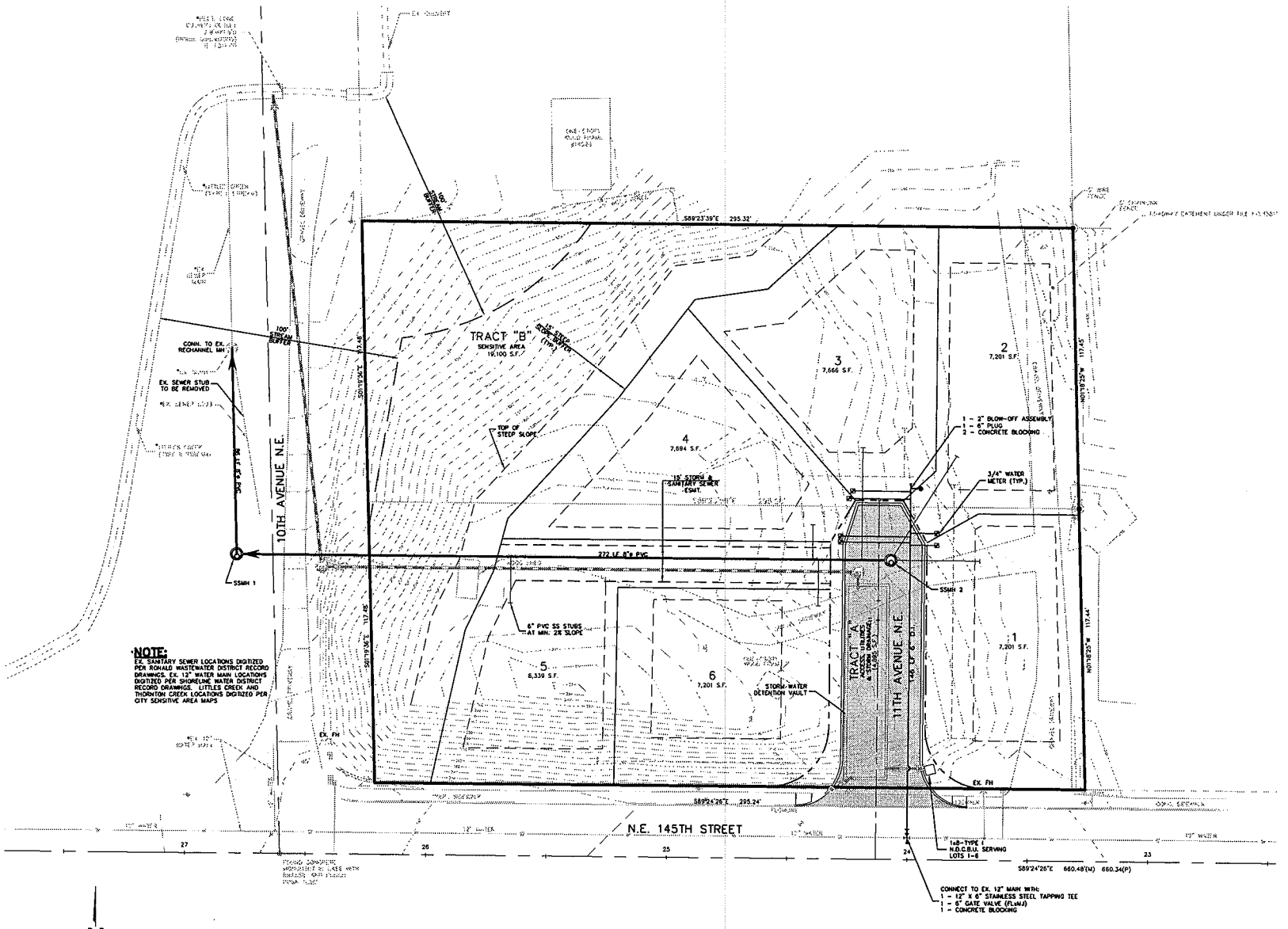
Associated Earth Sciences, Inc.

Logged by: JNS
Approved by:

Project No. KE05680A
2/7/06

KCTP3 05680A.GPJ February 21, 2006

SE 1/4 SEC. 17, TWP. 26, RGE 4, W.M.



PLATEAU AT JACKSON
PRELIMINARY PLAT
SANITARY SEWER AND WATER PLAN
14521 11TH AVENUE NE
SHORELINE, WA 98155

BILL YOUNG
12222 N 185TH ST., SUITE 102
SHORELINE, WA 98133
(206)542-[illegible]71

D.R. STRONG CONSULTING ENGINEERS
ENGINEERS PLANNERS SURVEYORS
10604 NE 38th PLACE, SUITE 101
KIRKLAND, WA 98033
425.827.3063 OFFICE
800.962.1402 TOLL FREE
425.827.2422 FAX
www.drstrong.com

WALTER J. BUSSING
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
EXPIRES 10/11/07

DATE	REVISION	APP.

DRAFTED BY: MBM
DESIGNED BY: NAK
PROJECT ENGINEER: WJS
DATE: 10/10/2006
PROJECT NO.: 05192
SHEET C3 OF 4

M:\05\192\plots\3\PP\03-3SSW5192.dwg 11/3/2006 2:31:51 PM PST

201584

Attachment M

Associated Earth Sciences, Inc.

Celebrating 25 Years of Service

March 5, 2007
Project No. KE070055A

D.R. Strong Consulting Engineers, Inc.
10604 NE 38th Place, Suite 101
Kirkland, Washington 98033

Attention: Mr. Walter Shostak, P.E.

Subject: Geotechnical Report Addendum
Little Property
Application No. 201584
11th Avenue NE and NE 145th Street
Shoreline, Washington

Dear Mr. Shostak:

As requested, Associated Earth Sciences, Inc. (AESI) is providing this letter in response to comments received from the City of Shoreline in their letter to you dated December 7, 2006. Our response is based on our previous work at the site, and this letter is intended as an addendum to our original report for the project titled "Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report, Little Property (KE05680A)," dated February 24, 2006.

Lots 5 and 6 on the south side of the site are located at the top of a 22- to 26-foot-high cut created by the construction of NE 145th Street. The cut is inclined at about 1.3H:1V (Horizontal:Vertical) and is completed in very dense glacial till. We recommend a minimum building setback of 5 feet from the top of this slope, as shown on the attached figure, for buildings constructed on the flat portion of the lot. This setback fulfills our recommendations for protection of the foundation, as stated in Section 11.0 of the above-referenced report. Shallow, spread footing foundations are appropriate, and no special foundation construction is required.

Alternatively, if foundations are constructed on the slope, we recommend that the footings be constructed at depth to provide an effective setback for the face of the footing from the face of the slope. We recommend that footings constructed within cuts on the slope be placed at a minimum depth of 5 feet below finished grade. This depth of embedment fulfills our

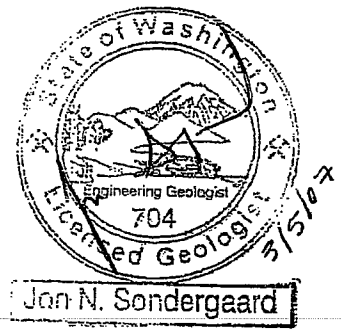
Kirkland Office • 911 Fifth Avenue, Suite 100 • Kirkland, WA 98033 • P | (425) 827-7701 • F | (425) 827-5424
Everett Office • 2911 1/2 Hewitt Avenue, Suite 2 • Everett, WA 98201 • P | (425) 259-0522 • F | (425) 252-3408
www.aesgeo.com

recommendations for protection of the foundation, as stated in Section 11.0 of the above-referenced report.

We understand that the development has increased from 4 or 5 lots to 6 lots. The recommendations provided in this letter and in our previous report for the project are still applicable for the 6-lot configuration.

We appreciate the opportunity to be of service to you on this project. Should you have any questions regarding this letter or other geotechnical aspects of the site, please call us at your earliest convenience.

Sincerely,
ASSOCIATED EARTH SCIENCES, INC.
Kirkland, Washington



Jon N. Sondergaard, P.G., P.E.G.
Principal Engineering Geologist

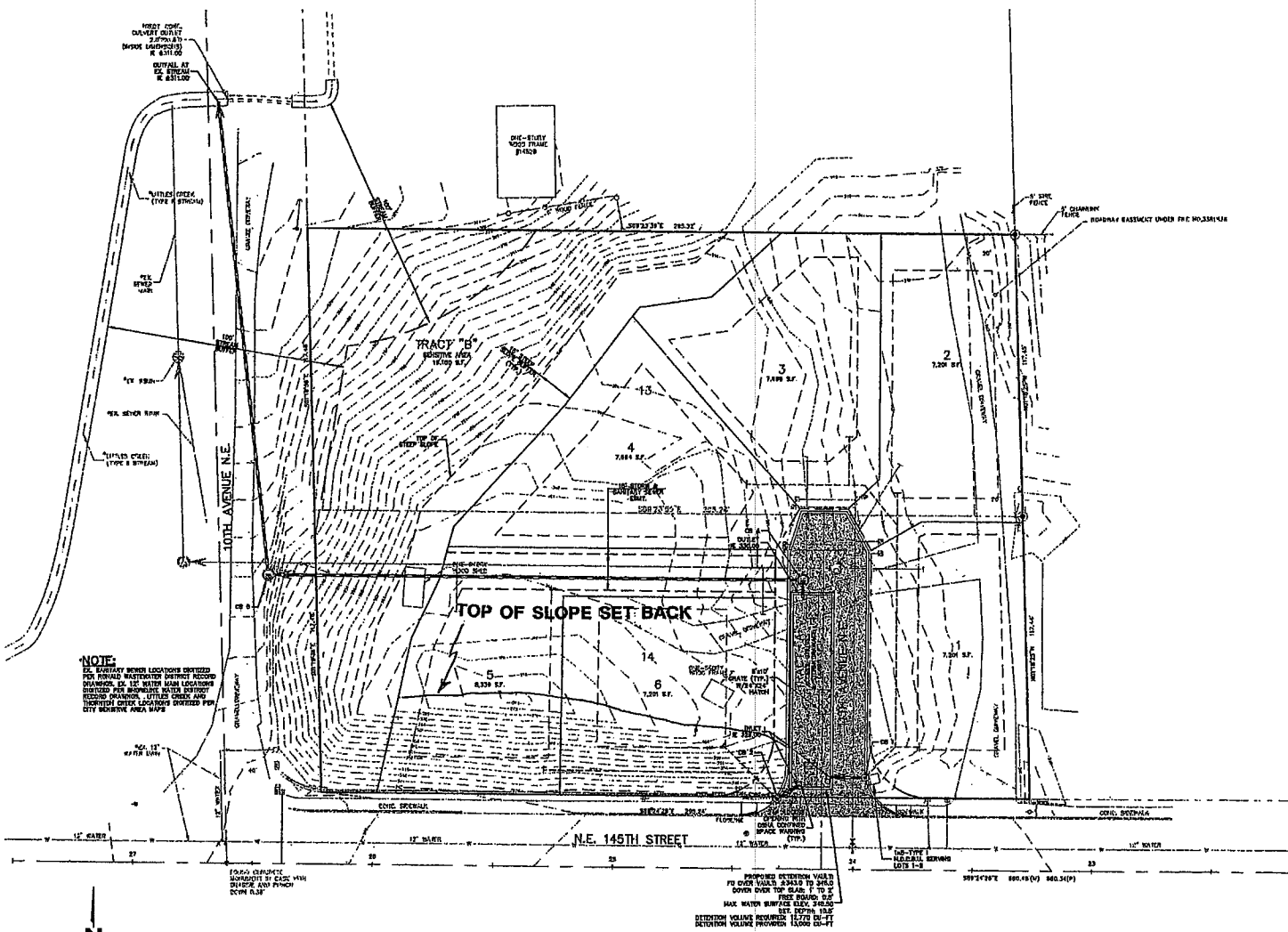
Matthew A. Miller, P.E.
Associate Engineer

Attachment: Figure

cc: John Pat Little
14521 11th Avenue NE
Seattle, Washington 98155

JNS/ld
KE070055A1
Projects\20070055\KE\WP

SE 1/4 SEC. 17, TWP. 26, RGE 4, W.M.



LITTLE PROPERTY
PRELIMINARY PLAT
CONCEPTUAL STORM DRAINAGE PLAN
14521 11TH AVENUE NE
SHORELINE, WA 98155

BILL YOUNG
12222 N 185TH ST., SUITE 102
SHORELINE, WA 98133
(206)542-2171

D.R. STRONG CONSULTING ENGINEERS
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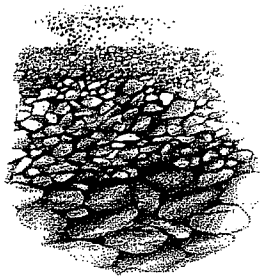
19804 PS 36th PLACE, SUITE 101
EDMONDS, WA 98020
425.827.2014 OFFICE
800.882.1162 TOLL FREE
425.827.2120 FAX
www.drstrong.com

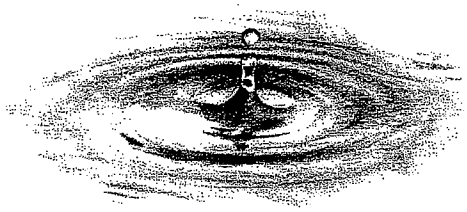
11-7-06
10/11/07

DATE	REVISION	BY

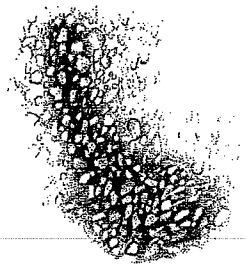
DRAFTED BY: MBM
DESIGNED BY: NAK
PROJECT ENGINEER: WJB
DATE: 10/10/2006
PROJECT NO.: 05102
SHEET C2 OF 4



Geotechnical Engineering

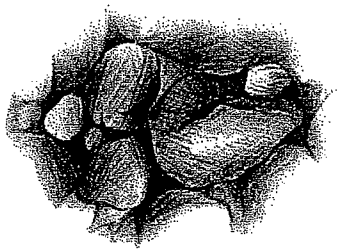


Water Resources



Environmental Assessments and Remediation

Sustainable Development Services



Geologic Assessments

Associated Earth Sciences, Inc.

Celebrating 25 Years of Service

Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report

LITTLE PROPERTY

Shoreline, Washington

Prepared for

Preview Properties

Project No. KE05680A
February 24, 2006

Attachment N

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

May 3, 2006

American Pacific Developers
Attn: Bill Young
1222 N. 185th St. Suite 102
Shoreline, WA 98133

RE: **Wetland Reconnaissance Report : 1.5 Acre Site**
Located at 14521 11th Ave. NE
City of Shoreline, WA Parcel # 6632900830

On March 4, 2006 *Wetland Resources, Inc.* investigated the above-described property for the presence of wetlands and streams. The Washington State Wetlands Identification and Delineation Manual, March 1997 was used as the basis for wetland identification.

No wetlands or streams were found on the subject property. A Type II stream is located off-site near the northwest corner of the property. Type II streams typically receive 75 to 100 foot buffers in the city of Shoreline. In all likelihood the City would require this buffer to extend onto the property.

The site is generally forested and contains the remains of a razed single family residence with dilapidated outbuildings. The central portion of the site is cleared. No wetland vegetation or hydric soils were found on the subject property. We found no saturation near the soil surface on the subject property during our investigation in early March of 2006.

If I can answer any questions or provide any further information, please contact me directly.

Cordially,

Wetland Resources, Inc.

William Railton, PWS
Principal Wetland Ecologist

Attachment O

Wetland Resources, Inc.
Delineation / Mitigation / Restoration / Habitat Creation / Permit Assistance

9505 19th Avenue S.E.
Suite 106
Everett, Washington 98208
(425) 337-3174
Fax (425) 337-3045

March 5, 2007

American Pacific Developers
Attn: Bill Young
1222 N. 185th St. Suite 102
Shoreline, WA 98133

REVISION

RE: **Wetland Reconnaissance Report : 1.5 Acre Site**
Located at 14521 11th Ave. NE
City of Shoreline, WA Parcel # 6632900830

The following is a response to the City of Shoreline Review Letter dated December 7, 2006.

On March 1, 2007 *Wetland Resources, Inc.* investigated the southern portion of Paramount Park for the presence of wetlands and streams, as per the request of reviewer. Paramount Park borders the northern portion of the subject property. The Washington State Wetlands Identification and Delineation Manual, March 1997 was used as the basis for wetland identification.

A Type II wetland, associated with a Type II stream, was found in the southern portion of Paramount Park. Based on our field investigation it appears that the edge the wetland is approximately 120 to 130 feet off-site to the north. Based on a Type II wetland rating, the 115-foot buffer would not extend onto the subject property. The Type II stream is located off-site near the northwest corner of the property. Type II streams typically receive 75 to 115-foot buffers in the city of Shoreline. In all likelihood the City would require this buffer to extend onto the property.

Additionally, a large wetland is located south of the subject property across NE 145th Street, in the Jackson Park Golf Course. This wetland is associated with the subject Type II stream and is among the "protected" wetlands within the Jackson Park Golf Course. As no impacts are proposed to the Type II stream or it's associated buffer, no impacts are anticipated downstream to this wetland. Standard TESC control measures will ensure that no construction material or sediment will be released into the stream and wetland system.

If I can answer any questions or provide any further information, please contact me directly.

Cordially,

Wetland Resources, Inc.

for Nick Ostrovsky
Associate Wetland Ecologist

201584

ATTACHMENT P

Staff Recommended Conditions of Approval

1. One private access/utility tract, one private critical area protection tract and a maximum of 6 buildable lots shall be created.
2. No buildable lot shall have direct access onto NE 145th Street.
3. Prior to issuance of a site development permit a geotechnical report shall be submitted that addresses issues related to the installation of sanitary sewer and storm drainage pipelines in Tract B. The report shall:
    - Offer final geotechnical engineering recommendations for construction methods and for pipeline design in order to avoid or minimize the impacts to life and property from geologic hazards during the construction and operation of those pipe lines; and
    - Describe a monitoring program for the construction activities permitted in Tract B pursuant to SMC 20.80.250(B)(10).
4. A continuous 6-foot high solid or chain link fence at least 180 feet long starting at the northeast property corner measured west along the north property line shall be constructed prior to occupancy of any dwelling units. The fence shall not have any gates or openings that allow pedestrian passage.
5. No trees shall be removed between the NE 145th Street right-of-way and the top of the exempt steep slope paralleling NE 145th Street unless:
    - A certified arborist determines the trees to be removed are an active and imminent hazard to life or property pursuant to SMC 20.50.310(A)(1); or
    - Slope stability would be enhanced by the removal of a tree as determined by a geotechnical report. The report shall include recommendations for removal methods.

    Existing trees may be trimmed and pruned provided no more than 25 percent of the foliage (or if foliage has not developed, no more than 10 percent of the foliage buds), pruning does not adversely impact the central leader and the natural form of the tree being pruned is not significantly altered.
6. All buildings shall be set back a minimum of 5 feet from the top of the exempt steep slope parallel to NE 145th Street, as recommended in the March 5, 2007 Associated Earth Science Inc. Geotechnical Report Addendum (**Attachment M).**
7. If the existing King County Metro bus stop on NE 145th Street is impacted by the development the bus stop shall be re-established to the standards of King County Metro.
8. The west side of the private street shall be posted as a fire lane where parking is not allowed.
9. An ADA-compliant pedestrian pathway connecting with the existing public sidewalk on NE 145th Street shall be installed along the entire length of the private street in Tract A.
10. Pursuant to SMC 20.30.430, the developer shall have a Site Development Permit reviewed and approved by the City of Shoreline. The permit application shall include plans for tree retention and replacement and all onsite engineering including storm water conveyance and detention, utility installation, and private street construction. The completion of this work shall be secured by a plat performance financial guarantee in the amount of 125% of the

estimate cost to complete the work plus a 15% mobilization cost. The approved plans associated with the Site Development Permit shall be substantially in conformance with the approved preliminary civil construction plans (**Attachment A**).

11. Prior to site development permit issuance a Hydraulic Project Approval (HPA) permit from the State of Washington Department of Fish and Wildlife (WDFW) shall be obtained for the proposed stormwater outfall into Little's Creek. A copy of the HPA shall be provided to the City.
12. Pursuant to SMC 12.15.030, a Right-of-way Permit reviewed and approved by the City of Shoreline is required for installation of utilities in the 10th Avenue NE right-of-way. However, improvements are not required in the 10th Avenue NE right-of-way pursuant to the approved Variance from Engineering Standards (**Attachment L**).
13. All required conditions established by the November 9, 2006 Shoreline Water District Certificate of Water Availability (**Attachment I**) shall be complied with.
14. All required conditions established by the October 6, 2006 Ronald Wastewater District Certificate of Sewer Availability, including a developer mainline extension from an existing sewer available in the 10th Avenue NE right-of-way, shall be complied with. The sewer system improvements shall require engineered sewer plans to be provided by the developer to the District (**Attachment J**).
15. Prior to occupancy of any dwelling unit all improvements and tree replacement shall be completed and accepted by the City. Pursuant to SMC 20.30.440, a subdivision maintenance financial guarantee in the amount of 15% of the construction costs for the improvements and tree replacement shall be posted to guarantee against defects of workmanship and materials for two years from the date of acceptance. Also, a 2-year landscape maintenance and replacement agreement shall be submitted and approved by the City.
16. Prior to occupancy of any dwelling unit permanent field markings for Tract B, as required by the City of Shoreline critical area regulations (SMC 20.80), shall be installed and approved.
17. All new development shall be served with underground power with separate meters for each housing unit.
18. Prior to recording of the final plat, the applicant shall prepare documentation to remove the existing 20-foot roadway easement on the east side of the site (Recording No. 3381526), provide it to the City for signature, and record the document with the King County Recorder's Office.
19. Prior to recording of the final plat, survey monuments and lot corners shall be placed in accordance with recognized good practice in land surveying and in conformance with Standard Detail 519 of the 2007 Engineering Development Guide.
20. The exact square footage of each lot and each tract shall be clearly shown on the recorded final plat.
21. All addresses shall be shown on the recorded final plat. The lots shall be addressed as follows:
    - Lot 1: 14510 - 11th Avenue NE
    - Lot 2: 14514 - 11th Avenue NE
    - Lot 3: 14521 - 11th Avenue NE
    - Lot 4: 14517 - 11th Avenue NE
    - Lot 5: 14513 - 11th Avenue NE

- Lot 6: 14509 - 11th Avenue NE

22. A Declaration of Covenant and License for Stormwater Flow Control Best Management Practices, in a form approved by the City, shall be shown on the recorded final plat.

23. A Joint Maintenance Agreement for the private street and stormwater flow control system establishing ownership and responsibility for maintenance, repair, improvement and rebuilding of those facilities shall be shown on the recorded final plat and recorded separately with a cross-reference to each lot in the subdivision.

24. The following notes shall be shown on the face of the final plat:
    - "Any further proposed subdivision or adjustment to the lot lines within this plat must use all lots of this plat for calculation of the density and dimensional requirements of the Shoreline Municipal Code."
    - "Tract A is an access and utility tract that is to be shared equally by the lots within this subdivision."
    - "Tract B is a Critical Area Tract established as a permanent protective measure for the on-site landslide hazard area and its buffer and the buffer for an off-site stream. Development, clearing and grading, removal of vegetation, pruning, cutting of trees or shrubs, planting of nonnative species, and other alterations are prohibited within the tract."
    - "No trees shall not be removed between the NE 145th Street right-of-way and the top of the steep slope paralleling NE 145th Street unless a certified arborist determines the trees to be removed are an active and imminent hazard to life or property pursuant to SMC 20.50.310(A)(1) or slope stability would be enhanced by the removal of a tree as determined by a geotechnical report. Trees may be trimmed and pruned provided no more than 25 percent of the foliage (or if foliage has not developed, no more than 10 percent of the foliage buds) including branches up to 1 ½ inches in diameter is removed and pruning does not adversely impact the central leader or does not significantly alter the natural form of the tree being pruned."