



TECHNICAL COMMITTEE SHORELINE MANAGEMENT REPORT

Prepared By: Sarah K Pyle, Senior Planner

Date: February 9, 2017

Subject: **Hopelink Substantial Shoreline Development - PR-2013-00418;
LAND-2016-00273 & SEPA-2016-02054**

Applicants: Third Place Design Co-operative
177 Western Avenue West
Suite 266
Seattle, WA 98119

Applicants
Representative: **Poppi Handy**
Third Place Design Co-operative
177 Western Avenue West
Suite 266
Seattle, WA 98119

Complete
Application Date: 12/01/2016

Request: Shoreline Substantial Development Permit approval for a portion of paved parking area which is proposed to be located within the High-Intensity Use Sammamish River Shoreline buffer. The parking area will be associated with the construction of a two-story building on one existing lot to include a Food Bank Grocery, Food Bank Storage, Client Service Center, Administration Offices and Urban Garden. [see Exhibit A - Site Plan].

BACKGROUND

Location: 15511 NE 90th Street, Redmond, WA 98052 [see Exhibit B – Vicinity Map].

Project Area: The proposed project site is 2.14 acres/ 93, 384 square feet. The area of disturbance proposed within the buffer area totals 3,720 square feet of the outer 20 feet of buffer area.

Legal Description: PCL 4 CITY OF REDMOND SHORT PLAT NO SS-76-25 REC NO 7705240714 & REVISED UNDER REC NO 7812060986 TGW PORTION PCL 3 SD SHORT PLAT DAF: BEGINNING AT SW CORNER SD PCL 4 SD POINT BEING COMMON CORNER TO SD PCL 3 TH N 88-16-03 W 30.01 FT TO WEST LINE SD PCL 3 TH N 00-29-25 E ALONG SD WEST LINE 204.87 FT TO NWLY CORNER SD PCL 3 & PT OF CURVE RADIUS OF 45 FT CURVE TO LEFT, CENTER OF WHICH BEARS N 00-29-25 E TH ELY ALONG SD CURVE THRU CENTRAL ANGLE OF 41-37 DISTANCE OF 32.84 FT TO NELY CORNER SD PCL 3 TH S 00-29-25 W ALONG COMMON LINE LOTS 3 & 4 DISTANCE OF 216.98 FT TO BEGINNING (BEING PORTION NE QTR OF SW QTR STR 02-25-05)

Project Description: Proposed portion of parking area within the High-Intensity Use Sammamish River Shoreline buffer. The parking area will be associated with the construction of a two-story building on one existing lot to include a Food Bank Grocery, Food Bank Storage, Client Service Center, Administration Offices and Urban Garden

Comprehensive Plan Designation: The Comprehensive Plan designation for this site is Manufacturing Park. Manufacturing Park designation provides for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors). Provide for manufacturing and other uses that are better suited for locations outside of the Downtown or Overlake due to site requirements, noise impacts, transportation needs or other considerations. Allowed Uses. Implement this designation through two zones: Manufacturing Park and Industry. Provide areas primarily for uses, such as manufacturing; research and development; light industry; wholesale, assembly and distribution businesses; and essential public facilities. Limit office and other secondary uses to those that support these primary uses. Consider allowing other limited supportive uses, including but not limited to day care centers, retail vehicle fuel sales and technical colleges.

Zoning: The site is zoned Manufacturing Park. The MP zone provides for existing and future manufacturing and industrial uses, particularly those that require significant areas for storage of materials and equipment (both indoors and outdoors), and that are better suited for locations outside of Downtown and Overlake due to site requirements, noise impacts, transportation needs, or other considerations. The intent of the Manufacturing Park zone is to allow manufacturing, research and development, light industry, wholesale, assembly and distribution businesses, and *essential public facilities*. Office and other secondary uses are limited to those that support these primary uses.

Shoreline Designation: The shoreline designation for proposed impacted portion of this site is, High Intensity/Multi-Use. The [include shoreline designation] environment is intended to [include description of shoreline environment from the Comprehensive Plan].

Surrounding Land Uses:

Adjacent	Existing Land Use	Zone
North	Public Storage Facility	MP

South	Manufacturing	MP
East	Sammamish River	N/A
West	Manufacturing and Tech	MP

Notice of Application: The Notice of Application for this project was issued on December 15, 2016. The required 30-day comment period expired on January 16, 2017. One comment was received and are attached in Exhibit C- Public Comment for the Notice of Application.

State Environmental Policy Act (SEPA): The City of Redmond's Technical Committee issued a SEPA Threshold Determination on January 19, 2017. The determination was posted at City Hall, the Redmond Regional Library, and on the property. The determination was also sent to state and local agencies, Parties of Record for the project and residents within 500 feet of the site [Exhibit D-SEPA Threshold Determination]. The comment and appeal periods expired on February 2, 2017 & February 17, 2017 respectively. One comment letter was filed during the comment period, requesting to see more information of the proposed plan. [Exhibit E, SEPA Public Comment Letters].

Exhibits:

1. Exhibit A: Site Plan
2. Exhibit B: Vicinity Map
3. Exhibit C: Public Comment for the Notice of Application
4. Exhibit D: SEPA Threshold Determination
5. Exhibit E: SEPA Public Comment Letters
6. Exhibit F: Critical Areas Report
7. Exhibit G: Tree Health Assessment
8. Exhibit H: Mitigation Plan
9. Exhibit I: Mitigation Report
10. Exhibit J: Stormwater Report
11. Exhibit K: Design Review Board Package
12. Exhibit L: Notice of Application
13. Exhibit M: General Application Form
14. Exhibit N: Joint Aquatic Resources Permit Application Form (JARPA)
15. Exhibit O: Environmental Checklist
16. Exhibit P: Shoreline Substantial Development Permit Checklist
17. Exhibit Q: Conditions of Approval EPF SPE SSPD

ANALYSIS

Site History: The site is currently owned by the City of Redmond and was previously an industrial business park comprised of two buildings constructed in 1980.

Topography: The property is very nearly flat with elevations across most of the site ranging from 32 to 35 feet elevation (NAVD83), with a slightly raised berm along the east edge with a top elevation of 36 to 37 feet.

Soils: The site is comprised of Soils are mapped as Snohomish Silt Loam, thick surface variant. This is a floodplain soil formed in alluvium and underlain with organic material such as muck. Layers of diatomaceous earth may also be present. While this soil type is somewhat poorly drained with a water table present several feet below the surface, it is not rated as a hydric soil. It is very likely that fill material was placed on the site when the business park was constructed. Recent well data from a groundwater monitoring well in the northeast corner of the site shows groundwater fluctuating between 4 and 12 feet below the surface.

Vegetation: **Existing Vegetation in Buffer** The portion of the buffer on the property that is currently vegetated measures approximately 3,400 square feet (0.08 acre). It is a constructed berm that is several feet higher than the surrounding area. It supports a mostly planted native forest community. Trees rooted on the property include three 14-16" diameter Douglas firs (*Pseudotsuga menziesii*), a 12 inch diameter non-native red maple (*Acer rubra*), one large multi-stem cottonwood (*Populus balsamifera* var. *tricocarpa*) and six 4-12 inch diameter quaking aspens (*Populus tremuloides*). The large cottonwood is mostly on the adjoining property to the south. Two other Douglas-firs (8.5" and 15"), a 13" big leaf maple (*Acer macrophyllum*), a 11 inch red maple and a 16" cottonwood are rooted off the property, but have significant canopy cover over the property.

The aspens and red maple were definitely planted, while the cottonwoods likely predate current development of the site. The Douglas-fir and big-leaf maple were likely planted but may have volunteered post disturbance. Other planted species include osoberry (*Oemleria cerasiformis*), swordfern (*Polystichum munitum*), snowberry (*Symphoricarpos albus*), tall Oregon grape (*Berberis aquifolium*), sweetgale (*Myrica gale*), and lady fern (*Athyrium filix-femina*). There are many small aspen saplings that have become established either from root suckers or seed. Other species present on the berm include bentgrasses (*Agrostis* sp), other grasses, Himalayan blackberry (*Rubus armeniacus*), creeping buttercup (*Ranunculus repens*), field bindweed (*Convolvulus arvensis*) and western dock (*Rumex occidentalis*). The invasive species (blackberry and bindweed) are currently a minor component. It appears some of the plantings may have been associated with the King County river restoration plantings undertaken in 2002. The existing native vegetation on the berm will be largely undisturbed by the project except for the removal of four of the aspens which were assessed by the arborist as being in poor health.

Surface Water: (The) Sammamish River lies east of the project site. It flows from Lake Sammamish to Lake Washington and is classified as a Class I stream. Streams are designated Class I–IV according to the criteria in RZC 21.64.020 (A)(2)(d) *Riparian Stream Corridors*. “Class I” are those streams identified as “Shoreline of the State” under the City of Redmond Shoreline Master Program. The Sammamish River requires a 200 foot buffer. Therefore, any alteration to the buffer will result in mitigation. Proposed improvements will impact (positively through removal of impervious asphalt) the buffer however; all buffer impacts will be mitigated [see Exhibit F – Critical Areas Report].

Groundwater: This site is located within Wellhead Protection Zone (WPZ) 2.

WPZ 2 represents the lands area that overlies the one year time-of-travel zone of any public water source well, owned by the City excluding the land area contained in within WPZ 1

As the proposed project does not include the significant use and/ or storage of petroleum hydrocarbons or hazardous materials; and it is anticipated that Best Management Practices (BMPs) related to appropriate management of stormwater will be included in applicable NPDES and General Construction Stormwater permit process, a groundwater monitoring plan is not considered warranted.

Floodplain: The entire project site is mapped by FEMA as within Zone AE, which is defined as the area subject to inundation by the 1 percent annual chance flood event or the 100-year flood (Figure 6). The base flood elevation is shown at 30 feet (NGVD29), which would be 33.6 feet in NAVD88. The floodway is defined as the channel and adjacent lands areas that are needed to discharge a base flood without cumulatively increasing the water level by more than one foot. The floodway is mapped entirely within the King County owned parcels on either side of the river and is approximately 220 to 250 feet wide, or about half of the stream buffer width. The top elevation of the floodway appears to be around 30 feet. The 100-year floodplain or flood fringe extends approximately 1,400 feet on either side of the river at this location. It is slightly over ½ mile wide. The recent topographic survey of the property mapped 1 foot contour intervals with detailed spot elevations. Elevations range from 33 to 37 feet. Using this topographic data, approximately 20 percent of the site is currently below the 100-year base flood elevation. Areas currently subject to flooding occur in the southern parking area, at the north end of the buildings between the two buildings, and in the northwest corner.

While the project will encroach on some existing areas of flood storage, redevelopment of the site will result in no net loss of flood storage and will actually increase storage by about 62 percent. The existing site has approximately 340 cubic yards of flood storage below the 100-year base flood elevation. The proposed project will provide 550 cubic yards of flood storage. Figure 8 shows the

existing flood storage and Figure 9 shows the proposed flood storage. Flood storage areas will be located in the south end of the parking lot. The only proposed development within the built-out 100-year floodplain will be the existing driveway, parking, landscape islands, and bio-retention areas. The first floor elevation of the new building will be 34.6 feet, which is one foot above the base flood elevation. [see Exhibit F –Critical Areas Report].

Wetlands: There is no wetland(s) identified on the project site.

Fish & Wildlife: The project site is located along the Sammamish River corridor.

The Sammamish River is a migratory route for anadromous fish. Common anadromous salmon species include Puget Sound Chinook (federally - listed endangered species), coho, sockeye and steelhead. Resident salmon species include sockeye, rainbow trout, cutthroat trout, and Dolly Varden char. Non-salmonid fish inhabiting the Sammamish River include lampreys, speckled dace, sticklebacks, squawfish, bullhead bass, and sculpins. Longfin smelt and large-scale suckers may also be found in the river.

Mixed pasture grass areas provide valuable foraging and burrowing habitat for species such as voles, mice, shrews, moles, skunk, rabbit, and weasel. Grassland areas provide foraging habitat for raptors, such as red-tailed hawk and northern harrier that prey on many of these species. American goldfinch, savannah sparrows, and barn swallows frequent the grassland areas as well.

Shrub habitat on the site is either dominated by dense thickets of blackberries or areas consisting of a variety of native vegetation. Small mammals such as deer mice, shrews, voles, and rabbits likely use the blackberry thickets for cover, and songbirds may use these areas for nesting.

RZC 21.64.020 A, *Classification and Rating of Fish and Wildlife Habitat Conservation Areas*, requires areas with which species of concern have a primary association be identified. All federal and state priority species and habitat, as well as, habitat and species of local importance shall be evaluated using the Habitat Unit Assessment Forms located in Appendix 1 of the RZC.

A habitat assessment was conducted to evaluate the property for the potential and actual occurrence of wildlife species and to assess potential impacts of the proposal on wildlife habitat. There will be no adverse impacts to habitat, rather with the buffer being restored as closely possible back to natural condition, habitat value should increase and bring greater potential for additional wildlife.

Shoreline Policies: The City's Shoreline Master Program is contained within the Redmond Comprehensive Plan (RCP). The purpose of the Shoreline Master Program is to implement the Shoreline Management Act, which is based on the philosophy that the shorelines of the state are among the most valuable and fragile of its natural resources, and there is great concern throughout the state relating to their utilization, protection, restoration, and preservation.

Coordinated planning is necessary in order to protect the public interest associated with the shorelines of the state while, at the same time, recognizing and protecting private property rights.

The Redmond Comprehensive Plan contains specific goals associated to the shoreline environment. These include:

- SF-2 Protect and restore the natural resources and ecological functions of the shoreline, including wildlife habitat, fisheries and other aquatic, natural hydrologic processes and shoreline vegetation consistent with the planned uses of the shoreline. Ensure no net loss of shoreline ecological functions.

The proposed project meets the above policy through the completion of the required mitigation. Additionally, the project proposal includes the capturing and treatment of runoff which is currently drained directly back into the Sammamish River without treatment from the adjacent pollution generating surfaces. Lastly, the proposed project not only ensures no net loss of function, but will increase shoreline function through the removal of impervious surface and structure currently within a portion of the buffer and the project completing restoration back to native vegetation for the area.

Shoreline Regulations: In general, the City of Redmond's Shoreline Master Program has the following purposes (RZC 21.68):

- (1) To ensure no net loss of shoreline ecological functions.
- (2) To protect the waters of state and the fish and wildlife that depend on those waters from adverse impacts
- (3) To protect the public's right to access and use the surface waters of the state.
- (4) To protect the aesthetic qualities of the natural shorelines of the state to the greatest extent feasible consistent with the overall best interest of the state and the people generally.
- (5) To design and carry out allowed uses in a manner that minimizes, as far as practical, damage to the ecology and environment of shoreline areas and the public's right to access and use the shoreline where public lands and rights-of-way exist.
- (6) To provide for the restoration of the shorelines, which are among the state's most valuable and fragile natural resources.
- (7) To provide for the recovery of fish and wildlife that use the shorelines and that have been federally or state-listed endangered or threatened and that are practical to recover within Redmond.
- (8) To encourage water-related, water-dependent, and residential uses of the shorelines that are in the best interest of the public.
- (9) To prepare a concerted and coordinated plan for the shorelines taking into account local, state, and federal interests to prevent the inherent harm in an uncoordinated and piecemeal development of the state's shorelines.
- (10) To carry out the Shoreline Management Act, Chapter 90.58 RCW, and implement regulations adopted by the state

- (11) To help fulfill the city’s responsibilities under the Public Trust Doctrine.
- (12) To protect the rights of the owners of properties within the Shoreline Jurisdiction.

Section 21.68. Shoreline Regulations, 21.68.050 of the Redmond Zoning Code contains some regulations specific to commercial and office within shorelines. These include:

- Design, locate, and manage these uses to prevent significant adverse impacts on water quality, fish and wildlife habitat, and the environment, and achieve no net loss of shoreline ecological functions.
- Design, locate, and manage these uses to minimize impacts to existing planned public physical access and visual access.
- Shoreline buffers and setbacks are established in RZC 21.68.060, *Shoreline Buffers*.
- Tree protection requirements per RZC 21.68.110.A shall be met.
- Landscaping and screening requirements per RZC 21.68.110.B shall be met.
- Lighting shall be consistent with RZC 21.68.120.
- Parking facilities are prohibited within shoreline buffers. Parking regulations established in RZC 21.68.140 shall be met.

The proposal reduces overall impervious coverage and moves all structures on-site to the furthest point west on the property from the associated buffer feasible. All above regulations have been reviewed by City staff for compliance and are shown within Exhibits A-Q. All parking proposed within buffer area is contained within the High-Intensity Designated buffer area only. These improvements and mitigation proposed as part of the project will assure no net loss of shoreline ecological function and will increase the natural landscape.

FINDINGS

This proposal has satisfied the policies and regulations of the Redmond Shoreline Master Program, Comprehensive Plan, and Zoning Code upon fulfillment of the conditions of the Shoreline Substantial Development Permit noted below.

APPEAL

An appeal of a Shoreline Substantial Development Permit shall be to the State Shorelines Hearings Board and shall be filed within 21 days of the receipt of the City’s decision by the Department of Ecology as set forth in RCW 90.58.180 (RZC 21.68.200 (C)).

ACTION ON APPLICATION

This Shoreline Substantial Development Permit application is hereby granted subject to the conditions of approval noted within the Technical Committee Report to the Hearing Examiner for LAND-2016-00271 Hopelink Essential public Facility and Site Plan Entitlement. This

approval shall not waive compliance with future City of Redmond codes, policies, or standards relative to this proposal.



Robert G. Odle, Director
*Department of Planning and Community
Development*

Linda E. De Boldt, Director
Department of Public Works

CC: Parties of Record (exhibits available upon requests)