



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web:
www.sammamish.us

April 12, 2017

King County Dept. of Natural Resources and Parks
Attn: Gina Auld
201 South Jackson Street, Suite 700
Seattle, WA 98104-3855
gina.auld@kingcounty.gov

Hand Delivered

RE: East Lake Sammamish Trail Inglewood Parking Lot SSDP2016-00414 – First review and request for additional information

Dear Ms. Auld,

This letter is to provide you initial comments, a request for additional information, and a status update on your project, East Lake Sammamish Trail Inglewood Parking Lot (SSDP2016-00414). As you are aware, this proposal was subject to a 30-day public comment period that ended on January 27, 2017 and generated many public comments. The public comments were transmitted via CD along with a comment summary matrix to King County Department of Natural Resources and Parks on March 22, 2017, which you picked up from Sammamish City Hall.

The City of Sammamish has reviewed the information submitted by King County Department of Natural Resources and Parks on October 19, 2016 and November 30, 2016. Additionally, City staff have reviewed all public and agency comments received. Please respond to and/or address each comment received, either through direct response to the comment, or by indicating how the issue(s) raised by the commenter has been addressed in the project plans. Similarly, if you contend the comment is outside of the scope of the SSDP permit review, please indicate why you believe that is the case. Below is a summary of comments received:

Summary of Comments Received:

Critical Areas:

- Concern over construction within a wetland buffer and how it will be protected

ROW:

- Dispute with County ownership of ROW and survey boundaries

Stormwater:

- Concern over increased runoff, hard surfaces, and pollutants
- Water quality a concern during construction
- Keep storm piping sizing consistent and not create unnecessary backup of water or flooding

Exhibit 38
SSDP2016-00414
001797

Access:

- Concern over removal of existing driveway associated with Kokomo Drive
- Installation of rockery and removal of existing access road will make backing out of area homes impossible
- Pave existing gravel driveway instead of removing it
- Changing slope of driveways will not allow emergency vehicles and other large vehicles/trailers access to homes
- ADA access needs to be provided to both trail users and residents
- Assurances that access will be available to homes during construction and that driveways will not be damaged
- Provide designs for staircases to be changed/replaced
- Explain how was the shared stair access scenarios were determined by King County
- Access for residents during trail construction
- Concern over access to the Inglewood Beach Club property for members

Staging Area:

- Explain where equipment will be stored during construction

Parking:

- Re-design rockery to allow for more resident parking
- Concern over removal of existing residence parking
- Concern that garbage storage area is proposed to be removed
- Explain whether the parking lot will be gated after hours

Trail Width/Location:

- Explain reasoning for proposed trail alignment
- Trail should not be improved outside existing footprint
- Clearing and grubbing limits are not designated for a portion of this plan set

Lighting:

- Explain lighting plan and how it will affect surrounding residences
- Explain whether there will be lights on the trail or in the parking lot

Restroom:

- Concern of odor from restrooms
- Concern of aesthetics of restroom facility and that it shouldn't be in view of any residence
- Autolock should be installed to close the facility at night

Safety:

- Do not move access road closer to the existing helicopter operations area
- Unsafe ingress and egress for new parking lot at already challenging intersection
- Parking lot access too close to Kokomo Drive
- County needs to protect homeowners from liability created from trail
- Explain who is patrolling trail, enforcing cyclist speed limit and preventing trespassing on private property
- Trail improvements will increase risk of vandalism, theft and trespassing
- Explain whether homeowners will be allowed to install security gates that align with the County's chain link fence
- Keep cyclists off of private driveways

Trees:

- What is the plan for tree retention and minimal tree damage during construction
- The number of trees identified as dead and should be added to remove list
- Narrow trail to retain trees and shrubs where able

Landscaping/Aesthetics:

- Existing facilities/trail/rockeries are not maintained, moss covered and overgrown.
- No plans shown for landscape restoration after trail completion
- Explain whether homeowners be allowed to plant new landscaping after trail complete
- Replace chain link fence with split rail fence, which exists on other completed portions of the trail

Signage:

- Need to designate what is private property

Utilities:

- Locate and do not disturb existing water/sewer/power/telephone/cable etc. utilities already existing under and/or above ground

Privacy:

- Explain whether locking gates will be added to staircases to maintain privacy

Staff Review and Comments:

Please review and respond to the attached comments (attached in the form of a letter or memo to the file) from City of Sammamish Public Works Department, the East Side Fire and Rescue District, and Sammamish Plateau Water and Sewer District. Each issue/item identified within these letters/memos must be addressed. They have been included in the format submitted by the reviewer to ensure the technical content is retained. Similarly, the City of Sammamish Department of Community Development and the City of Sammamish Parks & Recreation Department have the provided comments which are incorporated directly into this letter for your response. In addition to responding to each issue/item included in the attached discipline review letters, please also respond directly to each issue/item listed below.

Department of Community Development – Lindsey Ozbolt, Associate Planner, P: 425.295.0527, E: lozbolt@sammamish.us

Trail Design:

Staff has reviewed all application materials, public comments, and walked the site. Based on the current landscape of the area and the fact that this project is located within the Shoreline Jurisdiction of Lake Sammamish, it is important to address how the clearing and grubbing activity is limited so as to minimize the adverse impacts on the ecological functions and values of Lake Sammamish as discussed in the policies of the City’s Shoreline Master Program (SMP).

- Pursuant to Sammamish Municipal Code (SMC) 21A.30.210(3) and SMC 25.06.020(5), please provide further explanation and documentation as to how the proposed width of the clearing and grubbing limits is the minimum necessary consistent with the findings of the project EIS as well as the standards and requirements of the SMP, SMC, and AASHTO guidelines.
- Provide information regarding trail design speed and the posted trail speed limit for trail users.
- Provide updated trail use projections that were used in assumptions supporting design.
- Provide a narrative describing how trail use projections have changed from projections made in the project EIS.

Trees:

Trees are an important resource within the City of Sammamish. The County provided a tree preservation plan in November of 2016 and has tagged trees within the project area as observed by City Staff on a site visit conducted in early April 2017, however an Arborist Report has not been provided as required by SMC. Although SMC 21A.37.230(b) allows for an exemption from City

approval when removing significant trees in public rights-of-way, written assessment performed by a qualified professional for the removal and retention of trees and other landscaping needs to be provided consistent with the SMP and SMC.

- Pursuant to SMC 21A.37.230 a Certified Arborist shall prepare a written evaluation. The written evaluation or report shall include all trees and landscaping; indicate which significant trees are to be saved, monitored, and removed pursuant to SMC 21A.37 and SMC 25.06; and provide a replanting plan. Please provide an Arborists Report compliant with these code sections.

Critical Areas and Wildlife Habitat:

The Watershed Company, on behalf of the City, reviewed associated data/reports in reviewing the critical areas associated with this proposal. It is determined that this proposal avoids impacting critical areas. Please provide the following information for the project file:

- One (1) paper copy and one (1) electronic copy of the Critical Areas Study, East Lake Sammamish Master Plan Trail, South Sammamish Segment B prepared by Parametrix in September 2016.
- The FEIS discusses for example Pileated woodpeckers and other migratory birds however there was no documentation provided with this application that wildlife habitat was considered. Please provide documentation addressing the presence or absence of wildlife habitat in this project area.

Parking Lot:

The parking lot and restroom facility is an allowed use as it is accessory to the primary permitted shoreline use of a public recreational use, the ELST Trail. There are a number of items that need to be addressed in regards to the parking facility regarding landscaping, lighting, ADA access and the restroom facility. Please provide additional information as outlined and requested below:

- Landscaping:
 - The landscape plan provided in the plan set does not appear to meet the landscaping requirements of SMC 21A.35.060. Update plans accordingly to include the correct maximum distance of no more than 100 feet between any parking stall and landscaping.
 - Landscaping for the interior of the parking lot facility is considered Type I pursuant to SMC 21A.35.030. For landscaping along street frontages, landscaping shall meet SMC 21A.35.040, 20 feet of Type II landscaping. Pursuant to SMC 21A.35.050, interior lot line landscaping shall be 10 feet of Type II landscaping. Please update the project plans to reflect required landscaping.
 - A berm(s) shall be incorporated into the parking lot for the purpose of shielding headlights from adjoining residential areas. Pursuant to SMC 21A.35.070(1) the berm shall not exceed a slope of two horizontal feet to one vertical foot (2:1). Update plan set to meet this requirement.
- Lighting:
 - Based on the information provided in the Preliminary Illumination Technical Memo provided to the City of Sammamish on November 30, 2016 it appears that the lighting standards in SMC 21A.30.230 are being met although the Memo does reference an incorrect code subsection. There was no mention of how the illumination plan meets SMC 25.06.020(6) for light and glare within the shoreline jurisdiction. Please update the Preliminary Illumination Technical Memo to take into consideration shoreline regulations, remove the incorrect reference to SMC 21A.30.220, include alternative lighting options addressed in SMC 21A.30.230 such as solar or motion sensor lighting where appropriate, and address SMC 21A.40.110(7) off-street parking plan lighting requirements.

- ADA Access:
 - Pursuant to SMC 21A.40.060, the parking lot facility shall provide handicap parking stalls (shown on plan set currently) and access to the trail/restroom facility. Please provide additional information in narrative and/or updated project plans to reflect the proper ADA accessibility requirements.
- Restroom Facility:
 - Detailed plans of the restroom facility are not required for the shoreline substantial development permit process. However, we respectfully ask that a dimensioned footprint with proposed directional placement be provided if available.

Maintenance:

Numerous comments were provided from the public regarding maintenance of the facility and trail. Upon completion of Staff's review of the application materials, it is not clear that maintenance of the trail or parking lot facility has been addressed.

- Provide information regarding the anticipated maintenance schedule for the trail and associated facilities including but not limited to the parking lot and restroom facility pursuant to SMC 21A.30.220.

Ownership:

Numerous comments were provided from the public regarding ownership. Although the County provided sufficient information to the City regarding ownership it would be beneficial if a written narrative that is easy to understand to the layperson and less technical were provided in addition to the information already received.

- Please provide a narrative regarding the history and current ownership of the Trail ROW as it relates to the real property include in this proposal. Please work with a public relations professional to ensure the narrative, which should tell the story behind the establishment of the rail corridor, the abandonment of the rail use, the rail-banking, the conversion to an interim trail, and the development of the current proposed trail, is understandable by the average community member. This narrative will be very helpful in clarifying the ownership questions that have been raised through public comment.

Parks & Recreation Department: - Angie Feser, Parks & Recreation Director, P: 425.295.0580, E: afeser@sammamish.us

Lighting:

- Lighting should be carefully reviewed as this is likely to be of concern to neighbors. This includes both parking lot lighting and headlight glare. A modification of the lighting standards may be appropriate in this location to allow reduced parking lot lighting, although this must be requested by the applicant. Park operation (trail) is dawn to dusk, so lighting may not make sense, perhaps other than restroom security lighting, if any.

Signage:

- Signage should address previous neighborhood issues of bike trail users using Kokomo Drive to enter and exit the trail. Signage was recently placed, maintain this signage and consider adding additional signage on the trail to indicate the proper exit point for southbound non-motorized traffic.

Neighbor Concerns:

- Address the concern about ADA access to the trail for a disabled resident using a wheelchair who currently uses a driveway that is proposed for re-configuration/removal.
- Address emergency and service vehicle access.

- Previous issues discussed with Jobe's and also of concern to other residents:
 - Illegal driveway usage by cyclists and pedestrians
 - Design of parking lot bike access
 - Approved helicopter landing area, and the screen that current trees provide to prevent debris from flying around upon take-offs and landings. Address the concern about removal of trees/landscaping barrier and how that will affect the safety of trail users and the helicopter/operator.
 - Hang out zone-due to the trail end having a wood fence at a height suitable for sitting, people use it as a sitting hang out zone.
 - Cyclists and walkers using trail after Park hours

Public Works Department: - Haim Strasbourger, Development Review Engineer, P: 425.295.0562, E: hstrasbourger@sammamish.us

Please see the attached Public Works Memo dated March 27, 2017 and marked up plan sheet. Each issue/item identified within this letter/memo must be addressed.

East Side Fire and Rescue: - Jeff Werre, Assistant Fire Marshal, CFM, P: 425.313.3324, E: jwerre@ESF-R.org

Please see the attached memorandum from Eastside Fire and Rescue dated March 30, 2017. Each issue/item identified within this letter/memo must be addressed.

Sammamish Plateau Water: - Kyle Wong, Engineering Manager, P: 425.392.6256, E: kyle.wong@spwater.org

Please see the attached letter from Sammamish Plateau Water dated February 3, 2017. Each issue/item identified within this letter/memo must be addressed.

Project Status:

The City of Sammamish is notifying you that this application is considered pending until the above described items have been addressed and/or more information is provided to the City as required. Pursuant to SMC 20.05.100(1) - Permit issuance, City Staff has a target of 120 days from the date an application is deemed complete to the time a decision is made, in this case because it is a Type 4 Land Use Permit, the decision is in the form of a Staff Recommendation to the Hearing Examiner and Hearing Examiner Decision. In the event that City Staff is unable to meet this target time limit, SMC 20.05.100(4) dictates that the applicant shall be provided written notice that includes a statement as to why the target time limits have not been met and an estimated date for issuance of the Staff Recommendation. The formal notice of same is attached to this letter.

Reasons as to why Staff is unable to meet the target 120 day time limit are as follows:

1. East Lake Sammamish Trail Inglewood Hill Parking Lot Shoreline Substantial Development Permit (SSDP2016-00414) is a complex proposal requiring City Staff to utilize specialized City Consultants to provide adequate technical review;
2. This is a high profile project within the City of Sammamish and has generated a high volume of public involvement through public comment, phone calls, and in person conversation;
3. This application process has changed from a Type 2 to a Type 4 process due to approval of Ordinance O2016-410 and final approval by the Department of Ecology of the changes to the City's Shoreline Master Program; and

4. At least one more staff review is anticipated with a potential additional information request to the County prior to issuance of a Staff Recommendation and setting of a hearing date before the City's Hearing Examiner.

Staff anticipates processing of this application will proceed as follows:

1. Once the County responds to this first review letter, Staff anticipates the need for 30 days to review the County's response and provide additional review letters if necessary. It is anticipated that each subsequent City review will take up to 30 days;
2. Upon completion of final City review, it is anticipated that it will take up to 30 days to draft and issue Staff Recommendation to Hearing Examiner and issue Notice of Public Hearing; and
3. Public Hearing will begin no less than 14 days after the issuance of Staff Recommendation and Notice of Public Hearing.
4. It is anticipated that a decision will be made by the Hearing Examiner in Fall or Winter 2017.

Pursuant to SMC 20.05.100(4) a written notice explaining the status of the target 120 day time limit and project status will be provided to the public within 14 days of this letter.

Re-submittal Date:

The City is authorized to set a reasonable deadline for the submittal of corrections, studies, or other information when requested pursuant to SMC 20.05.100. **Therefore, please submit the requested information within 90 days, which is no later than close of business on July 11, 2017.** Failure to meet the deadline may be the basis for the City to cancel the application due to inactivity. An extension of the deadline may be granted upon submittal, by the applicant, of a written request providing satisfactory justification of an extension.

Intake Appointment Required:

A formal re-submittal is required. Revisions, corrections, or studies prepared in response to this letter must be submitted in-person as one consolidated/bundled package and will not be accepted by mail, courier, or email. An intake appointment is **required** for submittal of all requested information and may be applied for here: <http://www.sammamish.us/permits-regulations/permits-inspections/intake-appointment-request/>. Please provide four (4) paper copies (unless a different number of paper copies is specifically referenced) and one (1) electronic version of all information submitted during the intake appointment. Information **will not** be accepted if submitted any other way than through an intake appointment.

If you have any questions regarding the information presented in this letter or regarding review of the project proposal, please contact me at 425.295.0527 or by email at lozbolt@sammamish.us.

Sincerely,



Lindsey Ozbolt
Associate Planner
Community Development Department
City of Sammamish
425-295-0527
lozbolt@sammamish.us

Enclosures: (all provided on CD only)

- Public Comments
- Public Comments matrix
- Agency Comments
- Staff Comments
- The Watershed Company – Inglewood Hill Road Parking Lot – Environmental Review letter, dated March 22, 2017
- Notice of 120 Day Clock Exceedance for Shoreline Substantial Development Permit (SSDP) East Lake Sammamish Inglewood Hill Parking Lot – SSDP2016-00414.
- Status of East Lake Sammamish Trail Inglewood Hill Parking Lot Shoreline Substantial Development Permit (SSDP2016-00414), dated April 12, 2017

cc:

Jeff Thomas, Community Development Director	<i>via email</i>
David Pyle, Community Development Deputy Director	<i>via email</i>
Steve Leniszewski, Public Works Director	<i>via email</i>
Haim Strasbourger, Development Review Engineer	<i>via email</i>
Tawni Dalziel, Public Works Senior Stormwater Program Manager	<i>via email</i>
David Linehan, Kenyon Disend, PLLC	<i>via email</i>
Kim Pratt, Kenyon Disend, PLLC	<i>via email</i>
Frank Overton, King County Parks Capital Project Managing Supervisor	<i>via email</i>
Jenny Bailey, Parametrix	<i>via email</i>
Project File	