



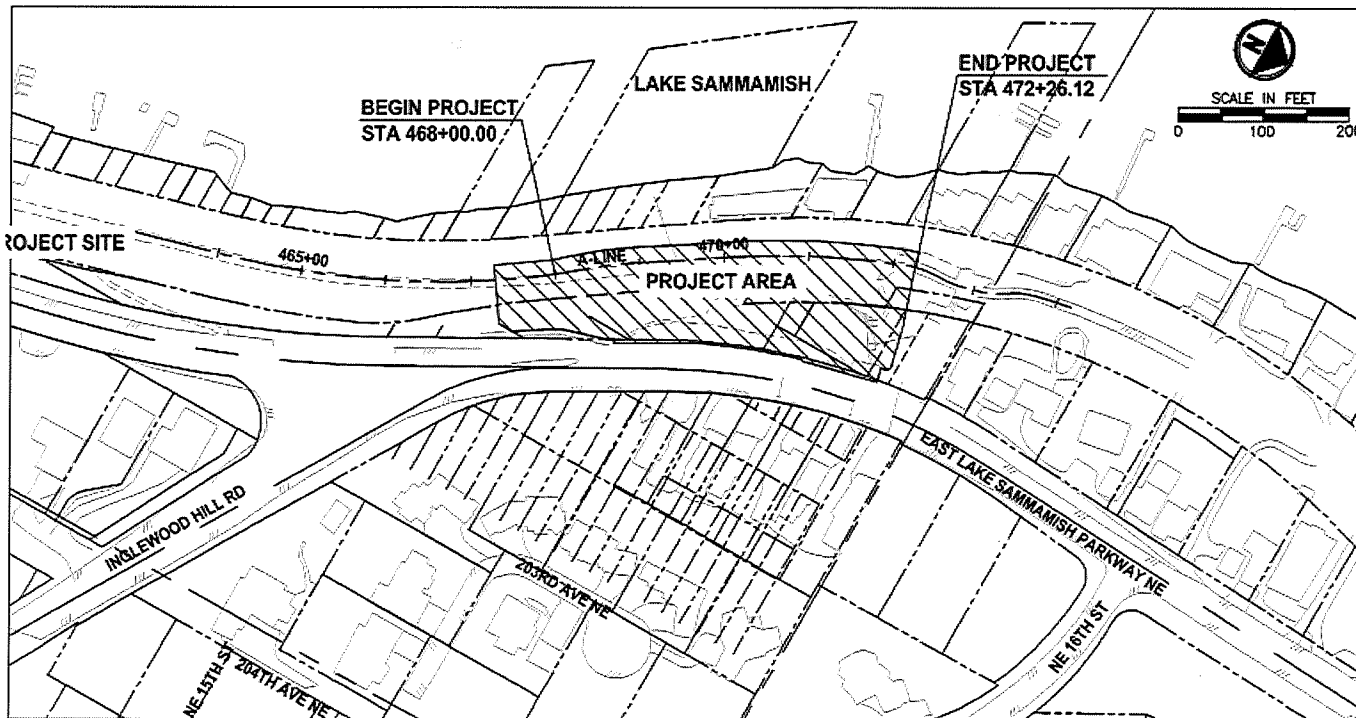
**ELST Inglewood Hill Parking Lot
SSDP2016-00414**

**Shoreline Substantial
Development Permit Hearing
Jan. 24, 25, & 26, 2018**

Vicinity Map

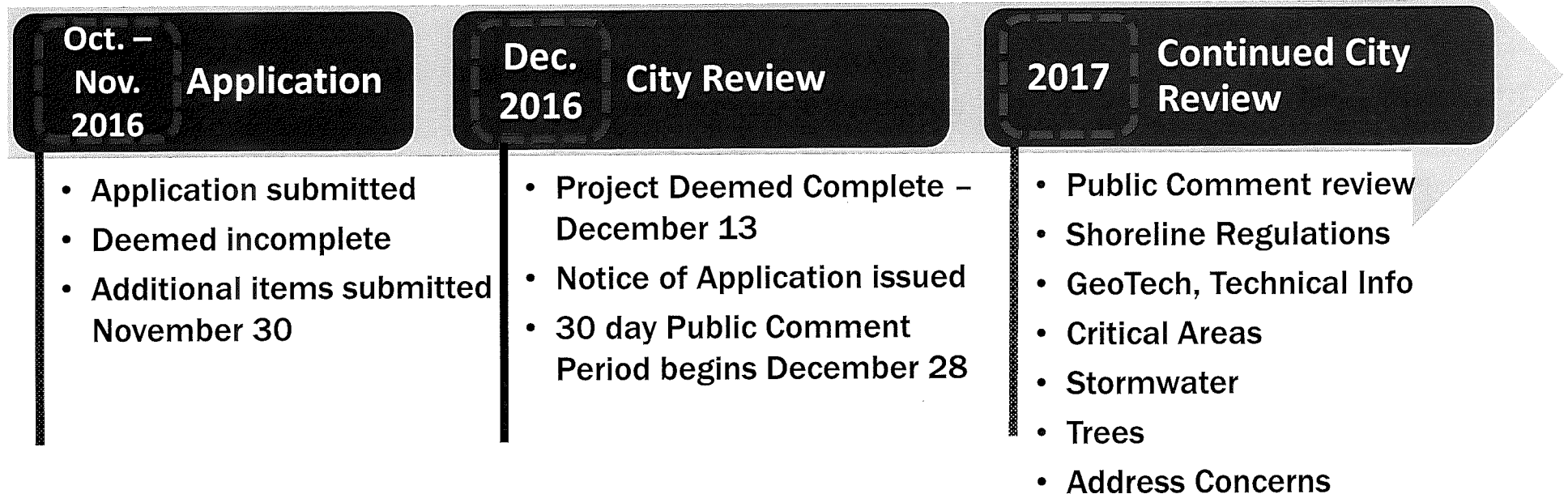
6 parcels

- Up to 525 feet of trail
- 30 parking stalls
- Restroom
- Information kiosk
- Access ramp



ELST Inglewood Hill Parking Lot - SSDP2016-00414

Process Review

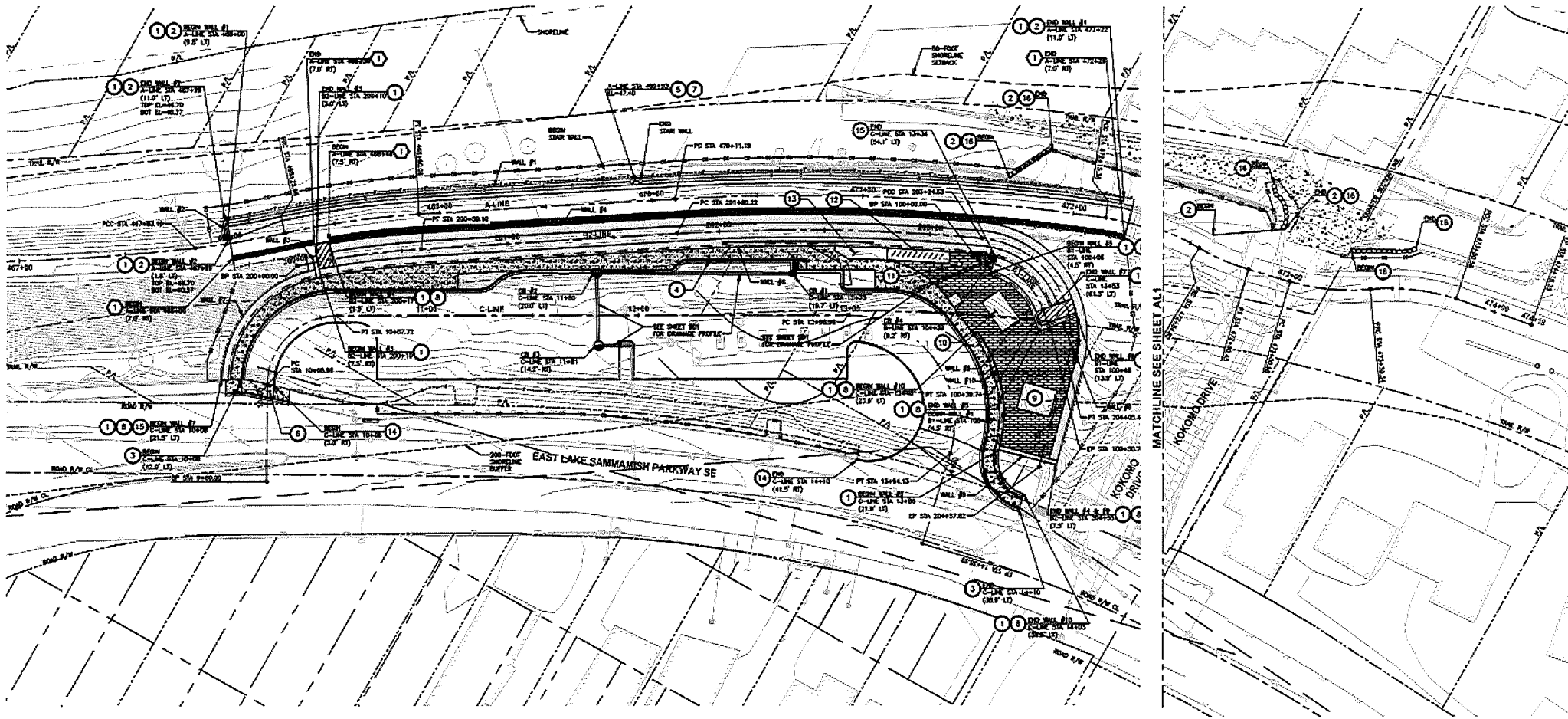


ELST Inglewood Hill Parking Lot - SSDP2016-00414

Process Review Cont.



Parking Lot Plan



Shoreline Regulations

- Shoreline Management Act (RCW 90.58)
 - City shall manage Lake Sammamish by giving preference to uses/developments that:
 1. Recognize and protect the statewide interest over local interest;
 2. Preserve the natural character of the shoreline;
 3. Result in long term over short term benefit;
 4. Protect the resources and ecology of the shoreline;
 5. Increase public access to publicly owned areas of the shorelines;
 6. Increase recreational opportunities for the public in the shoreline environment.
- Main objectives consistent with SMA and SMP (SMC 25)
 - Coordinated (not piecemeal development); no-net-loss of ecological function; visual and/or physical access to the shoreline for benefit of the public.

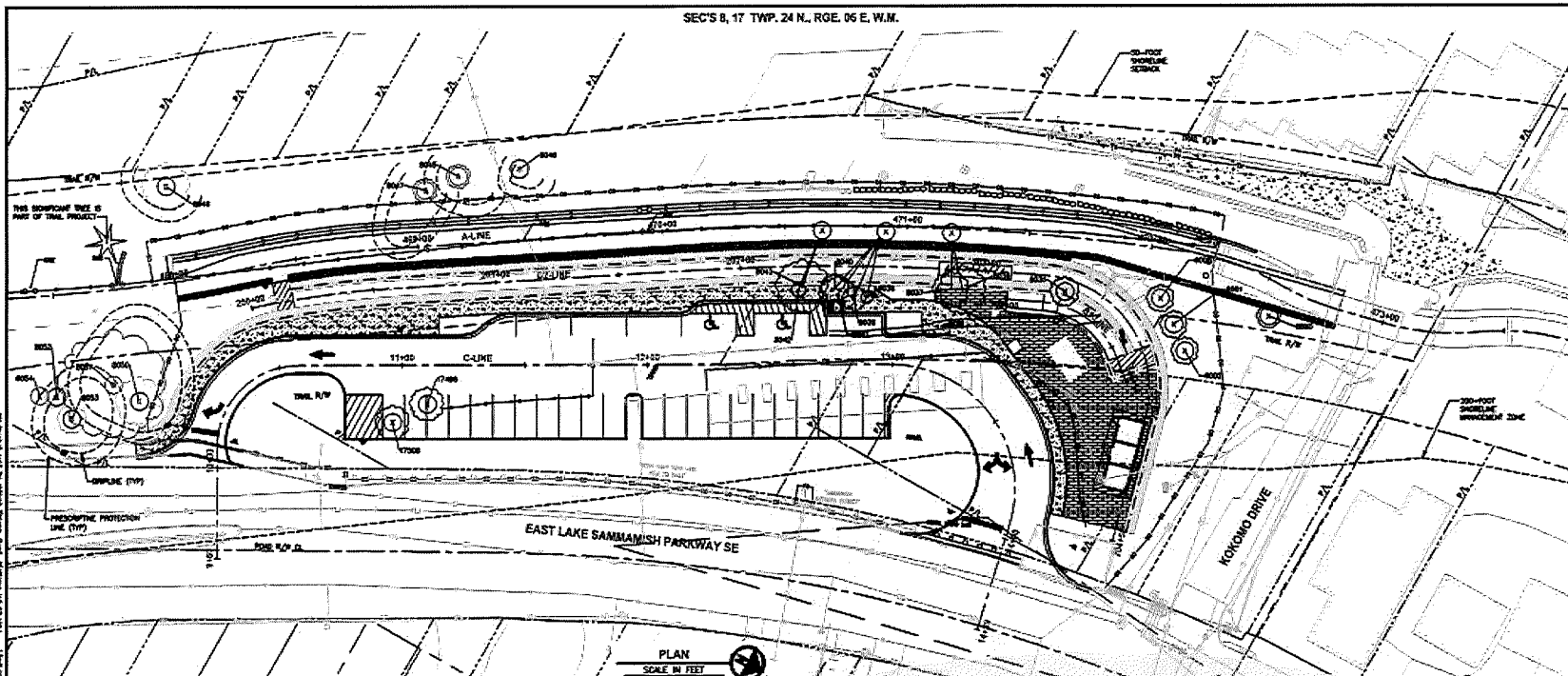
Environmental Impact Statement (EIS)

- Final EIS issued by King County in May 2010
 - No Appeal Filed
- Design is consistent with preferred Corridor Alternative.
 - This is a baseline design concept, should be further refined to minimize impacts.
 - Typical design is depicted in Figure 2-6 of FEIS Volume 1 – PDF page 75.
- Parking was considered in FEIS Volume 1 section 2.5 and 3.11

Tree Preservation

- SMC 21A.37.230 – Removal and Retention Exemptions
 - Replacement is still required pursuant to SMC 21A.37.280 “Tree Replacement Standards”
- SMC 21A.37.270(5) & (7) – Prescriptive requirements and Alternative Measures

SEC'S 8, 17 TWP. 24 N., RGE. 06 E. W.M.



TREE REMOVAL AND PRESERVATION NOTES:
 (S) RETAIN
 (X) REMOVE (PER APPROVED)
 (A) REMOVE (PER APPROVED)
 (R) REMOVE (PER APPROVED)

LEGEND:
 CLEARING AND GRUBBING
 PRESCRIPTIVE TREE PROTECTION LINE (PER SDC 21.13.070)
 8" AND LARGER TREE EVALUATED BY ARBORIST

GENERAL NOTE:
 1. ONLY 8" AND LARGER TREES ARE SHOWN ON THESE PLANS. TREES ARE SHOWN AS A SYMBOL, NOT THE ACTUAL TREE SIZE.

TREE TABLE

TREE #	SPERM	DBH (INCHES)	HEIGHT	CHARACT	PLAC	RECOMMENDATION
001
002
003
004
005
006
007
008
009
010
011
012
013
014
015
016
017
018
019
020
021
022
023
024
025
026
027
028
029
030
031
032
033
034
035
036
037
038
039
040
041
042
043
044
045
046
047
048
049
050
051
052
053
054
055
056
057
058
059
060
061
062
063
064
065
066
067
068
069
070
071
072
073
074
075
076
077
078
079
080
081
082
083
084
085
086
087
088
089
090
091
092
093
094
095
096
097
098
099
100



NOTE: IMPLEMENTATION OF PRESCRIPTIVE TREE PROTECTION (RECOMMENDED CONDITION OF APPROVAL #6) RESULTS IN LOSS OF 4 ADDITIONAL TREES

TOTAL TREE	SAVY	REMOVED	NO DATA
24	4	11	9

* DATA TREES PROPOSED TO BE REMOVED USING ARBORIST PROTECTION RECOMMENDATIONS.

NOTE:
 1. ASSESSMENT OF TREE RETENTION ON THIS PLAN IS BASED ON EXISTING CONDITIONS IN JULY, 2017.

CITY OF SAMMAMISH APPROVAL:

City Engineer	DATE
City Manager	DATE

REVISED 60% REVIEW SUBMITTAL
 NOT FOR CONSTRUCTION

NO.	REVISION	DATE	BY	REVISION
1	PRESCRIPTIVE TREE PROTECTION	10/22/17	DAP	...

PREPARED BY: DAP
CHECKED BY: R. PURGANAN
APPROVED BY: R. PURGANAN

Parsons
 10000 15th Avenue NE
 Bellevue, WA 98004
 TEL: 206.464.1000
 FAX: 206.464.1001
 WWW.PARSONS.COM

PROJECT NAME:
 EAST LAKE SAMMAMISH
 MASTER PLAN TRAIL
 INGLEWOOD HILL ROAD PARKING LOT
 SAMMAMISH, WA

TREE PRESERVATION PLAN EXHIBIT
 FILE NUMBER SSDP2016-00414

SHEET NO:
 1 OF 1
TP1

Tree Preservation

Example from Segment 2A

-these trees were supposed to be saved through the “Agreement on Satisfaction of Shoreline Substantial Development Permit Conditions” – June 22, 2016



Recommended Conditions

- Total of Nine (9) Recommended Conditions
- Highlighting the following conditions:
 - 2 & 3 – Site plan requirement of WAC 173-27-180(9)(f) and SMA/SMP objective of preventing uncoordinated and piecemeal development along the shoreline.
 - 5 & 6 – Tree Protection to be consistent with SMC 21A.37; clearing & grubbing should be minimum necessary to allow permitted use [SMC 21A.30.210(3) & SMC 25.06.020(5)].

Recommended Conditions

- Total of nine (9) proposed Conditions
- No changes to proposed Conditions #1, #3, #7, and #8
- Additional explanation of proposed Condition #3
- Suggested changes to proposed Conditions #2, #4, #5, #6, and #9

City Proposed Condition #2

City recommends this condition be modified as follows:

“Within one year prior to submittal or resubmittal of any clearing and grading permit applications, King County will verify the accuracy of the existing survey and update the site plan to accurately show dimensions and locations of all existing and proposed structures and improvements within or immediately adjacent to the construction limits, including but not limited to buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.”

City Proposed Condition #3

This proposed condition is meant to address permitted development that was constructed under a Permit such as Building Permit. This condition was not meant to address revocable development that was illegally installed without permit or that was installed through County issued Special Use Lease Agreement.

The City recommends this Condition be retained as proposed:

“The County shall identify all structures not owned and controlled by the County, and existing within the Trail parcel that were constructed or installed pursuant to a permit that is not revocable by the County (“Permitted Structures”). For each Permitted Structure, if any, the County shall identify where the Trail will be modified, narrowed, or relocated to mitigate for conflicts with Permitted Structures.”

City Proposed Condition #4

City recommends this condition be modified as follows:

“In accordance with SMC 25.07.090(6), an updated and final landscaping plan shall be provided at the time of clearing and grading application submittal to ensure that native, self-sustaining vegetation is utilized throughout the Project area.”

City Proposed Condition #5

City recommends this condition be modified as follows:

“The Project proposes to remove Significant trees; therefore, all significant tree removal shall be in substantial conformance with the arborist report (Exhibit 54) and tree preservation plans (Exhibit 55). If more than two years elapse between the July 7, 2017 arborist report and submission of a clearing and grading permit application, an updated arborist report and tree inventory will be required at application submittal.”

City Proposed Condition #6

This proposed condition is meant to address upfront disclosure of trees that will actually be removed. Due to past permit experiences with the County there is a high probability that more trees than disclosed will be removed due to field application of the clearing and grubbing limits necessary to construct the project. This condition is asking that the County properly assess each significant tree to be retained and the actual limits of clearing and grubbing to minimize after-the-fact requests for tree removal and to minimize changes in expectations of adjacent residents.

City recommends this condition be modified as follows:

“The County shall provide an updated clearing and grading plan that includes adequate tree protection in accordance with SMC 21A.37.270(5). The clearing and grading plan shall properly reflect adequate and compliant tree protection barriers and grading/grubbing limits for all trees to be retained pursuant to Chapter 21A.37 SMC. If adequate and compliant tree protection measures in accordance with SMC 21A.37.270(5) cannot be applied, alternative and adequate tree protection measures shall be provided in accordance with SMC 21A.37.270(6). If acceptable tree protection measures meeting the requirements of SMC 21A.37.270 (5 or 6) cannot be demonstrated prior to clearing and grading permit issuance, all significant trees that cannot be adequately protected must be considered as removed and replaced at a compliant replacement ratio.”

City Proposed Condition #9

City recommends this condition be modified as follows:

“The time requirements of WAC 173-27-090 shall apply, except that, based on the requirements and circumstances of this project, the authorization to conduct development activities under the SSDP [SSDP2016-00414] shall terminate seven (7) years after the effective date of this permit. All extension and tolling allowances in WAC 173-27-090 will be available to the applicant.”