



PLANNING COMMISSION MEETING AGENDA

June 12, 2023, 6:00 p.m. • City Hall, 2224 104th Avenue E Edgewood
(Zoom Meeting ID: 970 6596 9184)

1. Call to Order

- a. Pledge of Allegiance
- b. Roll Call
 - i. Position 1: Carly Guillory
 - ii. Position 2: JoAnn Overfield, Chair
 - iii. Position 3: Tom Greene
 - iv. Position 4: Sarah Wagner
 - v. Position 5: Jason Ramirez
 - vi. Position 6: Allison Pincas, Vice-Chair
 - vii. Position 7: Karla Slate

2. Consent Agenda: *Items listed under Consent Agenda will be passed by one motion. Individual discussion of these items is not planned. The following items are presented for approval:*

- a. Current Meeting Agenda Approval or Modifications
- b. Planning Commission Meeting Minutes of May 8, 2023

3. Citizen Comment Period: *Reserved for the public to comment on items not on the agenda. The Planning Commission may invite additional public comment on Discussion Items noted below.*

4. Public Hearings:

- a. Annual Comprehensive Plan Amendment Final Docket

5. Action Items:

- a. Annual Comprehensive Plan Amendment Final Docket

6. Discussion Items:

- a. Middle Housing
- b. 2023 Work Plan

7. Additional Informational Items:

- a. May 1, 2023 EDAB Meeting Minutes
- b. May 2023 Development Review Reports

8. Staff Comments

- a. Comprehensive Plan Periodic Update
- b. Planning Commission Appointments

9. Commissioner Comments

10. Adjourn



CITY OF EDGEWOOD PLANNING COMMISSION MEETING MINUTES

Monday, May 8, 2023 – 6 p.m. • Edgewood City Hall – 2224 104th Ave. E

Hybrid meeting held via Zoom and at City Hall

1. CALL TO ORDER: Commissioner Guillory called meeting to order at 6:01 PM.
 - A. Commissioners Present: Guillory; Greene; Wagner; Ramirez
 - B. Commissioners Absent: Overfield; Pincas; Slate
 - C. Staff Members Present: Evan Hietpas, Senior Planner
Lauren Balisky, CED Director
2. CONSENT AGENDA: Commissioner Guillory requested a motion to approve the consent agenda. Commissioner Wagner motioned to approve as presented, Greene seconded. Commission voted 4-0 to approve.
3. CITIZEN COMMENTS: None
4. PUBLIC HEARINGS: None
5. ACTION ITEMS: None
6. DISCUSSION ITEMS:
 - A. Comprehensive Plan Periodic Update
 - i. City staff and the Planning Commission discussed the planning framework for the upcoming comprehensive plan periodic update process, under the Washington State Growth Management Act (GMA).
 - B. 2023 Work Plan
 - i. Staff spoke briefly on upcoming agenda items.
7. STAFF COMMENTS:
 - A. Planning Commission Appointments
 - i. City staff announced the deadline for Planning Commission appointment applications for current Commissioners and any interested members of the public.
8. COMMISSIONER COMMENTS: None
9. ADJOURN: Commissioner Guillory adjourned meeting at 7:45 PM.



**City Of Edgewood
Council Agenda Summary Sheet**

Subject: Annual Comprehensive Plan Amendment Final Docket	Agenda Item #:
	For Agenda of: 6/12/2023
	Prepared by:
Attachments (list): 1. 22-008CODE application report 2. Application Materials Packet	
Approval of Materials:	Expenditure Required:
	Amount Budgeted:
	Timeline:

Summary Statement:

Item History:

Recommended Action:

Fiscal Note/Consideration:



Annual Comprehensive Plan Amendments (2023) Preliminary Docket Planning Commission Public Hearing EMC 18.60.140

City of Edgewood ■ 2224 104th Ave East ■ Edgewood, Washington 98372-1513 ■ 253-952-3299

Staff Report & Recommendation

To: City of Edgewood Planning Commission
From: Lauren Balisky, AICP, Community & Economic Development Director
Evan Hietpas, Senior Planner
Date Prepared: June 8, 2023
File: Greenbelt Apartments
City of Edgewood File #22-0008CODE

SECTION I. INTRODUCTION

A. Application Information

Applicant: Furr Engineering Services
Dean Furr
4715 142nd Pl SW, #B
Edmonds, WA 98026
Property Owner: Dhaliwal TC Landing
15 S Grady Way, Suite 527
Renton, WA 98057
Site Location: 9917 24th Street E
Parcel Number(s): 0420091014
Future Land Use Designation: Public
Zoning: Public (P)
Requested Action: Change the future land use designation of the property from Public to Town Center with a concurrent rezone from Public (P) to Town Center (TC).
Review Process: Process V, Legislative Action

Permit Documents: All supporting documents are available on the City of Edgewood Public Permit Portal at portal.cityofedgewood.org or by request from the Community & Economic Development Department via email (comdev@cityofedgewood.org) or phone (253-952-3299).

Page 1 of 8

State Environmental Policy Act (SEPA) Determination: If any requests are placed on the final docket for this annual comprehensive plan update cycle, the City will follow all applicable SEPA rules and regulations for non-project actions.

Application Submitted: November 28, 2022

Notice of Complete Application: December 30, 2022

Notice of Public Hearing: May 26, 2023

SECTION II. BACKGROUND INFORMATION

A. Project Description

Proposal to change the future land use designation of tax parcel 0420091014 from Public to Town Center with a concurrent rezone from Public (P) to Town Center (TC). The applicant has included a site plan showing a proposed mixed-use development, including multi-family residential buildings with 40 units and an 1,800 square foot commercial building. Mixed-use development is not an allowed use in Public zoning but would be an allowed use in Town Center zoning.

B. Existing Site/Vicinity Conditions

Gross Site Area (Parcel A): 4.10 acres (178,596 square feet)

Current Land Use: Undeveloped Vacant Land

Site Description: The site slopes gradually to the south throughout. Movement of surface water runoff across the site is generally to the south to the stream (Simon's Creek) which merges south of 24th Street East. An on-site Category III wetland and flooding hazard area occupies a substantial amount of land area on the eastern portion of the property.

Critical Areas: ☐ The site contains no critical areas.

☒ The site contains the following types of critical areas:

- ☒ Wetland Buffers (Chapter 14.40 EMC)
- ☒ Critical Fish and Wildlife Habitat Areas (Chapter 14.50 EMC)
- ☒ Aquifer Recharge and Wellhead Protection Areas (Chapter 14.60 EMC)
- ☐ Volcanic Hazard Areas (Chapter 14.70 EMC)
- ☒ Flood Hazard Areas (Chapter 14.80 EMC)
- ☐ Landslide Hazard Areas (Chapter 14.90 EMC)
- ☐ Seismic (Earthquake) Hazard Areas (Chapter 14.100 EMC)
- ☐ Erosion Hazard Areas (Chapter 14.110 EMC)
- ☐ Natural Resource Lands (Chapter 14.120 EMC)

Neighboring Development and Zoning

North:	Existing Use:	Jupiter Tennis Center
	Current Zoning:	Town Center (TC)
	Future Land Use:	Town Center (TC)
South:	Existing Use:	Agricultural
	Current Zoning:	Single Family High (SF-5)
	Future Land Use:	Single Family High (SF-5)
East:	Existing Uses (2 parcels):	Edgewood Counseling and Wellness Center
		Cobalt Self Storage
	Current Zoning:	Town Center (TC)
	Future Land Use:	Town Center (TC)
West:	Existing Use:	Northwood Elementary School
	Current Zoning:	Public (P)
	Future Land Use:	Public (P)

SECTION III. DOCKETING PROCESS AND CRITERIA

The Planning Commission shall have the authority to hold a public hearing on any proposed comprehensive plan amendments and provide a recommendation to the City Council. A preliminary docket shall be maintained by the Director, which shall consist of the following:

- Applications submitted before the December 31st deadline to amend the comprehensive plan;
- Amendments suggested during the year by citizens, the Planning Commission, City Council, staff, departments, or other agencies.

In 2023, the preliminary docket includes one (1) request, Greenbelt Apartments (#22-008CODE).

A. Docket Criteria

After compiling the preliminary docket, City staff shall review the suggested amendments and prepare a report concerning which suggested amendments should be placed on the final docket for consideration during the annual amendment process. The following criteria should be considered when setting a final docket for the annual update process:

1. The availability of sufficient planning staff to substantively review the suggested amendments and manage the public review process with available staff;

Staff Analysis: The most efficient use of staff's time would be to analyze this proposal as a part of the 2024 Comprehensive Plan Periodic Update. However, the proposed amendment does not appear to be overly complex, and staff anticipates having the ability to reviewing it further as a part

of the 2023 annual update process if the Planning Commission and City Council feel it is a priority issue.

2. Anticipated planning costs and budget for processing the suggested amendments;

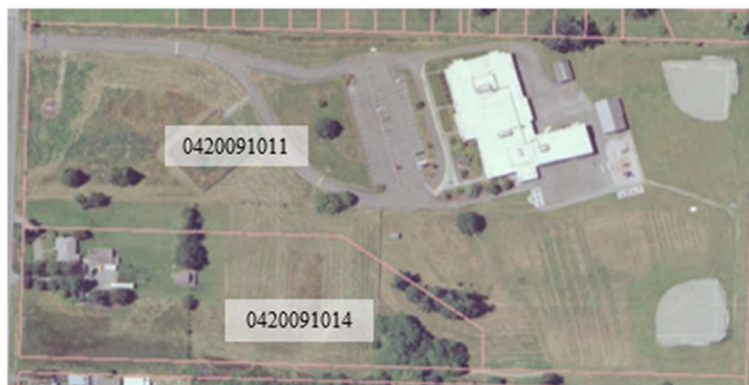
Staff Analysis: The permit processing fees totaling \$8,880.00 were charged at a rate that should account for anticipated planning costs and budget for the proposed amendments relating to this request.

It is worth noting that if the proposal is not placed on the final docket, all or a portion of the permit fees will be refunded to the applicant.

3. Whether the same area or issue was studied during the last amendment process and conditions in the immediate vicinity have significantly changed so as to make the requested change within the public interest;

Staff Analysis: Northwood Elementary is located on tax parcel 0420091011, directly west of the subject property of this Comprehensive Plan amendment request, tax parcel 0420091014. Northwood Elementary originally opened in 1974, expanded in 1976, and was replaced by a new building in 2019. The Puyallup School District purchased parcel 0420091014 on July 1, 1997. At that time, the City of Edgewood was using the Pierce County North Hill Community Plan as the City's interim Comprehensive Plan.

In 2001, the City adopted its first Comprehensive Plan. The Public land use designation and zoning district have been in place since then, and the intent and purpose of the designation and zone has remained consistent over time. The current Comprehensive Plan states, "The Public designation is intended for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Allowable uses include civic, utility and recreation uses. Compatible uses are also allowed."



North →

- 2005 aerial image from Pierce County Public GIS, showing Northwood Elementary and "Greenbelt Apartments" property.

In 2010, the Puyallup School District demolished four structures on parcel 0420091014, and the parcel is now vacant.

In 2022, the Puyallup School District declared the subject parcel was surplus to the long-term needs of the district. This Comprehensive Plan amendment proposal is the first time that this area and issue have been considered for a land use designation and zoning change since the City of Edgewood's 2001 Comprehensive Plan. The only change in conditions for this specific site is that it was recently purchased by Dhaliwal TC Landing LLC



4. Whether the proposed amendment is consistent with the comprehensive plan's overall vision; and

2015 Comprehensive Plan Vision Statement: "In 2035, we have preserved our rural small town character, family-friendly neighborhoods and our trees and open spaces. Town Center is our commercial hub and home to a vibrant local economy. Pedestrian and bike paths connect people and places throughout our community. We are fiscally sustainable, providing high quality public services within our financial capacity. Similarly, we strive to be environmentally sustainable, living within the capacity of our natural systems. We are a community of active citizens who are engaged in the decisions that shape our future and make Edgewood a unique and special place."

Land Use Goal I.: "Establish a future land use pattern that is consistent with the City's vision."

- Policy j., "The Town Center designation is intended to support a well-designed, pedestrian-friendly community center that reflects Edgewood's unique local character and rural roots. It allows for a range of uses including a variety of vertical and horizontal mixed use development, pedestrian-oriented retail, multifamily residential, senior housing and civic uses. Compatible uses are also allowed."
- Policy n., "The Public designation is intended for moderate-scale and large-scale activities relating to the purpose of state and local governmental entities and semi-public institutions providing necessary public services. Allowable uses include civic, utility and recreation uses. Compatible uses are also allowed."

Staff Analysis: The proposed amendment to change the future land use designation and zoning of the property from Public to Town Center appears to be consistent with the community's vision.

Considering that the Puyallup School District does not own the property anymore, future development may align more closely with the Town Center designation than the Public designation. The applicant is proposing a mixed-use development if the comprehensive plan amendment is adopted, which aligns with the vision of the Town Center designation.

However, the wetland and flood hazard areas located on the eastern portion of the property provides physical separation from Town Center. The future proposed development that includes multi-family residential units has traffic impacts that are typically at or near the same time as school drop-off/pick-up times. Uses that generate peak traffic at a different time than the school may be a more compatible use for the site considering the potential traffic, access, and safety concerns.

5. Whether the proposed amendment meets existing state and local laws, including the Growth Management Act.

Staff Analysis: The proposed amendments do not appear to conflict with applicable laws, but this would be further evaluated if the request is placed on the final docket.

B. Environmental Critical Areas

The subject property contains environmental critical areas associated with Dhaliwal TC Landing, permit file #20-1348. It is appropriate to include additional information relating to these critical areas for consideration of the proposed comprehensive plan amendment. The associated land use and critical areas permits have not been approved as of the date of this staff report.

1. Wetlands

The City has received wetland reports documenting a wetland on site as a Category 3, with a Habitat Score of 4. The Dhaliwal TC Landing project, located along Meridian, will cause unavoidable impacts to the wetland, which requires compensatory mitigation. The City has received a wetland mitigation and monitoring plan, and all mitigation work is proposed on the subject parcel of this comprehensive plan amendment request.

The feasibility of the proposed mixed-use development on this property is still uncertain. It is worth noting that the applicant is proposing development on a 1.5 acre portion of the property (27 dwelling units per acre) and setting aside the remaining property area for wetland protection and mitigation.

2. Flood Hazard Areas

The southernmost portion of the 100th Avenue East right-of-way and southeast portion of Parcel No. 0420091014 contains area mapped as Shaded Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM). Development in floodplains requires a flood development permit, however, the City has not yet received an application for a flood development permit for the Dhaliwal TC Landing project.

The feasibility of future mixed-use development on this property is still uncertain because it is unclear how much area of the site will be needed for compensatory storage or mitigation.

C. Additional Items for Consideration

1. 2024 Comprehensive Plan Periodic Update

The City will complete a holistic review of all land use designations and zoning boundaries throughout Edgewood as a part of the 2024 Periodic Update. This site-specific Comprehensive Plan amendment application may benefit from the inclusion in the periodic update process to better analyze all considerations, including possible land use and zoning changes to nearby properties.

2. Access

Per the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County, "Minor Driveway Approaches" shall be located a minimum of 125 feet from an intersection. The 125 feet is measured from the intersecting road right-of-way line to the nearest edge of the access. Minor Driveway Approaches on a local road feeder or an arterial roadway shall be located a minimum of 20 feet from the side property line, as measured from the property line to the nearest edge of the access. Alternatively, they may be located on the property line as a shared access.

The site plan drawing submitted shows a potential mixed-use development with a driveway approach that is located approximately 80 feet to the east of the Northwood Elementary driveway. Upon initial review for the City's Public Works Director, the proposed driveway location appears to be the maximum separation possible between the two access points and is a reasonable distance between driveways.

Northwood Elementary is experiencing bus cancellations from time to time due to a bus driver shortage. Bus cancellations add parent traffic on 24th St E which could potentially impede the proposed access point for a short period of time during school dismissal.

Additionally, the City's future parallel road network includes a connection at 100th Avenue East, approximately 170 feet east of the proposed access.

North ↑

- Map showing (from left to right)
Northwood Elementary driveway, proposed
access location for mixed-use development,
and City's parallel road network future local
road location.



SECTION IV. PUBLIC COMMENTS

No public comments were submitted for the public hearing on the final docket as of 5:00 PM on Thursday June 8, 2023, when this report was finalized. Any public comment submitted prior to or at the Public Hearing on June 12, 2023, will be entered into the official file record, and considered by the Planning Commission and City Council accordingly.

SECTION V. RECOMMENDATION

Based upon the application and submitted plans, the Director recommends **excluding** the Greenbelt Apartments File No. 22-008CODE proposal in the 2023 Annual Comprehensive Plan Update Final Docket and **including** consideration of this amendment with the 2024 Periodic Comprehensive Plan Update.

Lauren Balisky, AICP, Director
Community and Economic Development Department

Date

SECTION VI. LEGISLATIVE REVIEW PROCEDURE

Following the June 12, 2023 public hearing, the Planning Commission shall provide a recommendation identifying the suggested amendments that it is recommending for consideration by the City Council during the annual amendment final docket-setting process. The Planning Commission's recommendation shall be based upon the perceived need, urgency and appropriateness of the suggested amendment.

The City Council shall review and consider the Planning Commission's recommended final docket at a regularly scheduled council meeting, scheduled for June 20, 2023. The City Council may adopt the Planning Commission's recommended final docket without a public hearing; however, in the event that a majority of the City Council decides to add or subtract suggested amendments, it shall first hold a public hearing, noticed as set forth in EMC 18.60.070. The City Council's decision to adopt the final docket does not constitute a decision or recommendation that the substance of any site-specific amendment or suggested amendment be adopted.

LAND USE APPLICATION



Planning and Land Use

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

comdev@cityofedgewood.org

FILE NUMBER: **22-008CODE**

A complete Land Use Application shall include the following items:

- | | |
|--|--|
| ☐ Signed and completed application form | ☐ Completed submittal checklist |
| ☐ Signed and completed owner authorization affidavit | ☐ All required checklist items |
| ☐ Signed and completed Financially Responsible Party Form | ☐ Applicable fee(s) |

☒ COMPREHENSIVE PLAN AMENDMENT

☒ ZONING

☐ SPECIFIC USE: _____

PROJECT NAME Greenbelt Apartments		
APPLICANT Satwant Singh	PHONE (206) 391-3311	EMAIL pmvrsingh@gmail.com
ADDRESS (Street, City, State, Zip) 15 S Grady Way, Suite 527, Renton WA 98057		
PROPERTY OWNER Puyallup School District #3	PHONE Not on Record	EMAIL Not on Record
ADDRESS (Street, City, State, Zip) 302 2nd St. SE, Puyallup, WA 98372		

LEGAL OWNER(s) - Submit notarized documentation that all property owners agree to the proposed land action	
PRIMARY PARCEL NUMBER 0420091014	PARCEL ADDRESS 9917 24th St. E. Edgewood
ADDITIONAL PARCEL NUMBER(S) None	

By my signature, I certify that I have reviewed all submittals for completeness and accuracy and that I have also reviewed and am familiar with the applicable elements of Edgewood's Comprehensive Plan and provisions of the Edgewood Municipal Code (EMC).

I also acknowledge my proposal shall not be approved unless the proposal conforms to those applicable elements and provisions, especially the specific criteria set forth for the particular type of decision under consideration.

Signature

Date

OWNER AUTHORIZATION AFFIDAVIT



Planning and Land Use

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

comdev@cityofedgewood.org

FILE NUMBER: 22-008CODE

Parcel No. 0420091014
Name Puyallup School District No. 3
Mailing Address 302 2nd Street Southeast
Email DevereBJ@puyallup.k12.wa.us
Phone 253-435-6672

Brian J. Devereux, Director of Facilities Planning, on behalf of Puyallup School District,
I/We, _____, am the legal owner(s) of the above parcel. I/We consent to the
proposed project permit application as it has been made with the free consent and in accordance with the desires of
the owner or owners subject to and conditioned upon the approval and consent of a Reinstatement and Second Amendment to the Purchase and
Sale Agreement relating to the above Parcel by the Board of Directors of Puyallup School District on January 9, 2023 at its
Regular Board Meeting.

I/We grant Dhaliwall TC Landing LLC permission to file and coordinate the project permit with the
City of Edgewood on my behalf as an authorized agent for _____ proposed project.
the Dhaliwal TC Landing

Brian Devereux

Signature

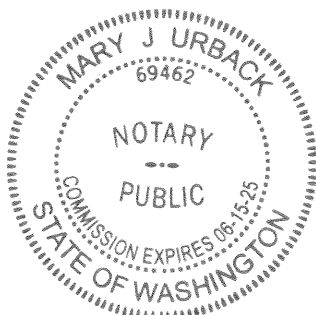
12-28-2022

Date

Signature

Date

SUBSCRIBED AND SWORN to before me this 28th day of December, 2022



Mary J. Urback

NOTARY PUBLIC in and for the State of Washington
Mary J. Urback
residing at Edgewood

FINANCIALLY RESPONSIBLE PARTY FORM



Development Services
2224 104th Ave E
Edgewood, WA 98372
253.952.3299
comdev@cityofedgewood.org

FILE NUMBER: **22-008CODE**

Project Name Greenbelt Apartments								
RESPONSIBLE PARTY NAME Satwant Singh								
BILLING ADDRESS (Street, City, State, Zip) 15445 53rd Ave S, Suite 120, Tukwila, Wa, 98188								
CONTACT PERSON Satwant Singh	PHONE (206) 391-3311	EMAIL pmvrsingh@gmail.com						
I, <u>Satwant Singh</u>, understand that by signing below, I agree to be the financially responsible party for the above listed project. Any and all fees for this project will be my responsibility to coordinate payment to ensure fees are paid within the required remittance timeframe. These fees include, but not limited to: Permit Fees Fees will be applied as outlined within the City of Edgewood Fee Schedule. Additional fees may be necessary as your project progresses based upon individual project/permit circumstances. Joint project meetings requested by an applicant with multiple review staff, managers and/or directors will be subject to Staff Billable Hourly Rates. Deposit for Reimbursement of Costs (EMC 3.35.03) – Third Party Review Fees Processing and/or review costs incurred by the City for professional services performed by a third-party shall be paid by the Financially Responsible Party in addition to the basic permit fee, if any. The City will request an estimate for services, which will be invoiced and collected to be held as a Deposit on Account. When the service provider completes all or portions of the review, the City will use the Deposit on Account to cover the invoiced fees. Projects may require multiple 3rd party reviews resulting in multiple invoices to the responsible party. The City will attempt to maintain a positive Deposit on Account balance for the project through timely communication and invoicing. Project progress will depend on the responsible party maintaining a positively funded Deposit on Account balance. I understand that any positive fund balance after the completion of the project will be returned to the above party via City Check. If at any point during the project, a new financially responsible party needs to be designated, the City of Edgewood will be notified, and a new affidavit will be submitted. The City is not responsible for private agreements regarding the transfer of financial responsibility.								
<table style="width: 100%;"> <tr> <td style="width: 15%;">Print Name:</td> <td style="border-bottom: 1px solid black;"><u>Satwant Singh</u></td> </tr> <tr> <td style="width: 15%;">Signature:</td> <td style="border-bottom: 1px solid black;"></td> </tr> <tr> <td style="width: 15%;"></td> <td style="border-bottom: 1px solid black;">Date: <u>12/29/2022</u></td> </tr> </table>			Print Name:	<u>Satwant Singh</u>	Signature:			Date: <u>12/29/2022</u>
Print Name:	<u>Satwant Singh</u>							
Signature:								
	Date: <u>12/29/2022</u>							

COMPREHENSIVE PLAN AMENDMENT CHECKLIST

Planning and Land Use

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

comdev@cityofedgewood.org



The Comprehensive Plan Amendment application process is used to verify compliance with Edgewood Municipal Code [\(EMC\) Chapter 18.60](#).

- Comprehensive Plan Amendment applications must include a completed [Land Use Application](#).
- A pre-application conference is required prior to all Comprehensive Plan Amendment applications, per [EMC 18.40.130](#). Submit the Comprehensive Plan Amendment Checklist distributed by City staff at the pre-application.
- For site-specific proposals, a Traffic Concurrency Reservation Certificate (CRC) must be processed as a separate application prior to submitting a Comprehensive Plan Amendment application per [EMC 18.105](#). The resulting CRC shall be submitted with the Comprehensive Plan Amendment application (item #8).

Upload PDF copies of the drawings, reports, and documents to the City's Permit Portal. If submitting at City Hall, make an appointment with Front Counter staff, and provide all documents in PDF format on a USB Drive.

Each Comprehensive Plan Amendment application packet shall include the following items as separate pages. Each document shall be named consistent with the checklist below. All documents submitted under this section shall contain the name of the project and the name and address of the applicant. If an item is not provided, the applicant shall specify the reason for omission at the end of this document. Failure to follow these guidelines will result in an incomplete application.

Pre-App		City Verified
☐	1 Rationale for the proposed Comprehensive Plan Amendment (outlined below)	☐
☐	2 Responses to Evaluation Criteria set in EMC 18.60.220 (outlined below)	☐
☐	3 Proposed amendatory language, shown in "bill" format (i.e., new language underlined; language proposed for deletion in strikeouts).	☐
☐	4 Site Layout Drawing	☐
☐	5 Legal Description	☐
☐	6 Title Report (< 30 days old)	☐
☐	7 Documentation of all Easements and Recorded Restrictions	☐
☐	8 State Environmental Policy Act (SEPA) Checklist	☐
☐	9 Traffic Concurrency Reservation Certificate (CRC) (if applicable)	☐
☐	10 Traffic Impact Analysis (if applicable)	☐
☐	11 Other drawings or documents as required for specific projects to fully demonstrate the scope of work and how it complies with EMC and City's Comprehensive Plan	☐

* City staff will use the Pre-App column below to identify all required application materials. If the box is marked with an X the item is required to be submitted.

Document Components

1. **Rationale for the Proposed Amendment-** See instructions below.
2. **Responses to Evaluation Criteria-** See instructions below.
3. **Proposed Amendatory Language-** Please underline new language being proposed, and strikethrough language proposed for deletion.
4. **Site Layout Drawing-** Drawing illustrating important site information such as lot lines, structures, zoning, and potential nuisances.
5. **Legal Descriptions-** A geographic description of existing and proposed lots, including information about locations and boundaries of lots and any easements.
6. **Title Report-** A document containing information about the ownership and title of the properties, as well as tax information, sometimes also called a subdivision guarantee. Can be obtained from a title company.
7. **Documentation of all Easements-** Recorded easement information may be included in the title report as hyperlinks to Pierce County records. If it is not, please provide separate document(s) detailing all easements that exist on the properties.
8. **SEPA Checklist-** This form can be found on the City's website. It contains list of questions regarding the proposed project's environmental impacts. Fully respond to all questions, and attach any additional information that will supplement the description of the proposal.
9. **CRC-** A separate application requiring a trip generation report prepared by an engineer or planner.
10. **Traffic Impact Analysis-** Evaluation of existing or future transportation infrastructure to serve a proposed development. Analysis is performed by a professional planner or engineer.

Preparation of a rationale for the proposal

1. Explain the reason for this amendment proposal.
2. Was this proposed amendment denied during a previous Comprehensive Plan Amendment review cycle? If so, briefly explain why (if known).
3. Explain how the proposed amendment advances the goals and policies of the Comprehensive Plan.
4. Does the proposed amendment have a relationship to any other City codes or regulations?
5. What are the cumulative effects of this proposed amendment to the Comprehensive Plan?

Evaluation Criteria per [EMC 18.60.220](#)

1. How does the proposed amendment conform to the Growth Management Act (36.70A RCW)?
2. Describe how the proposed amendment is consistent with and implements the city's comprehensive plan, including the goals, policies and implementation strategies of the various elements of the plan.
3. Describe whether circumstances related to the proposed amendment(s) and/or the area in which it is located have substantially changed since the adoption of the city's comprehensive plan.
4. Explain how the assumptions upon which the city's comprehensive plan is based are no longer valid, or whether new information is available which was not considered during the adoption process or any annual amendments of the city's comprehensive plan.
5. Does the proposed amendment reflects current, widely held values of the residents of the city?

For Site-Specific Proposals *(must be answered in addition to Questions 1-5)*

6. Does the proposed site-specific amendment meet concurrency requirements for transportation and does not adversely affect adopted level of service standards for other public facilities and services, e.g., police, fire and emergency medical services, parks, fire flow and general governmental services (*NOTE: additional studies or informative requests from outside agencies may be required in order to fully respond to this question*)?
7. Will the proposal result in probable significant adverse impacts to the city's transportation network, capital facilities, utilities, parks, or environmental features that cannot be mitigated?
8. Is the subject parcel(s) physically suitable for the requested land use designation and the anticipated land use development, including, but not limited to, the following:
 - a. access;
 - b. provision of utilities; and

c. Compatibility with existing and planned surrounding land uses?

9. Will the request create pressure to change the land use designation of other properties?
10. Does the proposed amendment materially affect the land use and population growth projections that are the bases of the comprehensive plan?
11. Does the proposed amendment materially affect the adequacy or availability of urban facilities and services to the immediate area and the overall UGA?
12. Is the proposed amendment consistent with applicable county-wide policies or any other applicable interjurisdictional policy or agreement, and all applicable local, state, or federal laws?

Applicant shall provide a written description for the reason any item is not provided.

Item	Reason for Omission
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	

REZONE CHECKLIST

Planning and Land Use

2224 104th Ave E

Edgewood, WA 98372

253.952.3299

comdev@cityofedgewood.org



The Rezone application process is used to verify compliance with Edgewood Municipal Code ([EMC](#)) Chapter [18.40.110-18.40.117](#).

- Rezone applications must include a completed [Land Use Application](#).
- A pre-application conference is required prior to all Rezone applications, per [EMC 18.40.130](#). Submit the Rezone Checklist distributed by City staff at the pre-application.
- A Traffic Concurrency Reservation Certificate (CRC) must be processed as a separate application prior to submitting a Rezone application per [EMC 18.105](#). The resulting CRC shall be submitted with the Rezone (item #11).

Upload PDF copies of the drawings, reports, and documents to the City's Permit Portal. If submitting at City Hall, make an appointment with Front Counter staff, and provide all documents in PDF format on a USB Drive.

Each Rezone application packet shall include the following items as separate pages. Each document shall be named consistent with the checklist below. All documents submitted under this section shall contain the name of the project and the name and address of the applicant. If an item is not provided, the applicant shall specify the reason for omission at the end of this document. Failure to follow these guidelines will result in an incomplete application.

Pre- App

City
Verified

☐	1	Rationale for the proposed Rezone	☐
☐	2	Responses to Evaluation Criteria set in EMC 18.40.114	☐
☐	3	Identification of all sections of the comprehensive plan policies and map proposed to be amended	☐
☐	4	Description of any proposed development of the property	☐
☐	5	Site Layout Drawing	☐
☐	6	Critical Area Report(s)	☐
☐	7	Legal Description(s)	☐
☐	8	Title Report	☐
☐	9	Documentation of all Easements and Recorded Restrictions	☐
☐	10	State Environmental Policy Act (SEPA) Checklist	☐
☐	11	Traffic Concurrency Reservation Certificate (CRC)	☐
☐	12	Traffic Impact Analysis	☐
☐	13	Other drawings or documents as required for specific projects to fully demonstrate the scope of work and how it complies with EMC and the City's Comprehensive Plan	☐

* City staff will use the Pre-App column above to identify all required application materials. If the box is marked with an **X** the item is required to be submitted.

Document Components

1. Rationale for Proposed Rezone-

- a. Explain the reason for this rezone proposal.
- b. Was this proposed amendment denied previously? If so, briefly explain why (if known).
- c. Explain how the proposed rezone advances the goals and policies of the Comprehensive Plan.
- d. Does the proposed rezone have a relationship to any other City codes or regulations?
- e. What are the cumulative effects of this proposed amendment to the Comprehensive Plan?

2. Responses to Evaluation Criteria-

- a. per EMC 18.40.114
 - i. There is no presumption of validity favoring the action of rezoning;
 - ii. The proponents of the rezone have the burden of proof to demonstrate that conditions have changed since the original zoning; and
 - iii. The rezone must bear a substantial relationship to the public health, safety, morals or welfare.
- b. Implementation of the general rules above involves analysis of the following criteria:
 - i. Consistency with the existing comprehensive plan (the comprehensive plan that has been approved and is in place at the time the application was submitted);
 - ii. Consistency with the purpose of the proposed zoning district;
 - iii. Consistency between zone criteria and area characteristics;
 - iv. Zoning history and precedential effect.
 - v. Gradual transition between zoning categories.
 - vi. Zone Boundaries.
 - vii. Height Limits.
 - viii. Impact Evaluation.
 - ix. Changed Circumstances.
 - x. Critical Areas.

- 3. Amendment Identification-** Identification of all sections of the comprehensive plan policies and map proposed to be amended.
- 4. Development Description-** Provide written description of any proposed development.
- 5. Site Layout Drawing-** Drawing illustrating important site information such as lot lines, structures, zoning, and potential nuisances.
- 6. Critical Areas Report(s)-** If critical areas (such as wetlands or steep slopes) are present on the site, please submit any relevant reports performed by a specialist.
- 7. Legal Descriptions-** A geographic description of existing and proposed lots, including information about locations and boundaries of lots and any easements.
- 8. Title report-** A document containing information about the ownership and title of the properties, as well as tax information, sometimes also called a subdivision guarantee. Can be obtained from a title company. Title Report must be less than 30 days old.
- 9. Documentation of all Easements-** Recorded easement information may be included in the title report as hyperlinks to Pierce County records. If it is not, please provide separate document(s) detailing all easements that exist on the properties.
- 10. SEPA Checklist-** This form can be found on the City's website. It contains list of questions regarding the proposed project's environmental impacts. Fully respond to all questions, and attach any additional information that will supplement the description of the proposal.
- 11. CRC-** A separate application requiring a trip generation report prepared by an engineer or planner.
- 12. Traffic Impact Analysis-** Analysis of projected impacts to local traffic performed by a professional planner or engineer. Evaluation of existing or future transportation infrastructure to serve a proposed development. Analysis is performed by a professional planner or engineer.

Applicant shall provide a written description for the reason any item is not provided.

Item	Reason for Omission
1	
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December 6, 2022

City of Edgewood
Department of Community Development
2224 104th Avenue East,
Edgewood, WA 98372
Phone 253-952-3299

Attn: City of Edgewood

Green Belt Apartments – Parcel 0420091014 Development Description

Our current proposed development would be a mixed-use residential project consisting of 2 primary building and their associated parking and open spaces. The total site area of the property is 205,907 s.f. of which 66,038 would be buildable with the remainder occupied by wetlands and wetland mitigation areas. We estimate getting a total commercial square footage of about 1,800 s.f. with that number maybe increasing a little if we chose to provide ground floor home occupation units at the rear of the frontage building. We are planning for the frontage building to be 3 stories tall and the building located withing the site as 4 stories tall. The total unit count this would give us is 40 which is approximately 27 units per acre. Total building height would most likely be bellow the required 45' limit with the understanding that we could raise that to 57' if we provide 3 points of incentives from the FAR incentive table located in the code. Planned total overall building area is 55,200 s.f. which would give us a FAR of about .27:1 (total building area divided by the gross site are including the wetlands).

It is understood that parking to support the development will need to follow the requirements of the Edgewood Municipal code. Currently we are showing room for 55 parking stalls on site. The requirements for parking are 1.5 stalls per unit for residential apartments and 3 per 1,000 s.f. of commercial floor area, which equates to 63 required parking spaces. We are currently looking into the possibility of a parking agreement with the school and doing a traffic study to see if the required parking numbers on site can be lowered. Baring that, we understand we would need to lose units and/or commercial square footage to get us to the correct parking ratios. Private bike parking is planned to be located under the building internal to the site along with open public racks adjacent to open spaces.

The project will be served by a single private drive accessing the site from 24th St. E and would be designed to the standards required by the local and state fire agencies. Pedestrian circulation will be provided adjacent to the private drive with a 5' sidewalk. We plan on providing about 3,900 s.f. of open public space (7% gross building area) on site exclusive of any required buffers or wetland areas. The whole project would introduce about 46,000 s.f. of hard surfaces, all of which is estimated as being impervious which accounts for roughly 23% of the total site area.

We are currently only in the early schematic design stages for a potential project, and the proposal above is only one of many options for what can go on this site. Upon receive approval of rezoning, a in depth analysis will be made and a complete project proposal will be submitted for Site Design approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Hadley", written in a cursive style.

Jesse Hadley
Project Architect

December 1, 2022

City of Edgewood
Department of Community Development
2224 104th Avenue East,
Edgewood, WA 98372
Phone 253-952-3299

Attn: City of Edgewood

Green Belt Apartments – Parcel 0420091014 Rationale for the Proposed Amendment

We are currently seeking to have the property located on parcel 0420091014 rezoned from the current P zone to a TC zoned property that can support the creation of multi-family apartment units. From discussions with city staff, this seems to be a favorable change and will serve to better utilize this undeveloped piece of property that is adjacent to the TC zone and other development occurring in the area. To our knowledge, this proposed amendment has never been put forward for this piece of property before. The property is being purchased by Satwant Singh as part of the Dhaliwal TC Landing project to provide the required public ROW extension of 100 Ave E.

One of the goals of Land Use within the Edgewood Comprehensive Plan is to establish a land use pattern that is consistent with the city's vision. To achieve this goal, the city recognizes the necessity of updating the Land Use Map as needed in responses to changes in the city and the community. The Dhaliwal TC Landing project happening to the northeast and the sale of this public piece of property to a private entity is on such change. With the sale of this piece of property into private ownership, it makes sense to update the zone to match the TC zoning to the east to keep development options open and ensure it doesn't turn into vacant underutilized piece of land. By giving it a TC zoning designation, you open up more options for what can be built here in the future. You allow for infill mixed-use development compatible with the surrounding developments. And you give the opportunity for commercial activities planned along meridian to trickle further west down 24th St. E.

Changing the zoning on this property also helps achieve the city's goal of establishing the Town Center as the heart of Edgewood. It helps make sure that the Town Center continues to develop southward and establishes more mixed used opportunities along the north side of 24th St. E. This also plays into the city's goal of promoting commercial uses that can offer quality and unique services that distinguish Edgewood from surrounding commercial centers. A TC zoning designation allows opportunities for diversified commercial uses with possibility for small retail shops, office spaces, or maybe even small-scale live-work spaces.

This proposed amendment shouldn't have any relationship to any other city codes and regulations. It is strictly changing what type of development can occur on this property which would still need to meet all of the other code requirements in chapter 18.

The cumulative effect of our proposal on the comprehensive plan would be changing one parcel previously zoned as public to town center.

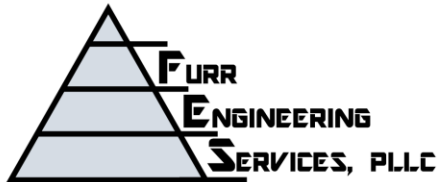
December 1, 2022
Green Belt Apartments
Page 2 of 2

Submitted
12/30/2022
City of Edgewood

Sincerely,

A handwritten signature in blue ink, appearing to read "Jesse Hadley", written in a cursive style.

Jesse Hadley
Project Architect



4715 142nd Place SW #B, Edmonds, WA 98026
FurrEngineering@gmail.com

December 5, 2022

City of Edgewood
2224 104th Ave E.
Edgewood, Washington 98372

Project: Project Name: Green Belt Apartments
Reference 22-0399

Identification of all sections of the comprehensive plan policies and map proposed to be amended.

Comprehensive Plan

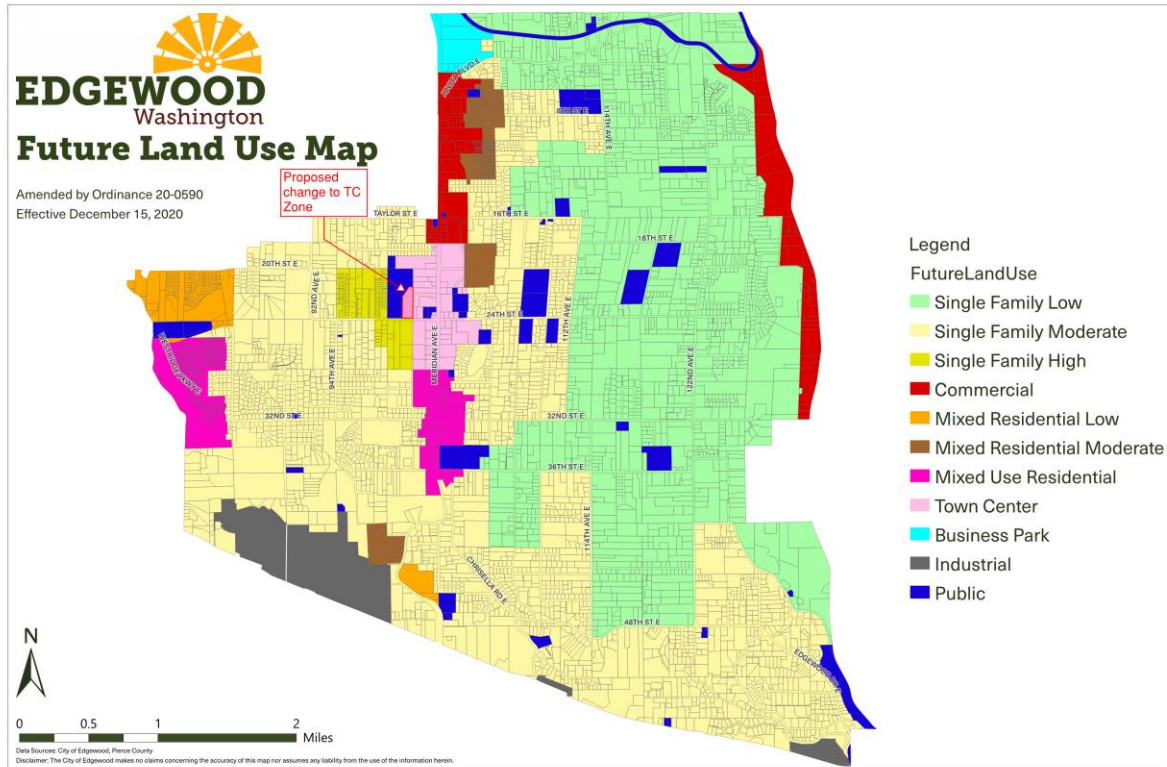
Volume II Background Information

02 Land Use

- Figure 6 Critical Areas – Wetland Hazards (Chart)
- Land Use Capacity – Table 5 – Estimated Net Developable Acres per Zoning Designation (Chart)
- Land Use Capacity – Table 7 – Acreage in Current Zoning Designation (Chart)

05 Transportation

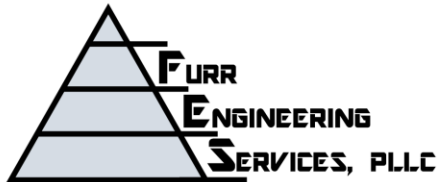
Figure 12 Meridian Corridor Projects (map)



We believe this addresses item #3 of the Rezone Checklist, identification of all sections of the comprehensive plan policies and map proposed to be amended. Please review at your earliest convenience. If you have further questions or concerns, feel free to contact me at my office.

Sincerely,

Dean Furr, P.E
Principal Owner
Furr Engineering Services, PLLC
(206) 890-8291



4715 142nd Place SW #B, Edmonds, WA 98026
FurrEngineering@gmail.com

December 5, 2022

City of Edgewood
2224 104th Ave E.
Edgewood, Washington 98372

Project: Project Name: Green Belt Apartments
Reference 22-0399

Responses to Evaluation Criteria set in EMC 18.40.114

Criteria for approval of quasi-judicial map amendment.

A. The following general rules apply to quasi-judicial map amendment applications:

1. There is no presumption of validity favoring the action of rezoning;

Response: Currently the property is undeveloped within the P zone. A developer is in the process of buying the property to compliment the Dhaliwal TC development within the TC zone. Rezoning this parcel would be favorable to the city as the new mixed-use development will benefit the long-range planning efforts of the City of Edgewood improving the community physically, economically and socially.

2. The proponents of the rezone have the burden of proof to demonstrate that conditions have changed since the original zoning; and

Response: Conditions have changed since the original zoning was applied; the proposed rezone property is in the process of being sold to a developer that is currently developing Dhaliwal Town Center. This property will be purchased to complement the Dhaliwal TC project located directly to the North East of the rezone property. The Puyallup School District will not own this property so it will no longer be public property. This zoning change would expand the TC zone to promote growth of this town.

3. The rezone must bear a substantial relationship to the public health, safety, morals or welfare.

Response: The proposed rezone property is adjacent to a new road connecting the Dhaliwal TC project to 24th St. E. which will increase traffic and

bring growth to this small town. The proposed project will be a mixed-use property which will complement the Dhaliwal TC project and will also provide a balanced approach to the city's comprehensive plan, providing affordable housing, variety of businesses, with transportation connections and still be walkable for the public.

B. Implementation of the general rules in subsection (A) of this section involves analysis of the following criteria in order to approve a quasi-judicial map amendment:

1. Consistency with the existing comprehensive plan (the comprehensive plan that has been approved and is in place at the time the application was submitted);

Response: The project will be mixed use, providing housing, space for small businesses, and will connect to the town center by bus and walking routes, consistent with the current comprehensive plan.

2. Consistency with the purpose of the proposed zoning district;

Response: The purpose of the proposed zoning is to provide guidelines for the future of this zone as the heart of the city. The proposed project provides the mixed-use multi story and single-story development, the transportation needs of the residents, pedestrian-oriented retail space and is connected to the current public open space.

3. Consistency between zone criteria and area characteristics;

Response: The proposed property will be developed to be consistent with the TC zone which borders the East side of the property.

4. Zoning history and precedential effect. Previous and potential zoning changes both in and around the area identified in the application shall be examined;

Response: The zoning history looks to be consistent in that the TC zone has been along Meridian Ave. generally between 16th St. and 29th St. looking back to the early 2000's. There have not been many changes as far as focusing on environmental impacts, pedestrian and transportation accessibility, mixed use development, and providing open space for recreation, etc. The current property has been a publicly owned undeveloped lot due to the wetland within it, but with the development of Dhaliwal TC Landing and the new road connecting to 24th St. E., this property should be included in the TC Zone for consistency of the surrounding area.

5. A gradual transition between zoning categories.

Response: Northwood Elementary School borders the West side of the property and could be considered a buffer between the TC zone and Single Family High zone west and South of the school.

6. Zone Boundaries.

Response: The property is currently adjacent to the TC zone with its East boarder connecting to the TC zone.

7. Height Limits.

Response: The max height limit in the TC zone is 45' and could increase to 57' with 3 points from the FAR table, this option will be explored.

8. Impact Evaluation.

Response: Rezoning this property would make this property a useful piece of land and expand the TC zone allowing for more growth of the City of Edgewood.

9. Changed Circumstances.

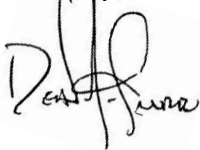
Response: The property was a publicly owned and now will be privately owned, it is currently undeveloped and would be better utilized if included in the TC zone and developed accordingly.

10. Critical Areas.

Response: There is wetland within the property, which has been properly mitigated to create useable space for both the development of 100th Ave. E. that connects to 24th St. E and the proposed mixed-use development.

We believe this addresses item #2 of the Rezone Checklist, Responses to Evaluation Criteria. Please review at your earliest convenience. If you have further questions or concerns, feel free to contact me at my office.

Sincerely,



Dean Furr, P.E
Principal Owner
Furr Engineering Services, PLLC
(206) 890-8291

www.furrengineering.com

December 1, 2022

City of Edgewood
Department of Community Development
2224 104th Avenue East,
Edgewood, WA 98372
Phone 253-952-3299

Attn: City of Edgewood

Green Belt Apartments – Parcel 0420091014 Evaluation Criteria per EMC 18.60.220

How the proposed amendment conforms with the Growth Management Act.

We have read through RCW 36.70A and feel the proposed amendment will conform with the goals laid out in the Growth Management Act. By changing the zoning on this parcel of land from Public to TC zoning, the city encourages continued development within the urban heart of Edgewood. This parcel is currently underutilized and underdeveloped, and by changing the zoning designation, Edgewood would help reduce future sprawl by encouraging more intensive and diversified development within the core of the city. The site is located in close proximity to the Meridian corridor, so any development that occurs here would have access to multiple transportation options. Also, by allowing for higher density housing as an option on this site, you help preserve the existing housing stock of the city while giving options for future growth. As housing and land prices continue to grow, and it becomes more difficult for people to buy and own single family homes, designating more land where denser more affordable living options can be created is essential to ensure the city can meet its future growth goals. And by giving this lot a TC zoning designation, you provide more opportunity for small business and retail development to occur near the Meridian corridor.

How the proposed amendment conforms with the City of Edgewood's Comprehensive Plan.

Reading through the Edgewood Comprehensive Plan, we also feel like changing the zoning designation from Public to TC will help achieve the city's goals, policies, and implementation strategies outlined for land use.

The change is in line with the goal of refining the pattern the city has laid out for land use consistent with the City's Vision. It does this in part by preserving the rural small-town character of the city by identifying and designating vacant undeveloped land for future development which in turn helps protect existing lands containing lower density housing or agricultural uses. It expands and adds to the Town Center, the vibrant economic hub of the city. Rezoning increases the opportunity for development of pedestrian oriented mixed-use projects along 24th St. It fosters the "first-mover" advantage principle by recognizing the development Satwant is doing in the Dhaliwal project and allowing him to create further quality developments within the Town Center zone. The need for the change in zoning is in recognition of the potential of this new land use designation in response to the creation of the 100th Ave E. ROW extension, and the compatibility with the development occurring on surrounding properties.

The change in zoning would also be in support of the goal to help promote the quality, character, and function of the neighborhood. It will do this by allowing for infill development on a vacant and underutilized site. And it will allow for the creation of more mixed use and

multifamily oriented buildings near the established Meridian Ave. transportation and commercial core.

The change will help further the goal of establishing the Town Center as the commercial and mixed-use heart of Edgewood. It will do this by allowing the development that started with the Dhaliwal project to the north to move south to the 24th St. E frontage, which in turn should hopefully spur development on the TC zoned properties across 24th St. E. It provides more developable frontage opportunities along this street which will mean more ground floor business spaces or other diversified commercial uses. This also plays into the goal of the plan to promote commercial uses that offer quality and unique services, and that distinguish the city from other surrounding commercial centers. The redesignation would allow for the development of many different and diversified pedestrian oriented commercial spaces, be they small retail shops, office spaces, or even small scale live/work spaces. Finally, it prioritizes and recognizes the development and investments being made to create the public ROW of 100th Ave E by Satwant according to the City of Edgewood's plans for a future connected road network.

Changes in Circumstance since adoption of the City of Edgewood's Comprehensive Plan.

Since the adoption of the city's comprehensive plan, the school district has decided that it was better for them to sell the piece of property to Satwant for the purposes of creating the 100th Ave E ROW rather than hold onto it for their own development needs. Now that the property is in the private realm, it makes sense to change the zoning designation associated with it to ensure it has options for further development. The proximity of the TC zone to the east makes that zoning the most appropriate to assign here. This keeps that development concentrated in the core of the city which helps preserve the existing rural small-town charm that exists along the peripherals.

Assumptions on validity of the City of Edgewood's Comprehensive Plan.

It is our opinion that the goals, policies, and implementation strategies outlined in the comprehensive plan are all still valid. The city should only look to amending the zoning on this property due to changes in circumstance brought on by the designation of the land as surplus by the school district and the sale of the property to the private realm.

Effect of the amendment on the values held by the residents of the city.

We believe the change in zoning reflects the values of residents of the City of Edgewood by allowing for more higher density development to occur near the city core. There is still a high demand for quality and affordable housing in the city, and the only way to fill that need is to allow for more higher density development to occur.

Effect of the proposal on concurrency for transportation and other service standards.

Once a real project is proposed with a set scope and program, a site design review permit will need to be applied for and at that time traffic concurrency and impacts of the development on existing infrastructure can be looked at.

Impacts to the city's transportation network, capital facilities, utilities, parks, and other environmental features.

Once a real project is proposed with a set scope and program, a site design review permit will need to be applied for and at that time we can examine the effect of the specific project on

existing facilities. Any such project at a minimum will need to comply with the regulations laid out in Edgewood's municipal code for items such as parking, open spaces, and critical areas.

Suitability of land use designation and development to the property.

We feel the changing of zoning to TC makes the most sense with that being the designation on properties to the west and across the street to the south.

Effect on land use designation of surrounding properties.

We don't think the rezoning of our property will have any effect on the surrounding properties, with the school to the north and the west being an established public development and the properties to the east already being designated as part of the Town Center zone.

Effect of the amendment on land use and population growth projections.

We do not know for sure if this will affect the population growth projection and targets Edgewood has established for 2035. What we do know is there is still demand and an apparent inventory shortage of housing in the city of Edgewood, and by changing the designation of this property, it allows us to develop more high-density housing in an area that has been earmarked for this type of development.

Effect of the amendment on adequacy or availability of urban facilities and services.

Before any future development can happen, the site will need to undergo the city's standard site design review process. At that time when there is a real project with a set scope, things like water and sewer availability, storm drainage, etc. will be examined.

Consistency with applicable county-wide policies, interjurisdictional policies or agreements, and all local, state, and federal laws.

To our knowledge, amending the zoning on this piece of property would not go against any policies, agreements, or laws.

Sincerely,



Jesse Hadley
Project Architect



SITE PLAN

1" = 20'

TC ZONE REQUIREMNTS

TOTAL SITE AREA = 205,907 S.F. (4.7 ACRE)

SITE NET BUIDABLE AREA = 66,038 SF (1.5 ACRE)

NET DENSITY ALLOWED = 24 MIN, 48 MAX
1.5 X 24 = 36 MIN UNITS ALLOWED
1.5 X 48 = 72 MAX UNITS ALLOWED

BUILDING HEIGHT ALLOWED = 45' (57' WITH MIN, 3:1 FAR BONUS)

MAX FAR = 1:1 (4:1 WITH FAR BONUSES)

MAX HARD SURFACE = 90%

MAX IMPERVIOUS = 75%

SITE STATISTICS

SITE ADDRESS = 9917 24TH ST E

TAX PARCEL NUMBER = 0420091014

TOTAL SITE AREA = 205,907 S.F. (4.7 ACRE)

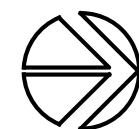
SITE NET BUILDABLE AREA = 66,038 SF (1.5 ACRE)

BUILDINGS ON SITE = NONE

PROPOSED BUILDING AREA = 55,200 S.F. (27: 1 FAR)

PROPOSED HARD SURFACE = 46,330 S.F. (23%)

PROPOSED IMPERVIOUS AREA = 46,330 S.F. (23%)



UNIT COUNT

1 BEDROOM 1 BATH UNITS = 12
2 BEDROOM 2 BATH UNITS = 24
3 BEDROOM 2 BATH UNITS = 4
TOTAL UNITS = 40 UNITS (27 UNITS PER ACRE)

COMMERCIAL = 1,800 SF

PARKING SUMMARY

Parking Stalls Required	66	
Standard Stalls	40	
Compact Stalls	5	
Parallel Stalls	10	
Subtotal	55	1.38 Stalls / D.U.
Aprons	0	
Total Parking Stalls Provided	55	1.38 Stalls / D.U.

LEGAL DESCRIPTION

TAX PARCEL # 0420091014

B.L.A. 201702095010

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF EDGEWOOD, COUNTY OF PIERCE, STATE OF WASHINGTON, LYING EAST AND SOUTH OF THE FOLLOWING DESCRIBED LINE;

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID WEST HALF;

THENCE NORTH 01°45'37" EAST ALONG THE EAST LINE OF SAID WEST HALF 30.00 FEET TO THE NORTH MARGIN OF 24TH STREET EAST;

THENCE NORTH 88°32'25" WEST ALONG SAID NORTH MARGIN 274.64 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 01°45'37" EAST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID WEST HALF 563.66 FEET TO THE MOST WESTERLY POINT OF THAT CERTAIN UTILITY EASEMENT RECORDED UNDER PIERCE COUNTY RECORDING NUMBER 200909160255;

THENCE NORTH 35°19'02" EAST ALONG SAID EASEMENT AND ITS NORTHEASTERLY EXTENSION 306.66 FEET;

THENCE SOUTH 88°25'59" EAST 105.12 FEET TO THE EAST LINE OF SAID WEST HALF AND THE TERMINUS OF THIS DESCRIBED LINE.

ALSO EXCEPT ANY PORTION THEREOF LYING WITH THE RIGHT-OF-WAY OF 24TH STREET EAST.

Excise Tax Exempt

Pierce County, WA

01/10/2020 2:01 PM

Electronically Submitted

CPENNYP

202001100751

Electronically Recorded

Pierce County, WA CPENNYP

01/10/2020 2:01 PM

Pages: 19 Fee: \$121.50

Accommodation Recording Only.

After recording return to:
 City of Edgewood
 Attn: City Clerk
 2224 104th Avenue East
 Edgewood, WA 98372

Type of Document: Public Pedestrian Pathway Easements
 Grantor: Puyallup School District No. 3, a Washington municipal corporation
 Grantee: City of Edgewood, a Washington municipal corporation
 Abbreviated Legal: Parcel A BLA AFN 201702095010 and Parcel B BLA AFN 201702095010
 Complete Legal Description: Exhibits A-1, A-2, B, and D
 Assessor Tax Parcel Nos.: 0420091011 and 0420091014

PUBLIC PEDESTRIAN PATHWAY EASEMENTS

This PUBLIC PEDESTRIAN PATHWAY EASEMENTS (collectively, "Easement Agreement") are made this 20th day of December, 2020 (the "Reference Date") by and between Puyallup School District No. 3, a Washington municipal corporation ("Grantor"), and the City of Edgewood, a Washington municipal corporation ("Grantee").

I. RECITALS

A. Grantor is the owner of certain real property located in the City of Edgewood, commonly known as Northwood Elementary School, 9805 24th Street East, Edgewood, Washington and legally described on Exhibit A-1 attached hereto ("Grantor's Northwood Elementary Property").

B. Grantor also is the owner of certain real property abutting Northwood Elementary School located in the City of Edgewood, commonly known as 9917 24th Street East, Edgewood, Washington and legally described on Exhibit A-2 attached hereto ("Grantor's Vacant Property").

C. In conjunction with obtaining certain development approvals and permits for the construction of the Northwood Elementary Replacement School on Grantor's Northwood Elementary Property, Grantor was obligated, as a condition under the State Environmental Policy Act, to grant to Grantee a general, public pedestrian access easement on Grantor's Northwood Elementary Property and Grantor's Vacant Property to provide for connectivity to Grantee's public pathway system.

D. Grantor agrees to provide certain public pedestrian accesses on Grantor's properties under the terms and conditions of this Easement Agreement.

E. This Easement Agreement sets forth the rights and obligations of Grantor and Grantee relating to use of Grantor's Northwood Elementary and Grantor's Vacant Property by the City of Edgewood and the general public.

II. EASEMENT AGREEMENT

Now, therefore, in consideration of the foregoing recitals and for other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby covenant and agree to the following terms, provisions, and conditions:

1. Grant of Easements.

Easement Area A

1.1 Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, nonexclusive easement over, under, and across that certain land, as described on Exhibit B attached hereto, consistent with and for the purposes described under Section 2 below (hereinafter the "Public Pedestrian Pathway Easement Area A" or "Easement Area A").

1.2 Attached hereto as Exhibit C is an Illustrative Map depicting the Pedestrian Pathway Easement Area A.

1.3 Grantor and Grantee recognize and acknowledge that a certain Easement for Sewer Facilities conveyed by Grantor to Grantee and recorded under Pierce County Recording No. 200909160255 ("Sewer Facilities Easement") encumbers this certain Public Pedestrian Pathway Easement Area A under this Easement Agreement. Grantee further acknowledges that and consents to the extent of any conflicts between the terms and conditions of the Sewer Facilities Easement and this Easement Agreement, that the terms and conditions of this Easement Agreement shall control and govern the interpretation of the intent and purpose of the Easement Areas under this Easement Agreement.

Easement Area B

1.4 Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, nonexclusive easement over, under, and across that certain land, as described on Exhibit D attached hereto, consistent with and for the purposes described under Section 2 below (hereinafter the "Public Pedestrian Pathway Easement Area B" or "Easement Area B").

1.5 Attached hereto as Exhibit E is an Illustrative Map depicting the Pedestrian Pathway Easement Area B.

1.6 Grantee recognizes and acknowledges that Grantor has installed, with appropriate permits and approvals granted by Grantee, a certain below and above ground stormwater conveyance system within and adjoining Pedestrian Pathway Easement Area B.

2. Use of the Easement Areas.

2.1 Grantee's Right of Use of the Easement Areas.

2.1.1 The Pedestrian Pathway Easement Area A shall be used, as a shared pedestrian access with Grantor, by Grantee, its agents, contractors, designees, or assigns for the purpose of installing, constructing, maintaining, repairing, replacing, or reconstructing an all-weather surfaced area or paved surface area, as determined by Grantee, in its sole discretion, in a commercially reasonable method and manner; provided, however, any construction, reconstruction or replacement of the Easement Area A pathway by Grantee shall be coordinated with Grantor and shall be subject to Grantee obtaining any required permits and approvals from the City of Edgewood and any such other Federal and State jurisdictional entities or agencies.

2.1.2 The Pedestrian Pathway Easement Area B shall be used, as a shared pedestrian access by Grantee with Grantor for purposes of general, public pedestrian access, provided, however, any construction, reconstruction or replacement of the Easement Area B pathway by Grantor shall be coordinated with Grantee and shall be subject to Grantor obtaining any required permits and approvals from the City of Edgewood and any such other Federal and State jurisdictional entities or agencies.

2.1.3 The Pedestrian Pathway Easement Area A and the Pedestrian Pathway Easement Area B shall be made available for the general public for the sole purpose of providing pedestrian access and shall not be utilized by the general public for purposes of access by any motorized vehicle. The terms "pedestrian pathway" or "pedestrian access" under this Easement Agreement shall include, however, the use of motorized equipment associated with wheelchairs, bicycles, and scooters. Notwithstanding the limitations of use of the Easement Areas under this Easement Agreement, nothing herein shall limit or is intended to limit the use of Easement Area A as may be permissible under the Sewer Facilities Easement.

2.1.4 Grantee recognizes and acknowledges that Pedestrian Pathway Easement Area A is adjacent to and adjoins a certain wetland area and that the rights and privileges granted under this Easement Agreement do not and shall not supersede Grantee's Wetland Restoration obligations as established and set forth under that certain Construction and Temporary Access Easement between Grantor and Grantee associated with and relating to that certain Sewer Facilities Easement.

2.1.5 Except for emergency situations and except for access by the general public as permitted under this Easement Agreement, Grantee, otherwise, shall reasonably endeavor to provide forty-eight (48) hours written or verbal notice to Grantor prior to entry upon

Pedestrian Pathway Easement Area A relating to the installation, construction, maintenance, repair, replacement, or reconstruction of the pathway or any associated work adjoining Easement Area A. Grantee's rights hereunder shall be exercised in a manner that prevents unreasonable destruction or unreasonable disturbance of any Grantor improvements within or adjoining Easement Area A.

3. Unimpaired Use of Easement Area.

3.1 Neither Grantor nor Grantee shall, at any time, and in any way, block, restrict or impede use of the Easement Areas for the shared access purposes of both Grantor and Grantee and the general public as described under this Easement Agreement unless for temporary purposes associated with Grantee's rights and obligations under this Easement Agreement with respect to Easement Area A or Grantor's rights and obligations with respect to Easement Area B or relating to Grantor's stormwater conveyance system which crosses and adjoins Easement Area B.

3.2 Grantor shall not convey to any third party any easement, license or other interest or right of use involving the Easement Areas that would impair, interfere with or limit the easement rights granted herein.

4. Maintenance and Repair of Easement Areas.

4.1 Shared Pedestrian Access.

4.1.1 Existing Condition. Grantor and Grantee acknowledge, as of the Reference Date of this Easement Agreement, that:

(a) Easement Area A has been improved by Grantee in the nature of an all-weather surfaced pathway under that certain Sewer Facilities Easement and is currently in reasonably good condition.

(b) Easement Area B has been improved by Grantor in the nature of a paved surfaced pathway in accordance with certain development approvals issued by Grantee associated with the Northwood Elementary Replacement School and is currently in good condition.

4.1.2 Maintenance and Repair Standards.

4.1.2(a) Easement Area A. Except in the event of an extraordinary circumstance arising from an activity solely caused by Grantor, Grantor shall have no responsibility to maintain and repair, including reconstruction or replacement thereof, the pedestrian pathway within Easement Area A. Grantee, at Grantee's sole cost and expense, shall maintain and repair Easement Area A in order to preserve Easement Area A in a commercially reasonable condition for pedestrian access by the general public.

4.1.2(b) **Easement Area B.** Except in the event of an extraordinary circumstance arising from an activity solely caused by Grantee, Grantee shall have no responsibility to maintain and repair, including reconstruction or replacement thereof, the pedestrian pathway within Easement Area B. Grantor, at Grantor's sole cost and expense, shall maintain and repair Easement Area B in a commercially reasonable condition in order to preserve Easement Area B for pedestrian access by the general public.

5. **Indemnification.** Grantor and Grantee shall indemnify and defend the other party, and hold the other harmless from and against, all claims, demands, liabilities, costs and expenses (including reasonable attorneys' fees) suffered by or claimed against the other as the result of or caused by a claim asserted by any third party for damage or injury arising solely from the indemnifying party's actions and activities within or use of the Easement Areas or arising from the performance of or the failure to perform the obligations required by Grantor or Grantee under this Easement Agreement. When a claim or demand results from negligence or misconduct attributable to both Grantor and Grantee's actions and activities within or use of the Easement Area or obligations under this Easement Agreement, each party will be responsible for the claim or demand in proportion to its allocable share of such joint negligence or misconduct. Each party shall maintain, at all times under this Easement Agreement, general liability insurance, with commercially reasonable coverage limits per occurrence for property damage and bodily injury, to provide coverage for a party's obligations under this Easement Agreement. Grantee and Grantor shall provide evidence of such coverage to the other party as may be requested by a party.

6. **Miscellaneous.**

6.1 **Notices.** All notices required under this Easement Agreement shall be in writing and shall be delivered by facsimile transmittal (with machine verification of receipt), by a nationally recognized overnight courier service, or delivered by certified mail, return receipt requested. If a notice is mailed, it shall be considered delivered three (3) calendar days after deposit in such mail. If a notice is delivered via facsimile transmittal, it shall be deemed received upon receipt of verification of transmission. If a notice is delivered via overnight courier, it shall be deemed received upon the next business day. The addresses to be used in connection with such correspondence and notices are the following, or such other address as a party shall from time to time direct:

Grantee: City of Edgewood
2224 104th Avenue East
Edgewood, WA 98372-1513
Attention: PUBLIC WORKS DIRECTOR
Telephone: 253-952-3299
Email: JEREMY@CITYOFEDGEWOOD.ORG

Grantor: Puyallup School District

302 2nd Street Southeast
Puyallup, WA 98372
Attention: Mario Casello, Chief Operations Officer
Telephone: 253-841-8772
Email: casellmr@puyallup.k12.wa.us

6.2 Venue. This Easement Agreement shall be construed and enforced in accordance with the laws of the State of Washington. Venue for any action or proceeding (unless otherwise agreed upon between Grantor and Grantee) shall be in Pierce County.

6.3 Construction. This Easement Agreement shall not be construed more favorably to one party over another, notwithstanding the fact one party, or its attorney, may have been more responsible for the preparation of the document.

6.4 Attorney's Fees. If any lawsuit or arbitration as set forth under this Easement Agreement arises in connection with or performance under this Easement Agreement, the substantially prevailing party in any lawsuit or arbitration shall be entitled to recover from the losing party the substantially prevailing party's costs and expenses, including reasonable attorneys' fees, incurred in connection therewith, in preparation therefor and on appeal therefrom, including those in any bankruptcy proceeding, which amounts shall be included in any judgment entered therein.

6.5 Modification. This Easement Agreement constitutes the entire agreement between the parties and no modification, amendment, addition to or changes to this Easement Agreement shall be valid or enforceable unless in writing and signed by all parties.

6.6 Waiver. No delay in exercising any right or remedy provided under this Easement Agreement shall constitute a waiver thereof, and no waiver of the breach of any provision of this Easement Agreement shall be construed as a waiver of preceding or succeeding breach of the same.

6.7 Severability. If any term or condition of this Easement Agreement is held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall not affect any other provision including in this Easement Agreement, and this Easement Agreement shall be construed as if such invalid or unenforceable provision had never been contained in this Easement Agreement.

6.8 Authority. The individuals executing this Easement Agreement represent and warrant that they have the authority to bind their principal to the terms and conditions of this Easement Agreement.

6.9 Effective Date. This Easement Agreement shall be effective upon the date of recordation in the public records of the Pierce County Auditor.

6.10 Covenant Running with the Land. The Easement Agreement shall be a covenant running with and this Easement Agreement shall: (i) burden and benefit Grantor's Property described under Exhibit A and (ii) shall be binding upon the successors and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement on the dates set forth below.

~~GRANTOR
PUYALLUP SCHOOL DISTRICT NO. 3,
a Washington municipal corporation~~

By: _____

Dr. Timothy S. Yeomans

Its: Superintendent

Date: _____

See page 7A for signature.

CITY OF EDGEWOOD, a Washington
municipal corporation

By: _____

[print name]

Its: Mayor, Daryl Edinger

Date: December 20, 2019

Attest:

By: Rachel Pitzel

Its: Rachel Pitzel, city clerk

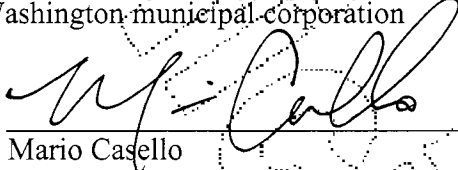
[print name]

Date: December 20, 2019

6.10 Covenant Running with the Land. The Easement Agreement shall be a covenant running with and this Easement Agreement shall: (i) burden and benefit Grantor's Property described under Exhibit A and (ii) shall be binding upon the successors and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, the parties have executed this Easement Agreement on the dates set forth below.

GRANTOR
PUYALLUP SCHOOL DISTRICT NO. 3,
a Washington municipal corporation

By: 
Mario Casello
Its: Chief Operations Officer
Date: 1/7/2020

CITY OF EDGEWOOD, a Washington
municipal corporation

By: _____
[print name]
Its: _____
Date: _____
Attest:
By: _____
Its: _____
[print name]
Date: _____

For reference only, not for re-sale.

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this day personally appeared before me Dr. Timothy S. Yeomans to me known to be the Superintendent of Puyallup School District No. 3, the Washington municipal corporation described in and that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said municipal corporation.

DATED: _____

Notary Public
Print Name _____
My commission expires _____

(Use this space for notarial stamp/seal)

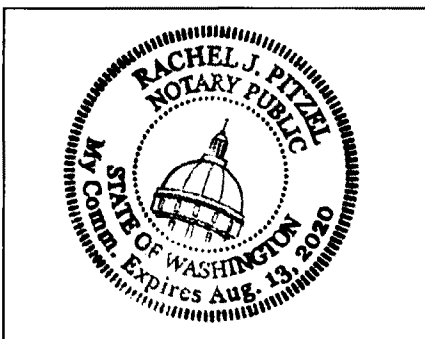
See page 8A for Notary
Acknowledgement

STATE OF WASHINGTON)
) ss
COUNTY OF PIERCE)

On this day personally appeared before me Daryl Edinger Mayor to me known to be the Mayor of the City of Edgewood, the Washington municipal corporation described in and that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument on behalf of said municipal corporation.

DATED: December 20, 2019

Rachel J. Pitzel
Notary Public
Print Name Rachel J. Pitzel
My commission expires 8/13/20



(Use this space for notarial stamp/seal)

(Use this space for notarial stamp/seal)

For reference only, not for re-sale.

LIST OF EXHIBITS

Exhibit A-1: Legal Description of Grantor's Northwood Elementary Property

Exhibit A-2: Legal Description of Grantor's Vacant Property

Exhibit B: Legal Description of Public Pedestrian Pathway Easement Area A

Exhibit C: Illustrative Map of Public Pedestrian Pathway Easement Area A

Exhibit D: Legal Description of Public Pedestrian Pathway Easement Area B

Exhibit E: Illustrative Map of Public Pedestrian Pathway Easement Area B

EXHIBIT A-1**LEGAL DESCRIPTION OF GRANTOR'S NORTHWOOD ELEMENTARY PROPERTY**

PARCEL A OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT FILED UNDER
PIERCE COUNTY AUDITOR'S FILE NUMBER 201702095010 EXCEPT THAT PORTION
FOR PUBLIC RIGHT-OF-WAY, SITUATED IN PIERCE COUNTY, WASHINGTON.

SUBJECT TO SUCH COVENANTS, EASEMENTS, AND ENCUMBRANCES OF RECORD.

For reference only, not for re-sale.

EXHIBIT A-1

PSD-Edgewood. Public Pedestrian
Access Easements 12-06-19

EXHIBIT A-2**LEGAL DESCRIPTION OF GRANTOR'S VACANT PROPERTY**

PARCEL B OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT FILED UNDER
PIERCE COUNTY AUDITOR'S FILE NUMBER 201702095010 EXCEPT THAT PORTION
FOR DEEDED FOR PUBLIC RIGHT-OF-WAY, SITUATED IN PIERCE COUNTY,
WASHINGTON.

SUBJECT TO SUCH COVENANTS, EASEMENTS, AND ENCUMBRANCES OF RECORD.

For reference only, not for re-sale.

EXHIBIT A-2

EXHIBIT B
LEGAL DESCRIPTION FOR PUBLIC PEDESTRIAN PATHWAY EASEMENT AREA A

A 20.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF SAID STRIP IS SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°32'25" WEST, ALONG THE MONUMENTED SOUTH LINE OF SAID NORTHEAST QUARTER, 661.51 FEET TO THE EAST LINE OF SAID WEST HALF;

THENCE NORTH 01°45'37" EAST, ALONG SAID EAST LINE, 30.00 FEET TO THE SOUTHEAST CORNER OF PARCEL B OF BOUNDARY LINE ADJUSTMENT FILED UNDER PIERCE COUNTY AUDITOR FEE NUMBER 201702095010 AND THE NORTH MARGIN OF 24TH STREET EAST;

THENCE NORTH 88°32'25" WEST, ALONG SAID NORTH MARGIN, 179.05 FEET TO THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 02°23'48" EAST, 184.86 FEET;

THENCE NORTH 13°29'35" EAST 248.00 FEET;

THENCE NORTH 42°55'25" WEST 192.32 FEET, TO A LINE LYING 10.00 EAST AND PARALLEL WITH THE WESTERLY LIMITS OF SAID PARCEL B;

THENCE NORTH 35°19'02" EAST, ALONG SAID PARALLEL LINE, 293.19 FEET, TO A LINE LYING 10.00 FEET SOUTH AND PARALLEL WITH THE NORTHERLY LIMITS OF SAID PARCEL B;

THENCE SOUTH 88°25'59" EAST, ALONG SAID PARALLEL LINE, 99.78 FEET, TO THE EAST LINE OF PARCEL B AND THE **TERMINUS**.

ALL SIDELINES OF SAID STRIP SHALL BE EXTENDED OR SHORTENED TO INTERSECT THE NORTH MARGIN OF SAID 24TH STREET EAST AND THE LIMITS OF SAID PARCEL B.

CONTAINING 20,362± SQUARE FEET, MORE OR LESS.

DESIRAE SCHILLING, P.L.S.
WASHINGTON STATE REGISTRATION NO. 49289
SITTS & HILL ENGINEERS, INC.
4815 CENTER STREET, TACOMA, WA 98409

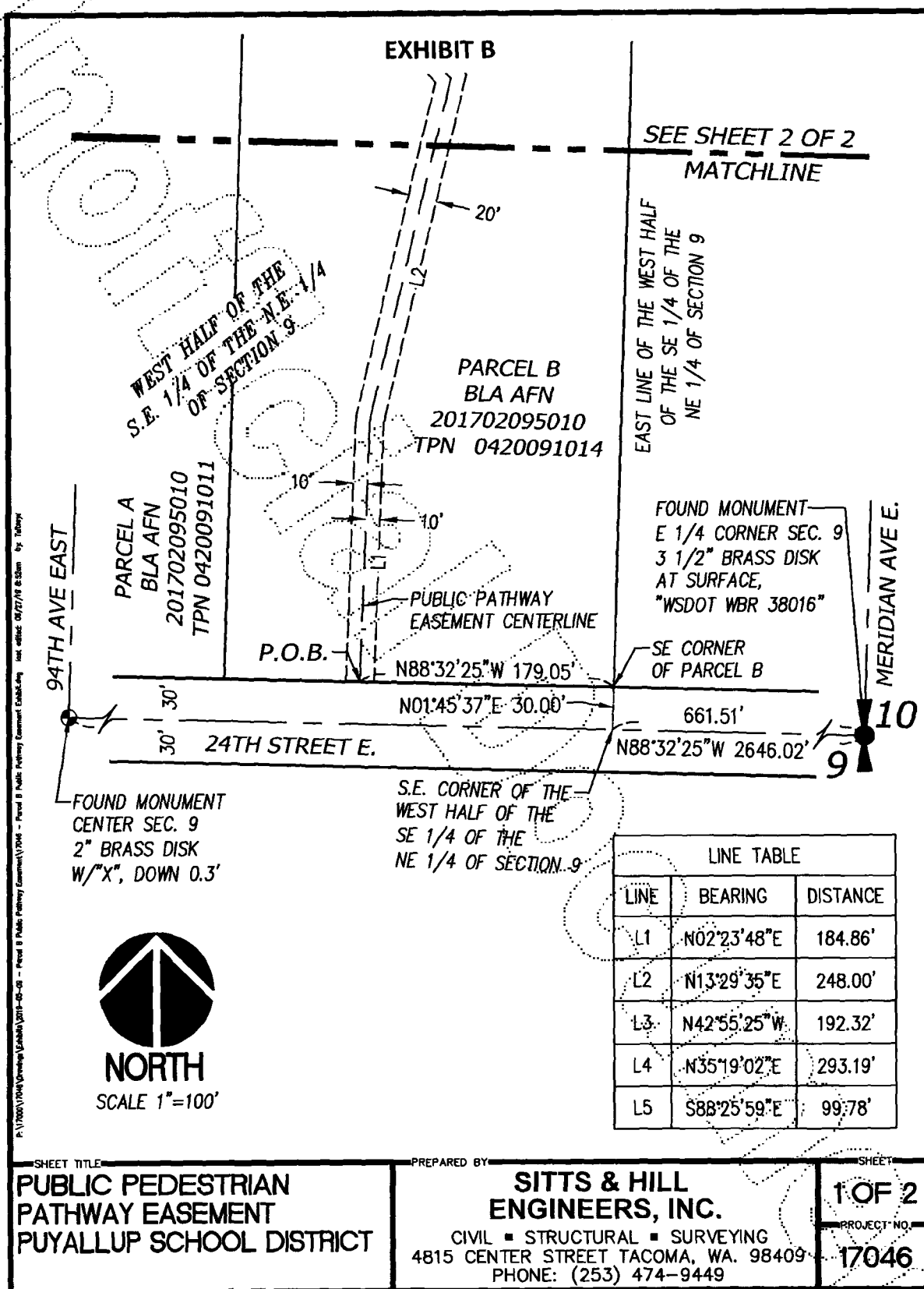


Puyallup School District Parcel 0420091014

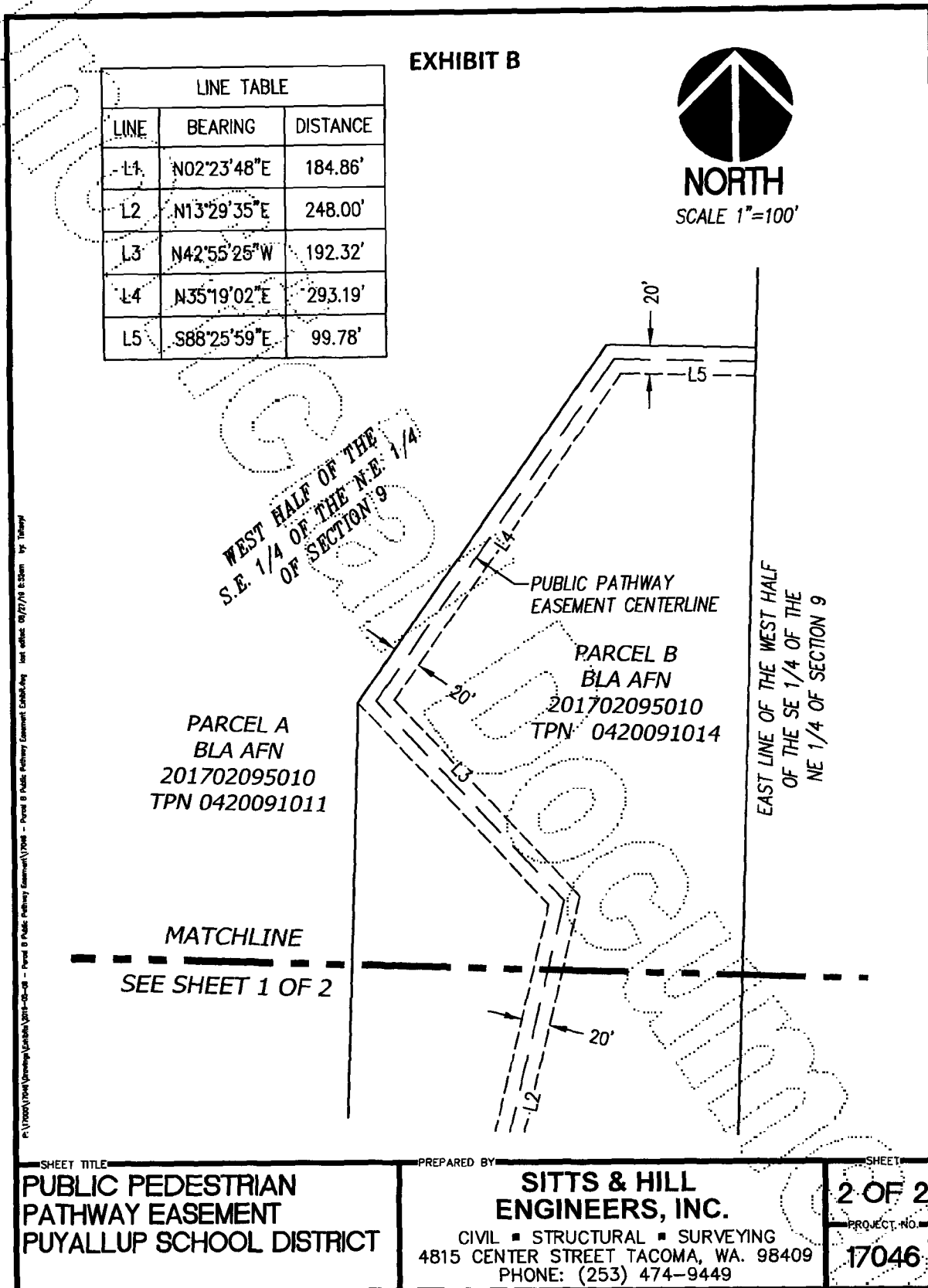
Project No. 17046

For reference only, not for re-sale.

For reference only, not for re-sale.



For reference only, not for re-sale.



SHEET TITLE

**PUBLIC PEDESTRIAN
PATHWAY EASEMENT
PUYALLUP SCHOOL DISTRICT**

PREPARED BY

**SITTS & HILL
ENGINEERS, INC.**
CIVIL ■ STRUCTURAL ■ SURVEYING
4815 CENTER STREET TACOMA, WA. 98409
PHONE: (253) 474-9449

SHEET

2 OF 2
PROJECT NO.
17046

EXHIBIT C

PUBLIC PEDESTRIAN PATHWAY EASEMENT AREA A

PARCEL A
BLA AFN
201702095010
TPN 0420091011

PARCEL B
BLA AFN
201702095010
TPN 0420091014



PUBLIC
PATHWAY
EASEMENT

--- 24TH STREET E. ---

SHEET TITLE

PUBLIC PEDESTRIAN
PATHWAY EASEMENT
PUYALLUP SCHOOL DISTRICT

PREPARED BY

**SITTS & HILL
ENGINEERS, INC.**

CIVIL ■ STRUCTURAL ■ SURVEYING
4815 CENTER STREET TACOMA, WA. 98409
PHONE: (253) 474-9449

SHEET

1 OF 1

PROJECT NO.

17046

For reference only, not for re-sale.

EXHIBIT D
LEGAL DESCRIPTION FOR PUBLIC PEDESTRIAN PATHWAY EASEMENT AREA B

A 12.00 FOOT WIDE STRIP OF LAND LOCATED WITHIN REVISED PARCEL A OF CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT FILED UNDER PIERCE COUNTY AUDITOR FILE NUMBER 201702095010 BEING WITHIN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON, THE CENTERLINE OF SAID STRIP IS SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE NORTH 88°32'25" WEST, ALONG THE MONUMENTED SOUTH LINE OF SAID NORTHEAST QUARTER, 935.99 FEET TO THE EAST LINE OF SAID REVISED PARCEL A, EXTENDED SOUTHERLY;

THENCE NORTH 01°27'35" EAST 30.00 FEET TO THE SOUTHEAST CORNER OF SAID REVISED PARCEL A AND THE NORTH MARGIN OF 24TH STREET EAST;

THENCE NORTH 88°32'25" WEST, ALONG SAID NORTH MARGIN, 306.57 FEET TO THE **POINT OF BEGINNING** OF THIS CENTERLINE DESCRIPTION;

THENCE NORTH 52°19'18" EAST 18.17 FEET TO THE BEGINNING OF A 51.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY;

THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 33°22'52", A DISTANCE OF 29.71 FEET;

THENCE NORTH 85°42'09" EAST 38.20 FEET TO THE BEGINNING OF A 506.00 FOOT RADIUS CURVE, CONCAVE SOUTHERLY;

THENCE CLOCKWISE, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°16'34", A DISTANCE OF 73.09 FEET;

THENCE SOUTH 86°01'17" EAST 30.44 FEET TO THE BEGINNING OF A 71.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY;

THENCE, CLOCKWISE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°29'48", A DISTANCE OF 42.75 FEET;

THENCE SOUTH 51°31'29" EAST 21.55 FEET TO THE NORTH MARGIN OF SAID 24TH STREET EAST AND THE **TERMINUS**;

ALL SIDELINES OF SAID STRIP SHALL BE EXTENDED OR SHORTENED TO INTERSECT THE NORTH MARGIN OF SAID 24TH STREET EAST.

CONTAINING 3,047± SQUARE FEET, MORE OR LESS.

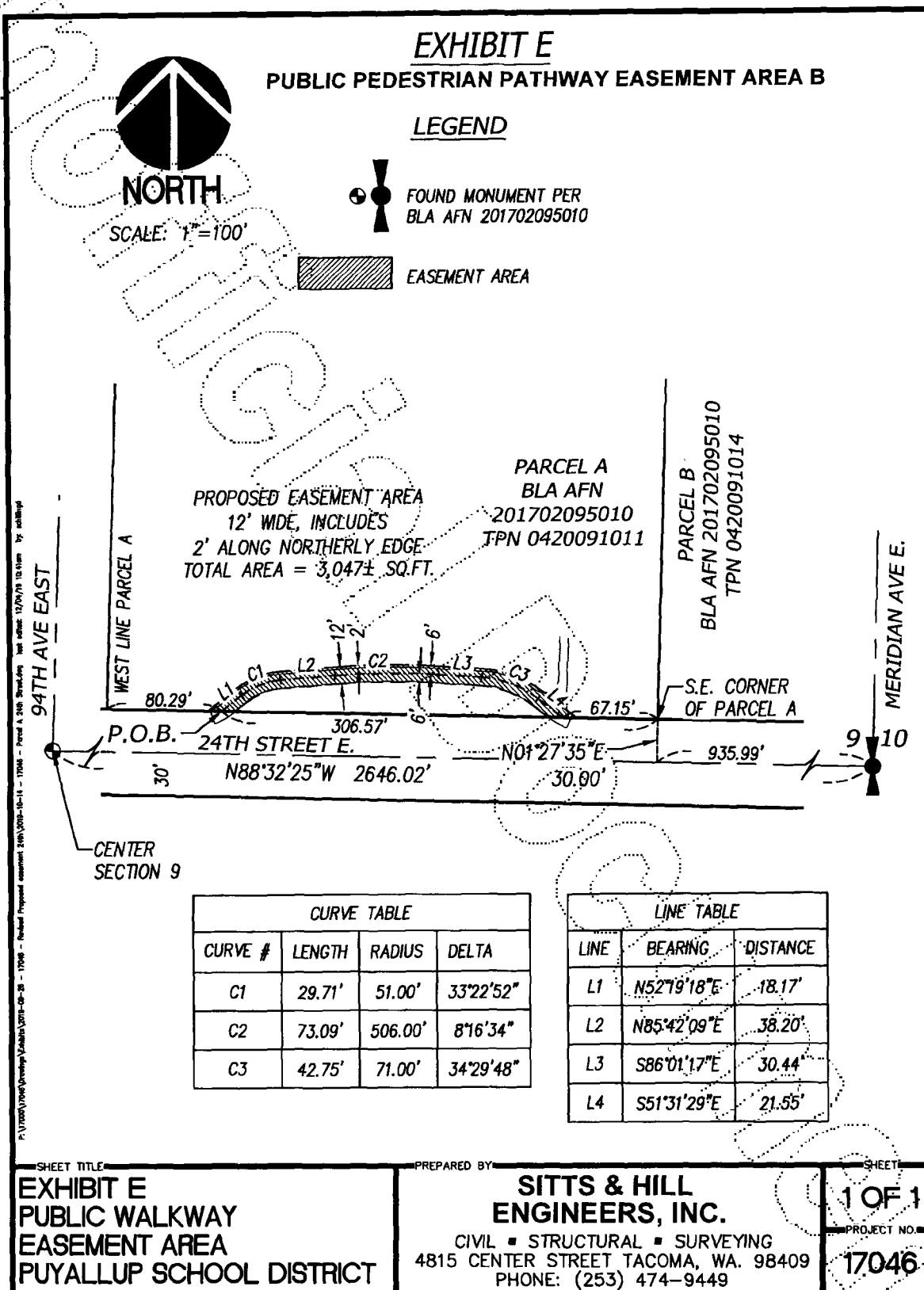
DESIRAE SCHILLING, P.L.S.
WASHINGTON STATE REGISTRATION NO. 49289
SITTS & HILL ENGINEERS, INC.
4815 CENTER STREET, TACOMA, WA 98409



Puyallup School District Parcel 0420091011
Project No. 17046

For reference only, not for re-sale.

For reference only, not for re-sale.



MITIGATION PLAN
for
Unavoidable Project Wetland Impacts

NORTHWOOD ACCESS EASEMENT

Dhaliwal TC Landing LLC & Alpine Landing LLC

RAI Project # 2018-097-119
City File #20-1348

Pierce County Parcel No.
0420091014

Adjacent East of 9917 24th St. E
City of Edgewood, Washington

Prepared for:
Mr. Satwant Singh
Dhaliwal TC Landing LLC & Alpine Landing LLC
5218 76th Avenue Ct. West
University Place, WA
98467-4586

pmvrsingh@gmail.com
206 3391 3311

Prepared by
Beaver Creek Environmental Services
POB 731695
Puyallup, WA 98373
253 732-6515

MHeckert@Q.com

REV 2
February 2, 2022

EXECUTIVE SUMMARY

The Northwood Easement Project Site, 9917 24th Street East and adjacent east Right of Way is located generally north of 24th Street East, in the City of Edgewood, Washington. The project site is one parcel approximately 38,453 sq. ft.(0.88 acre) and an undeveloped Right of Way adjacent east. The site is bounded on the north and east by commercial development, west by an elementary school, and south by residential development. The site contains a sanitary sewer transport pipeline.

As part of the site planning process an assessment of the project site was completed following the procedures outlined in the *Washington State Wetlands Identification and Delineation Manual* (Wash. Manual) and the *Corps of Engineers Wetland Delineation Manual* (2010 Supplement). Drainage corridors were also assessed in accordance with the criteria established by the City of Edgewood and the State of Washington Department of Natural Resources (WDNR) Forest Practice Rules (WAC 222-16-030). These assessment activities resulted in the identification of one wetland area (See *Wetland and Drainage Corridor Evaluation and Delineation Report and Conceptual Wetland and Buffer Mitigation Plan*, Northwood Easement, BCES, April 4, 2021). The site is totally encumbered by regulated wetlands and their buffers.

The selected site development action for this project site is the improvement of the existing Right of Way to support the multi-family residential complex to the north. This improvement is required by City of Edgewood consistent with the City of Edgewood comprehensive plan and local land use zoning. Through site planning the project team has been able to design the road improvement to minimize impacting the identified onsite wetlands. However, to obtain use of the Right of Way, the Cat. 3 Wetland on the site must be reduced by 5,294 sq. ft. To mitigate for the encroachment into the wetland and standard buffer, the reduced buffer area will be revegetated with native trees and shrubs and an additional wetland area of 2,088 sq ft. will be created.

TABLE OF CONTENTS

INTRODUCTION.....	1
STUDY PURPOSE.....	1
SITE DESCRIPTION	1
MITIGATION PLAN.....	1
WETLAND MITIGATION RATIOS.....	3
MITIGATION PLAN ELEMENTS– WETLAND	4
MITIGATION PLAN ELEMENTS- BUFFER	5
MITIGATION PLAN ELEMENTS - COMMON	5
GOAL AND OBJECTIVE OF THE MITIGATION PLAN	6
SELECTED PLANT COMMUNITIES.....	7
PLANTING GUIDELINES.....	14
CONSTRUCTION INSPECTION	16
MITIGATION CONSTRUCTION SCHEDULE	18
STANDARDS OF SUCCESS	18
<i>Vegetation Sampling Methodology and Monitoring Schedule</i>	<i>18</i>
<i>Vegetation Monitoring</i>	<i>18</i>
WILDLIFE OBSERVATIONS	19
COVERAGE FOR EXPOSED BUFFER AREA.....	20
PLANTING NOTES.....	21
WETLAND MITIGATION PERFORMANCE BOND	21
REFERENCE LIST.....	22
ATTACHMENT 1 - Bond Quantity Worksheet.....	15
ATTACHMENT 2 - Site Plan C. 1.....	16
ATTACHMENT 3 – Mitigation Plan Drawing.....	17

STANDARD OF CARE

Prior to extensive site planning, this document should be reviewed and the wetland boundaries verified by the appropriate resource and permitting agencies. Wetland boundaries, wetland classifications, wetland ratings, proposed buffers, and proposed compensatory mitigation should be reviewed and approved by City of Edgewood Planning dept. personnel and potentially other resource agency staff. BCES has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. BCES is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Mark Heckert
Beaver Creek Environmental Services [BCES]

INTRODUCTION

This report details activities to mitigate for unavoidable impacts to regulated City of Edgewood environmentally Critical Areas as an initial element of the site planning process for the NORTHWOOD EASEMENT project (Parcel # 0420091014 and Right of Way (RoW) adjacent East). The project site is one parcel, approximately 38,453 sq. ft. and an unimproved RoW adjacent east of the parcel. The site is bounded on the north and east by commercial development, west by an elementary school, and south by residential development. The site contains a sanitary sewer transport pipeline.

STUDY PURPOSE

This purpose of this document is to present the plan for mitigation of unavoidable impacts to the regulated wetland and buffer within the RoW site. This study was designed to accommodate site planning and potential regulatory actions. This report is suitable for submittal to federal, state, and local authorities for wetland boundary verification and permitting actions.

SITE DESCRIPTION

The site is irregular, approximately 0.88 ac., sloping to the south throughout, and located within an urbanizing area of the City of Edgewood.

Movement of surface water runoff across the site is generally to the south to the stream (Simmons Cr.) which coalesces south of 24th Street East.

MITIGATION PLAN

The selected site development action for the Northwood Easement is the development of an improved RoW to serve the multi-family development to the north consistent with the City of Edgewood comprehensive plan and local land use zoning. The development of this RoW will include the improvement of the road surface and required roadway amenities. Through site planning the project team has been able to design the roadway associated utilities to minimize adversely impacting the identified onsite wetland and buffer. The wetland must be reduced by 5,294 sqft. And the standard buffer of the wetland must be reduced by 21,890 sqft. to obtain access to the multi-family development to the north.

Mitigation Sequencing:

Site planning for impact mitigation follows the required mitigation sequencing protocol of Avoidance, Minimization, Mitigation.

Avoidance: The improvement of the right-of-way is required to provide access to the development to the north. It is the only access site existing. The roadway must follow the existing dedicated right-of-way.

Minimization: The site to the west is a middle school and will not allow access across their property for safety. The footprint of the right-of-way is dimensioned according to Transportation regulations and may not be reduced.

Mitigation: Impacts which cannot be avoided or minimized are enumerated according to City of Edgewood regulations (Att. 1b). The proposed development is the minimum required to achieve reasonable use of the site. The development is situated as far from the wetland as practicable.

Through this compensatory mitigation the development would **not** result in a “net loss” of regulated wetland area, function, or value consistent with City of Edgewood Zoning Code.

Due to site constraints and the imperative of the access, the wetland must be reduced by 5,294 sq. ft. The buffer must be reduced by 21,890 sq. ft. for this impact. This adjacent site also carries a 7,447 sq. ft. buffer impact from the 2009 development of transiting a sewer main across the site. Together, these buffer impacts total 29,337 sq. ft..

Proposed mitigation for the permanent alteration of the buffer of Wetland ABC will focus on enhancing the remaining onsite buffer.

This easement is essential for access to the Northwoods development. The easement cannot be relocated or altered in configuration. As a consequence, the development will result in unavoidable fill of regulated wetland and buffer.

Impact Area Analysis – (in sq. ft.)

Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.
Buffer –	21,890	YES	1:1	21,890
Buffer Impact from Sewer Pipe Placement - 2009	7,447	YES	1:1	7,447
TOTAL BUFFER IMPACT		YES	1:1	29,337
		YES		
Wetland	5,294 Cat. 3	YES	Creation or Reestablishment 2:1	10,588
			Rehabilitation 4:1	21,176
			Enhancement 8:1	42,352
TOTAL	35,261			

After Right-of-Way improvement, the remaining wetland area on the site is 36,066 sq. ft.

The entire wetland and buffer area has been intensively manipulated in the past 10-20 years. The site was farmed until ca. 2000. The construction of the sewer line constricted the wetland and buffer. Siting of the sewer line has allowed the site to revegetate, which has resulted in different seral stages occurring through the wetland. Even in areas of canopy closure, there are areas of exotic invasive vegetation. The

entire wetland is degraded by previous development, and dominated by reed canarygrass through a majority of the site.

Wetland enhancement will include installation of trees and shrubs opportunistically through the entire wetland. Areas of overstory closure will be enhanced thorough understory planting and removal of exotic vegetation. The entire wetland will derive functional lift from enhancement.

Enhancement sq. ft. needed for mitigation is 42,352 sq. ft.. Wetland enhancement will account for 36,066 sq. ft. needed wetland mitigation leaving a deficit of 786 sq. ft. Wetland creation of 2:1 ratio necessitates 2,088 sq. ft. of wetland creation to mitigate the deficit.

City of Edgewood Table 14.40.060

Wetland Mitigation Ratios

Category and Type of Wetland	Creation or Reestablishm	Rehabilitation	Enhancement
Category I: High conservation value/b	Not considered possible	Not considered possible	Not considered possible
Category I: Mature and old growth for	6:1	12:1	24:1
Category I: Based on functions	4:1	8:1	16:1
Category II	3:1	6:1	12:1
Category III	2:1	4:1	8:1
Category IV	1.5:1	3:1	6:1

The east branch of the wetland passes through the right-of-way and continues on the site to east. To maintain connectivity with the wetland west of the right-of-way, a box culvert 28 in. wide and 20 in. high will be installed where the wetland crosses the right-of-way.

Fencing: A fence will be installed at the southern reduced buffer boundary of the wetland and stream. City of Edgewood wetland buffer boundary will be attached on every third post. No further activity will occur within the fenced area once enhancement planting is complete.

The existing wetland in the interior of the site has been degraded by prior filling and clearing of vegetation.

Potential impacts to habitat from the development are:

1). **Short-term construction disruption.** This impact will be mitigated thru the placement of silt fence barriers in every area which may flow into the wetland and stream (see Northwood Easement Site Civil Plans, erosion control Plan) and oversight by the project biologist during construction. The project biologist will observe and consult with construction crews during construction to ensure compliance with best management practices during the excavation of the buffer area.

2). **Long-term impacts from development:**

- a). Permanent loss of habitat area. There will be no functional loss of habitat area. The present wetland and buffer in the mitigation area is poor functional. Functional buffer area will increase as a result of installation of trees.
- b). Loss of habitat utility due to light and noise from the development and increased visitation by people. Lighting of the developed area will increase “spill-over” of light to the mitigated buffer and wetland. All lighting will be directed away from the mitigation area. A boundary planting of shrubs will be placed within the retained buffer to provide light and auditory shading. The boundary fence will be a 2-post cedar fence to inhibit intrusion by people.

MITIGATION FUNCTIONAL COMPARISON

ENVIRONMENTAL FUNCTION	EXISTING	PROPOSED
Hydrological Support Function	Low	Moderate
Stormwater Storage Function	High	High
Floodwater Storage Function	High	High
Water Quality Function	Moderate	High
Groundwater Recharge Function	Moderate	Moderate
Natural Biological Functions	Moderate	High
Education and Recreational Opportunities	Low	Moderate
Threatened and Endangered Species	Moderate	High

(after Adamus et al. 1987; Reppert et al. 1979)

MITIGATION PLAN ELEMENTS– WETLAND

The proposed mitigation for the wetland impact of 5,294 sq. ft. will be (Att. 1b):

- 36,066 sq. ft. of wetland enhancement = 6.8:1 mitigation ratio [4,508 sq ft less than needed]
 - 5,294 sq. ft. minus 4,508 sq. ft. = 786 sq. ft. remaining wetland impact to be mitigated @ 2:1 ratio.
 - 2,088 sq. ft. sq. ft. of wetland creation adjacent to existing Wetland = 2.7:1 ratio.
1. As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland at the center of the project site, the remaining wetland of 36,066 sqft. will be enhanced with native trees and shrubs. The wetland area to be enhanced is presently dominated by reed canarygrass. The wetland areas to be enhanced will be cleared of exotic species and planted with native shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.
 2. As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland, 2,088 sqft wetland will be created adjacent to existing wetland and planted with native trees, shrubs, and emergents. The creation site will be

excavated to 1 ft. below OHWM mark, and benchmarked by adjacent wetland elevation.

3. The creation area will be backfilled with organic topsoil from an approved source to ½ ft. below the OHWM.
4. The buffer enhancement and creation areas will be replanted with native trees, shrubs, and emergents.
5. Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.
6. Pulled and cleared areas will be hydroseeded with wetland emergents.

MITIGATION PLAN ELEMENTS- BUFFER

The proposed mitigation for 29,337 sq. ft. of buffer impact will be (Att. 1a):

- 49,488 sq. ft. of buffer enhancement contiguous with the existing wetland = 1.7:1 mitigation ratio
1. As mitigation for the unavoidable impact to 29,337 sq. ft. of City of Edgewood regulated Category 3 Wetland buffer, an area of 49,488 sqft of the remaining buffer will be enhanced with native trees and shrubs. The buffer area to be enhanced is presently dominated by reed canarygrass and Himalayan blackberry. The buffer areas to be enhanced will be cleared of exotic species and planted with native trees and shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.
 2. Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.
 3. Pulled and cleared areas will be hydroseeded with buffer emergents.

MITIGATION PLAN ELEMENTS - COMMON

1. All onsite activities will be monitored by the project biologist. Following the completion of onsite planting activities a "record-drawing" plan will be prepared and submitted to City of Edgewood. A **five-year** monitoring program will be undertaken to assure the success of the buffer enhancement program. A series of financial guarantees will also be implemented to assure that the proposed work is completed and is successful.
2. The outer boundaries of the established buffer tract would be marked with standard City of Edgewood buffer boundary signs. The buffer boundaries will be fenced to limit human intrusions between the upland boundary of the remaining buffer and the developed portion of the site. In addition, the project team will remove the trash, debris, and invasive shrubs within the retained wetland and buffer areas.

3. Wetland and buffer vegetation cleared or otherwise damaged during the installation of the mitigation plan shall be revegetated with appropriate native plants installed at an appropriate density to restore the damaged condition. These plants shall be subject to the same performance standards indicated in the mitigation plan.

GOAL AND OBJECTIVE OF THE MITIGATION PLAN

The **GOAL** of the Mitigation Plan is to fully compensate for the unavoidable adverse impact to regulated wetland and buffer areas. Upon the completion of this mitigation plan there will be no net loss of wetland acreage, functions, or values; and an increase in the potential for the buffer to protect aquatic habitats.

To achieve the defined **GOAL**, the following **OBJECTIVES and PERFORMANCE CRITERIA** have been established to apply to the compensatory mitigation wetland area.:

Objective A. The enhanced wetland area will total 36,066 sq. ft. and be located in present configuration. The enhanced wetland will be hydrologically connected to the adjacent City of Edgewood Category III wetland. The enhanced wetland area will exhibit a tree vegetation class within five years following initial planting.

Performance Criterion #A1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #A2: As defined by plant counts 80% of the shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #A3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

Objective B. The created wetland of 2,088 sqft. will be located adjacent to the existing wetland. The created wetland will be hydrologically connected to the City of Edgewood Category III wetland. The created wetland area will exhibit a tree vegetation class within five years following initial planting.

Performance Criterion #B1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #B2: As defined by plant counts 80% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #B3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

Objective C. The enhanced buffer area will total 49,488 sq. ft. and be located adjacent to the site wetland. The enhanced buffer will be hydrologically connected to the adjacent City of Edgewood Category III wetland. The enhanced buffer area will exhibit a tree and shrub vegetation class within five years following initial planting.

Performance Criterion #C1: As defined by plant counts 100% of the trees and shrubs installed as a part of the initial planting phase will be alive at the end of the first growing season.

Performance Criterion #C2: As defined by plant counts 80% of the shrubs installed as a part of the initial planting phase will be alive at the end of the fifth growing season.

Performance Criterion #C3: As defined by aerial cover, invasives will cover less than 10% of the planting area in any one year.

SELECTED PLANT COMMUNITIES

The plant communities and plants selected for the created wetland and buffer areas will be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are selected to increase plant diversity, match present onsite communities, increase wildlife habitats, and enhance the aquatic environment. Plantings will be located as depicted on the attached Northwood Easement Mitigation Plan drawing.

WETLAND MITIGATION PLANTING AREA A:

Retained Wetland Enhancement – Mature tree cover

7,651 sq. ft.

No planting.

Exotic Invasive vegetation to be hand removed.

WETLAND MITIGATION PLANTING AREA B:

Retained Wetland Enhancement – 100% Reed canarygrass

All vegetation to be removed by grubbing and herbicide

6,029 sq. ft. @ 0.012/sq. ft. = 72 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
11	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Pacific willow (SAL) <i>Salix lasiandra</i>	Wetland	9 ft	4 ft height minimum	FACW
11	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

6,029 sq. ft. @ 0.028/sq. ft. = 169 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
16	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
16	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
16	Nootka rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
16	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
16	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
16	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
16	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
16	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC

16	Prickly currant (RIL) <i>Ribes lacustre</i>	Wetland	6 ft	2 gal	FAC
16	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
16	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: C

Retained Wetland Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

7948 sq. ft. @ 0.028/sq. ft. = 222 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
23	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
23	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC+
23	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW-
23	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
23	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
23	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
23	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: D

Retained Wetland Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

1864 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
5	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
5	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
5	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
5	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
5	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
5	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
5	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA : E

Retained Wetland Enhancement – 100% Reed canarygrass

All vegetation to be removed by grubbing and herbicide

10,316 sq. ft. @ 0.012/sq. ft. = 124 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
18	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Pacific willow (SAL) <i>Salix lasiandra</i>	Wetland	9 ft	4 ft height minimum	FACW
18	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

10,316 sq. ft. @ 0.028/sq. ft. = 289 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
27	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
27	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
27	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
27	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
27	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: F

Retained Wetland Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

2227 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
6	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
6	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
6	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
6	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
6	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW

6	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rose nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

MITIGATION PLANTING AREA: CREATED WETLAND –
2,088 sq. ft. @ 0.012/sq. ft. = 25 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
4	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Pacific willow (SAL) <i>Salix lasiandra</i>	Wetland	9 ft	4 ft height minimum	FACW
4	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

2,088 sq. ft. @ 0.028/sq. ft. = 58 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
8	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
8	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
8	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
8	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
8	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
8	Nootka Rose (RON) <i>Rose nutkana</i>	Wetland	6 ft	2 gal	FAC
8	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC

6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

2,088 sq. ft. @ 1 lb./500 sq. ft. = 5 lbs. native wetland plant seed mix hydroseeded over plantings.

Native Wetland emergent mix

- 45% Rice Cutgrass
- 40% NW Mannagrass
- 10% Bluejoint Reedgrass
- 3% Spike Bentgrass
- 2% Wool-grass

BUFFER MITIGATION PLANTING AREA: A

Retained Buffer Enhancement –

100% Himal Blackberry

All exotic invasive vegetation to be removed by grubbing & herbicide

20,167 sq. ft. @ 0.012/sq. ft. = 242 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
41	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

20,167 sq. ft. @ 0.028/sq. ft. = 565 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
63	Western crabapple (MAF) <i>Pyrus fusca</i>	Buffer	6 ft	2 gal	FACW
63	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
63	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU

63	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild Rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
63	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

BUFFER MITIGATION PLANTING AREA: B

Retained Buffer Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

2981 sq. ft. @ 0.028/sq. ft. = 84 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
10	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
10	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
10	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
10	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
10	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
10	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
10	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FACU
10	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
10	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

BUFFER MITIGATION PLANTING AREA: C

Retained Buffer Enhancement – Submature trees with Blackberry understory

Exotic Invasive vegetation to be hand removed

No tree planting – shrubs planted opportunistically around trees

8493 sq. ft. @ 0.028/sq. ft. = 238 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW

27	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
27	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
27	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rose nutkana</i>	Buffer	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
27	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

BUFFER MITIGATION PLANTING AREA: D

Retained Buffer Enhancement –

100% Himal Blackberry

All exotic invasive vegetation to be removed by grubbing & herbicide

9,180 sq. ft. @ 0.012/sq. ft. = 111 trees

To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
19	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

9180 sq. ft. @ 0.028/sq. ft. = 257 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
29	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
29	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
29	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU

29	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
29	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
29	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
29	Nootka Rose (RON) <i>Rose nutkana</i>	Buffer	6 ft	2 gal	FAC
29	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
29	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

PLANTING GUIDELINES

1. Trees 9' O.C., or 0.012 per square foot of area; (this assumes 2-5 gal. size) — such trees are to be at least 50% conifers;
2. Plus shrubs 6' O.C., or 0.028 per square foot (this assumes 1-2 gal. size);
- **To be planted opportunistically around existing trees
- 3 Created Wetland hydroseeded @ 1 lbs. / 500 sq. ft.

CONSTRUCTION INSPECTION

Essential to the success of the compensatory mitigation program is the accurate inspection of onsite activities immediately prior to and during the wetland creation and planting phases. These activities include pre-construction site inspection, onsite inspection and technical direction during wetland creation and planting activities, and post-creation/planting site inspection and evaluation.

The pre-creation site inspection allows the project proponent and the project biologist to evaluate and, if necessary, adjust the onsite construction steps. These steps include analysis of project site elevation features, project sequencing and timing, final grade analysis, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during construction. Interaction with City of Edgewood wetland staff is also an essential element during pre-construction site inspections and discussions. Onsite technical inspection during construction and planting activities will be implemented by the project biologist. The project biologist will perform oversight and address minor unforeseen difficulties to assure that the intent of the wetland mitigation plan is met.

The project biologist shall also be responsible for ensuring that the species and sizes of native plants selected are utilized during initial planting. If selected native species become unavailable, the project biologist will consult with City of Edgewood wetland staff for substitute plant species to ensure that the intent of the wetland mitigation plan is met.

Post-creation site inspection/evaluation will include the preparation of a "record-drawings" which will be submitted to City of Edgewood wetland staff.

VEGETATION MAINTENANCE PLAN

Maintenance of the created wetland and buffer plant communities may be required to assure the long-term health and welfare of the wetland's and buffer's environmental functions. The overall objective is to establish undisturbed plant communities that do not require maintenance.

The reduced wetland buffer will require irrigation for the monitoring period. Irrigation will be supplied June 1 thru September 1 at a rate of 1 inch per week.

Activities will include, but are not limited to, the removal of invasive non-native vegetation and the additional irrigation of selected areas. Established maintenance activities include the removal of any trash within the buffer.

MITIGATION CONSTRUCTION SCHEDULE

PROJECT TASK	TASK SCHEDULE (on or before)
Onsite pre-creation meeting	September, 2022
Placement of protective fencing, final marking, and identification of work area.	September, 2022
Planting of enhancement wetland & buffer	November, 2022
Record-drawings report to City	December, 2022

PROJECT MONITORING

Following the successful completion of the proposed compensatory mitigation plan a **five-year** monitoring and evaluation program will be undertaken. The purpose of this program is to assure the success of the selected mitigation as measured by an established set of performance criteria (see *above*). This monitoring will also provide valuable information on the effectiveness of mitigation procedures.

STANDARDS OF SUCCESS

Vegetation Sampling Methodology and Monitoring Schedule

Onsite monitoring will count and clearly identify each tree and shrub installed during the initial planting phase. Such monitoring will also include any subsequent planting required to meet the performance criteria. These defined performance criteria will be applied at the time of monitoring. All installed trees and shrubs will be visually evaluated to determine the rate of survivorship, health, and vigor of each plant.

Vegetation Monitoring

1. Upon the completion of initial planting and as a part of each monitoring period the project biologist will count the number of live plants which were planted within the wetland and buffer areas. Plants will be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) are to be recorded for each plant.
2. The project biologist will count the number of undesirable invasive plants and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive plants. Undesirable plants include blackberries, Scot's broom, tansy ragwort, and other such plants listed in the Washington State Noxious Weed List.
3. The project biologist will count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants within the mitigation area.
4. The project biologist will take photographs that show the entire mitigation area. During the five-year monitoring period photos will be taken in the same direction and at the

same location to provide a series of photos. These photos will show plant growth, plant species, and plant coverage.

5. Upon the completion of the initial project planting and upon the completion of each monitoring period the project biologist will prepare a report defining methods, observations, and results along with the date the observations were completed. Each report will be sent to the City of Edgewood Planning Dept..
6. The monitoring schedule is defined as:
 - A. **At the completion of initial project planting.** This report will include a “record drawing” defining the species used, locations, and general site conditions. This report will also include a “lessons learned” section to assist in future monitoring and final project assessment. This “record drawing” and report will be provided to the City within two weeks after the completion of onsite planting.
 - B. **Once per year for five years following the completion of initial onsite planting.** Onsite monitoring will be completed once near the end of the growing season (late September). For each onsite monitoring activity a report will be prepared and provided to the City within two weeks after the completion of onsite monitoring.

The last monitoring report will include notification to the City biologist that the monitoring program has concluded and that City review and site inspection is required for project analysis and release of the financial guarantee. This final report will also include a “lessons learned” section to assist and final project assessment and to potentially assist in the evaluation other mitigation projects.

Vegetation Monitoring Sequencing

IDENTIFIED TASK	DATE OF COMPLETION (on or before)
First growing season fall plant inspection	September 30, 2022
First growing season fall report	October 15, 2022
Second growing season fall plant inspection	September 30, 2023
Second growing season fall report	October 15, 2023
Third growing season fall plant inspection	September 30, 2024
Third growing season fall report	October 15, 2024
Fourth growing season fall plant inspection	September 30, 2025
Fourth growing season fall report	October 15, 2025
Fifth growing season fall plant inspection	September 30, 2026
Fifth growing season fall report	October 15, 2026

WILDLIFE OBSERVATIONS

Observations of wildlife will coincide with the onsite activities undertaken as part of the Vegetation Monitoring Program. The onsite team will document the extent of bird species

abundance, site utilization, nesting and feeding activities, and species diversity. In addition, documentation of terrestrial and aquatic reptiles, amphibians, and mammals observable without trapping will also be documented. Wildlife observations will be documented within the Vegetation Monitoring Reports noted above.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

As a contingency, should the removal of invasive non-native vegetation become necessary, the project proponent will contact City of Edgewood wetland staff to establish and define specific actions to be taken. Resultant contingency plan activities will be implemented when the ongoing vegetation monitoring program indicates that plants listed in the Washington State Noxious Weed List and Scot's broom are becoming dominant in the community (greater than 20%).

Following initial planting of the wetland and buffer areas the project team will undertake an invasive vegetation control program through the five-year monitoring program. This control program will focus on biannual hand-removal of re-sprouting invasive shrubs and will not adversely impact the desirable plants within the wetland and buffer.

SALVAGE AND REUSE OF WOODY MATERIAL

Woody material salvaged from trees cleared for construction of the new home will be salvaged and installed as large woody debris in the retained wetland and the wetland mitigation planting areas. No woody material will be imported to the site.

Vegetation Control Program Schedule

TASK	TO BE COMPLETED ON OR ABOUT
First growing season fall removal	September 15, 2022
Second growing season fall removal	September 15, 2023
Third growing season fall removal	September 15, 2024
Fourth growing season spring removal	September 15, 2025
Fifth growing season fall removal	September 15, 2026

COVERAGE FOR EXPOSED BUFFER AREA

Coverage for all exposed surfaces within the mitigation area will be completed within two weeks following the completion of onsite grading.

Coverage will be by hydroseeding wetland buffer mix.

CONTINGENCY PLAN

As a contingency, should the proposed compensatory plan fail to meet the performance criteria the project proponent will undertake required remedial actions. Where plant survival is the failing component the project proponent will replant and ensure the success of this second planting which would be held to the same standard of success as measured by threshold criteria and monitoring processes. Should additional remedial actions be

required, the project proponent will meet with City of Edgewood environmental staff to establish and define actions to be taken to meet the desired goal of this program.

PLANTING NOTES

All plant materials shall be native to the southern Puget Sound Region. The project biologist shall inspect plant materials to ensure the appropriate plant schedule and plant characteristics are met. The project proponent shall warrant that all plants will remain alive and healthy for a period of one year following completion of planting activities. The project proponent shall replace all dead and unhealthy plants with plants of the same specifications.

WETLAND MITIGATION PERFORMANCE BOND

A Wetland Mitigation Performance Bond will be provided for this project. This bond will be held by the City of Edgewood and be equal to 125% of the actual estimated costs for identified activities. This increased percentage will allow for adequate funds to be available as a contingency should actions be required to meet the goals of these plans.

The Performance Bond will be deemed to be released upon meeting the established threshold criteria and acceptance by the City of Edgewood of the required reporting documents after completion of the 5-year monitoring period.

The amount of these guarantees shall be established as a part of the final mitigation plan.

Construction Guarantee: (see Bond Quantity Worksheet, Attached)

TASK	ASSOCIATED COST
Plants and installation	\$ 97,905
Habitat Structures	\$
Erosion Control	\$ 3,892
Fencing	11,110
Mobilization	11,291
30% contingency	\$33,873
CONSTRUCTION GUARANTEE TOTAL	\$158,069

Performance Guarantee

TASK	ASSOCIATED COST
Onsite Maintenance (\$1,600/yr. x 5 years)	\$ 8,000
Onsite Monitoring with report (\$900/yr. 5 years)	\$ 7,200
PERFORMANCE GUARANTEE TOTAL	\$15,200

REFERENCE LIST

Adamus, P.R., E.J. Clairain Jr., R.D. Smith, and R.E. Young. 1987. Wetland Evaluation Technique (WET); Volume II: Methodology, Operational Draft Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, Mississippi.

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitats of the United States. Office of Biological Services, U.S. Fish and Wildlife Service, U.S. Department of the Interior, FWS/OBS-79/31.

Environmental Laboratory. 1987. "Corps of Engineers Wetlands Delineation Manual," Technical Report Y-87-1, US army Engineer Waterways Experiment Station, Vicksburg, Miss.

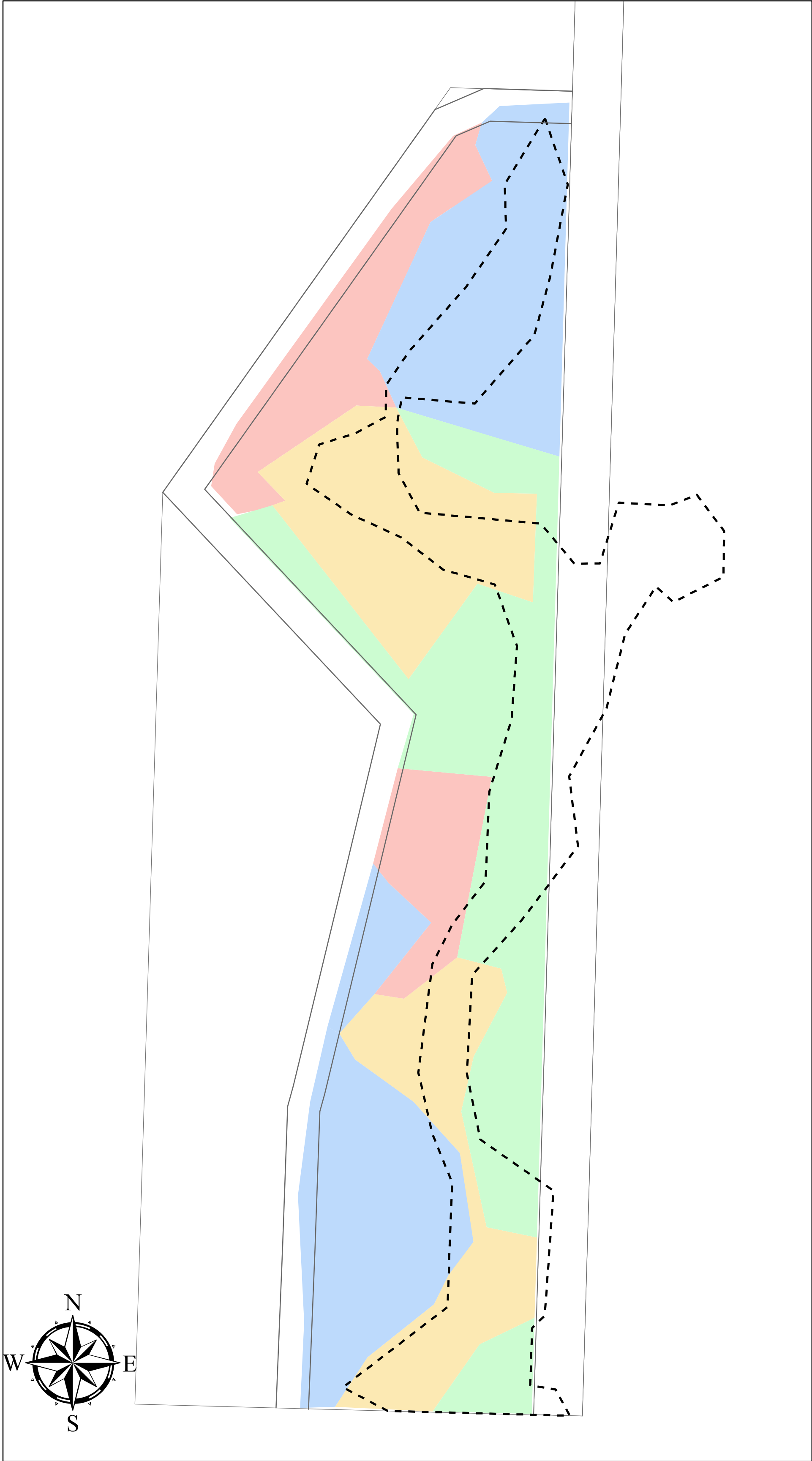
Hitchcock, C.L., A. Cronquist. 1977. Flora of the Pacific Northwest. University of Washington Press. Seattle, Washington.

Reppert, R.T., W. Sigleo, E. Stakhiv, L. Messman, and C. Meyers. 1979. Wetland Values - Concepts and Methods for Wetland Evaluation. Research Report 79-R1, U.S. Army Corps of Engineers, Institute for Water Resources, Fort Belvoir, Virginia.

U.S. Army Corps of Engineers. 2010. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0), ed. J. S. Wakeley, R. W. Lichvar, and C. V. Noble. ERDC/EL TR-10-3. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

U.S. Department of Agriculture, Soils Conservation Service. Soils Survey of King County Area Washington, February 1979.

Washington State Department of Ecology. 1997. Washington State Wetlands Identification and Delineation Manual. Publication Number 96-94.



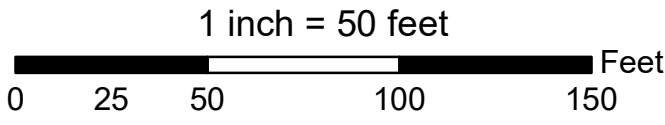
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WETLAND BOUNDARY

EXISTING VEGETATION AREAS

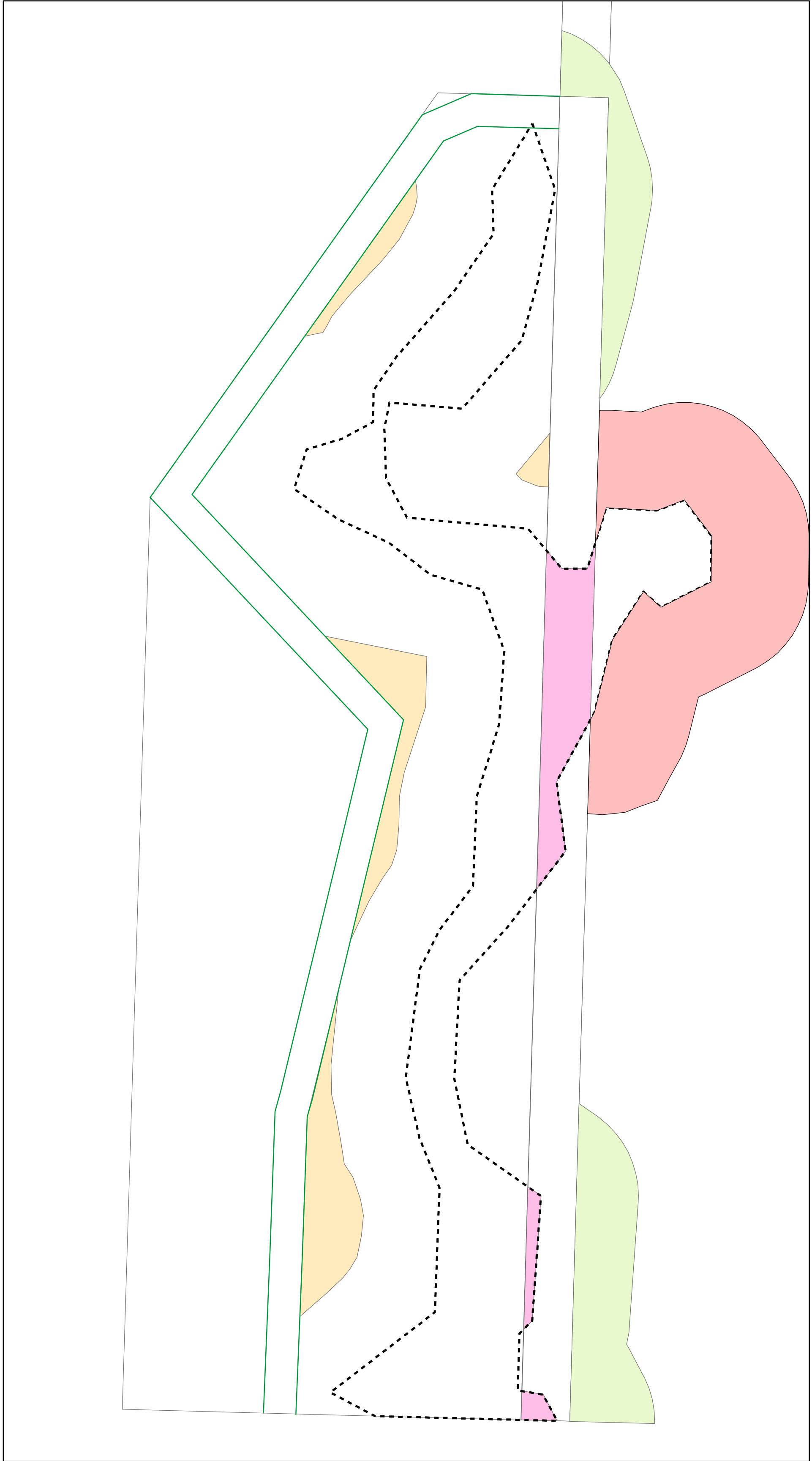
BLACKBERRY REED CANARYGRASS

MATURE TREES TREES BLACKBERRY UNDERSTORY



**PIERCE COUNTY TAX PARCEL
0420091014
& EASEMENT ADJACENT EAST**

SATWANT SINGH
15445 -53rd Ave. S., Ste. 120,
Tukwila, WA 98118
206 391 3311
PMYRSINGH@GMAIL.COM



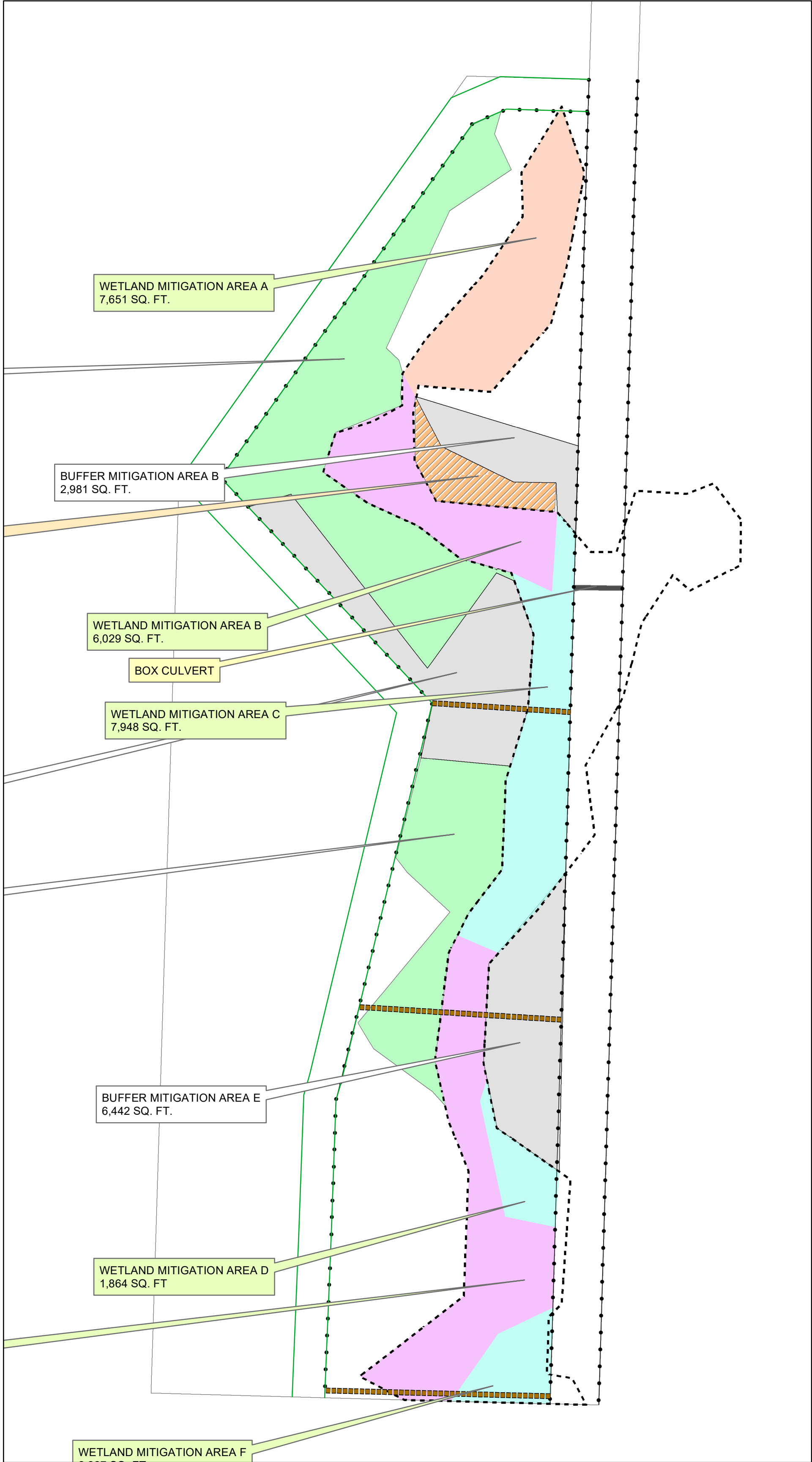
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RETAINED BUFFER WETLAND REDUCTION AREAS - 5,294 SQ. FT.

BUFFER REDUCE AREAS EDGEWOOD SEWER MIT AREAS

WETLAND BOUNDARY

Beaver Creek Environmental Services, Inc.
POB 731695 • Puyallup WA 98373
(253) 732-6515 MHeckert@Q.com



Legend - MITIGATION ACTION PLAN

WETLAND MITIGATION AREA BUFFER MITIGATION AREA

FULL REVEGETATION FULL REVEGETATION

REMOVE INVASIVES UNDERSTORY REVEGETATION

UNDERSTORY REVEGETATION SILT FENCE PERMANANT

WETLAND CREATION AREA HAY BALE EROSION CONTROL

To accompany Wetland Mitigation Plan

Drawn By: MARK HECKERT

Sheet No.
PAGE 1 OF 3

Checked by:
Date: REV 2 February 2, 2022

1.0 Unavoidable Impacts
The applicant proposes to improve the access easement from 24th Street to the multi-family residential development to the north. The City of Edgewood requires Mitigation for unavoidable wetland and buffer impacts.

Buffer enhancement of the retained Category III wetland buffer is proposed. Enhancement of the wetland buffer will increase the functions and values of the buffer by reestablishing a native plant community.

Wetland Creation and Enhancement is proposed to mitigate the wetland impacts.

2.0 Description of the Existing Site Conditions
The existing wetland is the headwaters of Simons Creek. The wetland is dominated by red alder (*Alnus rubra*), reed canarygrass (*Phalaris arundinacea*), creeping buttercup (*Ranaculus repens*), black hawthorne (*Crataegus douglasii*), and soft rush (*Juncus effuses*). The soils mapped is Alderwoodt gravelly loamd. Wetland hydrology is seasonally saturated and a shallow perched water table. Occasionally the wetland has shallow surface water. The wetland has a small shallow pond that has surface water throughout the wet season. Wetland buffers have large patches of Himalayan blackberry (*Rubus armeniacus*).

Within the wetland there is an undefined stream channel that was probably excavated for drainage purposes. The stream outflows to a culvert at the south property line.

There is a school located at the west boundary, and commercial and residential development to the east and north.

The wetland functions are wildlife habitat, water quality, and flood benefits. These functions have not been quantified. The source is sheet flow.

3.0 Description of Potential Impacts
The acreage of wetland will decrease 3,206 square feet. Wetland function will be replaced by creation and enhancement of existing wetland. The Cowardin classes of the created wetland is Palustrine forested (PFO). The hydrogeomorphic class is depressional. The wetland rating does not change as a result of creating wetland, enhancing wetland and enhancing wetland buffer.

4.0 Summary of the Proposed Approach for Mitigation
Direct filing of wetland cannot be avoided, because the city requires the access easement be improved in the designed location.

5.0 Potential Compensatory Mitigation Site Selection
The mitigation area was selected adjacent to the existing wetland. The proposed mitigation area allows use of existing hydrology of the wetland by grading, so that hydrology naturally flows into the created wetland area. Grading of the wetland buffer is necessary to remove invasive plants, prepare the soil for replanting with native plant species, and to create additional wetland area.

6.0 Approach Used to Identify Opportunities for Compensation Sites
On-site mitigation is the preferred option for mitigation because of the proximity to impact and potential to improve functions of the wetland. Other mitigation measures are not available, including a fee-in-lieu program or mitigation bank.

7.0 Description of the Existing Mitigation Site Conditions
including a brief description of the targeted functions, landscape position/HGM classification, and categories of wetlands. Performance standards that will be used to assess whether the project is achieving its objectives. Ecological performance standards must be based on the best available science that can be measured or assessed in a practicable manner.

The existing mitigation area is dominated by unidentified non-native grasses, Himalayan blackberry, and red alder. The targeted functions are to replace flood storage capacity and improve wildlife habitat for the wetland and wetland buffer. Water quality improvements are additive but unquantified. The category of the wetland may not change, but the habitat functions and rating habitat points may increase. Performance standards for plant materials will be used to determine if the project is achieving its objectives. Ecological performance standards are based on best available science.

8.0 Overall Goals & Objectives of the Proposed Mitigation
The goals of mitigation are to replace wetland area and to restore the functions and values of the remaining critical area buffer. The objectives necessary to meet the above stated goal area as follows:

- ☐ Install silt fencing
- ☐ Remove non-native vegetation
- ☐ Grade created wetland
- ☐ Place topsoil
- ☐ Install plant materials & mulch
- ☐ Install split rail fencing and required signage
- ☐ Maintain and monitor the enhancement area for a period of five years or until the site meets the specified performance standards
- ☐ Record the sensitive area in a "Notice on Title"
- ☐ If the enhancement area fails to meet performance standards provide a contingency plan to rectify the situation.

9.0 Description of the Proposed Hydroperiod and Design Considerations
Detailed hydrologic studies are generally not required for a conceptual plan. However, when wetland creation or re-establishment is proposed, the plan shall include a description of the proposed hydroperiod for the site and design considerations to ensure there is sufficient water to support the proposed compensatory mitigation project.

The proposed hydroperiod will match the existing hydrologic condition of the wetland, in the existing wetland immediately adjacent to the created wetland. The hydroperiod for the existing adjacent existing wetland will be determined by baseline hydrology measurements between March and May 2022.

Performance standards to be used in the long-term monitoring will be the following:

- 100% survival of all planted shrubs, trees, and groundcovers for one year after planting. All woody plantings that do not survive through the end of the first growing season will be replaced with the same or similar species and specifications. Contact biologist to confirm if a species change is needed. Upon installation of replacement plantings at the conclusion of the first year, the 100% survival standard will be considered to be met;
- 85% survival of all planted trees, shrubs and groundcovers after three years. Sufficient plantings will be replaced, as necessary, with the same or similar species and specifications in order to meet the 85% survival performance standard. Upon installation of replacement plantings at the conclusion of the third year, the 85% survival standard will be considered to be met;
- At the end of year 5, at least 2 species of native trees and 4 species of native shrubs will each provide at least 5% relative cover in the scrub-shrub and forested wetland, and in the enhanced buffer.
- Total aerial coverage by shrub and tree species (including native volunteers) within buffer enhancement and wetland creation area shall be:
 - at least 5% after one year
 - at least 20% after three years
 - at least 50% after five years;
 - at least 60% after seven years;
 - at least 70% after ten years.
- Total coverage by herbaceous species (including native volunteers) within the wetland creation area being planted with emergents only shall be:
 - at least 5% after one year
 - at least 20% after five years
- Minimize erosion through the use of mulch and herbaceous plants.
- There shall be no more than 10% cover during the ten-year monitoring period of the following species: Himalayan blackberry (*Rubus armeniacus*), cut leaf blackberry (*Rubus laciniatus*), English laurel (*Prunus laurocerasus*), English holly (*Ilex aquifolium*), reed canarygrass (*Phalaris arundinacea*), scot's broom (*Cytisus scoparius*), English ivy (*Hedera helix*), Japanese knotweed (*Fallopia japonica*) or other species as determined by the project biologist.
- The wetland creation will be inundated or saturated to the surface for a minimum of 30 days during the growing season and meet requirements of the U.S. Army Corps of Engineers (Environmental Laboratory 1987) and Washington Department of Ecology (1997) wetland delineation manuals, as clarified in the Regional Supplement to the U.S. Army Corps of Engineers Delineation Manual: Western Mountains, Valleys, and Coasts Region (COE 2010), for the presence of wetland hydrology.
- In year 5 and at the end of year 10, the wetland boundary for the created wetland will be delineated using currently approved methods by the US Army Corps of Engineers and the Washington Department of Ecology. The wetland creation + enhancement area will contain at least 38,154 sf of wetland.

MITIGATION PLAN ELEMENTS - COMMON

- ☐ All onsite activities will be monitored by the project biologist. Following the completion of onsite planting activities a "record-drawing" plan will be prepared and submitted to City of Edgewood. A five-year monitoring program will be undertaken to assure the success of the buffer enhancement program. A series of financial guarantees will also be implemented to assure that the proposed work is completed and is successful.
- ☐ The outer boundaries of the established buffer tract would be marked with standard City of Edgewood buffer boundary signs. The buffer boundaries will be fenced to limit human intrusions between the upland boundary of the remaining buffer and the developed portion of the site. In addition, the project team will remove the trash, debris, and invasive shrubs within the retained wetland and buffer areas.
- ☐ Wetland and buffer vegetation cleared or otherwise damaged during the installation of the mitigation plan shall be revegetated with appropriate native plants installed at an appropriate density to restore the damaged condition. These plants shall be subject to the same performance standards indicated in the mitigation plan.

Impact Area Analysis – (in sq. ft.)					
Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.	
Buffer –	21,890	yes	1:1	21,890	
Buffer Impact from Sewer Pipe Placement - 2009	7,447	Yes	1:1	7,447	
TOTAL BUFFER IMPACT		YES	1:1	29,337	
Wetland	5,294 Cat. 3	yes	Creation or Reestablishment 2:1	10,588	
			Rehabilitation 4:1	21,176	
			Enhancement 8:1	42,352	
TOTAL	35,261				

MITIGATION PLAN ELEMENTS- BUFFER

- The proposed mitigation for 29,337 sq. ft. of buffer impact will be (Att. 1a):
- 49,488 sq. ft. of buffer enhancement contiguous with the existing wetland = 1.7:1 mitigation ratio
- ☐ As mitigation for the unavoidable impact to 29,337 sq. ft. of City of Edgewood regulated Category 3 Wetland buffer, an area of 49,488 sqft of the remaining buffer will be enhanced with native trees and shrubs. The buffer area to be enhanced is presently dominated by reed canarygrass and Himalayan blackberry. The buffer areas to be enhanced will be cleared of exotic species and planted with native trees and shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.
 - ☐ Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.
 - ☐ Pulled and cleared areas will be hydroseeded with buffer emergents.

MITIGATION PLAN ELEMENTS– WETLAND

- The proposed mitigation for the wetland impact of 5,294 sq. ft. will be (Att. 1b):
- 36,066 sq. ft. of wetland enhancement = 6.8:1 mitigation ratio [4,508 sq ft less than needed]
 - 5,294 sq. ft. minus 4,508 sq. ft. = 786 sq. ft. remaining wetland impact to be mitigated @ 2:1 ratio.
 - 2,088 sq. ft. sq. ft. of wetland creation adjacent to existing Wetland = 2.7:1 ratio.
- As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland at the center of the project site, the remaining wetland of 36,066 sqft. will be enhanced with native trees and shrubs. The wetland area to be enhanced is presently dominated by reed canarygrass. The wetland areas to be enhanced will be cleared of exotic species and planted with native shrubs around existing vegetation. Supportive hydrology will continue to be provided by the existing flow.
 - As mitigation for the unavoidable impact to 5,294 sq. ft. of City of Edgewood regulated Category 3 Wetland, 2,088 sqft wetland will be created adjacent to existing wetland and planted with native trees, shrubs, and emergents. The creation site will be excavated to 1 ft. below OHWM mark, and benchmarked by adjacent wetland elevation.
 - The creation area will be backfilled with organic topsoil from an approved source to ½ ft. below the OHWM.
 - The buffer enhancement and creation areas will be replanted with native trees, shrubs, and emergents.
 - Reed Canarygrass and other exotic invasives will be removed by hand pulling and raking. Herbicide use contingent on removal success.
 - Pulled and cleared areas will be hydroseeded with wetland emergents.

PROTECTION OF EXISTING ONSITE VEGETATION

Vegetation Protection Actions:

- Grubbing and clearing will be bounded by silt fence at tree drip line to preclude root damage.
- Grubbing & clearing in areas of existing trees and shrubs will be done by hand to avoid damage.
- Planting in the native tree areas will be done by hand to reduce root damage.
- Clearing, grubbing, and planting will be monitored by the project biologist to reduce damage to existing trees.
- All exposed surfaces will be hydroseeded within 30 days of installation of plants.

EROSION & SEDIMENT POLLUTION CONTROL

Erosion control actions:

- Grubbing and clearing actions, especially Reed canarygrass grubbing limited to dry season June 1 to October 1.
- The entire mitigation site will be silt fenced to prevent rill flow during and after construction.
- The Access improvement boundaries will be completelt silt-fenced during and after construction.
- Three hay-bale flow control impediments will be placed perpindicular to flow in three locations from south boundary to north during and after construction.
- All exposed surfaces will be hydroseeded within 30 days of installation of plants.

**NORTHWOOD EASEMENT
MITIGATION CREATION
AND ENHANCEMENT AREAS
PIERCE COUNTY TAX PARCEL 0420091014
& EASEMENT ADJACENT EAST
City File# 20-1348**

**SATWANT SINGH
15445 -53rd Ave. S., Ste. 120,
Tukwila, WA 98118
206 391 3311
PMYRSINGH@GMAIL.COM**

**Beaver Creek Environmental Services, Inc.
POB 731695 • Puyallup WA 98373
(253) 732-6515 MHeckert@Q.com**

Sheet No. PAGE 2 OF 3	To Accompany Wetland Mitigation Plan	
	Drawn By:	MARK HECKERT
	Checked by:	
Date: FEBRUARY 2, 2022		

MITIGATION PLANTING AREA: CREATED WETLAND –
2,088 sq. ft. @ 0.012/sq. ft. = 25 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
4	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Pacific willow (SAL) <i>Salix lasianдра</i>	Wetland	9 ft	4 ft height minimum	FACW
4	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
4	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

2,088 sq. ft. @ 0.028/sq. ft. = 58 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
8	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
8	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FACW
8	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
8	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
8	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
8	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
8	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: E
Retained Wetland Enhancement – 100% Reed canarygrass
All vegetation to be removed by grubbing and herbicide
10,316 sq. ft. @ 0.012/sq. ft. = 124 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
18	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Pacific willow (SAL) <i>Salix lasianдра</i>	Wetland	9 ft	4 ft height minimum	FACW
18	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
18	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

10,316 sq. ft. @ 0.028/sq. ft. = 289 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
27	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
27	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
27	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
27	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
27	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: C
Retained Buffer Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

8493 sq. ft. @ 0.028/sq. ft. = 238 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
27	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
27	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
27	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
27	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
27	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
27	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
27	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FAC
27	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
27	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

WETLAND MITIGATION PLANTING AREA: C
Retained Wetland Enhancement – Mature tree cover
7,651 sq. ft.
No planting
Exotic Invasive vegetation to be hand removed.

WETLAND MITIGATION PLANTING AREA: B
Retained Wetland Enhancement – 100% Reed canarygrass
All vegetation to be removed by grubbing and herbicide
6,029 sq. ft. @ 0.012/sq. ft. = 72 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
11	Western red cedar (THP) <i>Thuja plicata</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Sitka spruce (PIS) <i>Picea sitchensis</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Wetland	9 ft	4 ft height minimum	FACW
11	Pacific willow (SAL) <i>Salix lasianдра</i>	Wetland	9 ft	4 ft height minimum	FACW
11	Cascara (RAP) <i>Rhamnus purshiana</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Wetland	9 ft	4 ft height minimum	FAC
11	Oregon ash (FRL) <i>Fraxinus latifolia</i>	Wetland	9 ft	4 ft height minimum	FACW

6,029 sq. ft. @ 0.028/sq. ft. = 169 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
16	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
16	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
16	Nootka rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
16	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
16	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
16	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
16	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
16	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
16	Prickly currant (RLI) <i>Ribes lacustris</i>	Wetland	6 ft	2 gal	FAC

WETLAND MITIGATION PLANTING AREA: F
Retained Wetland Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

2227 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
6	Western crabapple (MAF) <i>Malus fusca</i>	Wetland	6 ft	2 gal	FACW
6	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
6	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
6	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
6	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
6	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
6	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
6	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
6	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: D
Retained Buffer Enhancement –
100% Himal Blackberry
All exotic invasive vegetation to be removed by grubbing & herbicide

9,180 sq. ft. @ 0.012/sq. ft. = 111 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
19	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
19	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

WETLAND MITIGATION PLANTING AREA: C
Retained Wetland Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

7948 sq. ft. @ 0.028/sq. ft. = 222 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
23	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
23	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC+
23	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW-
23	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
23	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
23	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
23	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
23	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
23	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: A
Retained Buffer Enhancement –
100% Himal Blackberry
All exotic invasive vegetation to be removed by grubbing & herbicide

20,167 sq. ft. @ 0.012/sq. ft. = 242 trees
To be planted opportunistically among existing vegetation

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
41	Western red cedar (THP) <i>Thuja plicata</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Sitka spruce (PIS) <i>Picea sitchensis</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western Paper Birch (BEP) <i>Betula papyrifera</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Scouler willow (SAC) <i>Salix scouleriana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Cascara (RAP) <i>Rhamnus purshiana</i>	Buffer	9 ft	4 ft height minimum	FAC
41	Western (black) Hawthorne (CRD) <i>Crataegus douglasii</i>	Buffer	9 ft	4 ft height minimum	FAC

20,167 sq. ft. @ 0.028/sq. ft. = 565 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
63	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
63	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
63	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
63	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
63	Wild Rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
63	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
63	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

9180 sq. ft. @ 0.028/sq. ft. = 257 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
29	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
29	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
29	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
29	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
29	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
29	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
29	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FAC
29	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
29	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

WETLAND MITIGATION PLANTING AREA: D
Retained Wetland Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

1864 sq. ft. @ 0.028/sq. ft. = 53 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
5	Western crabapple (PYF) <i>Pyrus fusca</i>	Wetland	6 ft	2 gal	FACW
5	Vine maple (ACC) <i>Acer circinatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black twinberry (LOI) <i>Lonicera involucrata</i>	Wetland	6 ft	2 gal	FAC
5	Pacific ninebark (PHC) <i>Physocarpus capitatus</i>	Wetland	6 ft	2 gal	FACW
5	Western Labrador-Tea (RHC) <i>Rhododendron columbianum</i>	Wetland	6 ft	2 gal	OBL
5	Red-osier dogwood (COS) <i>Cornus stolonifera</i>	Wetland	6 ft	2 gal	FACW
5	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Wetland	6 ft	2 gal	FAC
5	Nootka Rose (RON) <i>Rosa nutkana</i>	Wetland	6 ft	2 gal	FAC
5	Black currant (RIB) <i>Ribes bracteosum</i>	Wetland	6 ft	2 gal	FAC
5	Salmonberry (RUS) <i>Rubus spectabilis</i>	Wetland	6 ft	2 gal	FAC

BUFFER MITIGATION PLANTING AREA: B
Retained Buffer Enhancement – Submature trees with Blackberry understory
Exotic Invasive vegetation to be hand removed
No tree planting – shrubs planted opportunistically around trees

2981 sq. ft. @ 0.028/sq. ft. = 84 shrubs

	COMMON NAME SCIENTIFIC NAME	LOCATION	PROPOSED SPACING (oc)	PROPOSED SIZE	INDICATOR STATUS
10	Western crabapple (MAF) <i>Malus fusca</i>	Buffer	6 ft	2 gal	FACW
10	Vine maple (ACC) <i>Acer circinatum</i>	Buffer	6 ft	2 gal	FAC
10	Wild rose (ROG) <i>Rosa gymnocarpa</i>	Buffer	6 ft	2 gal	FACU
10	Black twinberry (LOI) <i>Lonicera involucrata</i>	Buffer	6 ft	2 gal	FAC
10	Hazelnut (COC) <i>Corylus cornuta</i>	Buffer	6 ft	2 gal	FACU
10	Wild Gooseberry (RID) <i>Ribes divaricatum</i>	Buffer	6 ft	2 gal	FAC
10	Nootka Rose (RON) <i>Rosa nutkana</i>	Buffer	6 ft	2 gal	FACU
10	Black currant (RIB) <i>Ribes bracteosum</i>	Buffer	6 ft	2 gal	FAC
10	Thimbleberry (RUP) <i>Rubus parviflorus</i>	Buffer	6 ft	2 gal	FACU

PLANTING GUIDELINES

- Trees 9' O.C., or 0.012 per square foot of area; (this assumes 2-5 gal. size) — such trees are to be at least 50% conifers;
 - Plus shrubs 6' O.C., or 0.028 per square foot (this assumes 1-2 gal. size);
- **To be planted opportunistically around existing trees
- Created Wetland hydroseeded @ 1 lbs. / 500 sq. ft.

Impact Area Analysis – (in sq. ft.)					
Area	Development Impact	Mitigation required?	Mitigation ratio	Mitigation Sq. Ft.	
Buffer – Sewer Pipe Placement - 2009	21,890	yes	1:1	21,890	
TOTAL BUFFER IMPACT	7,447	Yes	1:1	7,447	
Wetland	5,294	yes	Creation or Reestablishment 2:1	10,588	
	Cat. 3		Rehabilitation	4:1	21,176
			Enhancement	8:1	42,352
TOTAL	35,261				

**NORTHWOOD EASEMENT
MITIGATION CREATION
AND ENHANCEMENT AREAS**
PIERCE COUNTY TAX PARCEL 0420091014
& EASEMENT ADJACENT EAST
City File# 20-1348

SATWANT SINGH
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Beaver Creek Environmental Services, Inc.
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(253) 732-6515
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To Accompany Wetland Mitigation Plan

Drawn By: MARK HECKERT

Sheet No.
PAGE 3 OF 3

Checked by:
Date: FEB

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for non-project proposals:

For non-project proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **Green Belt Apartments**
2. Name of applicant: **Satwant Singh**
3. Address and phone number of applicant and contact person:

Applicant: Satwant Singh, 15 S Grady Way, Suite 527, Renton, WA 98057, (206) 391-3311
Contact: Dean Furr, 4715 142nd Pl. SW, Unit B, Edmonds WA 98026, (206) 890-8291

4. Date checklist prepared: **10/11/2022**
5. Agency requesting checklist: **City of Edgewood**
6. Proposed timing or schedule (including phasing, if applicable): **Proposed project construction start date is May 2024, with the substantial completion date of August 2025. These dates include construction and final site work.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No further additions or expansions will be connected with this proposal.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Mitigation Plan for Unavoidable Project Wetland Impacts Report by Beaver Creek Environmental Services, Inc. Feb. 2nd, 2022.**
Geotechnical Report by Cobalt Geosciences, July 31, 2018.
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. **Yes, the US Army Corps of Engineer's permit NWS-2020-888 is pending governmental approval for the Dhaliwal TC Landing LLC (Road Improvement) project. The current parcel was purchased for mitigation of the wetland area so the proposed road can connect the Dhaliwal TC Landing LLC project to 24th St. E.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Department of Ecology Construction Stormwater Permit, City of Edgewood SDP permits, Lakehaven Water and Sewer District Sewer Service Connection Permit, and City of Milton Water Service Connection Permits will be required.**
11. Give 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.) **Currently the proposal is for a commercial building fronting 24th St. E and a 40-unit apartment building set back on the property including a parking lot. The project and site plan have not been finalized and is still in a working phase with the City of Edgewood.**
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 proposed buildings are located at 9917 24th St. E. and the section, township range is SE1/4 of the NE 1/4 of Sec.09, T. 20N., R.04 E, W.M. See legal description is attached. The parcel number is 0420091014.**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one) Flat, rolling, hilly, steep slopes, mountainous, other _____
Mostly flat on the west side of the parcel and gently slopes down to the east.

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

The steepest slope is approximately 26.0% on a spoil pile located on the west side of the lot. Generally, the parcel slopes 3-5% in a southerly direction to a low point at a culvert that goes under 24th ST. E.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

USDA web soil survey classifies 89% of the property is Kapowsin gravelly ashy loam, with 0-6% slopes and 11% in the south west corner as Alderwood gravelly sandy loam with 0-8% slopes.

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

According to the Geotech report there is no history of unstable soils in the immediate vicinity. Soil erosion could happen during construction but will be prevented with the TESC measures proposed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Earthwork activities will occur as part of the site redevelopment in order to accommodate the infrastructure and proposed building construction. Soil exported from the site will be disposed of at a legal off-site disposal facility and soil imported to the site will be from an approved off-site source.

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

Erosion could occur as a result of clearing and construction activities; however, the contractor will be required to implement the temporary erosion and sediment control plan during construction to reduce erosion potential. Once the project construction is complete, the site will be stabilized with permanent measures such as paving, buildings, and landscaping to eliminate continued erosion potential.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The project design has not been**

finalized.

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

A temporary erosion and sediment control (TESC) plan will be prepared as part of the design drawings and will be implemented by the contractor during construction to reduce the potential for site erosion and sediment laden water leaving the site. The TESC plan will include items such as a stabilized construction entrance, silt fencing, catch basin insert protection, sediment ponds, requirements for covering stockpiles, temporary stabilization measures, and dust control.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, typical construction emissions are expected. There will be a small increase (approximate quantities are unknown) in exhaust emissions from construction vehicles and equipment, and a temporary increase in fugitive dust due to earthwork for the project. The most noticeable increase in emissions and fugitive dust would occur during demolition and earthwork. Exhaust emissions would also be generated from construction worker vehicles and equipment traffic to and from the site. The number of workers at the project site at any one time would vary depending upon the nature and construction phase of the project. These potential air quality impacts would be temporary in nature, occurring during construction activities. The mitigation listed below, in Section 2.c, would ensure that the effects of construction activities on air quality would be minimized. Upon completion of construction, air quality in the vicinity of the site is anticipated to remain the same.

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

There are no off-site sources of emissions or odors that would affect the proposed project.

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

The contractor chosen for the proposed project would be required to comply with Puget Sound Clean Air Agency (PSCAA) regulations. Regulations that apply to the proposed project include Regulation I, Section 9.11 prohibiting the emission of air contaminants that would or could be injurious to human health, plant or animal life, or property; and Regulation I, Section 9.15 prohibiting the emission of fugitive dust, unless reasonable precautions are employed to minimize the emissions.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 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.

There is Category 3 wetland that occurs along the entire eastern portion of the lot from the east side of the pedestrian/utility easement to the eastern lot line. This wetland drains into Simons Cr. to the south.

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

Yes, the site development will occur along the west side of the site within 200 feet of the wetland buffer.

- 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.

Approximately 400 cu. yd. of fill will be imported onto the building site. Soil imported to the site will be from an approved off-site source.

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

The project would not require surface water withdrawals or diversions.

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

The project site does not lie within a 100-year flood plain.

- 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.

The project will not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No ground water would be withdrawn from a well.

- 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 would be discharged into the ground.

c. Water runoff (including stormwater):

- 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. **The project design has not been finalized.**

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

No. During construction the contractor will be required to properly store, handle and dispose of waste materials therefore it is unlikely that they could enter ground or surface waters.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. Existing drainage patterns on the site will be maintained as part of the project.

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

Proposed measures to reduce or control surface and stormwater runoff impacts include implementing an erosion and sediment control plan during construction and providing permanent water quality and flow control facilities to manage stormwater in accordance with City of Edgewood requirements from the completed project.

4. **Plants** [\[help\]](#)

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

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☒ shrubs

☒ grass

☒ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

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

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

☐ other types of vegetation

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

All vegetation including shrubs, grass, and trees with in the buildable site area will be removed. The vegetation within the wetland and buffers will be enhanced with vegetation and new wetland will be created.

c. List threatened and endangered species known to be on or near the site.

The PHS on the Web map lists the Western Pond Turtle as an endangered species on the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping around the building will be typical of urban landscapes and wetland vegetation will be enhanced.

- e. List all noxious weeds and invasive species known to be on or near the site.

Himalayan Blackberry Bush.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Songbirds, coyote, and rabbits.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

The PHS on the Web map lists Western Pond Turtle as endangered species with one or more occurrences on this site, although none of these animals have been observed on the site at this time.

- c. Is the site part of a migration route? If so, explain.

Edgewood is part of the Pacific Flyaway Migration Route; however, this site is not a known resting stop.

- d. Proposed measures to preserve or enhance wildlife, if any:

Fencing and signage around the wetland will be provided to preserve wildlife.

- e. List any invasive animal species known to be on or near the site.

None Known.

6. Energy and Natural Resources [\[help\]](#)

- 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.

During construction, gasoline, & diesel-powered equipment would be used. The new buildings will use electricity and natural gas to serve the buildings utilities.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No, the proposed building will not block the use of solar energy by adjacent properties.

- 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:

All exterior walls and roofs will be fully insulated to meet current energy codes. The project construction might use energy efficient appliances.

7. Environmental Health [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **No environmental health hazards are expected to result from this proposal.**

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

The proposed project will require gasoline and diesel fuel to be used during construction. All fuel will be stored in approved EPA containers.

- 4) Describe special emergency services that might be required.

None known.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic and road noise from 24th St. E. may affect the project but not expected to cause much disturbance.

- 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.

Most of the noise will occur during the initial site development phase at the early part of construction. Noise will be generated by trucks and earth moving equipment required for grading and site utility work. Followed by normal construction activity until the project is complete. All noise will be within work

hours that shall be limited to workdays between the hours of 7:00 a.m. and 7:00 p.m. and Saturday 9:00am to 6:00pm unless otherwise approved in advance by the City. No construction on Sunday and City Observed Holidays.

3) Proposed measures to reduce or control noise impacts, if any:

Construction activities would be restricted to hours and levels designated by City of Edgewood code requirements. If construction activities exceed permitted noise levels, PSD would instruct the contractor to implement measures to reduce noise impacts to comply with the Noise Control Ordinance, which may include additional muffling of equipment.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently a vacant lot with a pedestrian/utility easement that runs through the middle of the site as a pedestrian path for children to get safely to Northwood Elementary School. The adjacent properties are a single-family home and storage facility to the East and Northwood Elementary School to the North and West of the site. This proposal will not affect current land uses on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

The project site has not been used as farmlands or forest.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

There is no surrounding farmland.

c. Describe any structures on the site.

There are no structures on the site.

d. Will any structures be demolished? If so, what?

No structures will be demolished.

e. What is the current zoning classification of the site?

P - Public Use

f. What is the current comprehensive plan designation of the site?

P - Public Use

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 a critical area by the city or county? If so, specify.
Yes, the East half of the property has been classified by the city as a category 3 wetland. Pierce County has classified the South East portion of the property as a Regulated Flood Plain 2017.

i. Approximately how many people would reside or work in the completed project?

Approximately 100 people will reside at the completed project.

j. Approximately how many people would the completed project displace?

No people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

The project would increase housing.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is not zoned for the proposed development. This SEPA Checklist will be used as a supplement to Rezone the property as TC - Town Center, which will make the proposal compatible.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There is no agricultural or forest lands near by so there are no measures to reduce impacts to agricultural lands.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

40 middle income apartment units provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.

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

No measures to reduce or control housing impacts.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum allowed by code.

b. What views in the immediate vicinity would be altered or obstructed?

No views in the immediate vicinity will be altered or obstructed.

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

The building must adhere to planning and building requirements so that the aesthetic for the surrounding neighborhood is maintained.

11. Light and Glare [\[help\]](#)

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

Exterior lighting during the evening and sun reflecting off of windows during the day.

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

No.

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

Vehicle headlights.

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

None.

12. Recreation [\[help\]](#)

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

To the West is Northwood Elementary School where children can use the playground, to the Northwest is Surprise Lake for swimming and fishing, and to the East is Edgewood Community Park.

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

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no proposed measures to reduce or control impacts on recreation.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no structures over 45 years old listed on any preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There is no evidence of Indian or historic use on the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The Washington Department of Archaeology and Historic Preservation (DAHP) WISAARD site (Washington Information for Architectural and Archaeological Records Data) was checked October 18th, 2022 for any record of cultural or historic resources on or near the project site. None were identified in the database.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event that suspected historic or cultural artifacts, or objects of suspected archaeological value are discovered during the course of site development, activity in the immediate area will be stopped until a professional archaeologist can assess the discovery. If the professional archaeologist determines the discovery is archaeological material, the Washington State Department of Archaeology and Historic Preservation (DAHP) procedures would be followed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be served with an entrance from 24th St. E.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest bus stop is at the intersection of 24th St. E. and Meridian Ave. E. There is a bus stop traveling in both directions North and South along Meridian Ave. E. at this intersection. The approximate distance to this bus stop is 600 ft.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Currently the project will have 55 total parking spaces and would eliminate zero parking spaces since the parcel is vacant.

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

Frontage improvements will not be required.

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

A traffic report has not been prepared for this project yet.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No, there are no agricultural or forested areas in the vicinity.

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

None proposed.

15. Public Services [\[help\]](#)

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

None beyond what is already offered.

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

None proposed.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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.

Water – City of Milton

Sewer – Lakehaven Water and Sewer District

Storm – City of Edgewood

Gas – Puget Sound Energy

Electricity – Puget Sound Energy

During construction, water and electricity will be provided from the existing services on site. Additional storm water measures will be provided to meet all city and county code requirements.

C. Signature [\[HELP\]](#)

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:  _____

Name of signee Dean Furr

Position and Agency/Organization Furr Engineering Services, PLLC

Date Submitted: 11/28/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.



CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION

The Planning Commission voted X-X to recommend [exclusion] of the Greenbelt Apartments File No. 22-008CODE comprehensive plan amendment application in the City's 2023 annual update process final docket, [consistent with] the Community and Economic Development Director's recommendation, submitted in the Planning Commission meeting packet by Senior Planner Evan Hietpas.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 12TH DAY OF JUNE 2023.**

Planning Commission Chair

Attest by:

Evan Hietpas
Senior Planner

Community Engagement Report

SSHA³P Middle Housing Grant | May 2023

Introduction

The South Sound Housing Affordability Partners (SSHA³P), together with the cities of Edgewood, Fife, Gig Harbor, Milton, and University Place, received a Middle Housing Grant administered by the Washington State Department of Commerce. The grant supported a program of stakeholder engagement designed to inform three analytic efforts: a racial equity analysis, identifying communities at risk of displacement, and assessing the suitability of middle housing for addressing community housing needs. These analyses will support updates to cities' housing policies and land use regulations as part of their comprehensive plan updates.

This Community Engagement Report summarizes engagement activities and high-level themes of community input. Additional findings are incorporated into the racial equity analysis described above.

The stakeholder engagement activities were guided by a Public Engagement Plan that identified the following objectives:

- **Engage community members** that have not reliably participated in previous community planning efforts.
- **Identify racially disparate impacts, previous displacement, and exclusion in housing** in the participating cities, how these impacts are experienced day-to-day, and how might changes in city or regional policy impact the affected communities.
- **Identify areas and communities at greater displacement risk.**
- **Identify barriers for building middle housing in existing neighborhoods**, including concerns of residents of existing neighborhoods and barriers to developmental feasibility.
- Lay the groundwork for successful comprehensive plan updates by **disseminating key messages and information** and addressing common concerns about updating city policies and codes to allow for more diverse housing types.
- Increase the community's understanding of **middle housing types** and the benefits they can bring the community.

Interviews

BERK conducted interviews with community organizations, school districts, and other local institutions identified by city staff and the BERK team. Most interviews were conducted over Teams and lasted about 30 minutes, with a few interviews conducted over the phone. These interviewers asked local stakeholders about observations related to displacement, barriers to stable housing or homeownership, as well as neighborhood and community change. A list of standard interview questions was augmented with questions specific to the interviewees' expertise. This list of interview questions can be seen in Appendix A. BERK also sought to confirm or advance preliminary findings of the racially equity analysis. In these cases, BERK provided dot density maps depicting the distribution of people based on their identified race and inquired about observed demographic clusters and exclusions.

Exhibit 1. List of Interviews

Organization	Contact	Contact Info
Asia Pacific Cultural Center	Mr. Kim Program Manager - Business and Community Engagement Services	hong@asiapacificculturalcenter.org
Bracera Apartments (Gig Harbor)		(253) 851-7368
Developers/Homebuilders	Clinton Brink Master Builders Association of Pierce County Corey Watson JK Monarch Evan Mann and Kurt Wilson Sound Built Homes Kathryn Jerkovich Harborstone Consulting	CBrink@Brinkatlaw.com corey@jkmonarch.com evan@soundbuilthomes.com kurt@soundbuilthomes.com kjerkovich@harborstonellc.com
Fife Public Schools	Denise Daniels Executive Director of Office of Equity and Inclusion	ddaniels@fifeschools.com
Gig Harbor FISH Food Bank	Pamela Leazer Executive Director Amy Gartlan Safeway Food Drive Coordinator Dawn Wagner Clothing & Household Goods Coordinator	pamela.leazer@gmail.com
Habitat for Humanity	Maureen Fife Executive Director	mfife@tpc-habitat.org
Harborview East Apartments (Gig Harbor)		(253) 858-5448

Kamu Ink (Fife)		(253) 279-3449
Mountain View Community Center	Rachael Gibbons Programs Manager Ramon Prado	rachaelg@mtviewcc.org ramonp@mtviewcc.org
Pacific Islander Coalition of WA	Kiana McKenna Director of Policy and Civic Engagement	kiana@picawa.org
Puyallup Tribe	Andrew Strobel Director of Planning and Land Use Joanne Gutierrez Housing Director	andrew.strobel@puyalluptribe-nsn.gov Joanne.Gutierrez@PuyallupTribe-nsn.gov
Puyallup School District	Brian Devereux Director of Facilities Planning	DevereBJ@puyallup.k12.wa.us
Realtor for Westridge subdivision	Alex Foraker	(253) 209-4200
Rebuilding Together South Sound	Rachel Lehr Director of Programs	rlehr@rebuildingtogetherss.org
Salvation Baptist Church	Andrey Chepel	andreychepel@hotmail.com
Tacoma Urban League	Corey Orvold Managing Broker at Coldwell Bank (Tacoma Urban League volunteer)	corey.orvold@coldwellbanker.com
Tacoma Pro Bono	Will Beck Assistant Managing Attorney – Appointed Counsel Tacoma-Pierce County Housing Justice Project	wbeck@tacomaprobono.org
University Place School District	Alphonso Melton Executive Director of Business Services Willie Keith Executive Director of Primary Education	amelton@upsd83.org wkeith@upsd83.org

Community Input Themes

Racially Disparate Impacts and Displacement

Few people spoke about personal experiences of exclusion or observations in their community.

Although every interviewee was asked about their own experiences of exclusion or segregation, or if they have observed process of exclusion and segregation in the community, few people had specific observations.

- One interviewee suggested that observed segregation in Edgewood and Milton is potentially cultural as opposed to policy or legislative outcomes. They noted that these cities have historically been farming communities that pride themselves on being a “unique community surrounded by warehouses and cities.” The interviewee linked this narrative to observed pushback against allowing apartments and high-density development in the community.

This narrative of city history overlooks the historical facts related to the displacement of the indigenous population, the contributions of people of color in the area’s agricultural history, and the historical role of policies that prevented people of color from owning land.

Immigrant communities and communities of color tend to settle where their families are.

Instead of discussing experiences of segregation, a few interviewees noted that their communities “cluster and follow each other” or “tend to gravitate to where their families are.” This suggests that some observed ethnic enclaves are based on preferences of the groups’ members. Affordability was also a main reason why people chose to settle in an area. The imperative of affordability also explains why communities of color tend to live in areas with more multifamily housing.

Few people spoke about personal experiences with displacement or observations of displacement in their community.

When asked about displacement risk, few interviewees could reference specific areas of the city or cases they knew of people being displaced. Of the people who did mention displacement risk, cost was cited as the main reason for people needing to move. Some specific observations include:

- Cost is the biggest barrier for housing and many people have moved to more affordable areas like Graham and Yelm.
- Tribal families tend to be bigger and have a need for larger units, which are more expensive, causing them to leave the area to find housing that better suits their needs.

Community Member Engagement Objectives

- Provide information on the historical and current experiences of displacement and housing insecurity.
- Provide information on the push and pull factors that may be contributing to displacement, exclusion, and racially disparate impacts.
- Identify unmet housing needs.
- Identify causal factors that are driving displacement risk. decisions/actions by older and newer residents and businesses.

- The Puyallup Tribe's land is valuable for real estate—something noted as atypical for tribes—so tribal members are being displaced as families move to find housing that is affordable.
- One interviewee noted that the area's Pacific Islander community members tend to be in the areas that have households with the lowest income, that are most displaced, and closest to being gentrified.
 - Community representatives report that Pacific Islanders experiencing homelessness don't live on the streets but instead tend to double up with families or live in their cars close to family members. This makes the problem of homelessness in the Pacific Islander community look different than in other communities.

A few additional notes on displacement include:

- One organization that focuses on eviction noted that they just got through the backlog of cases after the eviction moratorium ended. The number one reason they see for an eviction notice is nonpayment.
 - They have been seeing 3-4 cases of trailer park owners developing an illegitimate ledger for tenants and claiming that tenants owe fees. They have not seen this in the 5 cities studied in this report.
- One interviewee claimed that Pierce County has more mobile home parks than any other place in the state and suggested that the cities should make deals with owners of mobile home parks to help protect these community members from future displacement as mobile home parks redevelop.

Some seniors, particularly those living on a fixed income, struggle to find affordable places to rent .

A couple interviewees noted that seniors may be at risk of displacement.

- Some seniors struggle to find an affordable place to live, especially when low-income housing has long waitlists 6 months or years.
- Seniors who own their homes may still find it challenging to pay rising property taxes.
- [For the Pacific Islander community,] elders tend to get displaced more than the rest of the family - e.g. move between different houses or get their own places at times, but always within proximity to family members.

Community Based Organizations and Institutional Partners

Housing costs and rising rents are the major barrier to stable housing in the participating cities.

The top barrier mentioned by interviewees was housing affordability, for both renters and individuals wanting to buy.

- Renters are especially burdened because they are beholden to a landlord who can increase the price. If a renter is perpetually

Community Based Organization Engagement Objectives

- Gather landscape-level information on historical factors that may contribute to racially disparate impacts, displacement, and exclusion in housing.
- Identify areas or communities that may be at greater risk of displacement.
- Identify barriers to meeting housing needs in the communities.
- Identify potential community engagement partners.

behind on rent, they cannot renew the lease. If they can't renew the lease, going month-to-month adds additional costs.

- Homeowner Associations (HOA) and Condominium Owner's Association (COA) fees are cost barriers.
- Some people who want to buy a home are "caught in the middle" because they are unable to qualify for a program like Habitat for Humanity but cannot afford to buy a home on the open market.
- The cost of maintaining a home is a challenge. One interviewee noted that their organization tries to provide resources to people, especially people of color, who are targeted by investors that notice an unmaintained home and offer to buy it, sometimes below what it's worth.

Financial institutions and lack of access to information on homeownership are barriers to homeownership.

In addition to the challenges of saving for a down payment, interviewees noted that financial institutions are historically very white [designed by white culture and designed to serve white households] and are inaccessible to communities of color. Lack of information about homeownership and credit scores were also mentioned as barriers to homeownership for people of color.

Transportation was cited by one interviewee as an additional challenge.

In the Milton, Edgewood, and Fife area, an organization noted that school districts report that a lack of transportation is a barrier for students. Kids can't participate in after-school activities without transportation home afterwards.

Local schools

Fife Public Schools

Fife Public Schools encompasses Fife and parts of Edgewood.

School Engagement Objectives

- Understand demographic shifts and continuity of students.

- Fife Public Schools is hearing about racial tension between students at Hedden Elementary School in Edgewood, one of the least diverse schools in the district. It has a student population that is 50% white (the district has 60% students of color) and disproportionately male. In comparison, Fife Elementary School only has 20% white students and is not reporting racial issues.
 - There is more poverty and student homelessness in the south of Fife. Students in households experiencing housing insecurity or homelessness is reflected in attendance rates. Hedden Elementary has a consistent attendance rate of 80%, while Fife Elementary has an attendance rate of 70%.
 - The school district is experiencing the most growth in the south of Fife. The district has recently added one school.
- The top languages in Fife Public Schools are Spanish, Ukrainian, Russian, and Korean.
- They are seeing a rise in student homelessness. About 3% of students are identified as mobile, leaving the school to eventually return, usually due to housing instability or moving for more affordable rent.

Puyallup Public Schools

Puyallup Public Schools encompasses most of Edgewood.

- The school district is seeing the development of more multifamily units than single-family homes for the first time. Building in the City of Edgewood is probably a large component.
 - Their capital facilities plan predicts a bump in student enrollment because of more families living in multi-family housing.
- The Southeastern part of the district is experiencing population growth.

University Place School District

University Place School District includes University Place and parts of Tacoma.

- Responding to the dot density map, interviewees from the school district noted that the higher concentrations of people of color in certain areas of University Place, including Black residents, aligns with their understanding of the district.
 - They noted that there are potentially more Black households in the southeast corner because of multifamily housing and that the area is closer to Tacoma.
- There has been a drop in enrollment since COVID as people move away or out of state.

Homebuilders and Developers

Barriers to Building Middle Housing in SSHA^{3P} Cities

- Interviewees state that developers will build what is allowed and what the market wants but observe a lack of available land that allows middle housing.
- Developers report that cities are anti-growth and are not genuinely trying to change.
 - One interviewee said that at least three of the grant cities have been combative of efforts to increase single family detached development, let alone other housing types.
 - One interviewee perceived Gig Harbor as anti-growth and another said that projects took a long time to be approved in the city. Another said Gig Harbor was hard to work with and had chased off developers in the past.
 - One interviewee perceived Edgewood as not being interested in making policy changes to accommodate more housing.
- Developers report that some cities are using requirements for landscape buffers or tree preservation that undermine the viability of a project. Policies that allow replanting and retention can add flexibility (see Federal Way code). Replanting, off-site planting, fee in lieu would also help.

Homebuilder and Developer Engagement Objectives

- Identify parts of the planning schema that place a prohibitive influence on middle housing.
- Review proposed policy and code changes with developers.
- Solicit suggestions on what neighborhoods may be most suitable for middle housing and why.

- Impact fees can make it difficult for developers to see a project as financially viable.
 - One interviewee noted that they would “never build in Gig Harbor” because of the high impact fees. Another said fees in University Place are also high.
 - One interviewee noted that Edgewood recently raised their fees dramatically, doubling the traffic fee.
- Design review can be a barrier to project viability.
 - One interviewee found Gig Harbor’s design guidelines to be overly restrictive (particularly buffers).
 - One interviewee believed Gig Harbor and University Place design requirements to be the most prohibitive and costly of the five cities.
- The lack of sewer infrastructure to accommodate growth.
 - This was noted as a problem especially in Edgewood where the sewer is not extended to available land.
 - Building middle housing on a septic system is very unlikely.
- Liquefaction issues in Fife add to development costs.
- One developer felt that cities are not doing the minimum to encourage housing if they are not allowing 9 units as a short plat already, not allowing shared access or private access to those 9 units (not require them to be served by public road), and not requiring SEPA for those. For short plats, this developer had also had the experience that SEPA ends up being required even for smaller short plats.

Developer Suggestions for Policies to Encourage Middle Housing

- Permitting up to 45 feet heights can allow for smaller footprint townhome units, because it creates a habitable attic (but no elevator is needed).
- Setbacks are easier to work with than FAR. FAR consumes a lot of time and energy.
- Overly prescriptive standards result in all homes being the same, without enough variety. General standards create more variety because developers can be creative and respond to market demands. This is especially true about design standards. Design standards should also be flexible enough to accommodate improvements in technology and design trends.
- Frontage improvements are expensive so decreasing standards for road, sidewalk, and planter widths can make middle housing more achievable.
 - Fee-in-lieu for frontage improvements can be more cost effective for smaller subdivisions.
- Reducing the permitting time can dramatically reduce costs.
- Unit lot subdivision can encourage more missing middle housing development. The City of Renton is one example of a code that allows it. In this case, some standards affect the parent lot and others affect the zero lot line lots within it.
- Programs to help property owners who have never done a development project do middle housing.

Engagement Challenges

SSHA³P secured additional grant funding from Washington State Department of Commerce to partner with Community Based Organizations (CBOs) to engage communities that face racially disparate impacts, housing challenges, and displacement risk. The grant was intended to support CBOs in designing engagement approaches based on their local and cultural expertise. BERK approached a number of CBOs in Pierce County but was unable to identify a partner for engaging historically disadvantaged populations or those at risk of displacement in participating cities. Challenges included:

- Too short of a timeline to establish trusted relationships with CBOs who are unfamiliar with municipal policy making around housing.
- Few organizations focused on communities of identity. In addition, the five participating cities—Edgewood, Fife, Gig Harbor, Milton, and University Place—are substantially different from each other in terms of demographics, history, size, and housing composition.
- The project content felt distal to the expressed needs of community members. Many community members are struggling with finding affordable housing, but long-range policymaking around housing and land use was a stretch in terms of interest.
- A mismatch between the organization's core business and the needs of the project. Most CBOs contacted are direct service organizations, with limited staffing capacity to take on a new set of activities.

Unsuccessful connections are identified in Appendix B. Partnering with CBOs to plan engagement events may have been more successful if it was paired with a longer-term effort, like comprehensive plan updates, or with a project that had a wider scope, such as including all cities in Pierce County. Outreach from the cities may have also led to more success, given the promise of developing a deeper relationship with city staff.

Opportunities for Further Engagement

There are additional engagement needs and opportunities that could be addressed in the cities' ongoing efforts including the update of their comprehensive plans. These are:

Organizations

- Pierce County Aging and Disability Resource Center (ADRC)
- Gig Harbor – Gig Harbor Senior Center, Mustard Seed Project
- Edgewood, Fife, Milton – Good Seeds Church, New Life Samoan Church, social worker at Fife Public Schools (Namyi Min, nmin@fifeschools.com)
- University Place – Families Unlimited Network

Locations

- Milton – Manufactured home communities especially west of Hwy 99 (higher numbers of NHOPI)
- Edgewood – Cherrywood Mobile Park

- Gig Harbor: – Harborland Mobile Home Park, Hillcrest Mobile Home Park

Events

- Events hosted by the Asia Pacific Cultural Center
 - Annual Samoa Cultural Week/Day: Various locations on July 23-29, 2023
 - Annual Polynesian Luau: APCC on August 26, 2023
 - Korean Chuseok Festival: Gig Harbor on September 30, 2023.

Appendix A: Interview Questions

Community Organizations

Introduction and Background

1. What is your organization's role in addressing community or housing needs in Pierce County? Who do you serve?

Displacement

2. As the cities work to improve their land use policies, they are considering the racially disparate impacts being experienced in the community. In the communities that you serve, do you see evidence of segregation or racial disparities in homeownership? If so, what do you see as the root causes of these impacts? What are the patterns and forces leading to these outcomes in these communities?
3. Economic displacement is when people are forced to move due to cost. Cultural displacement is when the people and institutions that give the neighborhood cultural meaning are eroded such that people leave. Have you identified any signals of economic or cultural displacement in your community?
 - a. Are there specific areas that you feel are at risk of future displacement? Why do you think this? What would be the best remedy?

Housing Needs

4. What are some housing needs members of your community experience?
 - a. Are any of these needs specific to a certain demographic group? (age, race, ethnicity, family size, income-level or employment type)
5. Other than cost, are there additional barriers to homeownership experienced by BIPOC households?

Community Engagement

6. This project is about how housing policies affect communities and individuals differently. We have questions about what barriers community members face, experiences of exclusion, concerns about land use changes, and more. How would you go about answering these questions? How can we get community input on these questions?
7. Is there anyone else we should speak with about this project?

School Districts

1. What cities do you serve (Fife, Milton, Edgewood, Gig Harbor, University Place)
2. Have you noticed any demographic shifts?
3. Stable housing is an important part of student persistence. What displacement pressures do you see families facing?
 - a. Are certain demographic groups more likely to struggle persisting?
4. [Explain middle housing]. How might middle housing benefit families in the school district? Staff?

5. Are there specific housing needs that are specific to a certain demographic group? (age, race, ethnicity, family size, income-level or employment type)
6. Other than cost, are there additional barriers to homeownership experienced by BIPOC households?

Apartments

1. What types of units do you have? How much are you renting units for?
2. What are your income requirements?
3. Do you have a waiting list? How long are units vacant?
4. How long do people generally stay?
5. How do you think your apartment building compares to other available rental units in the city?
6. What type of people tend to rent units?

Developers

1. What middle housing have you built and in which jurisdictions?
2. Are you likely to continue to build middle housing types? Why or why not?
3. What are the barriers (by jurisdiction) you encounter to developing more middle housing?
 - A. Fees (do any stand out as particularly burdensome)
 - B. Site regulations (parking, setbacks, height, tree retention, etc)
 - C. Market/demand
 - D. Permitting and design review
 - E. Infrastructure (is it a limitation)
4. What could the city do to encourage more middle housing?
 - A. Regulatory changes (zoning, process, etc.)
 - B. Incentives

Appendix B: Partnering with CBOs

Organization	Attempt	Contact Info
Asia Pacific Cultural Center (Executive Director)	Knowing that the ED had more connection to the Polynesian community, asked for meeting. She agreed but never responded to suggested times.	Faaluaina Pritchard faaluaina@asiapacificculturalcenter.org
Cherrywood Mobile Park	Called and left message, no call back	(253) 922-6036
Good Seeds Church	Emailed multiple times, no response	goodseedpastor@gmail.com
Harborview West Apartments	Called and left message, no call back	(253) 851-8399
Mi Centro	Emailed multiple times, no response	Bernal Baca bbaca@clatino.org
New Life Samoan Church	Facebook outreach, no response	https://www.facebook.com/nwlschurch/
Pacific Islander Health Board of Washington	Emailed, no response	lai@pihealthboard.org alana@pihealthboard.org johanna@pihealthboard.org gabi@pihealthboard.org
St. Paul Chong Hasang (Fife)	Called and left message, no call back	253-896-4489
St. John's Episcopal Church (Gig Harbor)	Called and left message, no call back	(253) 858-3777
Tacoma Community House	Emailed multiple times, no response	Jason Scales jscales@tacomacommunityhouse.org



ECONOMIC DEVELOPMENT ADVISORY BOARD MINUTES

Monday, May 1, 2023 at 6 p.m.

Hybrid Meeting Held Virtually via Zoom and Edgewood City Hall

1. Call to Order

Michael Pearce called the meeting to order at 6:01pm

Present: Olson, Wiesenfeld, Weiss, Vice Chair Pearce, Jason Neil (excused late 6:08)

Absent: Butterfield, Swanson

Vacant: None

Staff Members Present:

Senior Planner Morgan Dorner

Community & Economic Development Director Lauren Balisky

2. Consent Agenda:

- a. Agenda Approval or Modifications
- b. Approval of Minutes for March 2023
- c. Approval of Minutes for April 2023
- d. Review of Planning Commission Minutes for March 2023
- e. Review of Monthly Development Review Reports

Motion: As Read **Action:** Approve, **Moved by:** Vice Chair Pierce **Seconded by:** Wiesenfeld

Motion Passed 4-0

3. Citizen Comment Period:

There were no citizen comments.

Old Business

Edgewood Community Picnic Update and Flyers

Discussion regarding this item and correcting the date on flyers for the Edgewood Community Picnic to July 15. Flyers will be available for pickup at City Hall. Staff will send instructions to board members via email. Mayor has offered to get a table for EDAB at the Edgewood Community Picnic. A doodle poll for timeslots for board members will be distributed via email by staff.

Motion: N/A

4. New Business:

- a. None

5. Staff Comments:

Senior Planner Dorner introduced new Board Member: David “Dave” Olson, Position 1. Notification to members that Board Member terms are ending June 30, 2023 for Positions 2 and 3. Senior Planner Dorner notified the board that a “Disclosure of Contacts” item will be added to the beginning of future meeting agendas. This is only for disclosure of contacts for items on the agenda for that meeting.

6. Open Discussion:

Andrew Wiesenfeld spoke regarding chain-link fencing for businesses along Meridian. EDAB discussed curb appeal options to bring to Council (landscaping and fencing).

7. Board Member Comments/Updates:

Andrew Wiesenfeld spoke.

8. Adjourn:

Motion: Adjourn **Action:** Approve, **Moved by:** Michael Pearce **Seconded by:** Jason Neil
Motion Passed 4-0

Michael Pearce adjourned the meeting at 6:58 pm

Plat Construction Tracking Report- April 2023

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2022	JONES SHORT PLAT	11517 34TH ST E	3	APPLICATION						
	AFICHUK SHORT PLAT	1625 112TH AVE E	2	APPLICATION						
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021	FINALED				
2020	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A	APPROVED	2	1	50%
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	FINALED	APPROVED	14	7	
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6	1	17%
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	FINALED	APPROVED	4	1	25%
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	ISSUED	APPROVED	2	1	50%
2018	BARTH SUBDIVISION (FALCON RIDGE)	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED	APPROVED	35	4	11%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	2	50%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	3	50%
2017	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	16	84%
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	31	82%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14	13	93%
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	7	78%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	280	98%

Pending Projects - Planning and Engineering Permits

45 Permits

Exported: 05/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
ADMIN USE PERMIT (AUP)								
22-1614	ARCO AMPM ADMINISTRATIVE USE	XXX 11TH ST E	420037064	PLANNING	ADMIN USE PERMIT (AUP)	UNDER REVIEW	12/02/2022	04/26/2023
23-1054	VERIZON WIRELESS FACILITY REAUTHORIZATION AUP	10223 29TH ST E	3625000371	PLANNING	ADMIN USE PERMIT (AUP)	UNDER REVIEW	02/03/2023	04/27/2023
ADMINISTRATIVE DECISION								
23-1170	WOLF POINT SUBDIVISION PLAT MODIFICATION	9810 36TH ST E	420165030	PLANNING	ADMINISTRATIVE DECISION	PENDING PAYMENT	04/04/2023	04/18/2023
ADMINISTRATIVE VARIANCE								
23-1177	NUXOLL GARAGE ADDITION ADMINISTRATIVE VARIANCE	2816 116TH AVENUE CT E	6027530070	PLANNING	ADMINISTRATIVE VARIANCE	UNDER REVIEW	04/10/2023	05/01/2023
BLA								
23-1143	PASQUIER BLA	12513 44TH STREET CT E	6755000040	PLANNING	BLA	WAITING ON REVISIONS	03/18/2023	04/27/2023
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	09/08/2022
22-1101	DEROSS CLEAR AND GRADE	1105 108TH AVE E	420037014	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	03/24/2022	03/24/2023
23-1056	VANENGELLENBURG CLEAR AND GRADE	12105 53RD STREET CT E	420232197	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	02/04/2023	02/07/2023
23-1083	NORTHWOOD ESTATES WEST CLEAR AND GRADE	9623 24TH ST E	420091103	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	02/16/2023	04/28/2023
23-1084	SIDHU CLEAR AND GRADE	2004 WEST VALLEY HWY E	4495400980	ENGINEERING	CLEAR AND GRADE	INCOMPLETE	02/16/2023	02/17/2023
CODE UPDATES AND CHANGES								
22-1064	TOWN CENTER SUBAREA PLAN	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	02/09/2022	12/06/2022
22-0070	GENERAL SEWER PLAN (GSP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/22/2022	03/07/2023
22-0080	GREEN BELT APARTMENTS COMPREHENSIVE PLAN AMENDMENT AND REZONE	9917 24TH ST E	420091014	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	12/21/2022	03/28/2023
23-0020	TRANSPORTATION IMPROVEMENT PLAN (TIP) UPDATE	2224 104TH AVE E	420102012	PLANNING	CODE UPDATES AND CHANGES	APPLICATION	04/27/2023	04/27/2023
CRITICAL AREAS								
22-1580	SANDU SFR - CRITICAL AREAS	3822 108TH AVE E	420152028	PLANNING	CRITICAL AREAS	INCOMPLETE	11/04/2022	02/13/2023
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091158	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	02/23/2023
POST REVISION - ENG								
19-1413	WOLF POINTE SITE DEVELOPMENT POST REVISION	9810 36TH ST E	420165030	ENGINEERING	POST REVISION - ENG REVISIONS	WAITING ON REVISIONS	03/10/2022	09/08/2022
21-1017	THE LEARNING EXPERIENCE SITE DEVELOPMENT POST REVISION	527 MERIDIAN AVE E	420036070	ENGINEERING	POST REVISION - ENG UNDER REVIEW		03/01/2023	04/28/2023
PRE APP								
22-1638	SANDHU REZONE PRE-APPLICATION	830 WEST VALLEY HWY E	420024003	PLANNING	PRE APP	INCOMPLETE	12/16/2022	03/06/2023

Pending Projects - Planning and Engineering Permits

45 Permits

Exported: 05/01/2023

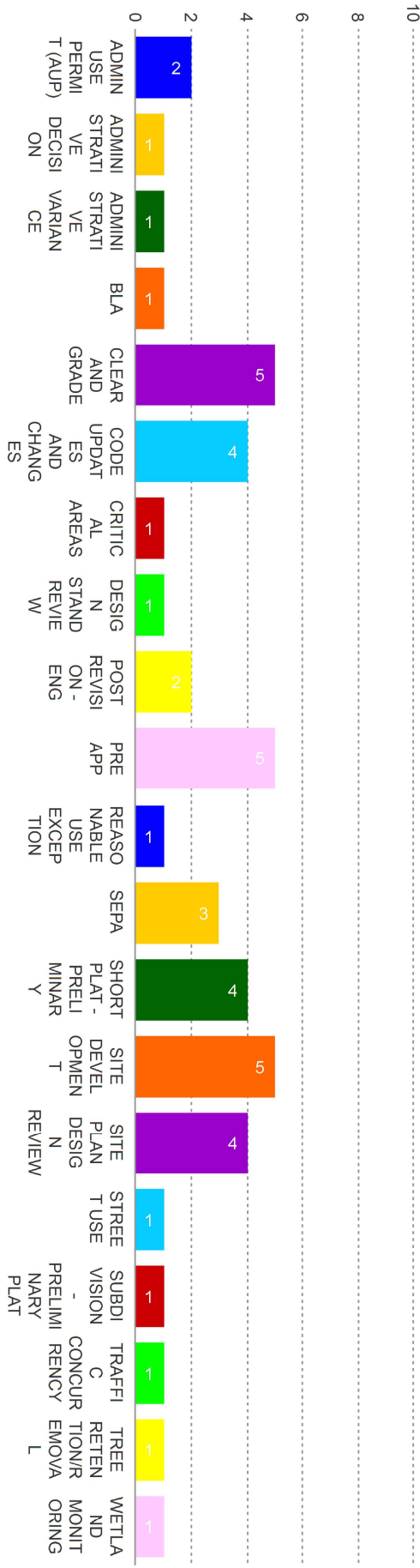
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
23-1078	PETTIT SHORT PLAT PRE APPLICATION	4218 108TH AV E	420153184	PLANNING	PRE APP	PENDING PAYMENT	02/15/2023	03/10/2023
23-1128	ARKHIPCHUK SHORT PLAT PRE APPLICATION	2105 112TH AVE E	9770000090	PLANNING	PRE APP	UNDER REVIEW	03/13/2023	04/27/2023
23-1168	JOVITA STORAGE REZONE PRE-APPLICATION MEETING	12620 JOVITA BLVD E	420021022	PLANNING	PRE APP	UNDER REVIEW	04/03/2023	04/27/2023
23-1191	TISLENOK HOMESTEADS SHORT PLAT PRE APP	2804 90TH AVE E	420093089	PLANNING	PRE APP	UNDER REVIEW	04/17/2023	05/01/2023
REASONABLE USE EXCEPTION								
23-1046	DE ROSS ACCESS DRIVEWAY REASONABLE USE EXCEPTION	1105 108TH AVE E	420037014	PLANNING	REASONABLE USE EXCEPTION	WAITING ON REVISIONS	01/26/2023	04/18/2023
SEPA								
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1574	SEPA for PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SEPA	APPLICATION	10/28/2022	10/28/2022
22-1580	SANDU SFR - SEPA	3822 108TH AVE E	420152028	PLANNING	SEPA	APPLICATION	11/04/2022	02/09/2023
SHORT PLAT - PRELIMINARY								
22-1385	AFICHUK PRELIMINARY SHORT PLAT	1625 112TH AVE E	9770000011	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	07/15/2022	04/28/2023
22-1479	JONES PRELIMINARY SHORT PLAT	11517 34TH ST E	420151002	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	09/16/2022	04/17/2023
23-1144	CONNOLLY PRELIMINARY SHORT PLAT	1711 122ND AVE E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	INCOMPLETE	03/20/2023	03/30/2023
23-1153	WEBSTER SHORT PLAT ALTERATION	11203 16TH ST E	420038028	PLANNING	SHORT PLAT - PRELIMINARY	UNDER REVIEW	03/23/2023	04/27/2023
SITE DEVELOPMENT								
19-1401	BEREZNIOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	08/16/2019	10/25/2022
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091158	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	04/21/2023
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	09/23/2022
22-1397	VIEW POINTE RV SITE DEVELOPMENT	10315 12TH STREET CT E	420037059	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	07/26/2022	05/01/2023
23-1131	KOT SITE DEVELOPMENT	1513 105TH AVENUE CT E	420037028	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	03/13/2023	04/27/2023
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	04/03/2023
22-1505	2513 MERIDIAN MIXED-USE SITE PLAN REVIEW	XXX MERIDIAN AVE E	420103027	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/29/2022	04/28/2023
22-1615	ARCO AMPM SITE PLAN DESIGN REVIEW	XXX 11TH ST E	420037064	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	12/02/2022	03/06/2023
23-1126	SPRAGUE SITE PLAN REVIEW	1104 122ND AVE E	420023073	PLANNING	SITE PLAN DESIGN REVIEW	INCOMPLETE	03/13/2023	04/17/2023
STREET USE								
22-031	DUNCAN STREET USE	113 MERIDIAN AVE E	420032021	ENGINEERING	STREET USE	UNDER REVIEW	06/09/2022	07/15/2022

Pending Projects - Planning and Engineering Permits

45 Permits Exported: 05/01/2023

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	UNDER REVIEW	06/17/2021	04/25/2023
TRAFFIC CONCURRENCY								
23-1175	HOMESTRETCH SUBDIVISION TRAFFIC CONCURRENCY	2120 116TH AVE E	420101036	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/07/2023	04/13/2023
TREE RETENTION/REMOVAL								
23-1199	SINGH TREE REMOVAL	8306 36TH ST E	420171012	PLANNING	TREE RETENTION/REMOVAL	INCOMPLETE	04/21/2023	04/24/2023
WETLAND MONITORING								
22-1570WM	JENNA ACRES WETLAND MONITORING	1419 114TH AVE E	420034061	PLANNING	WETLAND MONITORING	APPLICATION	11/28/2022	12/03/2022

Permits by Type

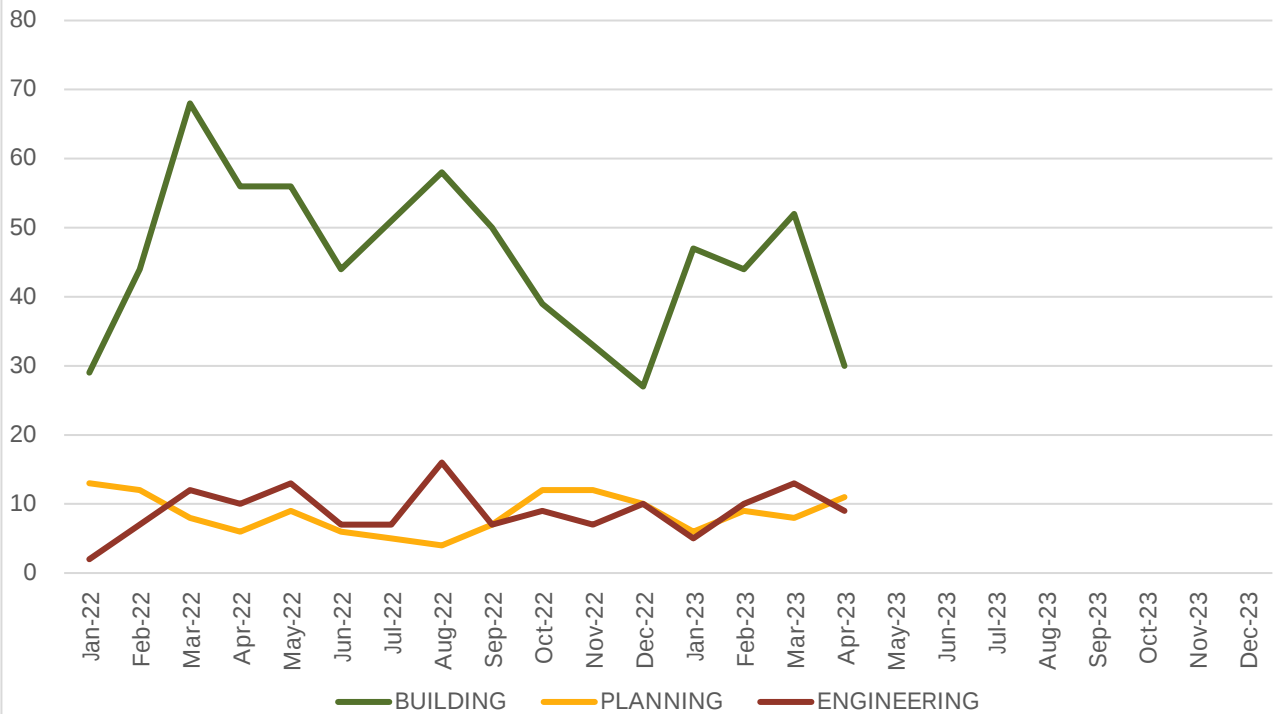


Apr 2023

Monthly Development Report



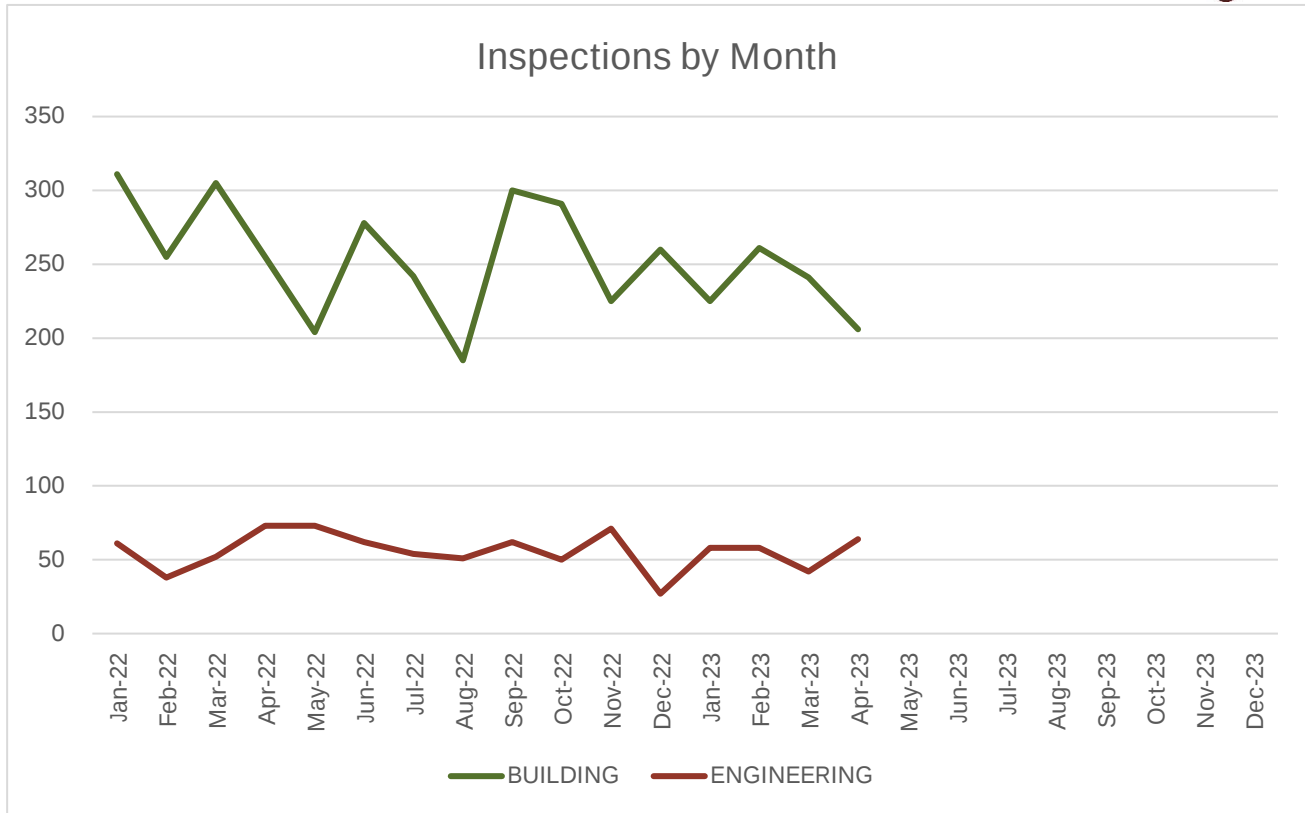
Permits Received by Month



Permits	Building		Planning		Engineering	
	Received	Approved	Received	Approved	Received	Approved
Apr 2023	30	32	11	9	9	9
Apr 2022	56	28	6	8	10	9
Roll Avg 2023	43	33	9	7	9	8
Roll Avg 2022	49	27	10	7	8	6
YTD 2023	173	132	34	28	37	33
YTD 2022	197	109	39	27	31	25
	Building		Planning		Engineering	
	Month	Received	Month	Received	Month	Received
Highest Month 2023	Jan	52	Jan	11	Jan	13
Highest Month 2022	Mar	68	Jan	13	Aug	16

Apr 2023

Monthly Development Report



<i>Inspections</i>	Building		Engineering	
Apr 2023	206		64	
Apr 2022	255		73	
Roll Avg 2023	233		56	
Roll Avg 2022	282		56	
YTD 2023	933		222	
YTD 2022	1126		224	
	Building		Engineering	
	Month	Insp.	Month	Insp.
Highest Month 2023	Jan	261	Jan	64
Highest Month 2022	Jan	311	Apr	73