

CITY OF EDMONDS

121 5th Avenue North, Edmonds WA 98020

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DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

October 9, 2017

Town of Woodway
Bill Trimm, Town Planner
23920 – 113th Place W
Woodway Way 98020

Subject: Scoping Comments regarding Woodway Point 36 – Lot Subdivision

Mr. Trimm,

Thank you for providing the City of Edmonds notice on the proposed Woodway Pointe 36-lot plat. In addition to the elements of the environment noted for discussion in the Environmental Impact Statement in the Determination of Significance and Request for Comments on the Scope of the EIS, the City of Edmonds requests that the EIS also consider traffic impacts. The following five intersections are of particular concern for the City of Edmonds:

1. Hwy. 99 @ 205th St./ 244th St. SW
2. 100th Avenue W @ 238th Street SW
3. SR-104 @ 100th Avenue W
4. SR-104 @ 226th Street SW
5. 3rd Avenue S @ Dayton St

Thank you for your consideration and please continue to provide notice to the City of Edmonds as review of this project progresses.

Sincerely,

Kernen Lien
Senior Planner

Heidi K. S. Napolitino

From: Joyce Whitson <fivewhits@comcast.net>
Sent: Monday, October 9, 2017 9:25 PM
To: Heidi K. S. Napolitino
Subject: Re: SEPA checklist

Thank you Heidi, for forwarding to me this SEPA checklist for the proposed Woodway Pointe project.

I would like to comment on a few specific points:

First, I realize there are additional reports that have been generated and referenced here, but it concerns me that I see no mention of the known prior dumping at the site north of 238th. There is documentation of various materials, such as building materials and perhaps petroleum contaminated materials, not just different types of soil as mentioned in B.e. Do they plan to just remove this all? It could be in one area but not all, as the dumping was random. How will they know if they encounter petroleum contaminated debris while excavating? How will they ensure it does us no harm once they disturb it?

For bluff stability: Lots of rerouting of water is planned but only building setback from bluff was mentioned besides that for bluff stability. How far will the set back be, and will that distance be lengthened since they plan to 'permanently remove' all the large trees currently helping to hold the bluff in place? Everybody knows that bluff to the west sloughs and slides regularly. How about they leave those trees in place, or if they remove them, double the required setback. It's human beings we'll be putting out there..

Lastly: under Aesthetics mitigation 10.c. i). It states the plots will be lowered 'up to' 8 feet with a rockery to the east 'a maximum' of 8 feet tall, to lessen view disturbance for those of us directly to the east. Well, is it 1,2,3,4,5,6,7 or 8 feet? This is no aesthetics mitigation if it is less than, say, 6 feet. It cannot be left to the discretion of those doing the work to determine, as likely they would choose less work which would mean little/no aesthetics mitigation for the current residents.

Thanks for reading. I will be looking for the notice regarding the scoping meeting.

Best,
Joyce Whitson

Sent from my iPad

On Oct 9, 2017, at 1:20 PM, Heidi K. S. Napolitino <Heidi@townofwoodway.com> wrote:

Joyce,

Thank you for stopping by Town Hall to request a copy of the SEPA checklist for the Woodway Pointe project. Please let me know if you need anything else.

Sincerely,
Heidi

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Heidi K. S. Napolitano, CMC, CPT  
Clerk-Treasurer  
Town of Woodway  
23920 113th Place W.  
Woodway, WA 98020  
206.542.4443  
fax: 206.546.9453  
<http://www.townofwoodway.com>

**\*Attention: Town Hall and the Permit Counter have new hours. Visit our website for details\***

<Woodway Pointe SEPA Checklist 5-30-17.pdf>

## Heidi K. S. Napolitino

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**From:** Rich Hill <rich@mhseattle.com>  
**Sent:** Friday, October 6, 2017 3:32 PM  
**To:** Heidi K. S. Napolitino  
**Cc:** Eric Faison; Greg A. Rubstello (grubstello@omwlaw.com); Bill Trimm  
**Subject:** Woodway Pointe Scoping Comments

Dear Bill Trimm, Responsible Official and Town Planner –

Thank you for the opportunity to provide comments on the scope of the Woodway Pointe EIS. These comments are made on behalf of BSRE Point Wells LP (“BSRE”), which owns property directly adjacent to the Woodway Pointe property. Please confirm that you have received these comments.

### Alternatives

BSRE agrees that the three alternatives identified in the scoping notice should be studied. In addition, BSRE requests that a fourth alternative be studied, an alternative which limits development of the property to that portion of the property that is north of the southernmost watercourse.

### Earth/Geologic Hazards/Wetlands and Streams/Aesthetics/Views

BSRE agrees that these elements of the environment should be studied.

#### Earth

As to earth, BSRE requests that the following issues be studied in particular: slope stability; impacts of slides on water quality; excavation and grading impacts; erosion impacts during construction; and mitigation measures to address these impacts.

#### Water

BSRE requests that the following water-related impacts be studied in particular: water quality impacts associated with discharges into Puget Sound: construction impacts on streams; water quality impacts from fill placement in the vicinity of wetlands and streams; mitigation of impacts to the streams and wetlands associated with construction and with ultimate development, including decrease in pervious areas on site; impacts on water, including the aquifer, due to decrease of pervious areas on the site and removal of trees and vegetation; increase of storm-water flows due to increased development, and mitigation measures to address them; and an analysis of current and increased storm-water volumes (and associated water quality) which drain onto the BSRE property.

#### Plants

BSRE requests that the EIS study the impacts of loss of forest cover and other existing site vegetation on air quality, site drainage, water quality, the aquifer, and climate.

#### Animals

BSRE requests that the EIS study the impacts of the proposal on the threatened or endangered species identified in the SEPA checklist that are in the vicinity of the project site, due to water flow, water quality, soil erosion and other impacts.

BSRE also requests that the EIS study the impacts of the proposal on the site's existing wildlife corridors, and the resulting impacts on animal populations and their health.

#### Land and Shoreline Use

BSRE requests that the EIS evaluate the land use impacts of conversion of the property from its existing forested and vegetated state, to fully developed residential uses.

#### Transportation

BSRE requests that the EIS evaluate the impacts of new road construction, including construction-related impacts, and the effect of increased traffic on the Town of Woodway, "The Quiet Place."

Thank you for considering these comments.

Richard Hill

G. Richard Hill  
Attorney at Law

#### **MCCULLOUGH HILL LEARY, PS**

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Seattle, Washington 98104  
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RECEIVED  
SEP 25 2017

September 20, 2017

Eric Faison  
Town of Woodway  
23920 113<sup>th</sup> Place West  
Woodway, WA 98020

Dear Mr. Faison:

Reference: Woodway Pointe

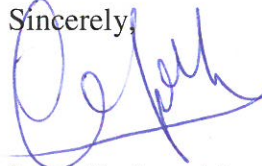
District DR Number: 17-192

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Existing PUD facilities and easements may need modifications or relocations at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer, and must be coordinated with the PUD in advance of final design. Please include any utility work in all permit applications, studies and design.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

*for* 

Jason Zyskowski  
Senior Manager  
Planning, Engineering, & Technical Services



## Heidi K. S. Napolitano

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**From:** Steve Szafran <sszafran@shorelinewa.gov>  
**Sent:** Wednesday, October 4, 2017 10:32 AM  
**To:** Heidi K. S. Napolitano  
**Subject:** City of Shoreline Comments on Woodway Pointe  
**Attachments:** PW 36-Lot Scoping Comments.pdf

Steven Szafran, AICP, Senior Planner  
City of Shoreline Planning & Community Development  
17500 Midvale Avenue N  
Shoreline, WA 98133  
206-801-2512  
sszafran@shorelinewa.gov







## *Planning & Community Development*

17500 Midvale Avenue North  
Shoreline, WA 98133-4905  
(206) 801-2500 ♦ Fax (206) 801-2788

October 3, 2017

Bill Trimm, Town Planner/Responsible SEPA Official  
c/o Heidi Napolitano, Town Clerk  
Town of Woodway  
23920 113<sup>th</sup> Place West  
Woodway, WA 98020

RE: Determination of Significance and Request for Comments on Scope of EIS  
Upper Bluff Neighborhood – 36-lot subdivision

Dear Mr. Trimm:

The City of Shoreline would like to take this opportunity to provide the Town of Woodway with the City's comments on the scope of the Environmental Impact Statement (EIS) for the proposed 36-lot subdivision in the Upper Bluff Neighborhood within the Town of Woodway. The City is requesting that the Town of Woodway study and address these elements in the EIS:

### **Natural Environment**

#### **Geology and Soils**

- While the Town of Woodway has identified earth/geologic hazards for discussion within the EIS, the City of Shoreline would like particular emphasis on how slope stability might affect proposed buildings. Based on the geotechnical report, "Preliminary Geotechnical Engineering Study, Point Wells Development, Richmond Beach, Washington", prepared for Paramount Petroleum Corporation by Hart Crowser, dated November 16, 2010, there are a number of slope issues in this area. The slope is 150 to 200 feet high with two drainage channels – one of which points directly at the upper bench area where the proposed 36-lot subdivision is to be located. The report contains a series of aerial photos (starting at page 85, year 1936) including the old road that connected the area up the hill to Woodway, which is clearly visible. The 1969 photo (page 88) shows what looks like a large disturbed area due to land sliding. The geology described in the report, the colluvium (landslide debris) found in a boring in the upper bench, the slope reconnaissance that found leaning trees, significant water coming from the slope, soil bulging from behind a wood retaining wall at the toe of the slope, and geological contacts of Advance Outwash over Lawton Clay that are known to be conducive to sliding, warrant full geological review.



Therefore, emphasis in the EIS should be given to addressing static and seismic slope stability relative to future residential development at the site. In addition, address historical sliding at the site in more detail. Confirm the cause of the landslide that destroyed Heberlien Road.

#### **Surface water/Stormwater**

As noted above, the slope stability can be impacted by the creation of impervious surface due to the potential to modify historic flow patterns of surface and groundwater. Given the presence of critical area water features (streams and wetlands) in this area, the EIS should contain an analysis of stormwater controls that ensures not only the protection of these critical areas but the integrity of slope stability.

#### **Built Environment**

##### **Transportation**

- The City of Shoreline considers Transportation to be critical to the environmental review of any development. The site plan shows a new roadway to the southwest which appears to connect into the Shoreline road network of the Richmond Beach neighborhood. Given the relatively low volume of traffic on the streets in the Richmond Beach neighborhood, the impacts of the traffic generated by the 36 new lots should be carefully studied as a component of the environmental process so as to ensure that traffic levels won't exceed Shoreline's concurrency standards or that impacts are mitigated appropriately.

In addition, the City of Shoreline has significant concerns about existing traffic from the north utilizing this new roadway connection thereby rerouting large volumes of traffic onto City of Shoreline local, low volume streets. A travel demand model should also be developed to determine if and how traffic patterns in this area will shift with new access to the southwest. Finally, many of the streets in this neighborhood are without formal pedestrian or bicycle facilities; safety and collision history should also be reviewed in the vicinity of this new road connection.

##### **Public Services – Police and Fire.**

- While the development of 36 new residential units may seem to be slight, the ability of police and fire to adequately serve this limited access development site should be considered. This would include the ability of these contracted public safety services to maintain an acceptable level of service.

Thank you for this opportunity to provide comment on the scope of the Environmental Impact Statement. Please include the City of Shoreline on your mailing list and the upcoming scoping meeting.

Sincerely,



Paul Cohen  
Planning Manager

