

1 GENERAL PLANTING SITE PLAN  
1"= 32'-0"

Scientific Name	Common Name	Size	Quantity
<i>Cornus nuttallii</i>	Pacific Dogwood	3" cal	8
<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki Cypress	3" cal	2
<i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	3" cal	15
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo		2
<i>Liquidambar styraciflua</i>	Sweetgum		3
<i>Pinus contorta</i> var. <i>Chief Joseph</i>	Chief Joseph Pine	10 gal	6
<i>Ceanothus sanguineus</i>	Red Stem Ceanothus	5 gal	7
<i>Cornus sericea</i>	Red Osier Dogwood	5 gal	9
<i>Gaultheria shallon</i>	Salal	3 gal	41
<i>Hosta</i> "Guacamole"	Hosta		13
<i>Lupinus litooralis</i>	Broadleaf Lupine	3 gal	18
<i>Mahonia</i> ( <i>Berberis</i> ) <i>aquifolium</i>	Tall Oregon grape	5 gal	20
<i>Nandina domestica</i>	Heavenly Bamboo	5 gal	20
<i>Ribes sanguineum</i>	Flowering Currant	5 gal	8
<i>Rosa nutkana</i>	Nootka Rose	5 gal	18
<i>Pinus mugo</i> 'Tannenbaum' or <i>Jakobsen</i>	Mugo Pine	5 gal	3
<i>Polystichum munitum</i>	Sword fern	3 gal	17
<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet Box		31
<i>Armeria maritima</i>	Thrif/Sea Pink		230 SF
<i>Arctostaphylos uva-ursi</i>	Kinnikinnik	12"x12"	480 SF
<i>Daphne odora</i> 'Aureo-marginata'	Winter Daphne		250 SF
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	12"x12"	150 SF

2 PLANTING SCHEDULE

NOTES:

- CONTRACTOR SHALL ARRANGE TO MEET ON SITE WITH THE PROJECT REP TO DISCUSS LIMITS OF WORK AND METHODS. CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL ACCESS, LIMITS OF WORK, AND METHODS ARE APPROVED. ALL SAFETY FENCING AND TESC MEASURES MUST BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- ALL PLANTS TO BE SAVED AND PROTECTED WITHIN PLANTING AREAS WILL BE FLAGGED BY ENGINEER. NOTIFY ENGINEER FIVE (5) DAYS PRIOR TO START OF CLEARING ACTIVITY.
- MITIGATION PLANTING PLANS REPRESENT A CONCEPTUAL PLANT LAYOUT. FINAL PLANT LOCATIONS SHALL BE APPROVED BY PROJECT REP PRIOR TO PLANTING. COORDINATE DATA WILL BE PROVIDED ELECTRONICALLY FOR LOCATION OF PLANTING AREA BOUNDARIES.
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- CONTRACTOR SHALL REMOVE ALL TREE STAKES AT THE END OF ONE (1) YEAR.

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- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) FOR REVIEW AND APPROVAL BY OWNER'S REP BEFORE TRENCHING.

DESIGNED: MM/YY  
DRAWN:  
CHECKED:

PORT OF EDMONDS  
NORTH PORTWALK AND SEAWALL RECONSTRUCTION  
336 Admiral Way, Edmonds, Washington  
DRAWING TITLE

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS

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architecture • planning • urban design  
ADDRESS: 500 UNION ST., SUITE 700  
SEATTLE, WA 98101  
TEL: (206) 652-5080  
FAX: (206) 652-5079

2/9/23

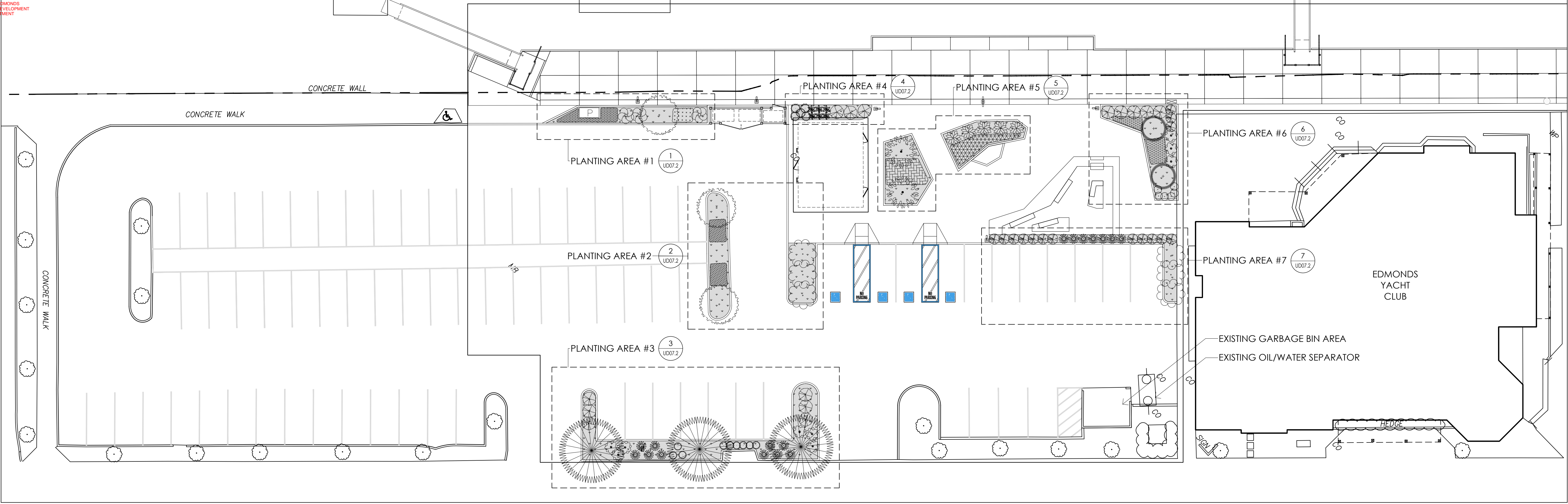
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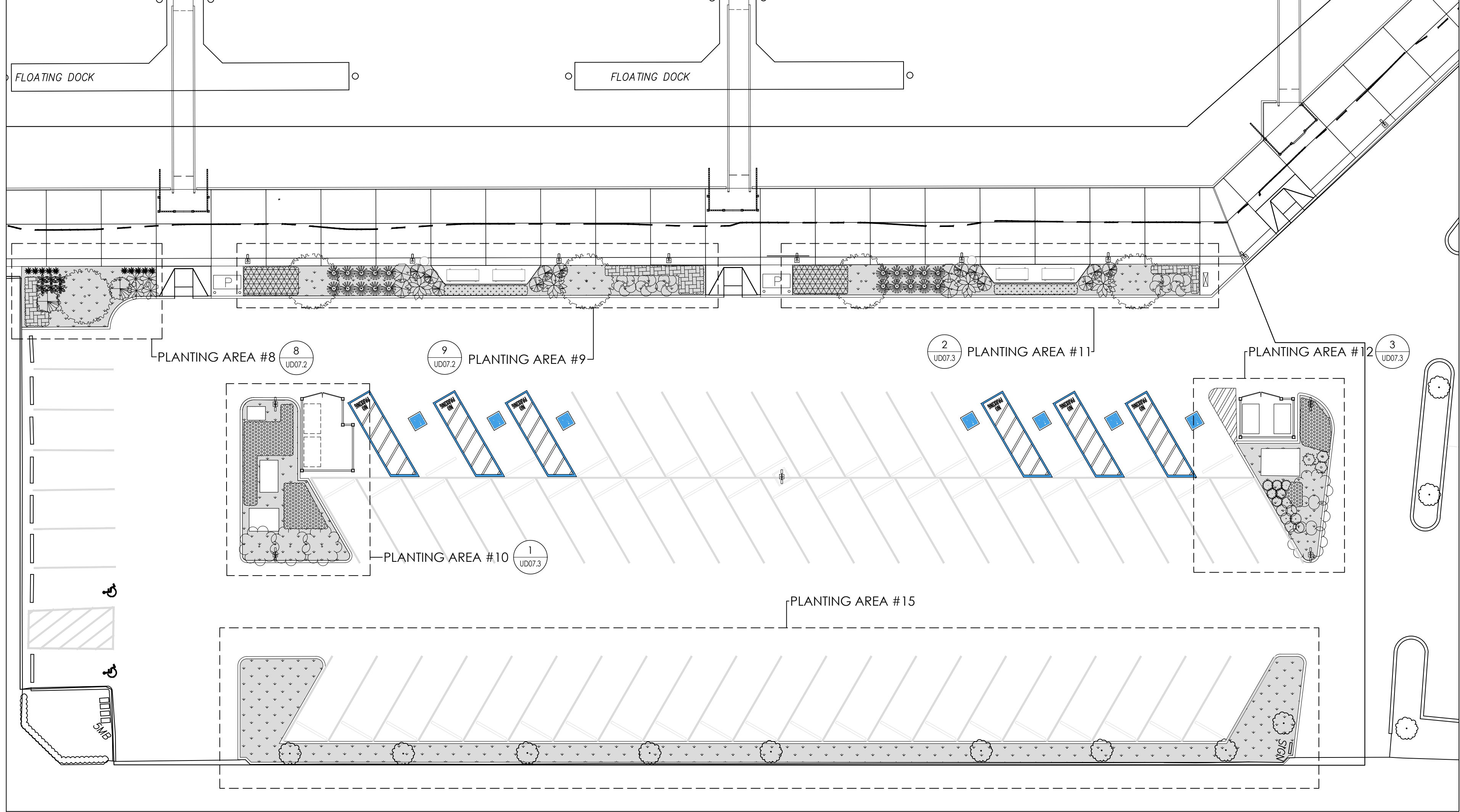
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Drawing No.  
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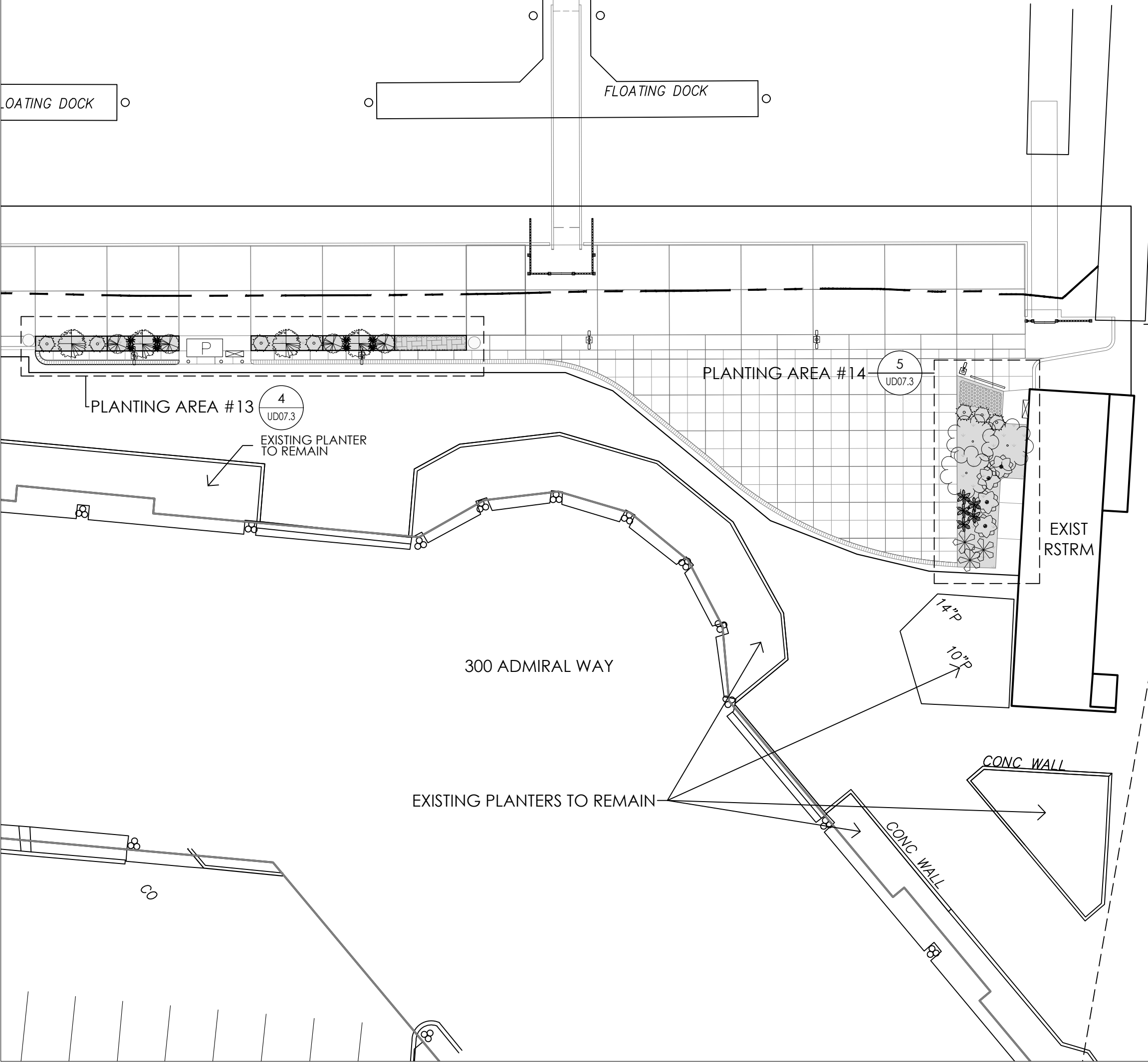
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1 UPPER PLAZA - PLANTING SITE PLAN  
1"= 16'-0"

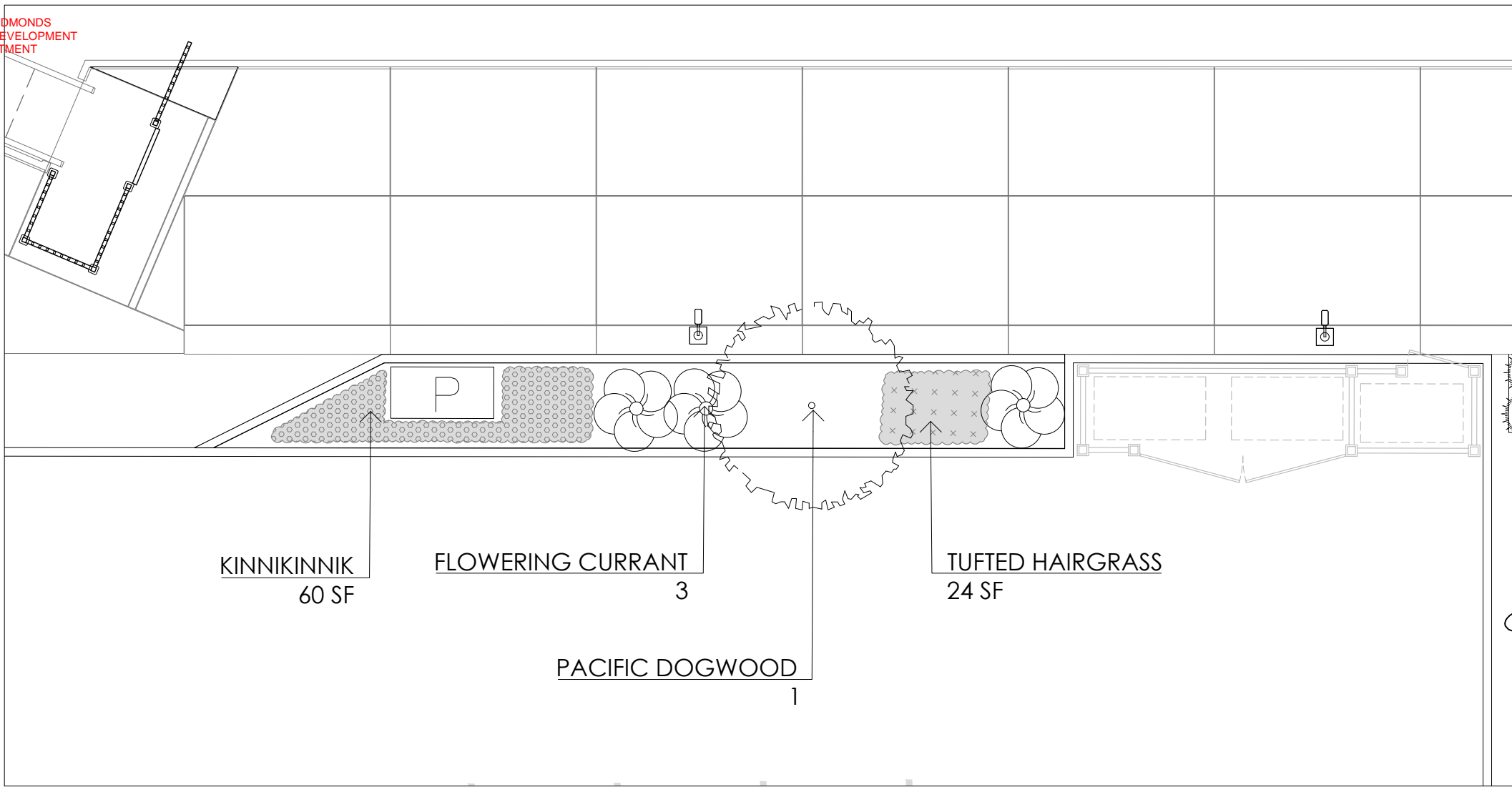


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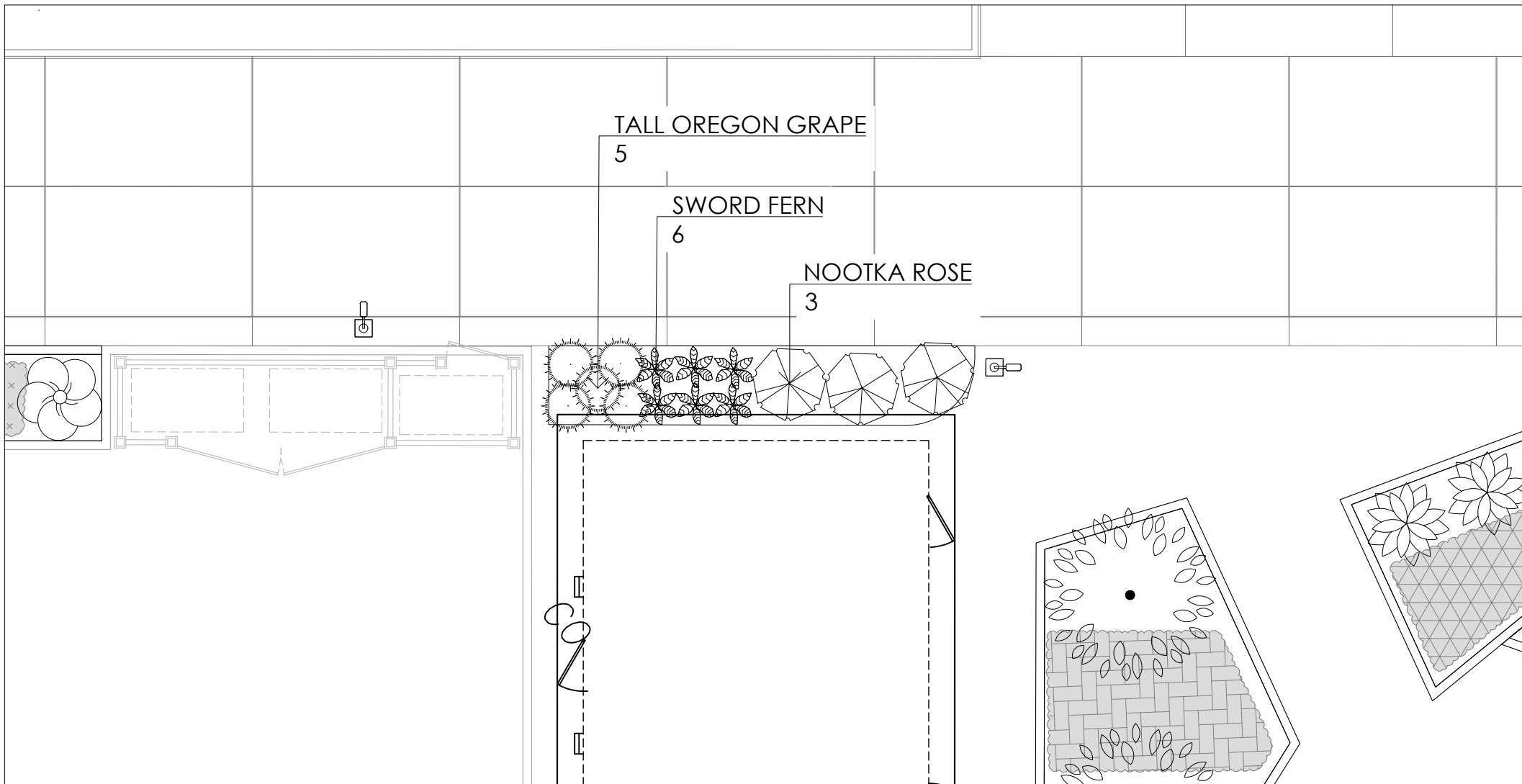


3 NORTH PARKING LOT IMPROVEMENTS PLAN  
1/16"= 1'-0"

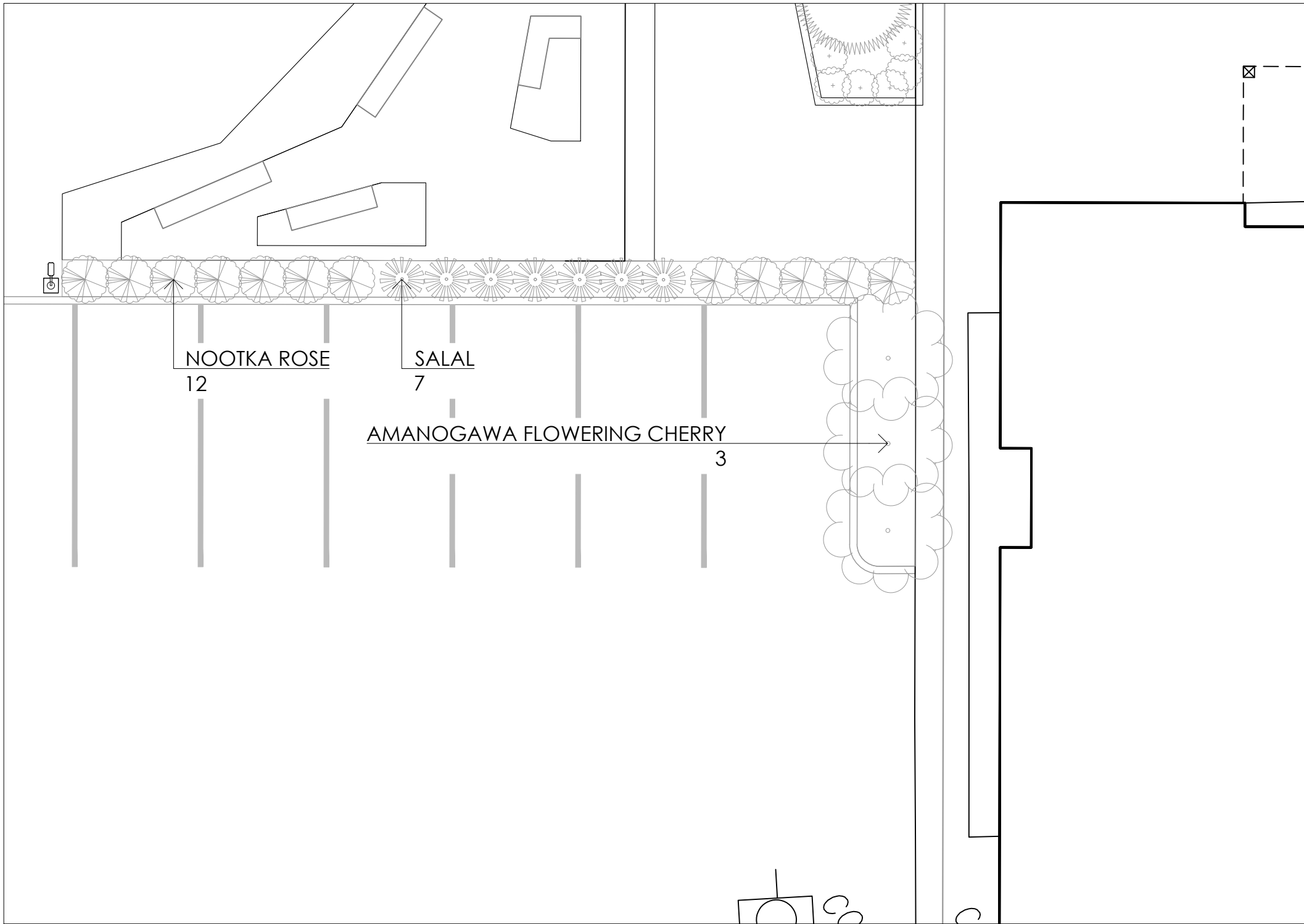
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DATE		APPROVED		CHECKED:						
Drawing No. UD07.1						DRAWING TITLE ENLARGED CENTRAL & UPPER PLAZA PLANTING PLANS		NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS		
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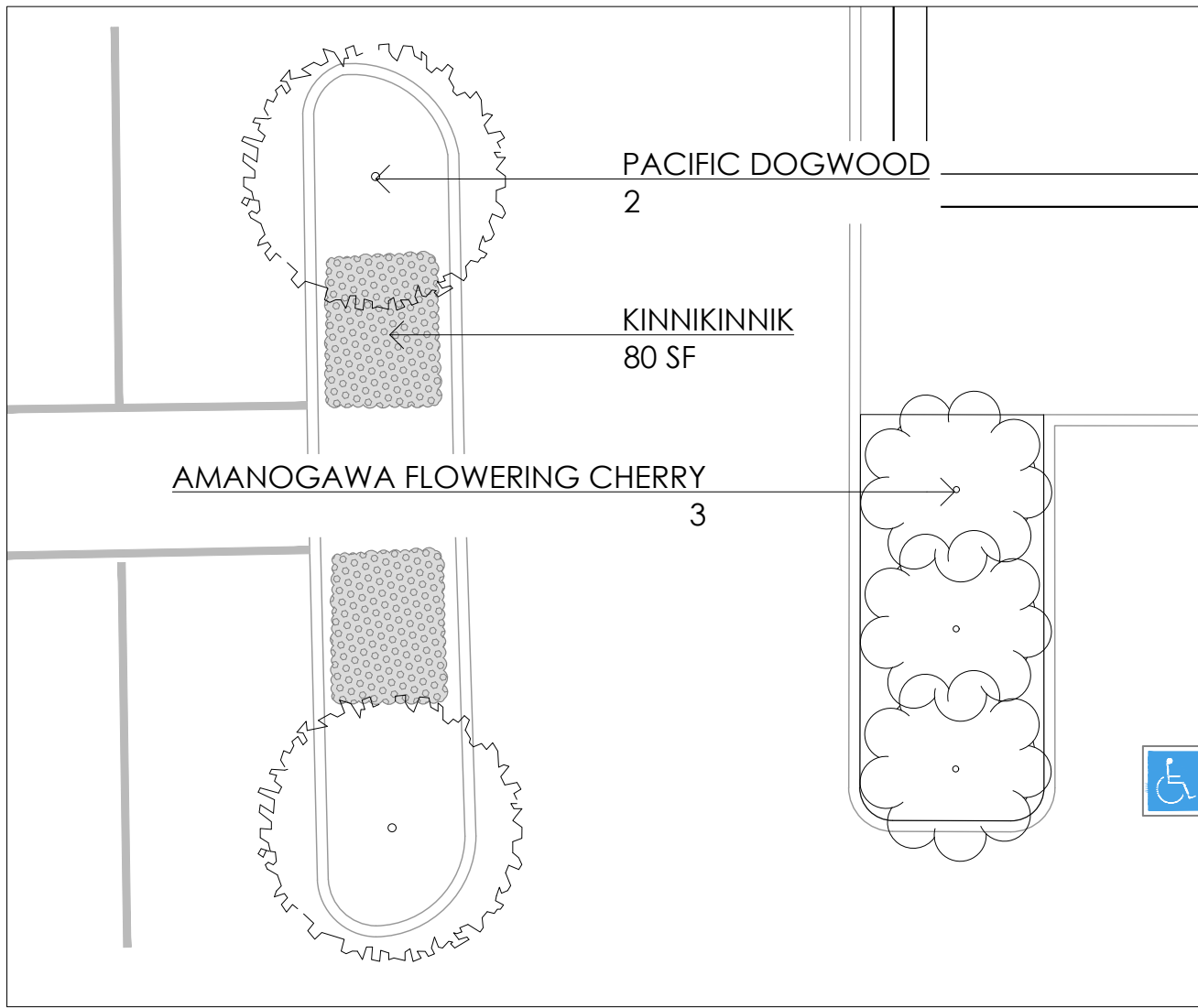
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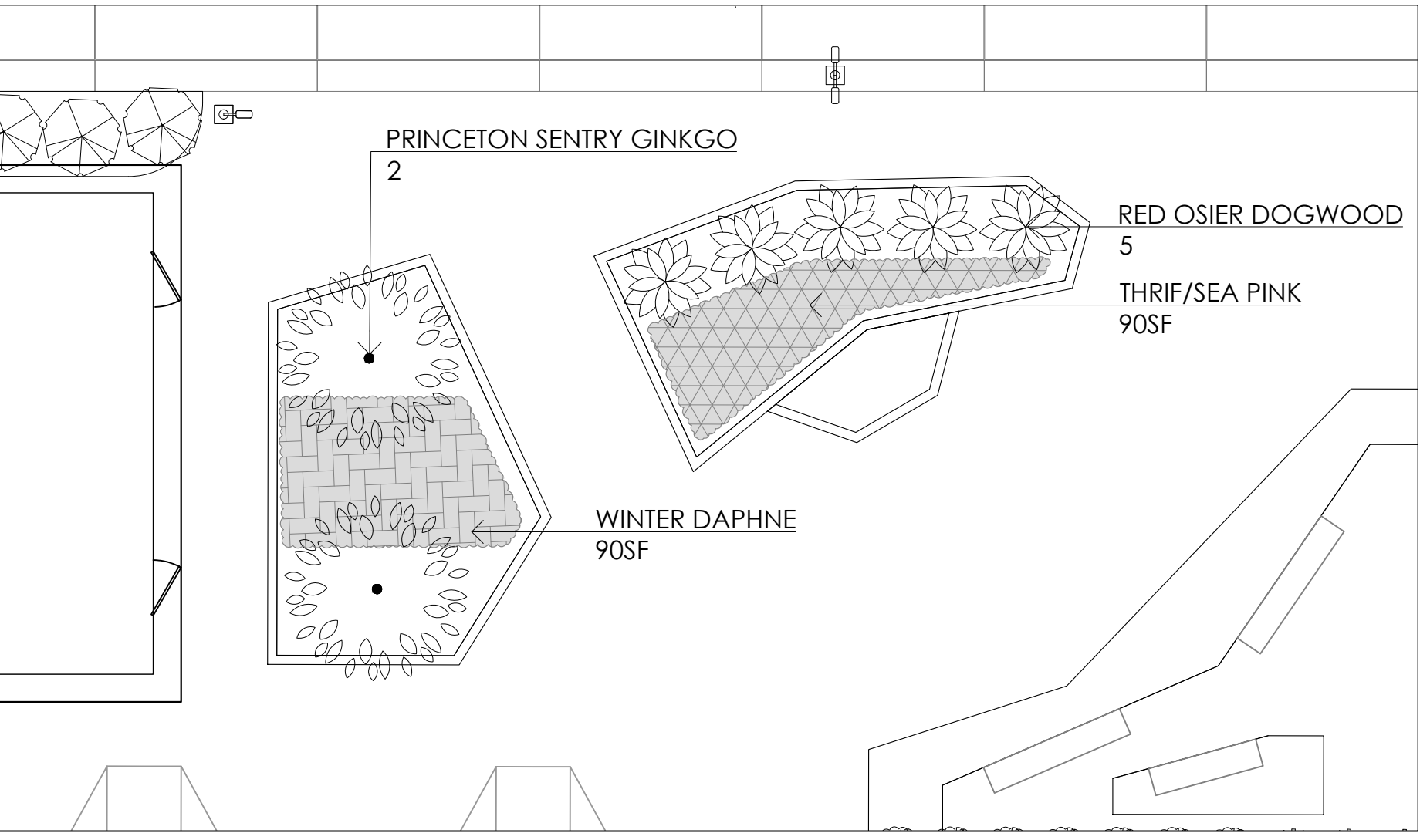
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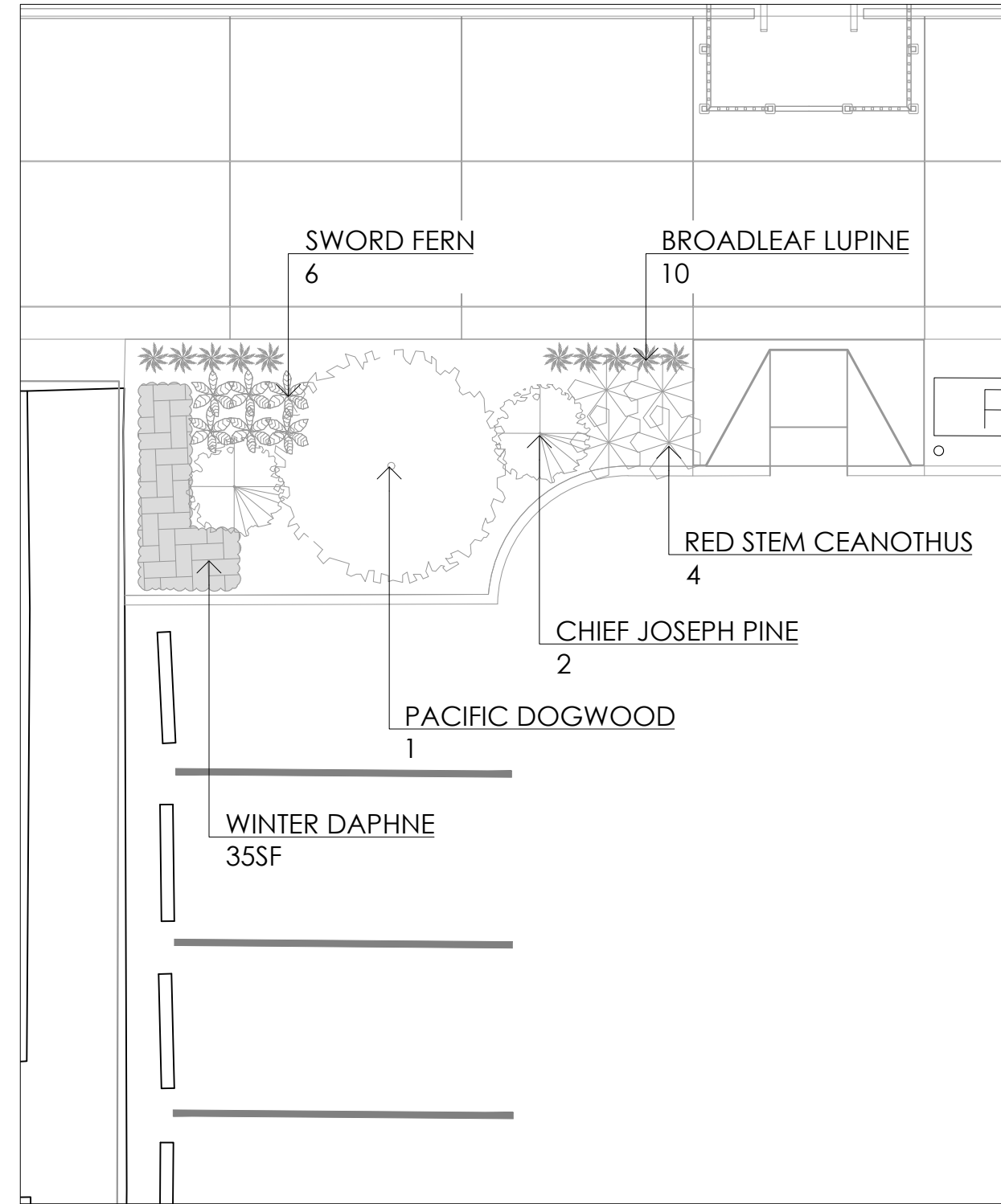
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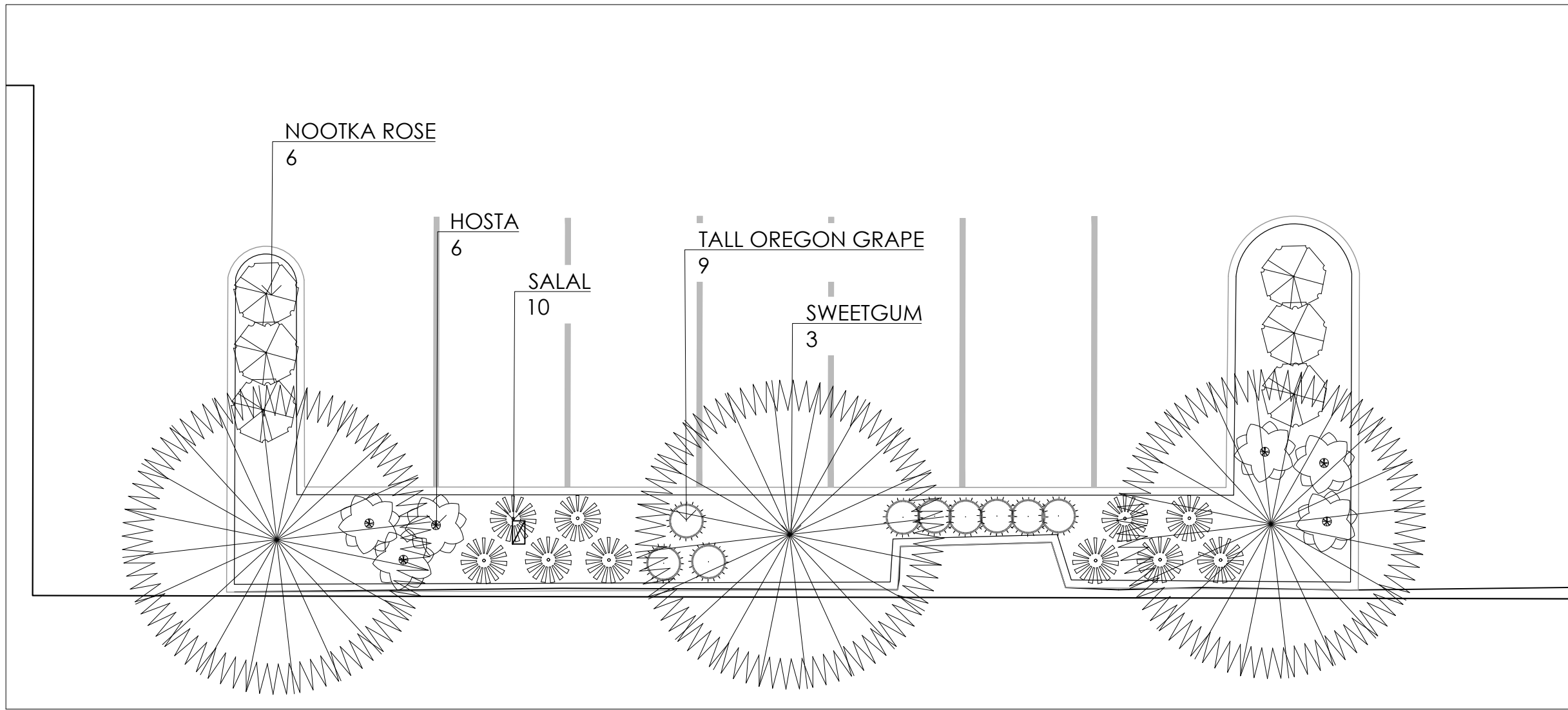
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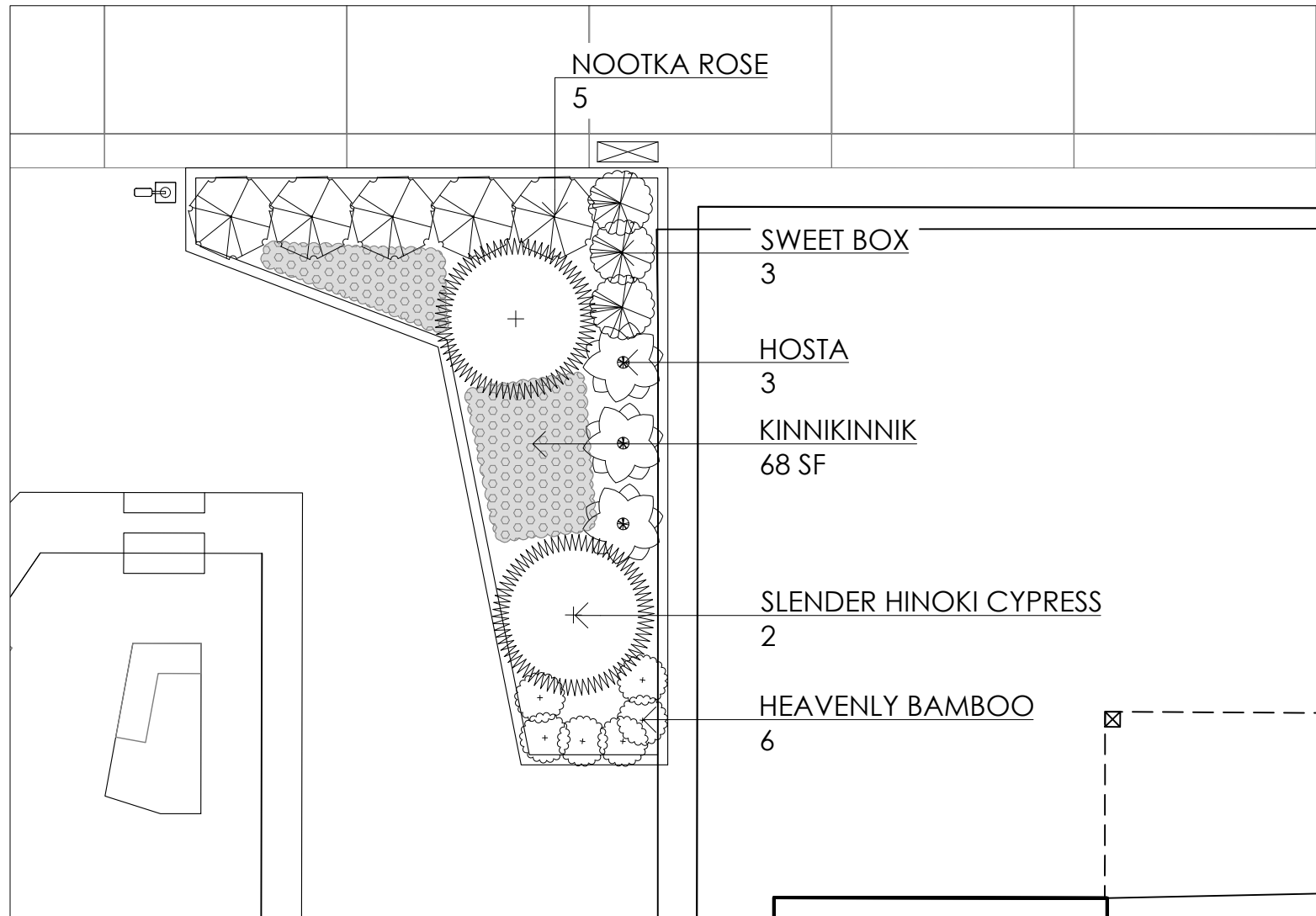
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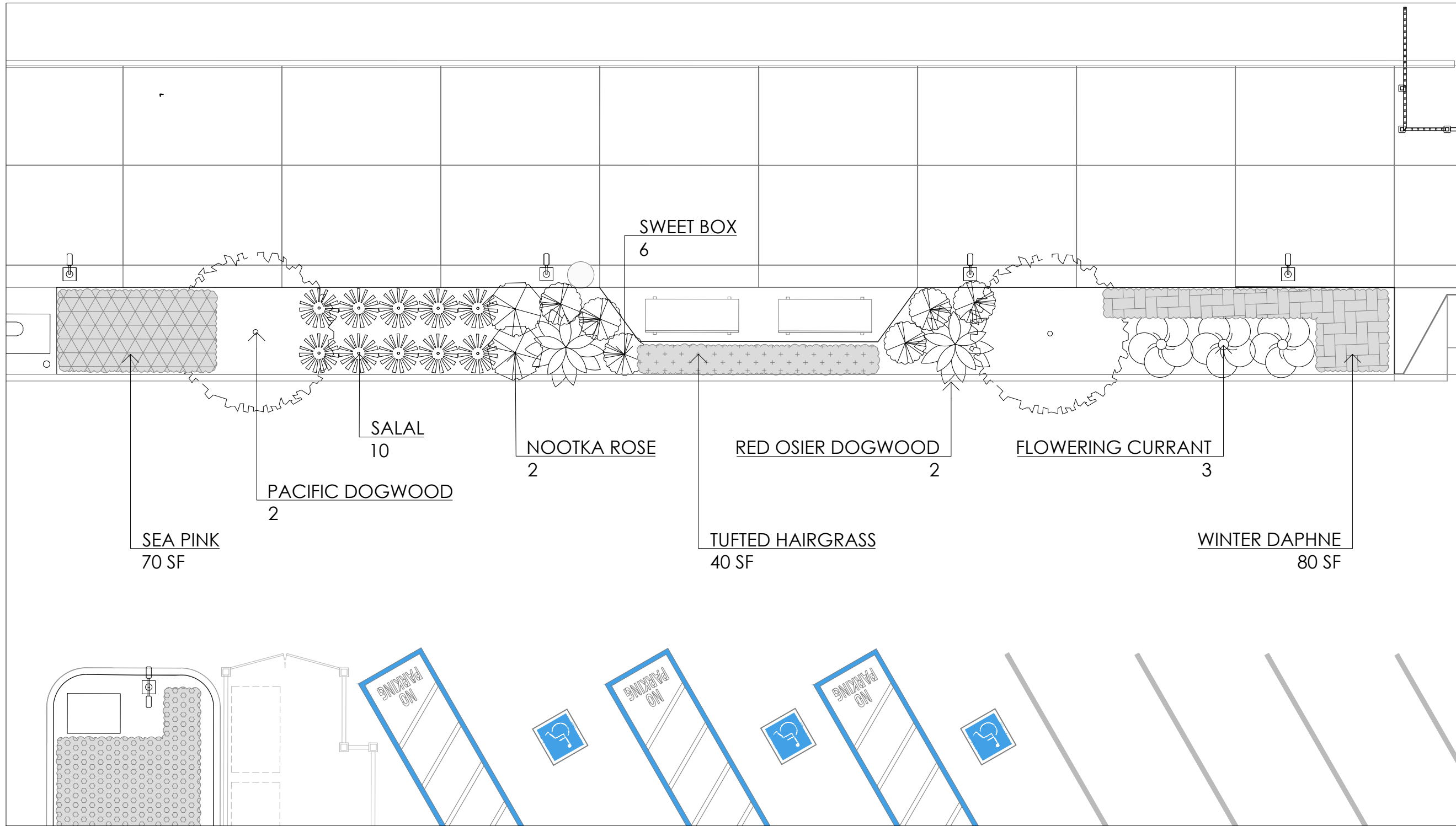
8 PLANTING AREA #8  
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3 PLANTING AREA #3  
1/8" = 1'-0"



6 PLANTING AREA #6  
1/8" = 1'-0"

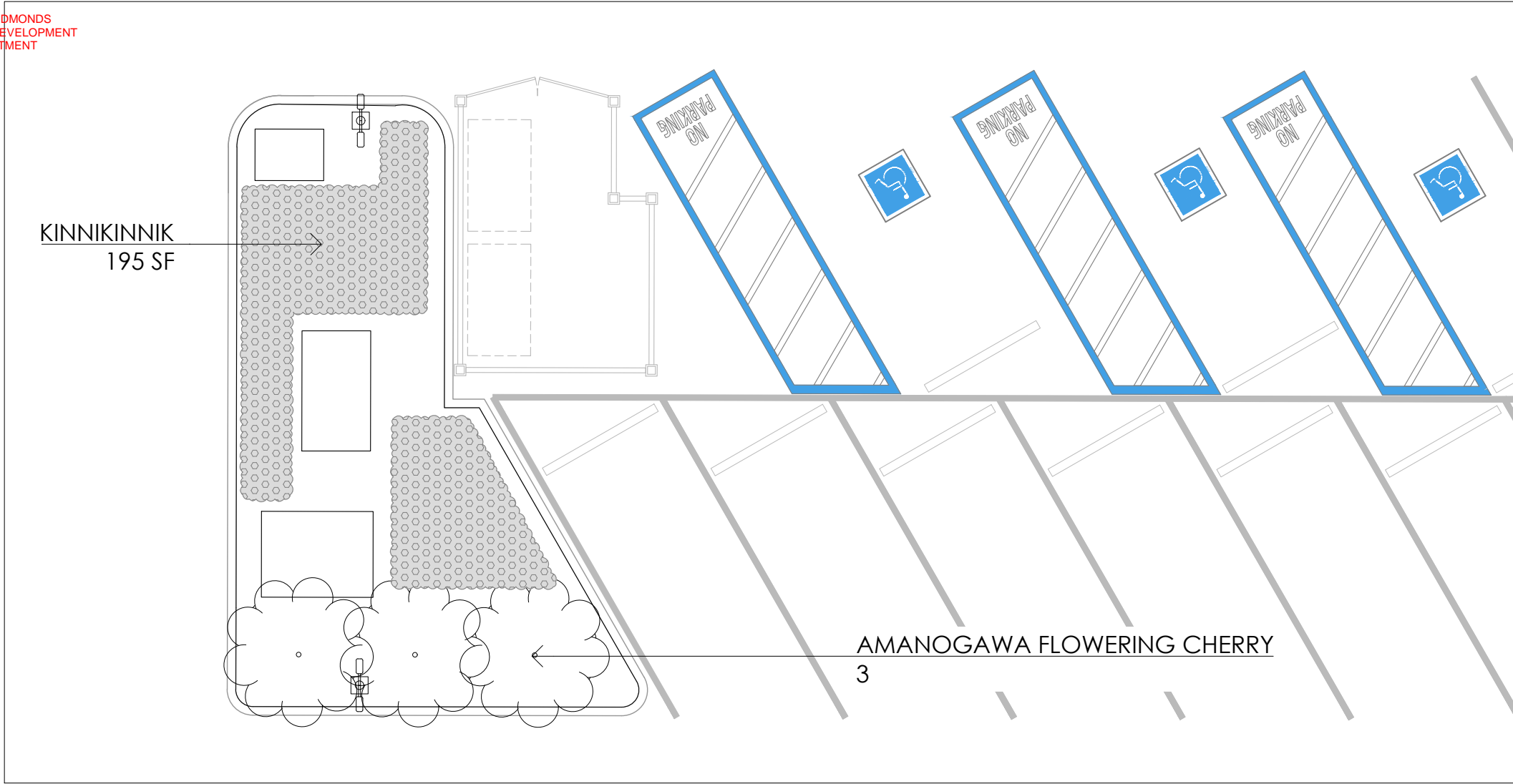


9 PLANTING AREA #9  
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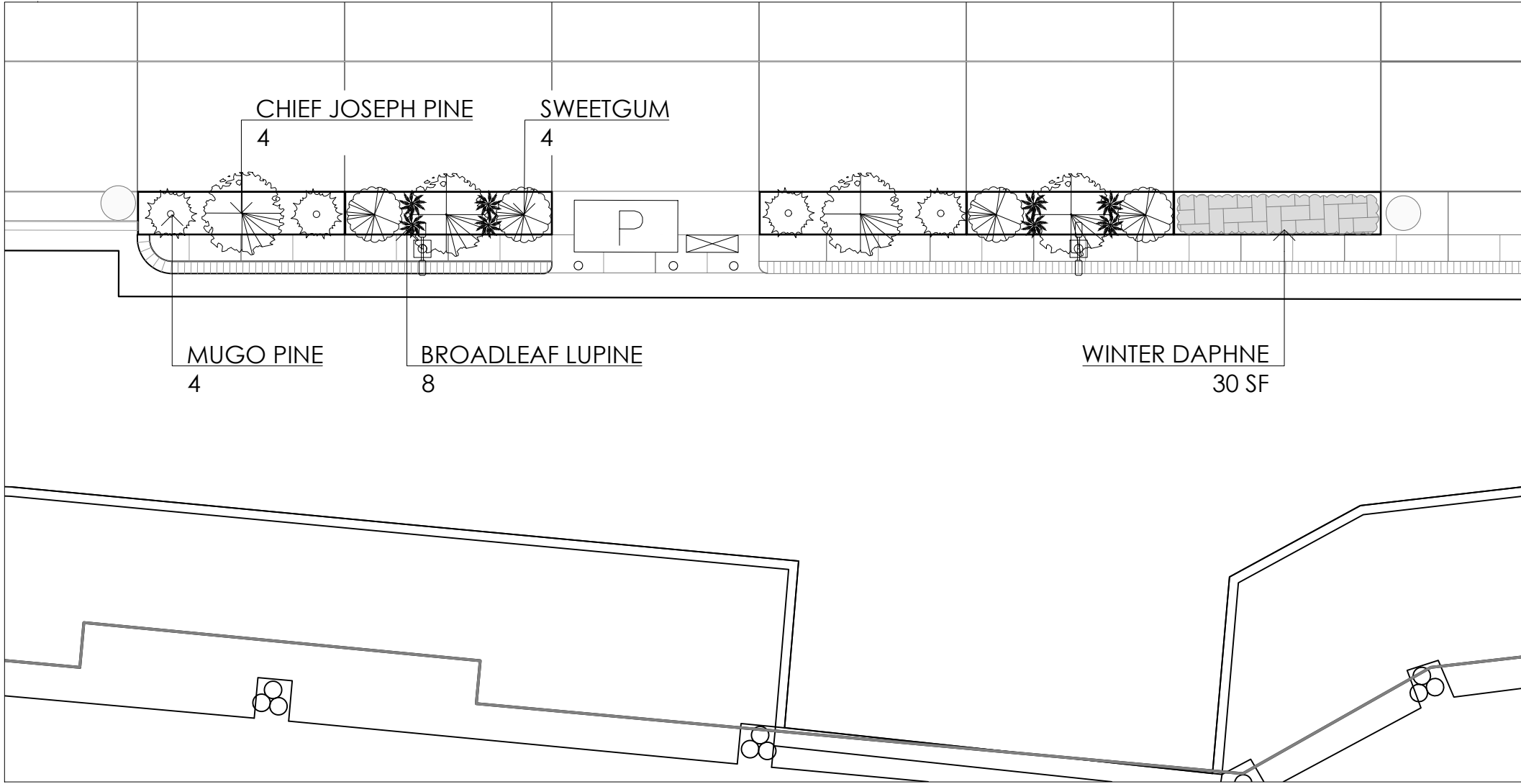
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PLANTING PLAN CALLOUTS 1 OF 2			2/9/23



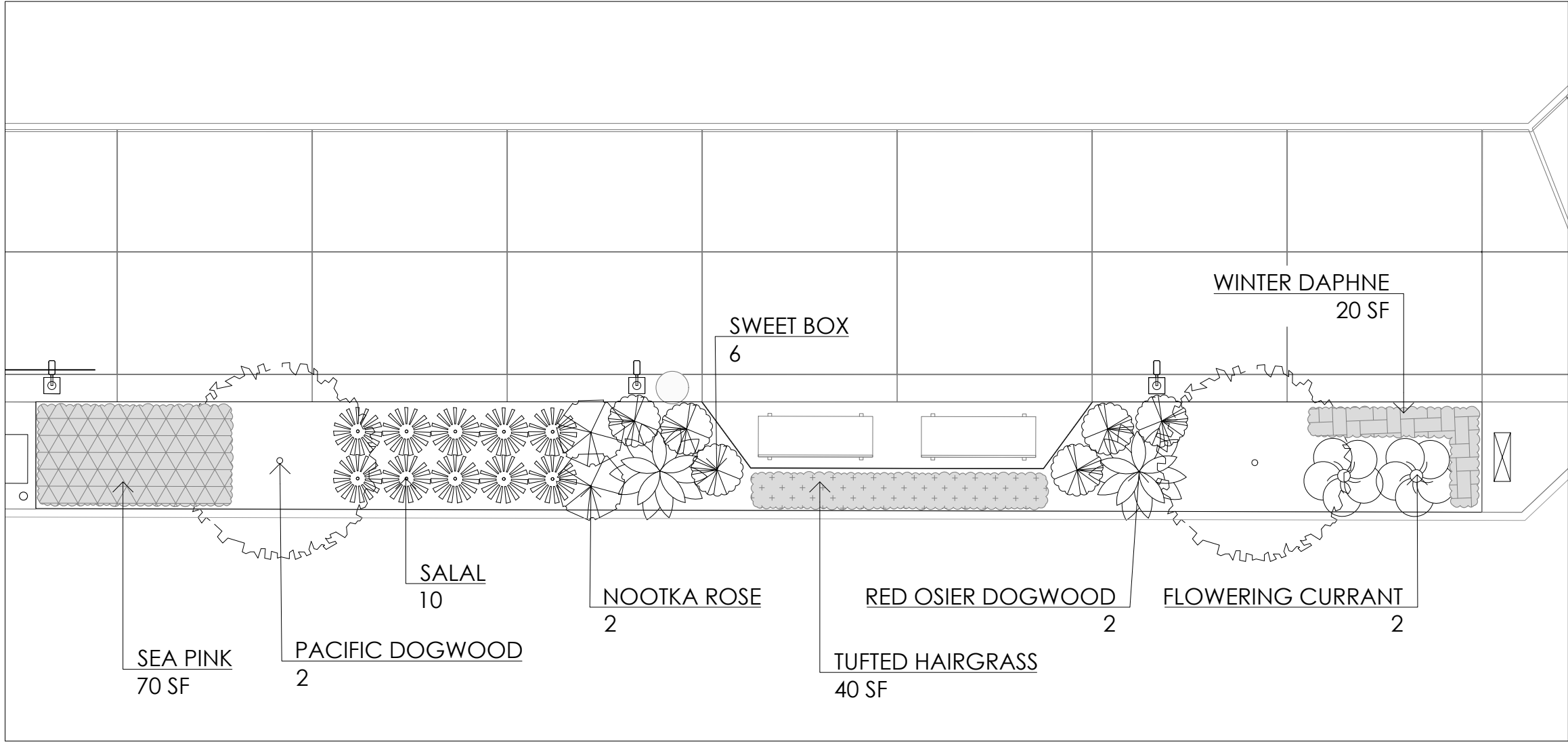
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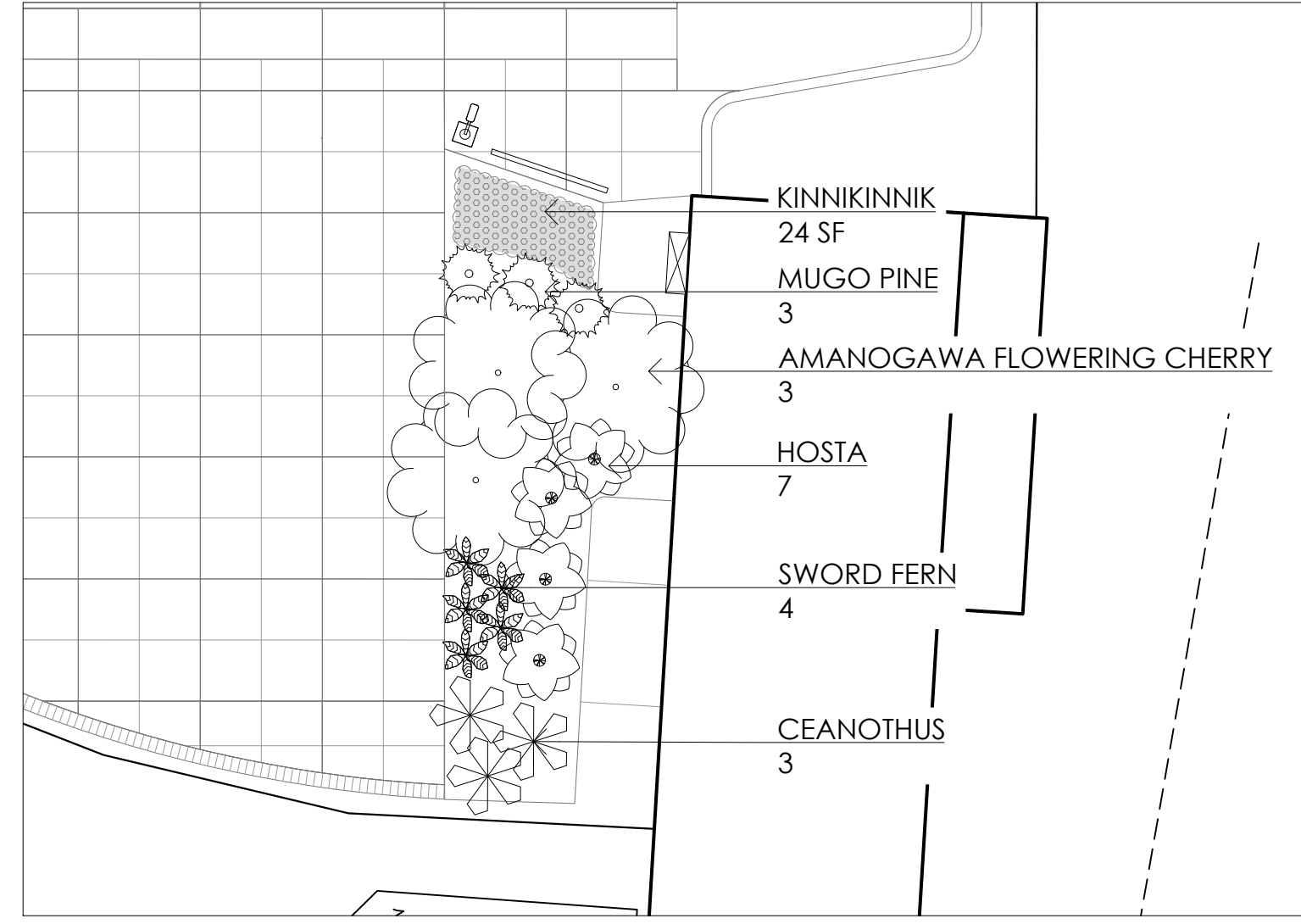
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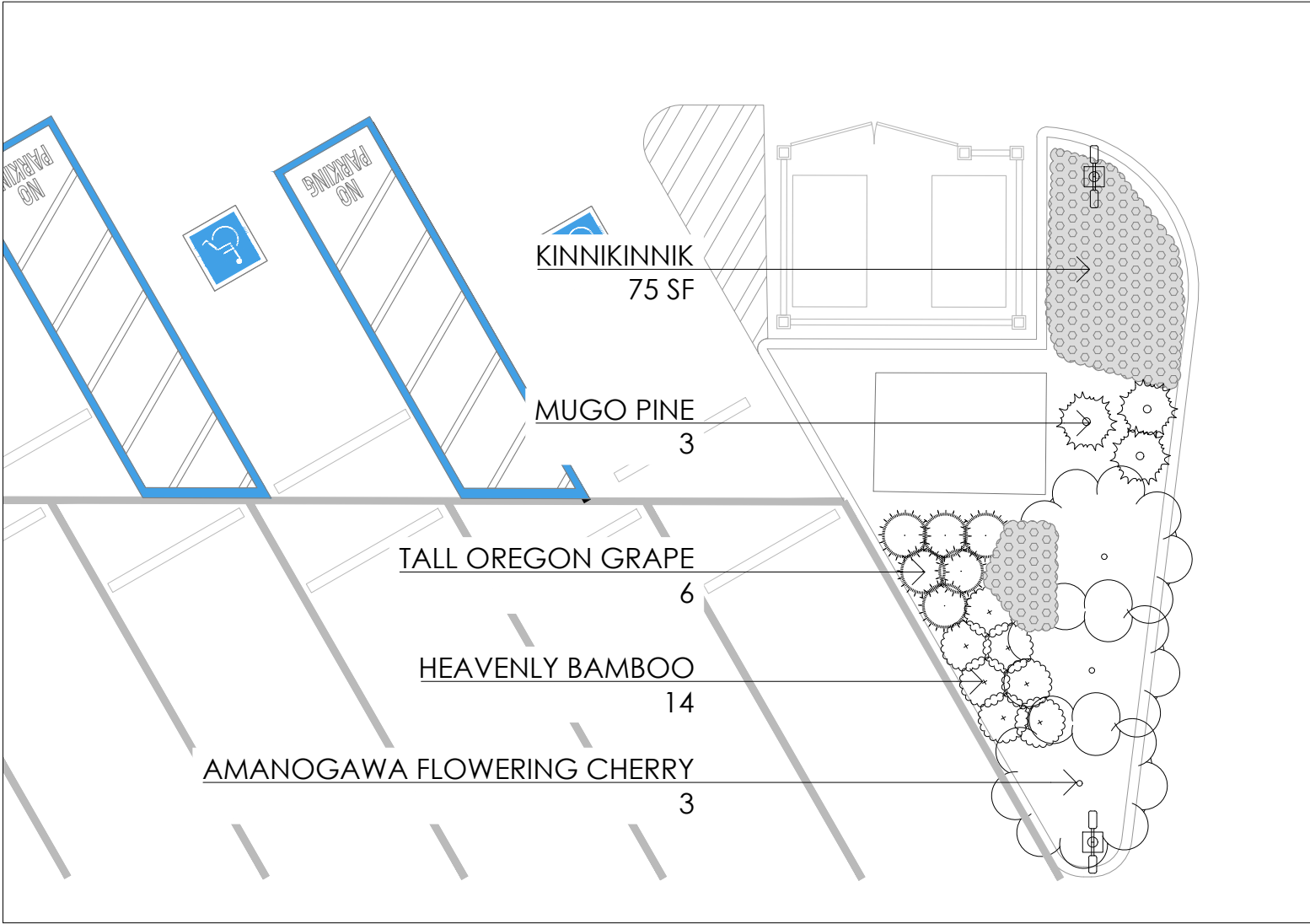
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2 PLANTING AREA #11  
1/8" = 1'-0"



5 PLANTING AREA #14  
1/8" = 1'-0"



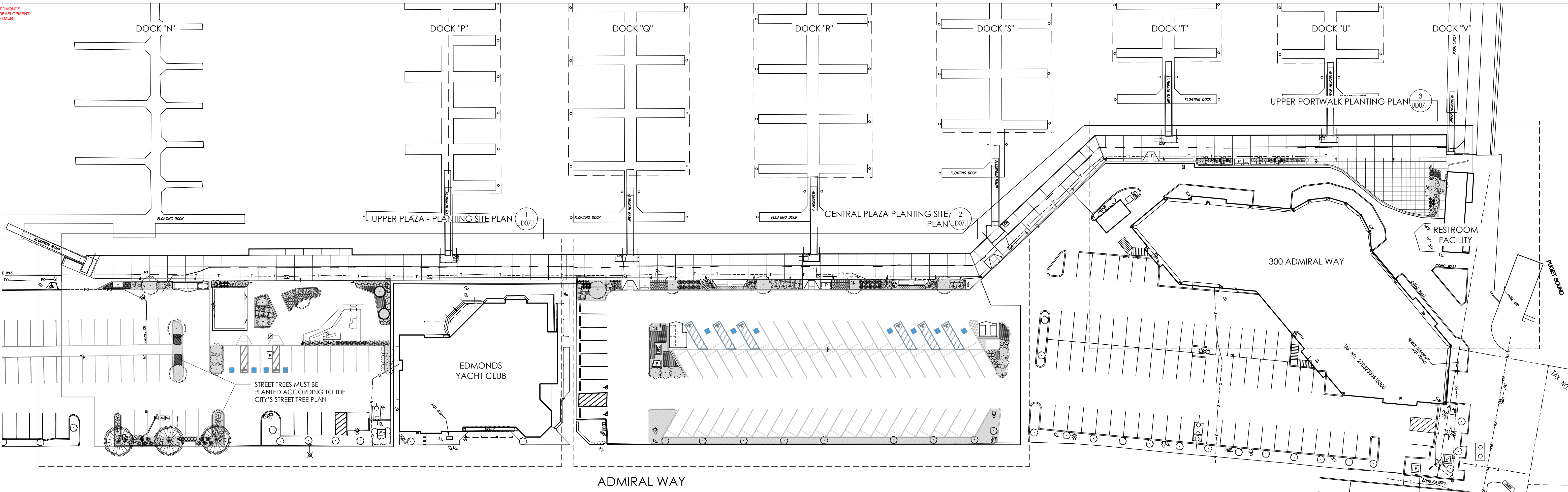
3 PLANTING AREA #12  
1/8" = 1'-0"

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







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PLANTING SITE PLAN & SCHEDULE

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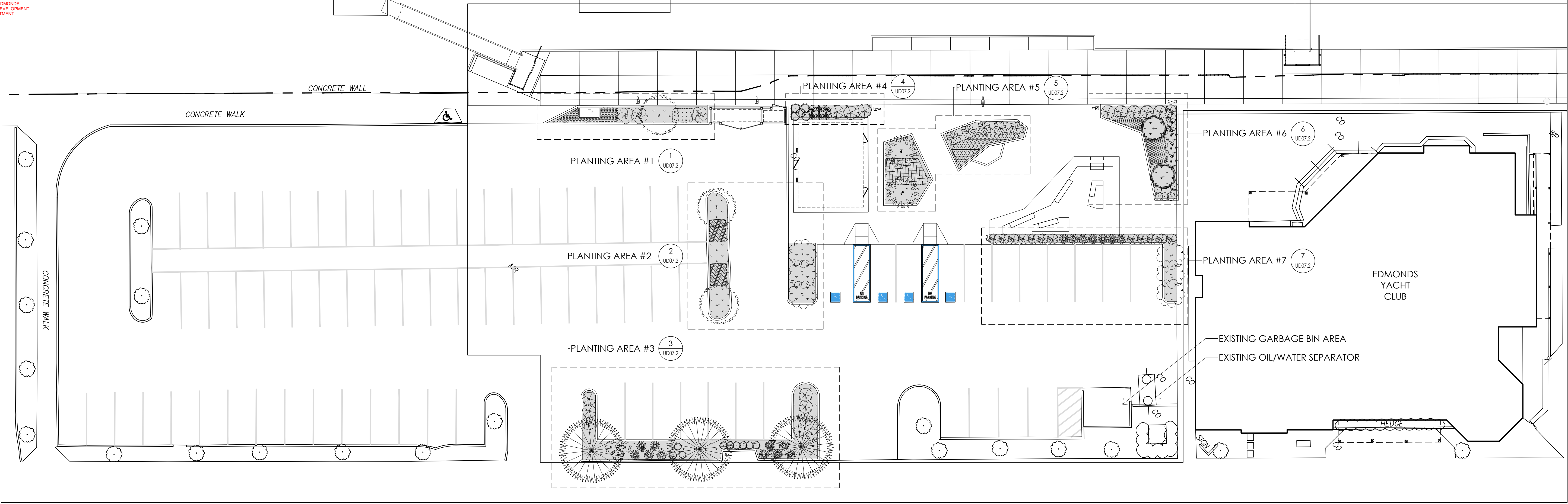
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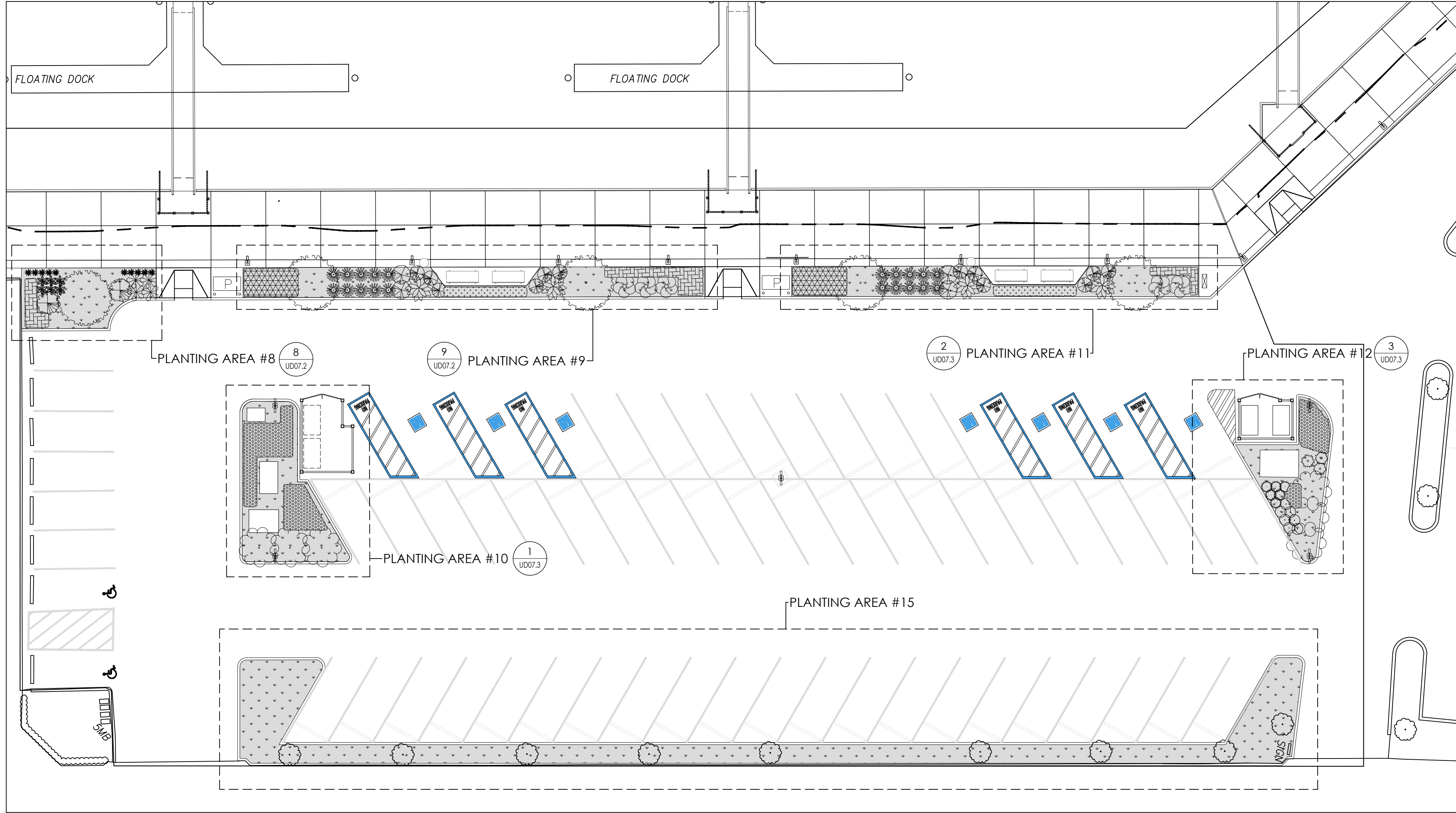
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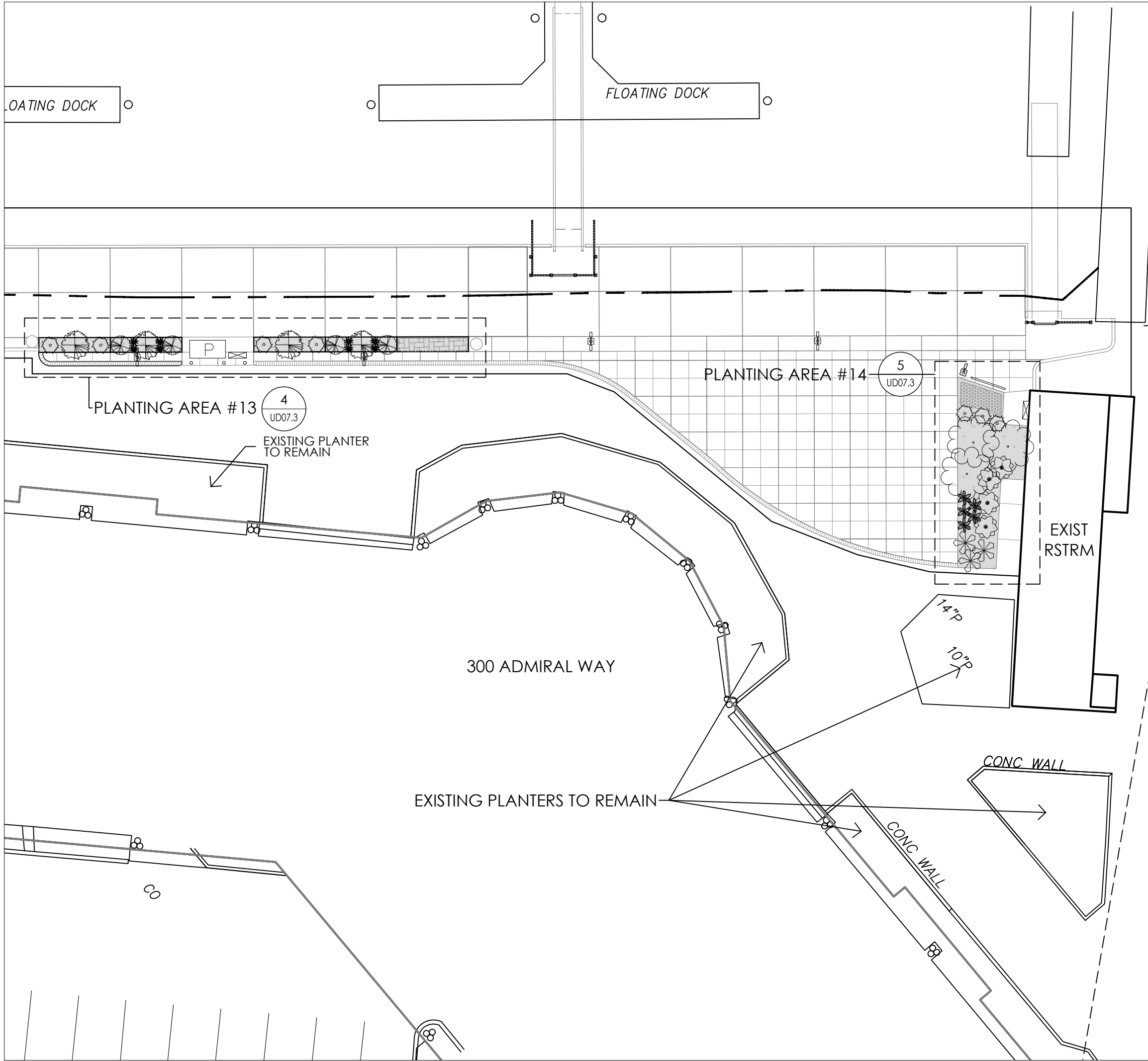
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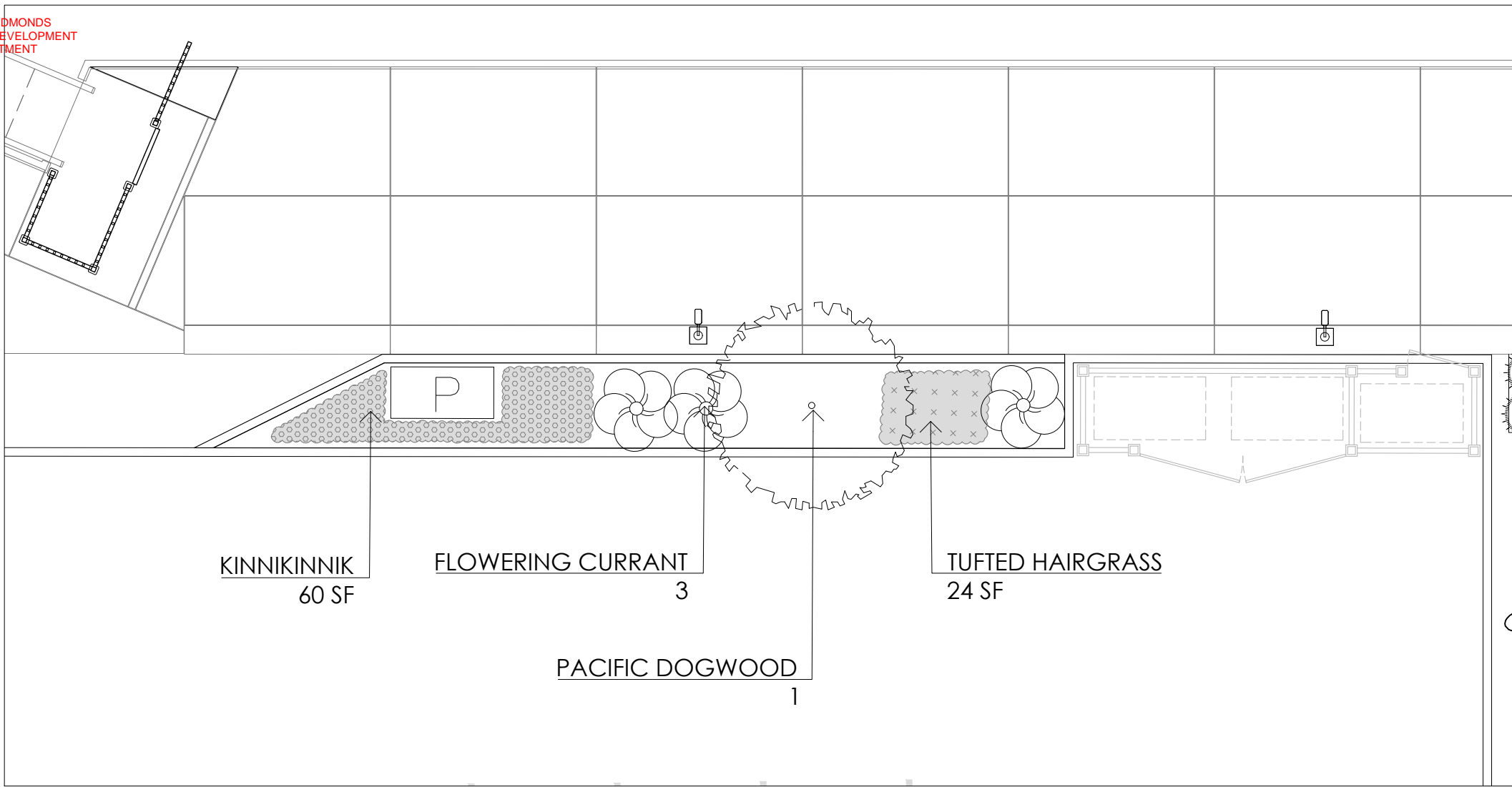


2 CENTRAL PLAZA PLANTING SITE PLAN  
1"= 16'-0"

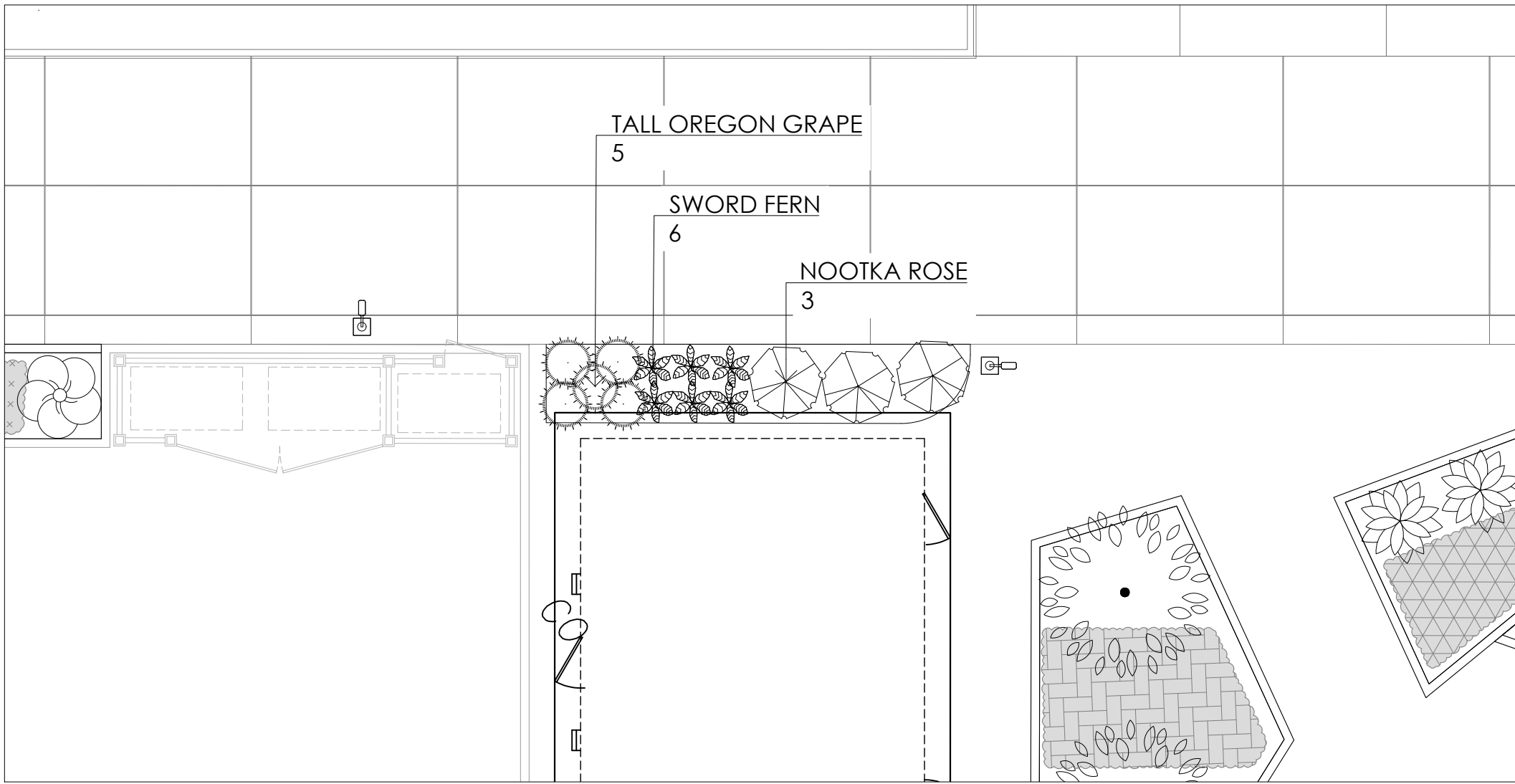


3 NORTH PARKING LOT IMPROVEMENTS PLAN  
1/16"= 1'-0"

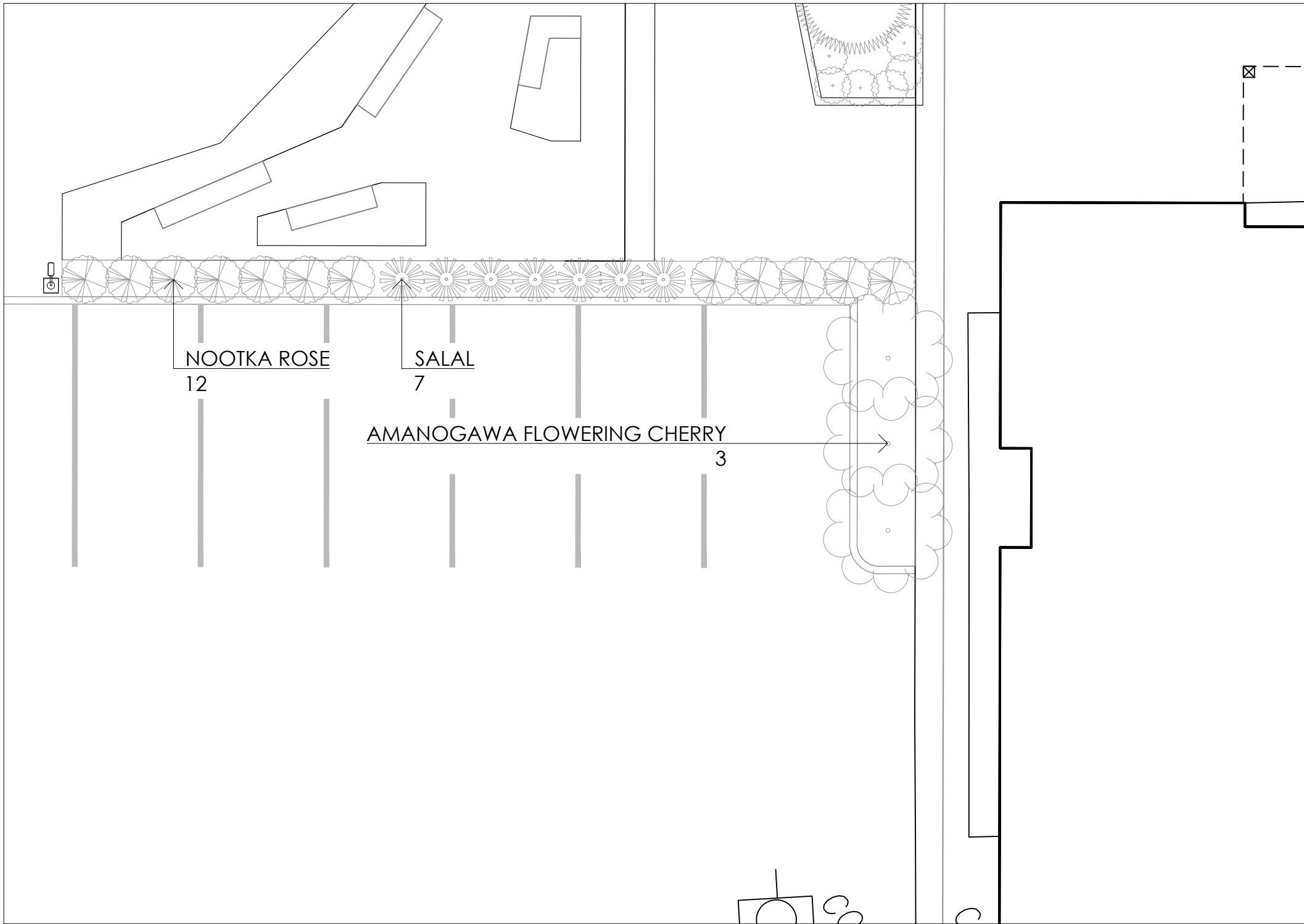
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		DATE						DRAWN:			
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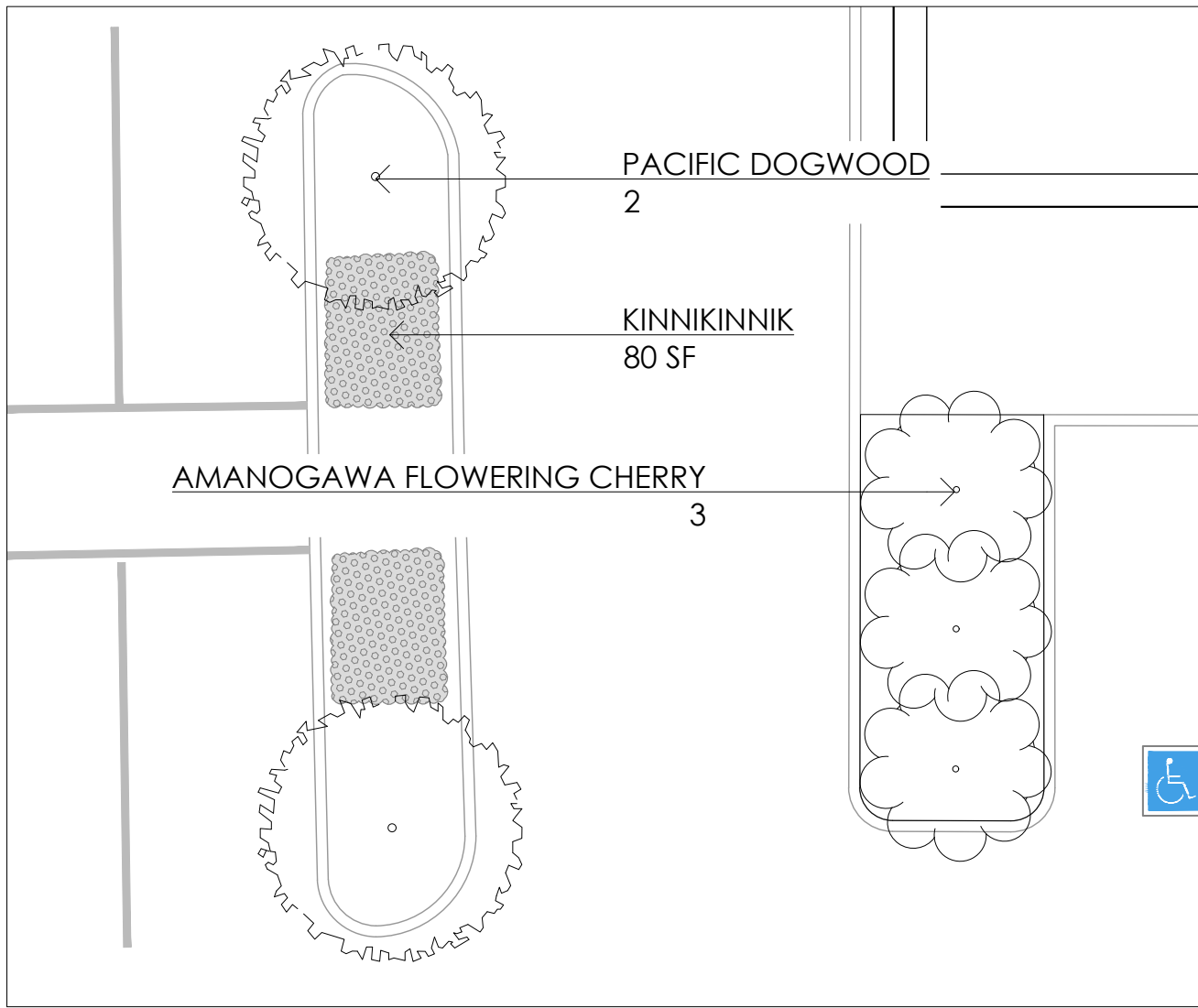
1 PLANTING AREA #1  
1/8" = 1'-0"



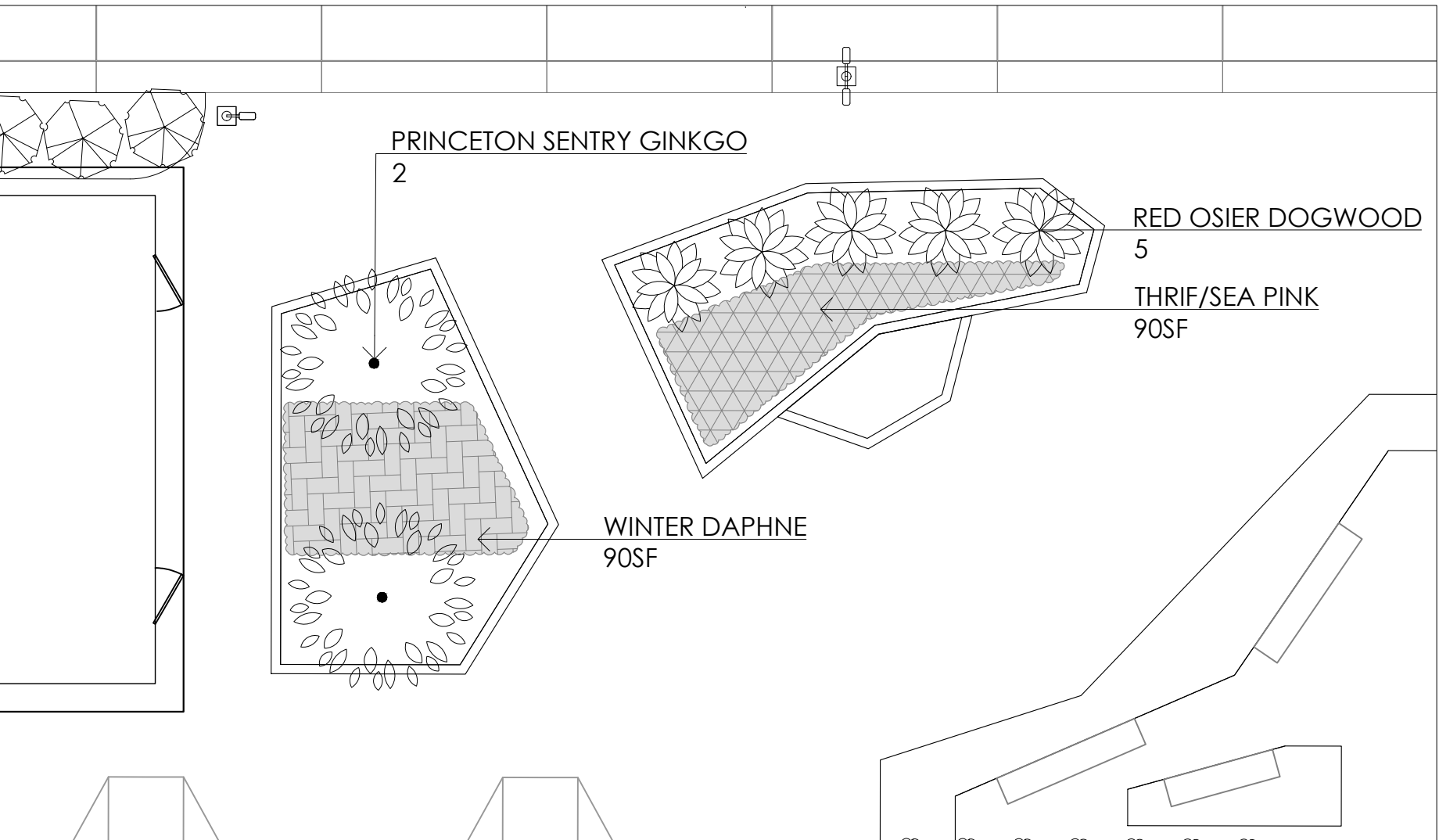
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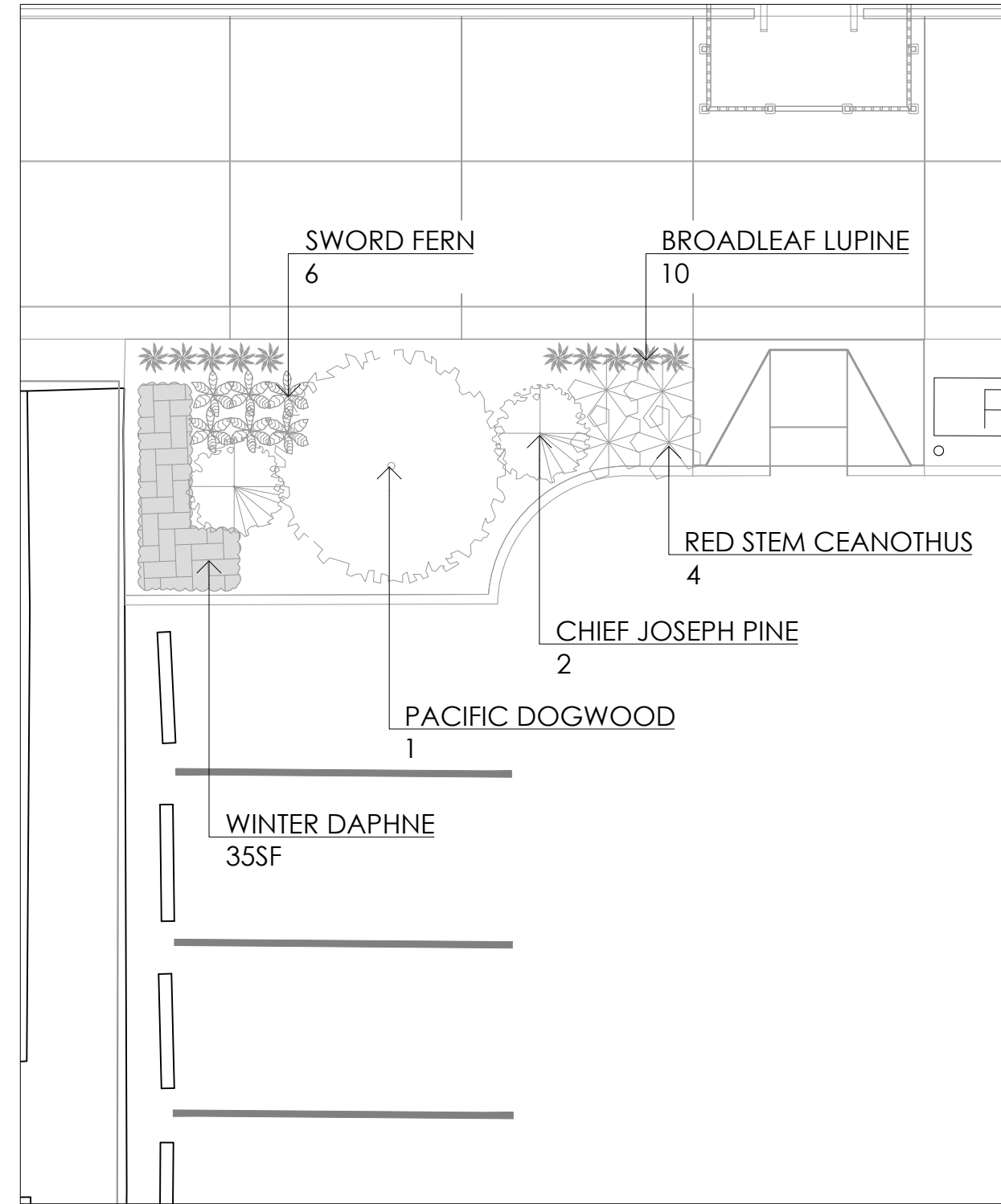
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1/8" = 1'-0"



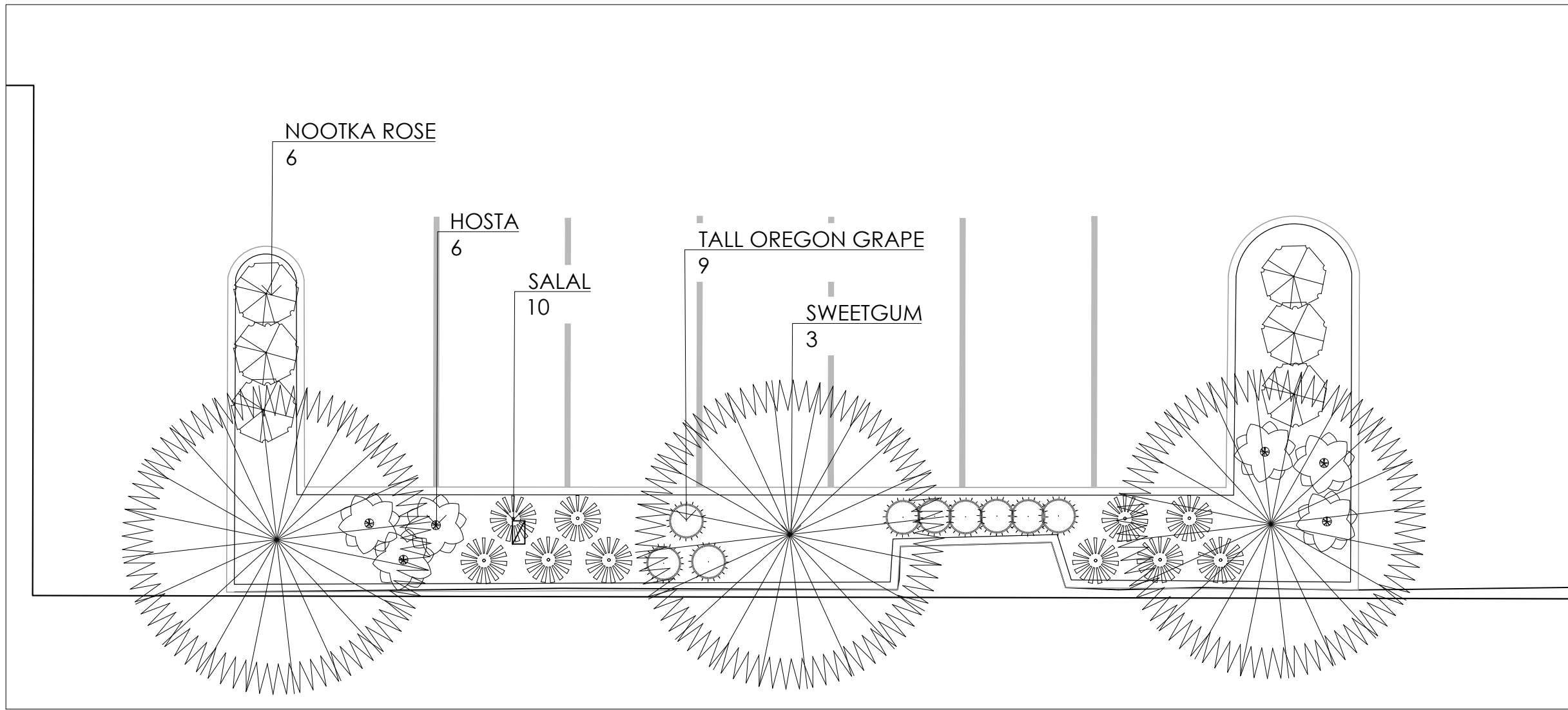
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1/8" = 1'-0"



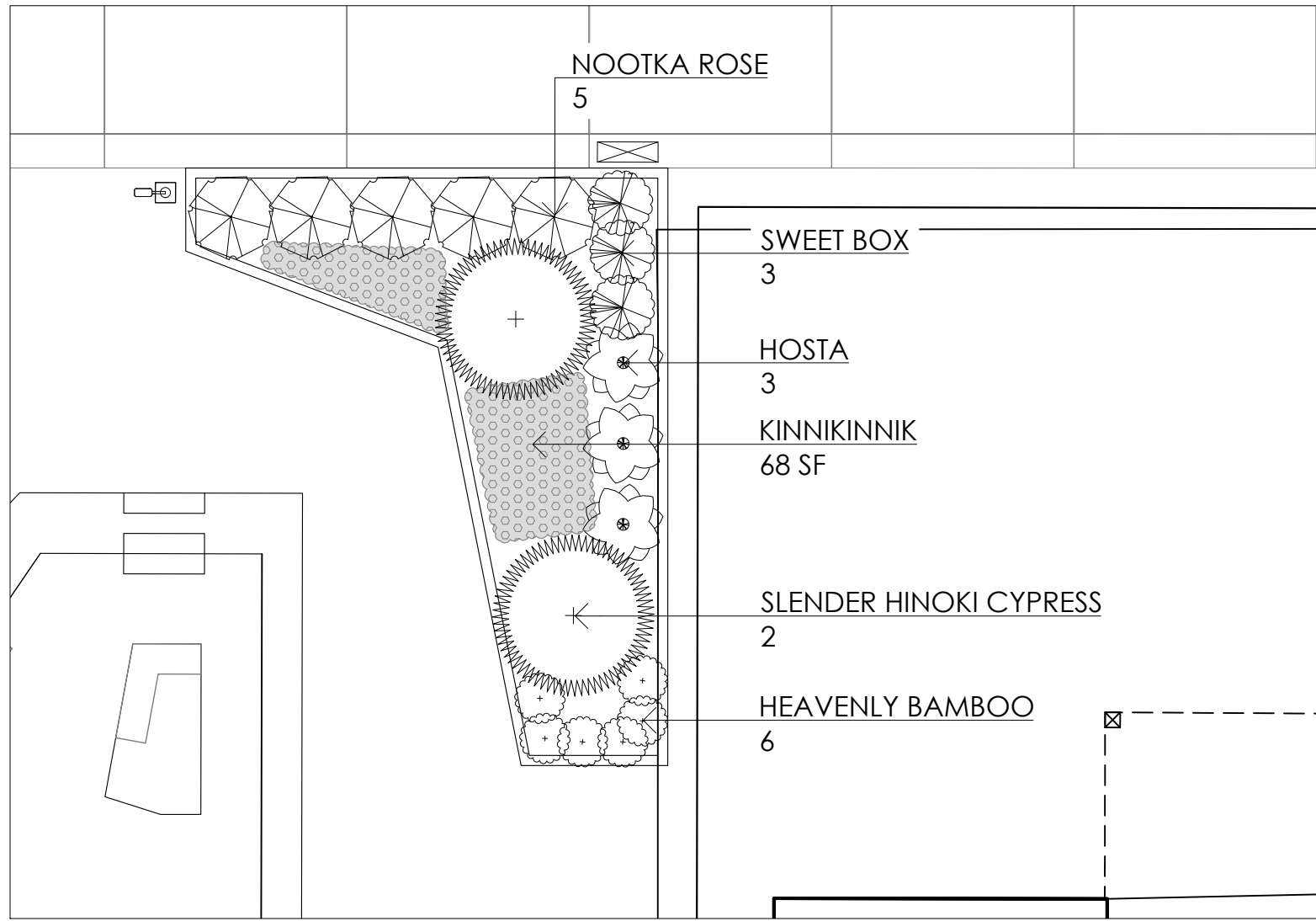
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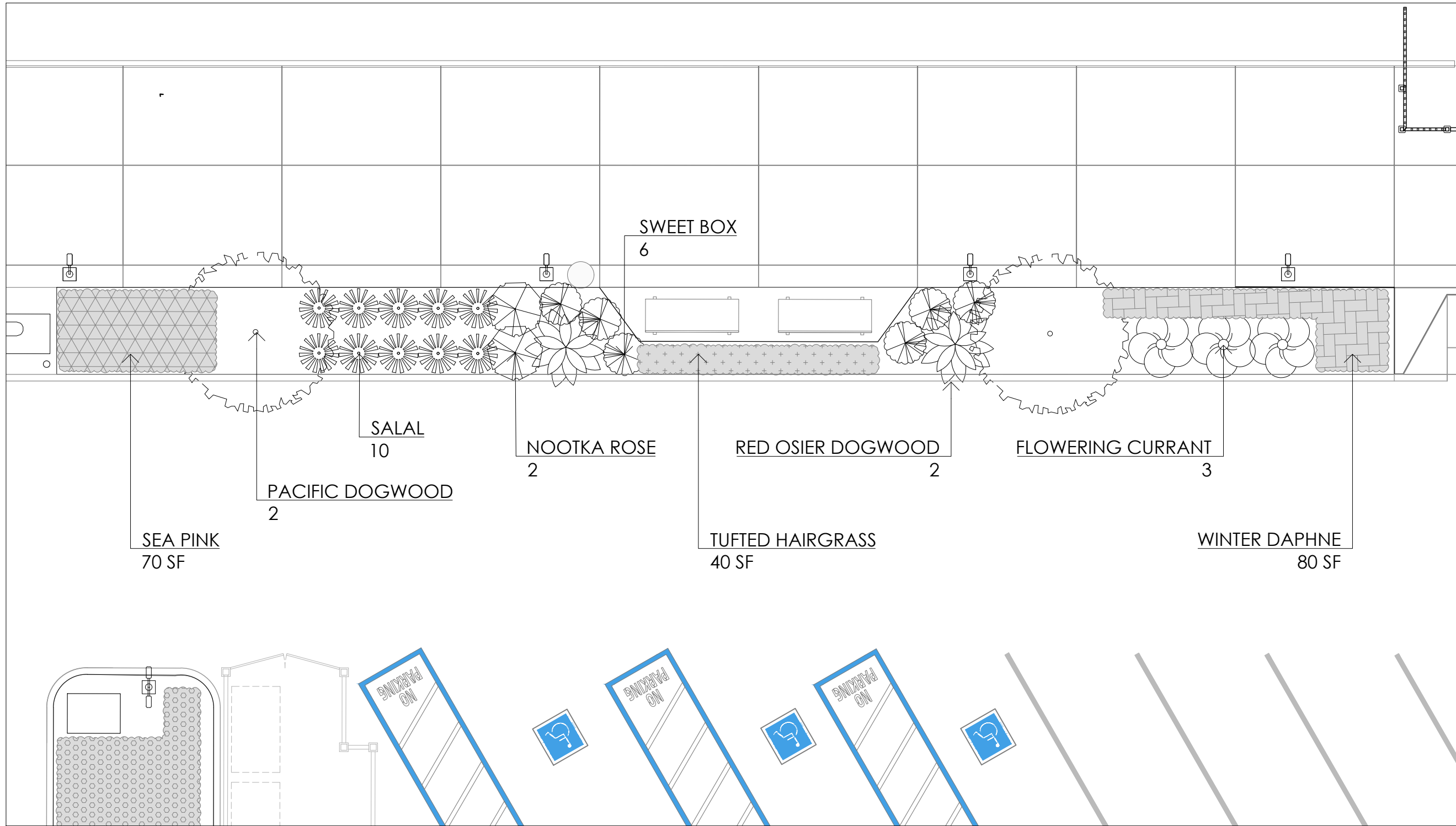
8 PLANTING AREA #8  
1/8" = 1'-0"



3 PLANTING AREA #3  
1/8" = 1'-0"

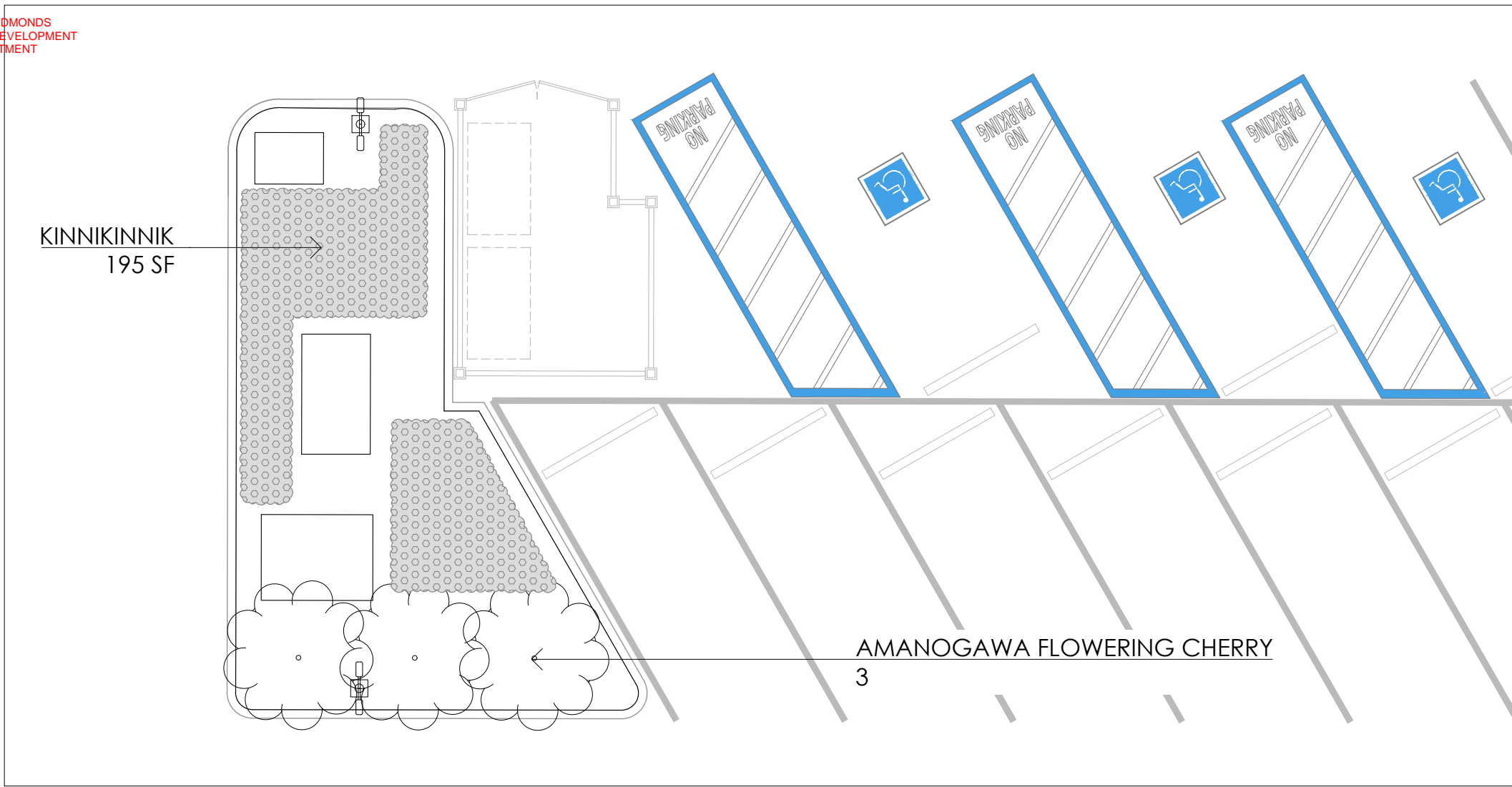


6 PLANTING AREA #6  
1/8" = 1'-0"

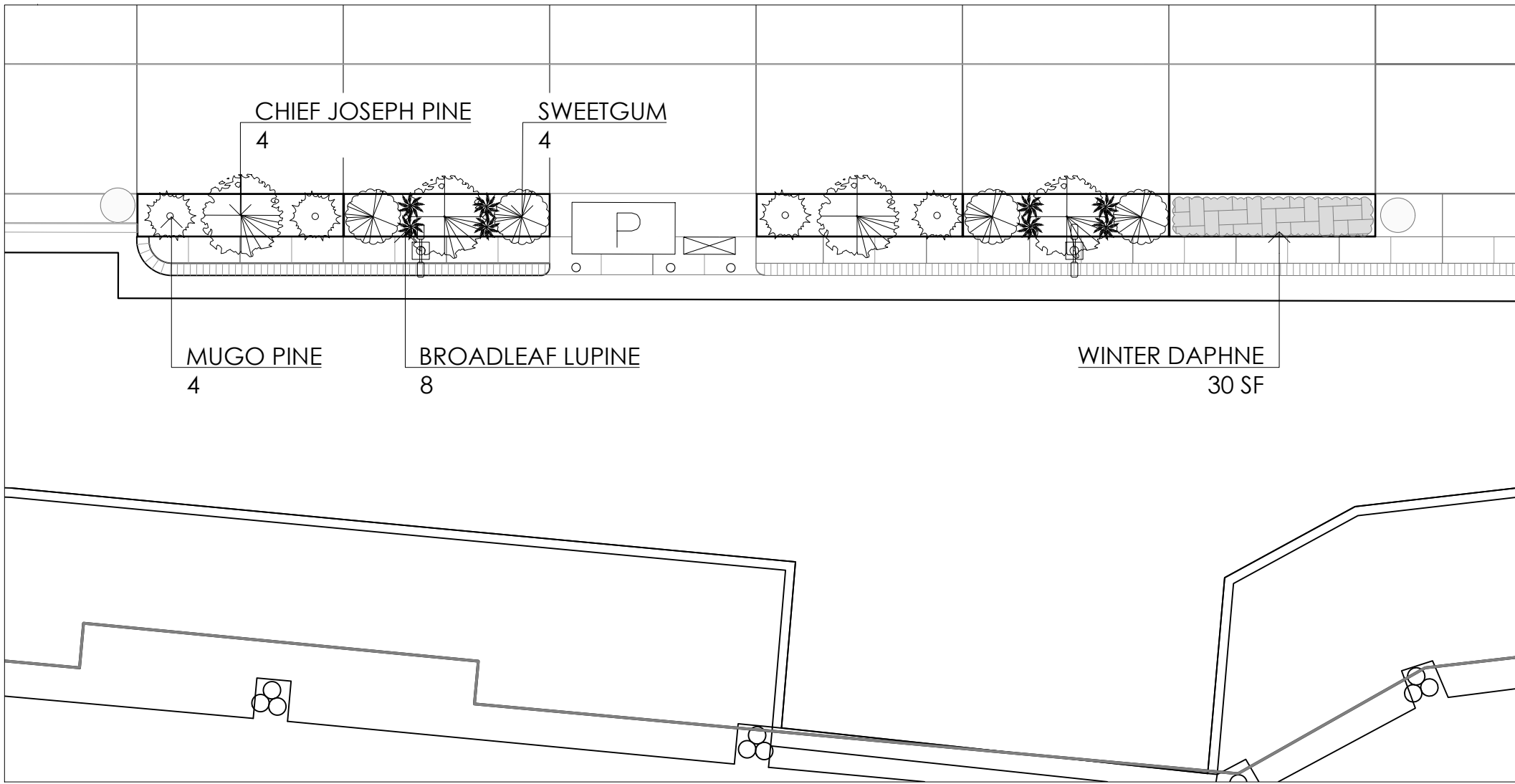


9 PLANTING AREA #9  
1/8" = 1'-0"

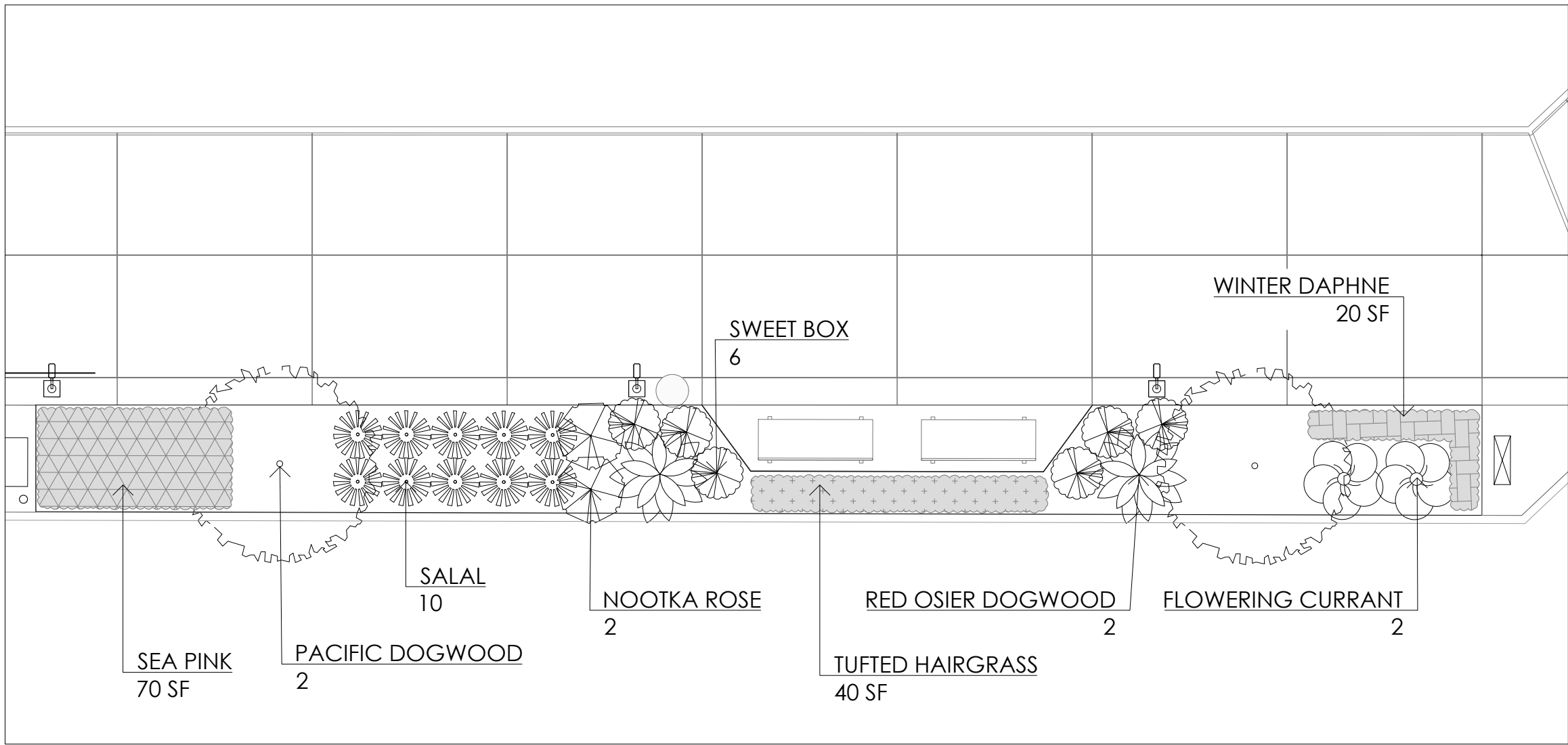
Project No. 2045	REVISIONS		2/9/23	ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079	DRAWING TITLE  <b>PLANTING PLAN CALLOUTS 1 OF 2</b>	NOTE: SCALES SHOWN ARE FOR 24"X36" SHEETS	
	DATE	DESCRIPTION					
	APPROVED						
Drawing No. <b>UD07.2</b>		Sheet of		PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington			DESIGNED: MM/YY
							DRAWN:
							CHECKED:



1 PLANTING AREA #10  
1/8" = 1'-0"



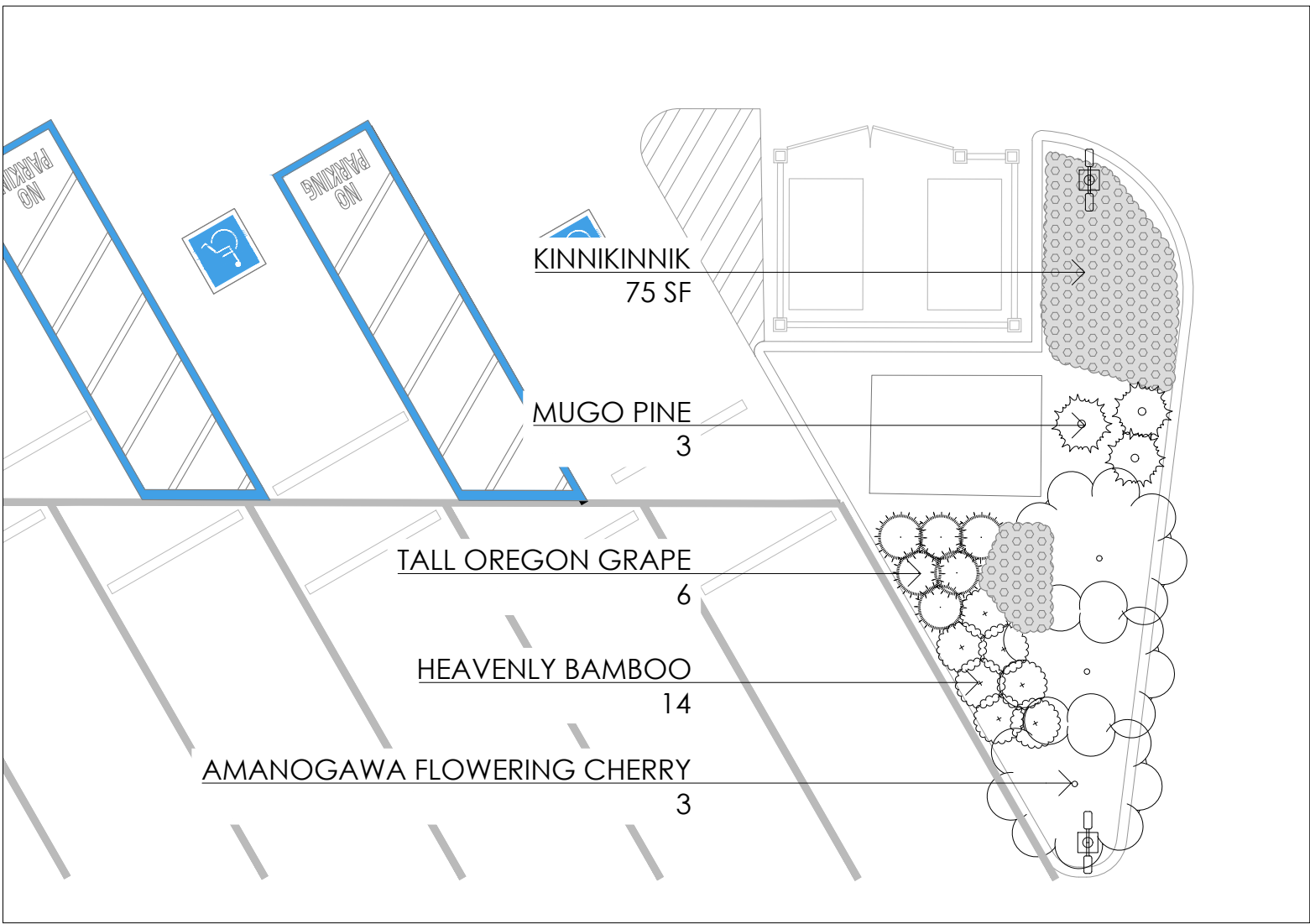
4 PLANTING AREA #13  
1/8" = 1'-0"



2 PLANTING AREA #11  
1/8" = 1'-0"

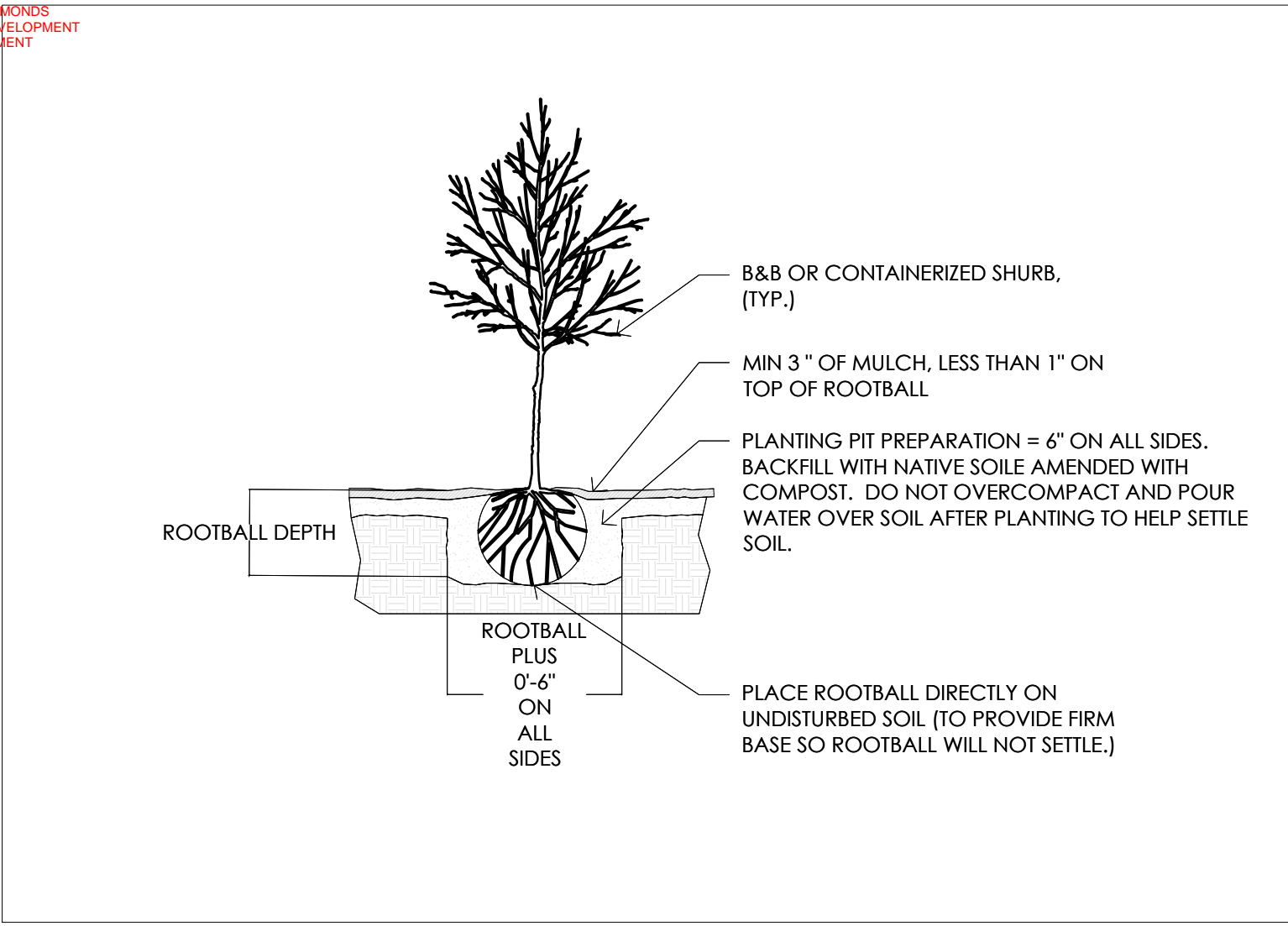


5 PLANTING AREA #14  
1/8" = 1'-0"

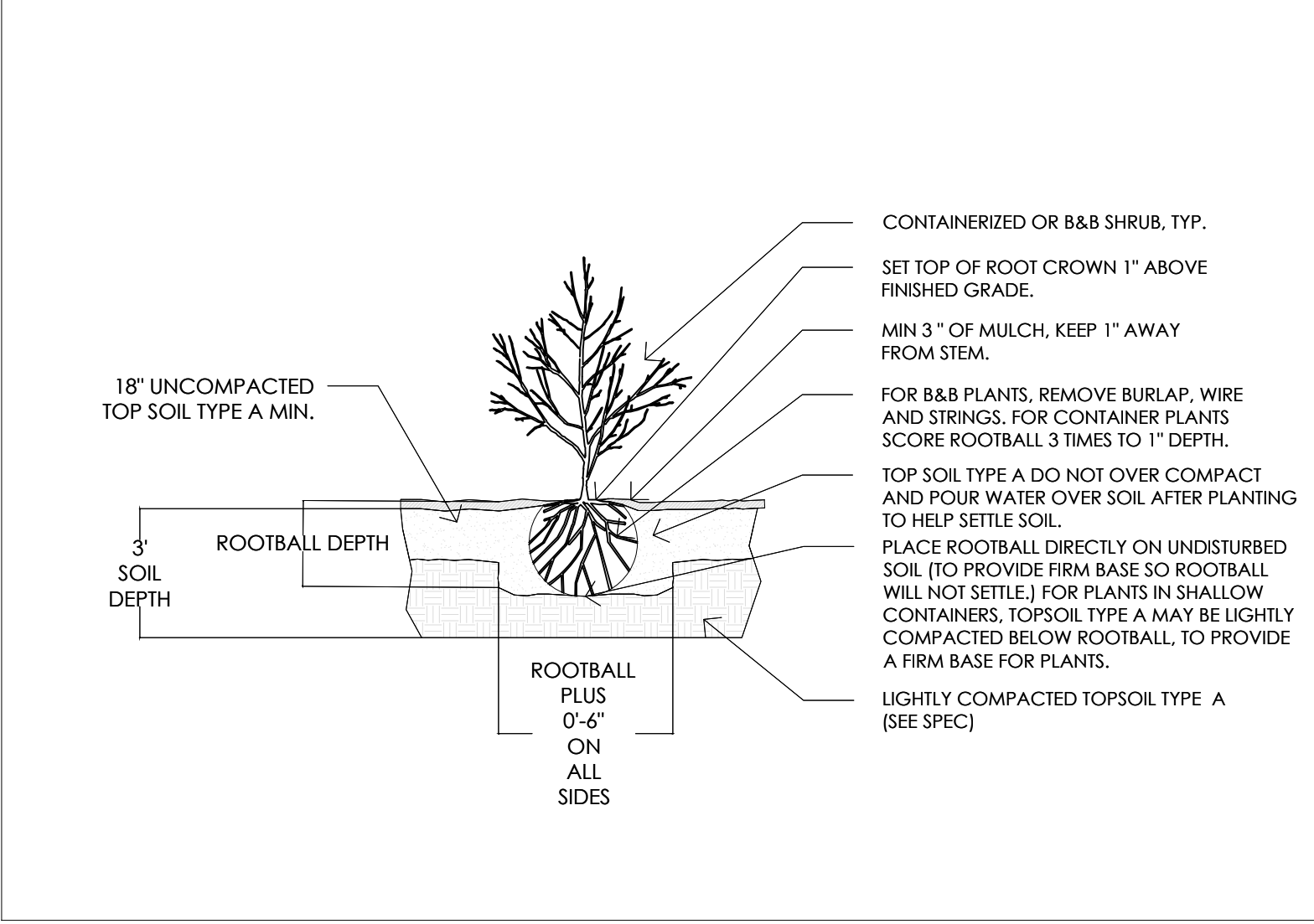


3 PLANTING AREA #12  
1/8" = 1'-0"

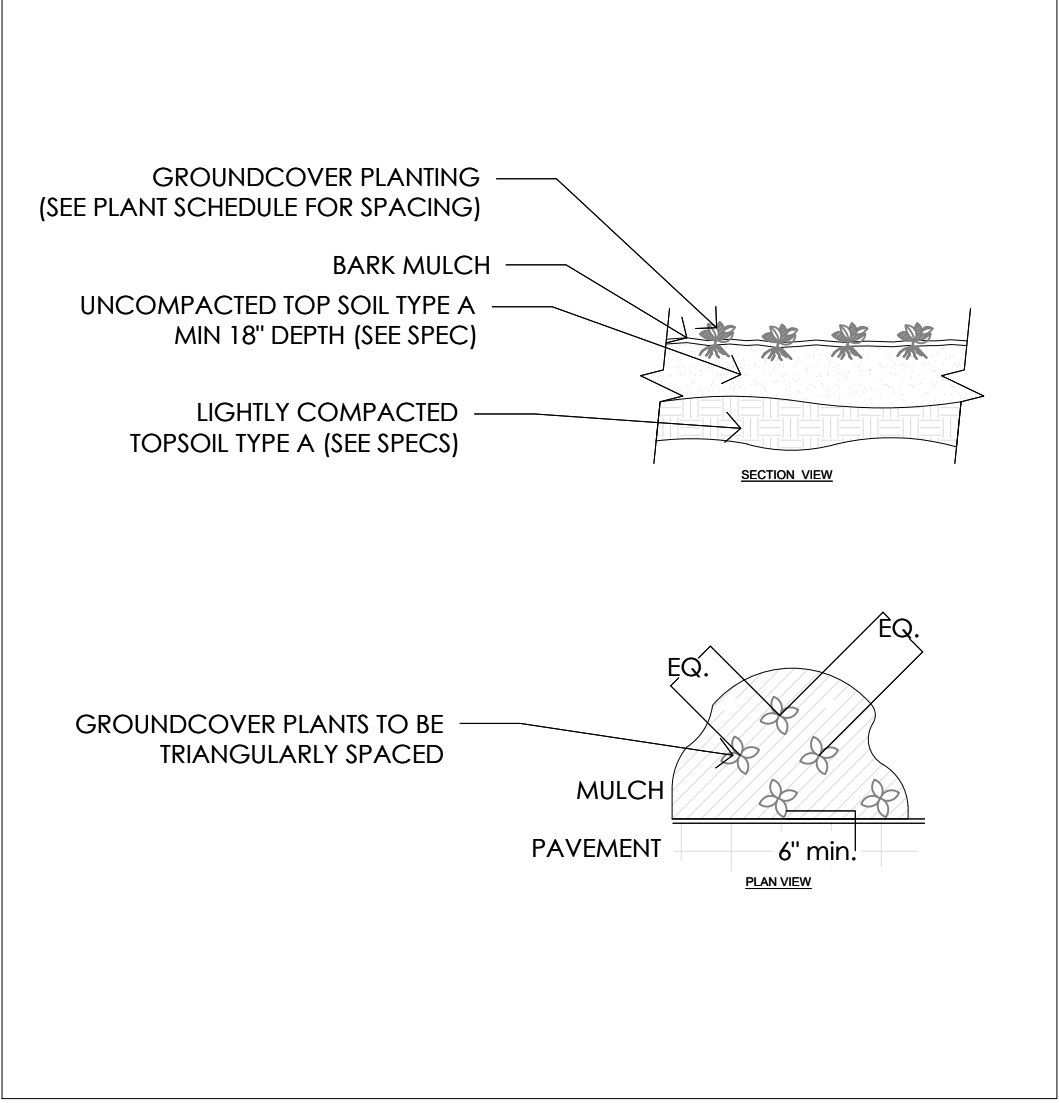
REVISIONS		APPROVED	2/9/23	<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>	PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington	DESIGNED: MM/YY		
							DRAWN:	
DATE		CHECKED:				DRAWING TITLE PLANTING PLAN CALLOUTS 2 OF 2	NOTE: SCALES SHOWN ARE FOR 24"X36" SHEETS	
DESCRIPTION								
Project No. 2045								
Drawing No. UD07.4								
Sheet of								



1 TREE PLANTING  
NTS



2 SHRUB PLANTING  
NTS



3 GROUNDCOVER PLANTING  
NTS

DESIGNED: MM/YY		DRAWN:		CHECKED:	
NORTH PORTWALK AND SEAWALL RECONSTRUCTION		DRAWING TITLE		PLANTING DETAILS	
336 Admiral Way, Edmonds, Washington		DRAWING TITLE		NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS	
MAKERS architecture • planning • urban design		ADDRESS: 500 UNION ST., SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		2/9/23	
REVISIONS		APPROVED			
DESCRIPTION					
DATE					
Project No.		2045			
Drawing No.		UD07.4			
Sheet		of			

# RECEIVED

April 26, 2023

CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

**From:** [Greg Hale](#)  
**To:** [Dylan Yamashita](#)  
**Cc:** [Stefani Wildhaber](#); [Dennis Titus](#)  
**Subject:** RE: Port of Edmonds, Letter of Confirmation for Design Review  
**Date:** Thursday, December 1, 2022 1:03:46 PM

You don't often get email from greg@sounddisposalinc.com. [Learn why this is important](#)

Dylan –

The drawings of the enclosure specs look good.

**Greg Hale**

President

Cell: 206-949-7211

[greg@sounddisposalinc.com](mailto:greg@sounddisposalinc.com)



---

**From:** Dylan Yamashita <dylany@makersarch.com>  
**Sent:** Monday, November 28, 2022 2:39 PM  
**To:** Greg Hale <greg@sounddisposalinc.com>  
**Cc:** Stefani Wildhaber <stefaniw@makersarch.com>; Dennis Titus <DennisT@cgengineering.com>  
**Subject:** Port of Edmonds, Letter of Confirmation for Design Review

Hi Greg,

I work for Makers Arch and we were given your contact info by Brian Menard at the Port of Edmonds. We are preparing a project for the Port that is going to the City of Edmonds Design Review Board and need a letter of confirmation from the trash provider on site. Attached are graphics showing the project's location and proposed trash enclosures on site. Per measurement of the existing receptacles, the size is approximately 6'-6" x 3'-8" which is what we used to size the enclosures. If there is any additional information or clarification you need from us, please let me know.

Thank you,  
Dylan

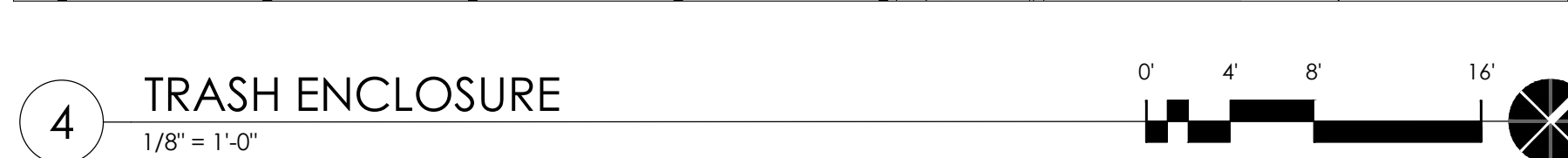


**Dylan Yamashita**

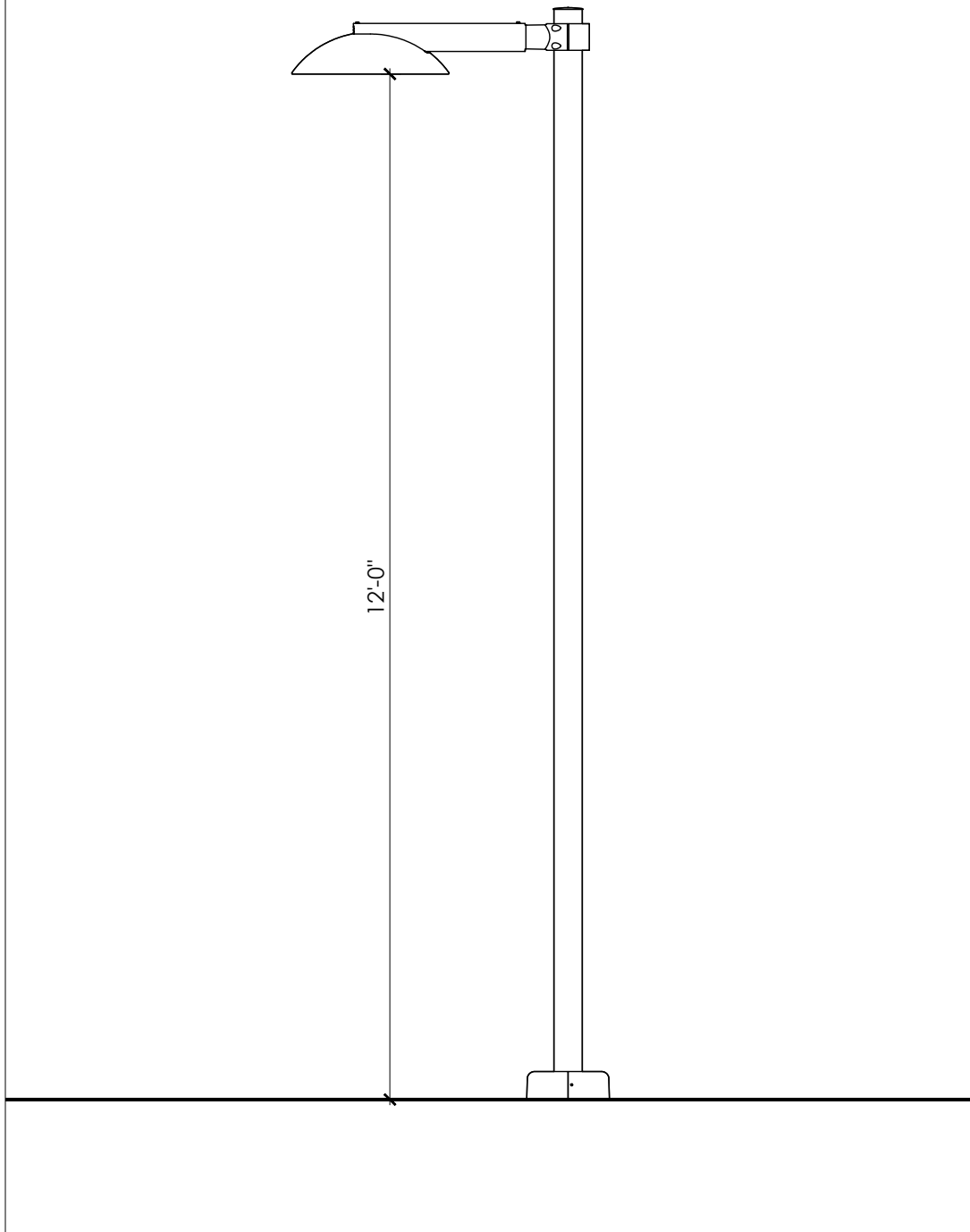
Associate 2 – Landscape Designer | he/him/his

MAKERS architecture and urban design LLP  
Seattle | San Diego | [www.makersarch.com](http://www.makersarch.com)

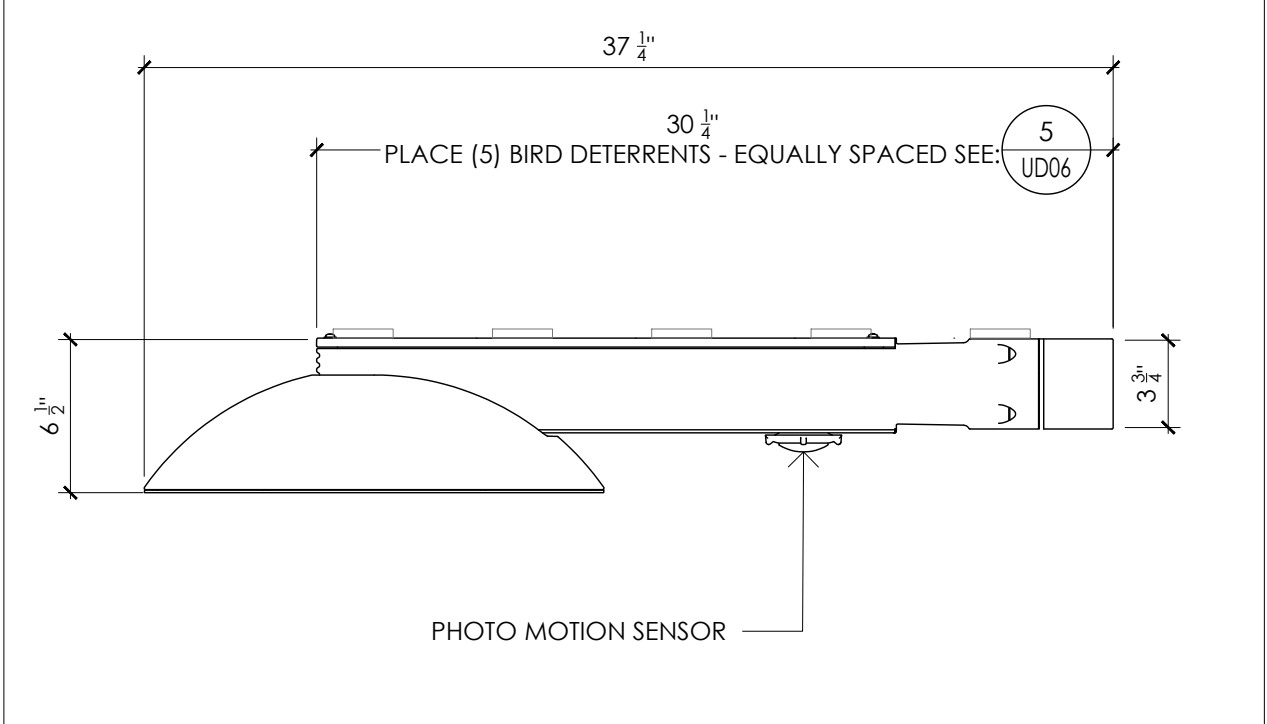
206-602-6156 (direct) | 206-652-5080 (office)  
[dylany@makersarch.com](mailto:dylany@makersarch.com)



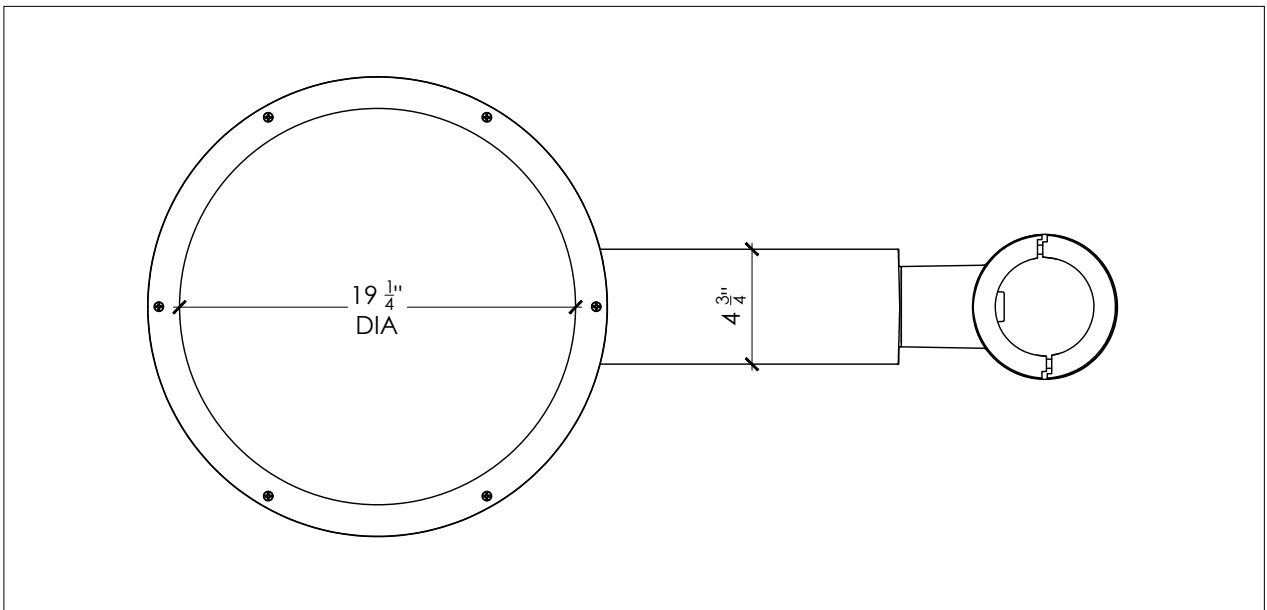
MAKERS architecture • planning • urban design ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079	REVISIONS DESCRIPTION APPROVED		11/11/22	PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way; Edmonds, Washington	DESIGNED: MM/YY DRAWN: CHECKED:
	DATE				
Project No. 2045			DRAWING TITLE GENERAL PORTWALK SITE PLAN		
Drawing No. UD01.0			NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS		
Sheet of					



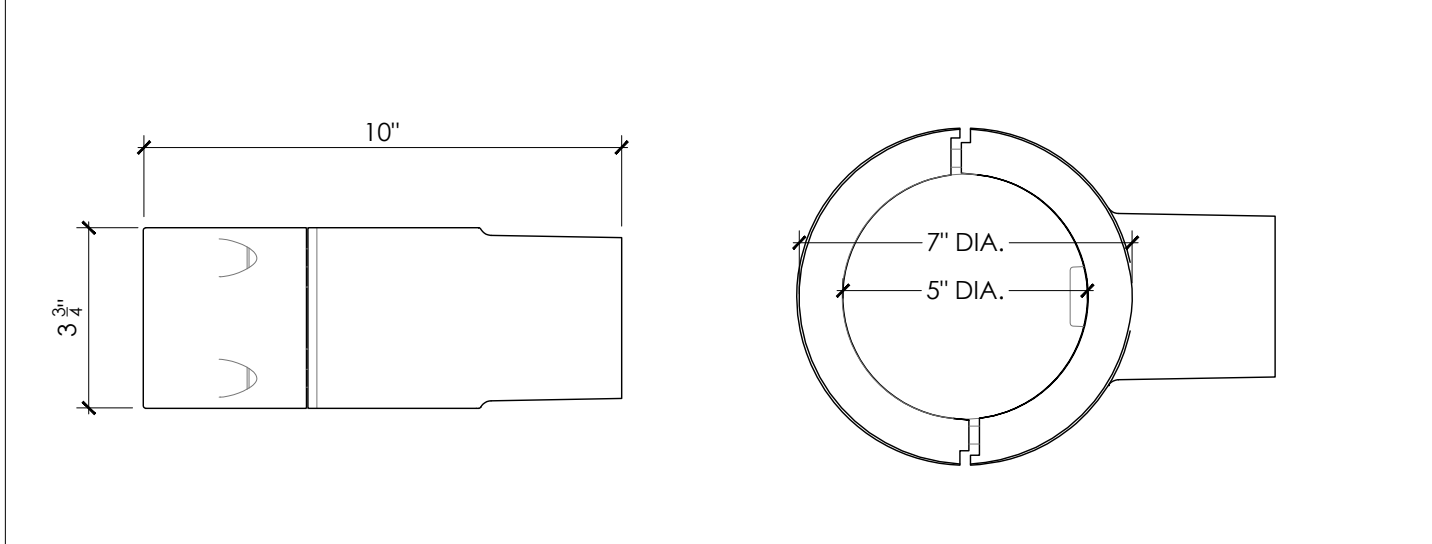
1 PEDESTRIAN LIGHT FRONT VIEW  
1 1/2" = 1'-0"



2 PEDESTRIAN LIGHT DETAILED SIDE VIEW  
1 1/2" = 1'-0"



3 PEDESTRIAN LIGHT DETAILED BOTTOM VIEW  
1 1/2" = 1'-0"



4 PEDESTRIAN LIGHT BRACKET DETAIL  
1 1/2" = 1'-0"

**NOTE:**  
"PEDESTRIAN LIGHT" TO BE LEO AREA LIGHT LE SERIES:  
POLE: 12FT  
WT: 40 LB  
EPA: 1.14 FT2  
PHOTO/MOTION SENSOR  
MATERIAL: POWDERCOAT METAL - "TITANIUM"

## LEO Area Light

Product Data Sheet | LE330 & LE350

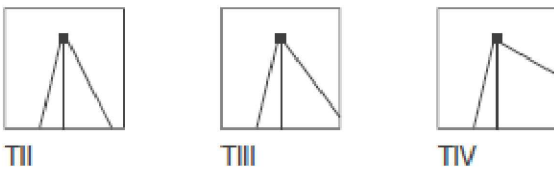
landscapeforms



### General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI C136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

### Distributions



### Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

### Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

### LEO Area Light

**Light Source:** Nichia LEDs  
**Color Temperature:** 3000K, 3500K, 4000K  
**CRI:** 80 min  
**Optics:** PMMA  
**Lens:** Clear or Frosted Acrylic

### Optical Gel™

**WHERE TO USE** Ledges, signs, balconies, soffits, beams, skylights, signs, roots, AC equipment, enclosed spaces

**TARGET BIRD** All Species

**BIRD PRESSURE** Light - Medium

**MATERIAL** Citronella, Peppermint Oil, Agar, Beeswax

**INSTALLATION** Dishes are glued to the surface

**INSTALLATION LEVEL** Easy



### Very Discreet

The Optical Gel dishes are only 2-1/2 inches in diameter and 3/8 inch in height. They generally cannot be seen from below.

### How it Works

This multi-sensory bird repellent deters birds using sight, smell and touch. Birds see fire or smoke, although there isn't any. They smell peppermint oil, which they hate. The Gel is sticky if the birds do touch it.

### Totally Humane

Harmless to birds and humans alike.

### Easy to Install

Remove covers from dishes and affix dishes to dry surfaces with silicone or other removable adhesive.

### Safe for the Environment

Bird Barrier Optical Gel is made from all organic ingredients.

### Longevity

The dishes are effective for 2 - 4 years. The site must be thoroughly cleaned first.

### Optical Gel

Optical Gel (24) TF-BG25 627182  
Optical Gel (200) TF-BG200 627183  
White Silicone (3 oz.) WA-SI003 630318

**new**

24 800-503-5444 • www.birdbarrier.com

### Installation Guidelines for Pigeons

Clean the site thoroughly before installation. (See opposite page for details.)

**Heavy Pressure - Nesting Sites:** 6 in. maximum spacing

**Medium Pressure - Night Roosting Sites:** 8 in. maximum spacing

**Light Pressure - Day Roosting Sites:** 10 in. maximum spacing

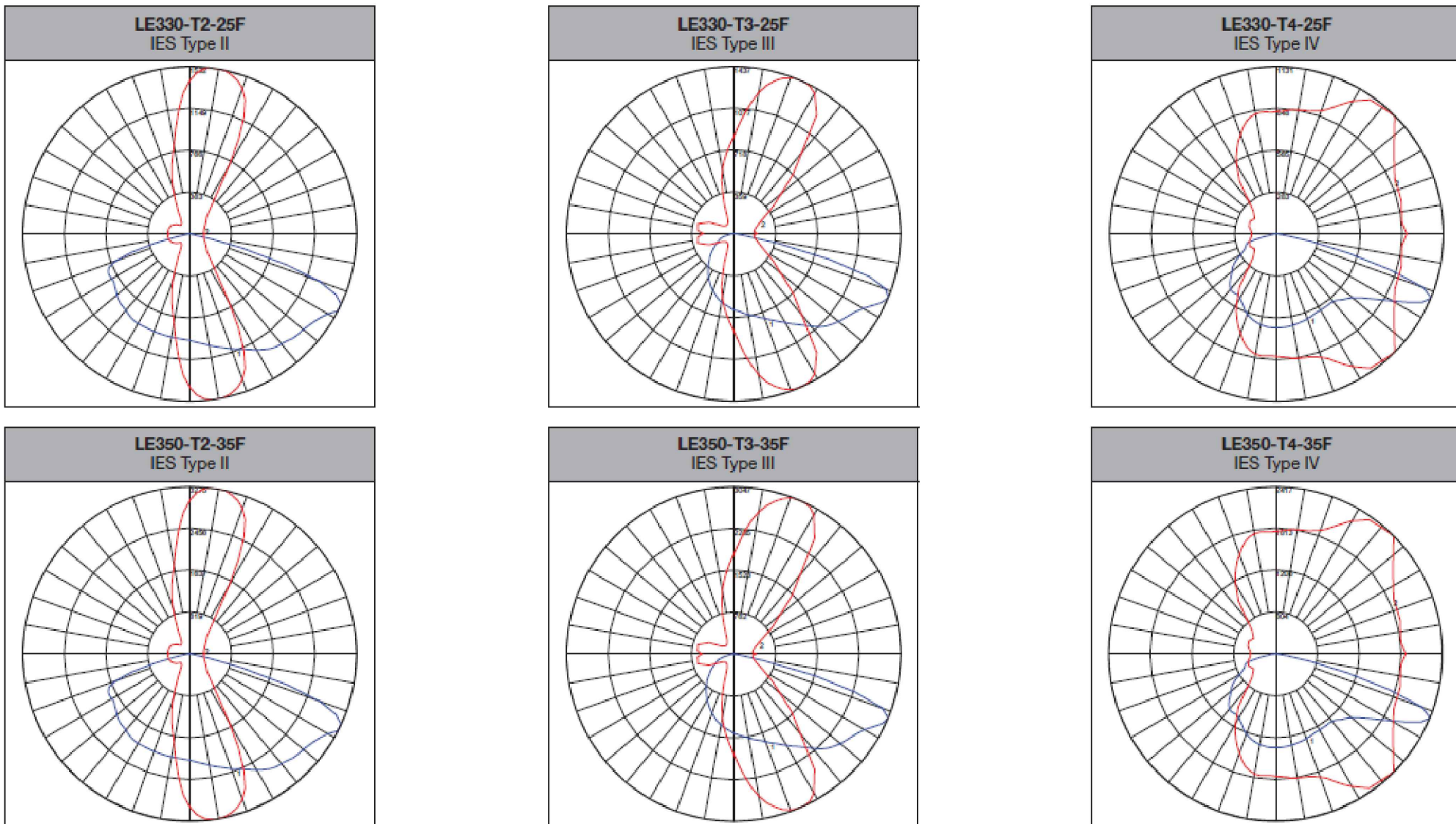
### Optical Gel and Cleaning Kit

The key to a successful Optical Gel job is a thorough cleaning and sanitizing, and proper placement of the dishes. This kit includes everything necessary to remove the bird waste, sanitize the area and adhere the dishes to the surface: 24 Optical Gel dishes, adhesive, Disolve-It, spray bottle, bleach, mask and gloves.

Optical Gel Kit TF-BG10

© Copyright 2018 Bird Barrier America, Inc.

5 BIRD DETERRENT PRODUCT SHEET  
1 1/2" = 1'-0"



6 PEDESTRIAN LIGHT PRODUCT SHEET  
1 1/2" = 1'-0"

<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>			<div>10/20/22</div>		<div>PORT OF EDMONDS</div> <div>NORTH PORTWALK AND SEAWALL RECONSTRUCTION</div> <div>336 Admiral Way, Edmonds, Washington</div>		DESIGNED: MM/YY	
							DRAWN:	
							CHECKED:	
							NOTE: SCALES SHOWN ARE FOR 24"X36" SHEETS	
Project No. 2045		Drawing No. UD06.0		Sheet of		DRAWING: PEDESTRIAN LIGHTING & BIRD DETERRENT DETAILS		

# LEO Area Light

## Product Data Sheet | LE330 & LE350



LEO area lights are at home in more places. LEO's multiple distributions and outputs address both visual comfort and performance, with configurable options that let landscape architects, lighting designers, and electrical engineers focus on what's important for their project, whether it is an improved visual experience for intimate pedestrian-scale settings or lumen outputs and pole spacing for cost-driven goals. LEO's simple, understated design fits a variety of site designs and architectural styles, and its 19"-diameter housing strikes an aesthetic balance for varying pole heights and spacing.

### General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI C136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

### Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

### Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

### LEO Area Light

**Light Source:** Nichia LEDs

**Color Temperature:** 3000K, 3500K, 4000K

**CRI:** 80 min

**Optics:** PMMA

**Lens:** Clear or Frosted Acrylic

### Distributions



TII



TIII



TIV

# LEO Area Light

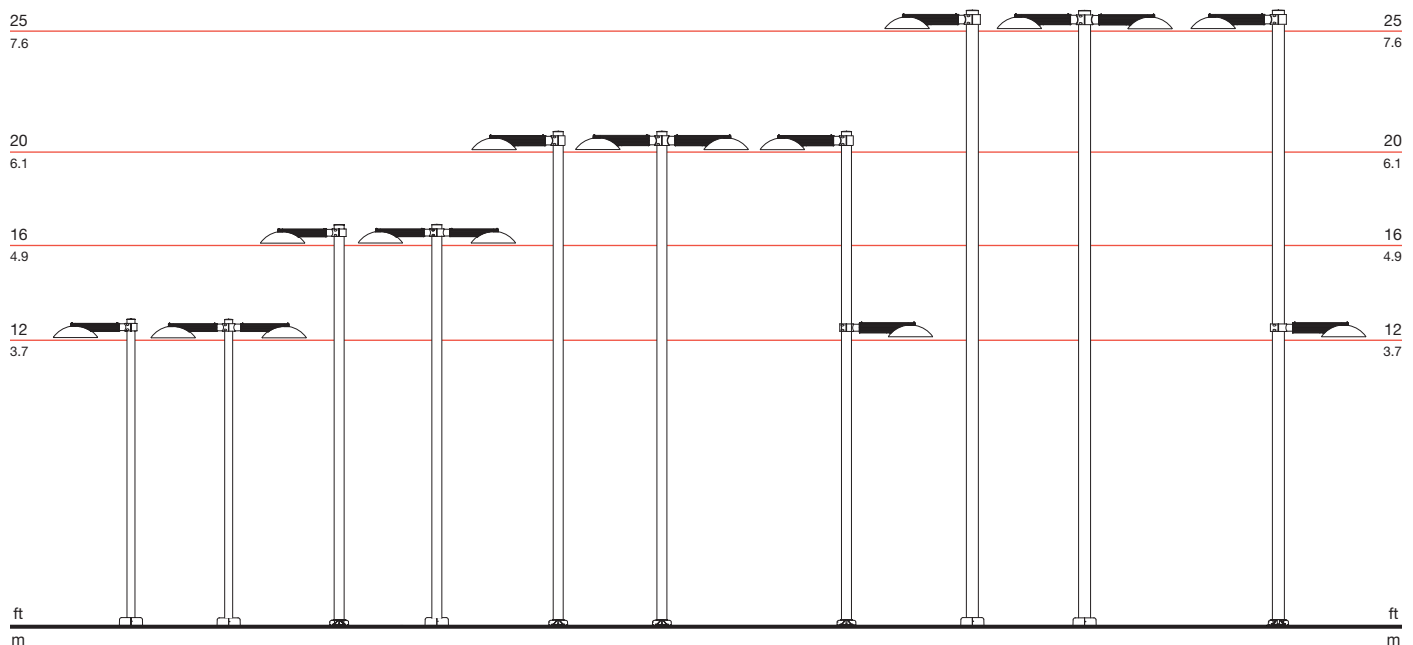
landscapeforms®

## Product Data Sheet | LE330 & LE350

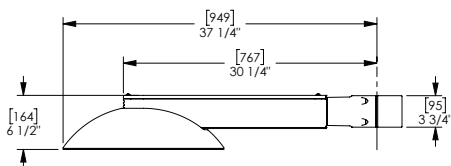


### Pole Description

Poles are available in 4" (12' pole height), 5" (16' and 20' pole heights), and 6" (25' pole height) diameters and are manufactured from seamless 6063 aluminum tubing and heat treated to produce a T6 temper. Wall thickness varies from 0.125" to 0.156" depending on mounting height and number of luminaires. Flush mounted hand hole cover includes two magni-coated fasteners. Base options included a two-piece cast aluminum cover or cast aluminum nut covers.

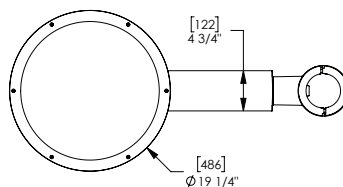


### LEO Area Light

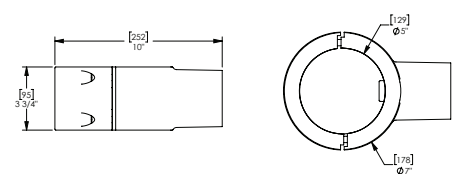


Weight: 40 lbs

EPA: 1.14 ft2



### Bracket



April 26, 2023

CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

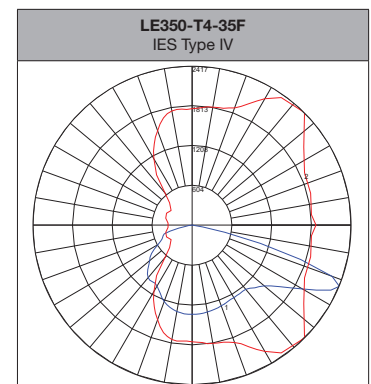
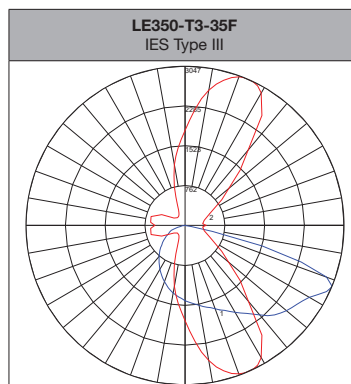
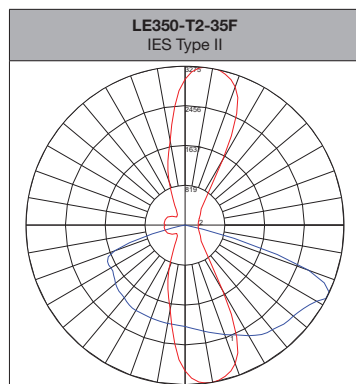
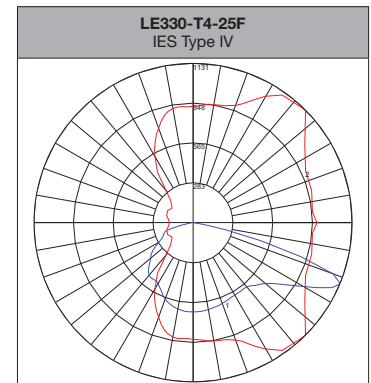
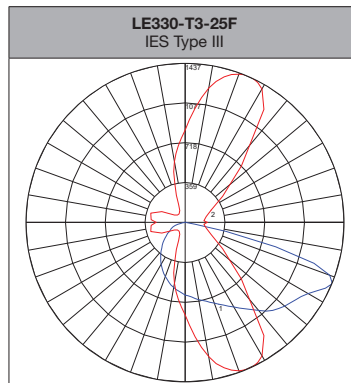
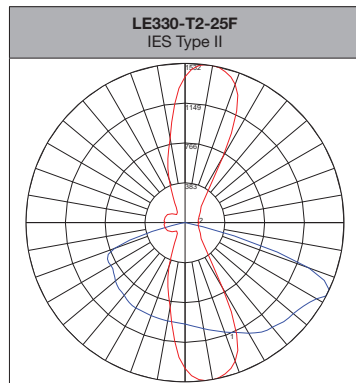
# LEO Area Light

landscapeforms®

## Product Data Sheet | LE330 & LE350



Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
LE330-T2-25F-LO	Type II	250mA	2929	24	122	B1-U0-G1
LE330-T2-37F-HO	Type II	375mA	4245	37	115	B1-U0-G1
LE330-T3-25F-LO	Type III	250mA	2819	24	117	B1-U0-G1
LE330-T3-37F-HO	Type III	375mA	4085	37	110	B1-U0-G1
LE330-T4-25F-LO	Type IV	250mA	2787	24	116	B1-U0-G1
LE330-T4-37F-HO	Type IV	375mA	4039	37	109	B1-U0-G1
LE350-T2-34F-LO	Type II	340mA	6259	55	114	B2-U0-G2
LE350-T2-46F-HO	Type II	460mA	8119	73	113	B2-U0-G2
LE350-T3-34F-LO	Type III	340mA	6024	55	110	B1-U0-G1
LE350-T3-46F-HO	Type III	460mA	7814	73	107	B2-U0-G2
LE350-T4-34F-LO	Type IV	340mA	5956	55	108	B2-U0-G2
LE350-T4-46F-HO	Type IV	460mA	7726	73	106	B2-U0-G2



# LEO Area Light

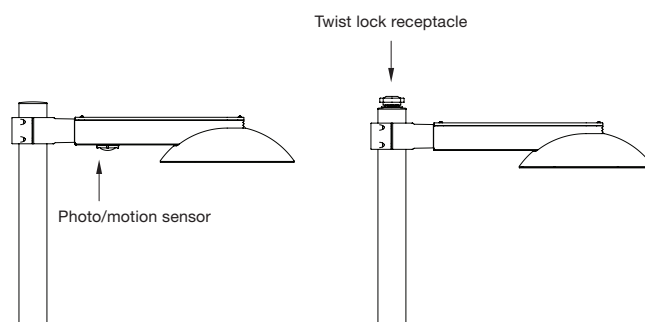
## Product Data Sheet | LE330 & LE350



### Photo/Motion Sensor

- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated for wet and outdoor locations
- Adjustable time delay and cut off delay

Click [here](#) to view the technical data sheet for the photo/motion sensor.



### Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

### Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

### Product Specifications

Ready to place an order or receive a quote for your project? Reference the LEO Area Light specification sheet available [here](#).

### Warranty

LED lighting products are warranted for six years.

### Other

UL Listed, RoHS Compliant, Dark-Sky Approved

US Patent Pending



*Designed by John Rizzi in collaboration with Clanton & Associates*

Visit our website [landscapeforms.com](http://landscapeforms.com) for more information.

Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2020 Landscape Forms, Inc. Printed in U.S.A.

April 26, 2023

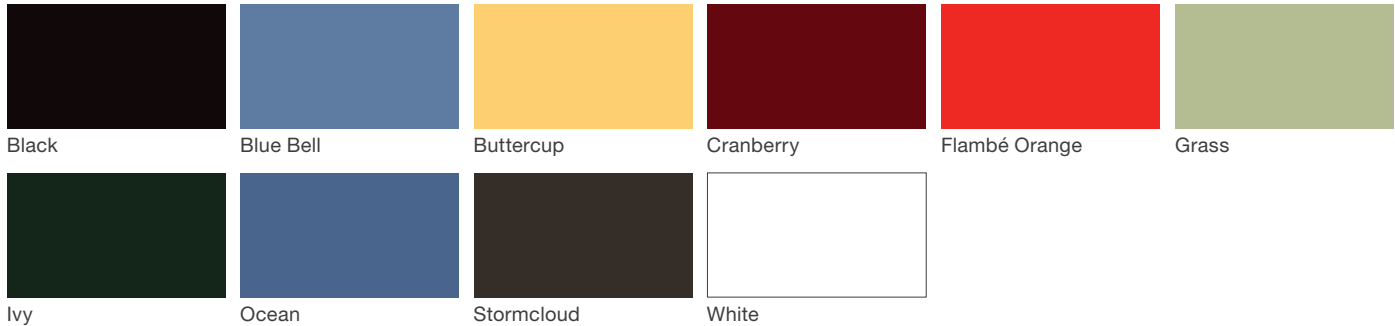
CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

# LEO Area Light

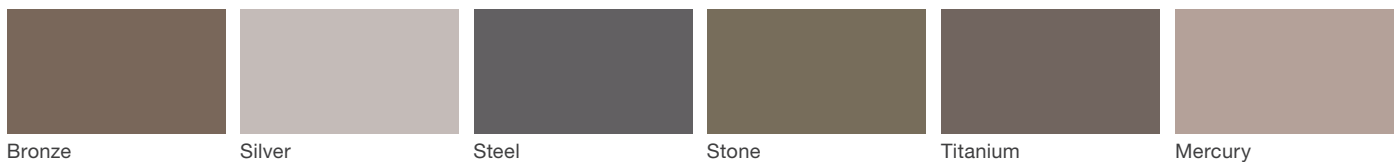
landscapeforms®

## Material / Colors

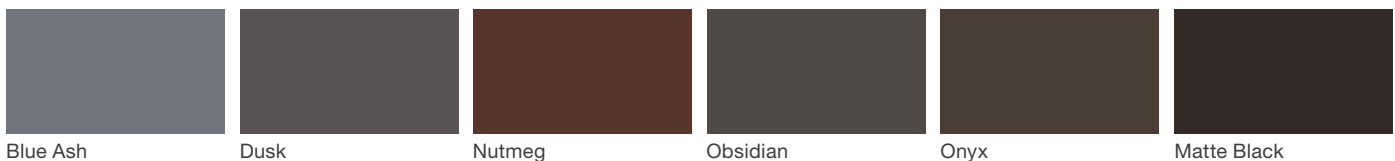
### Powdercoated Metal (Gloss)\*



### Powdercoated Metal (Metallic)\*



### Designer Palette Architectural Series (Low Sheen)\*



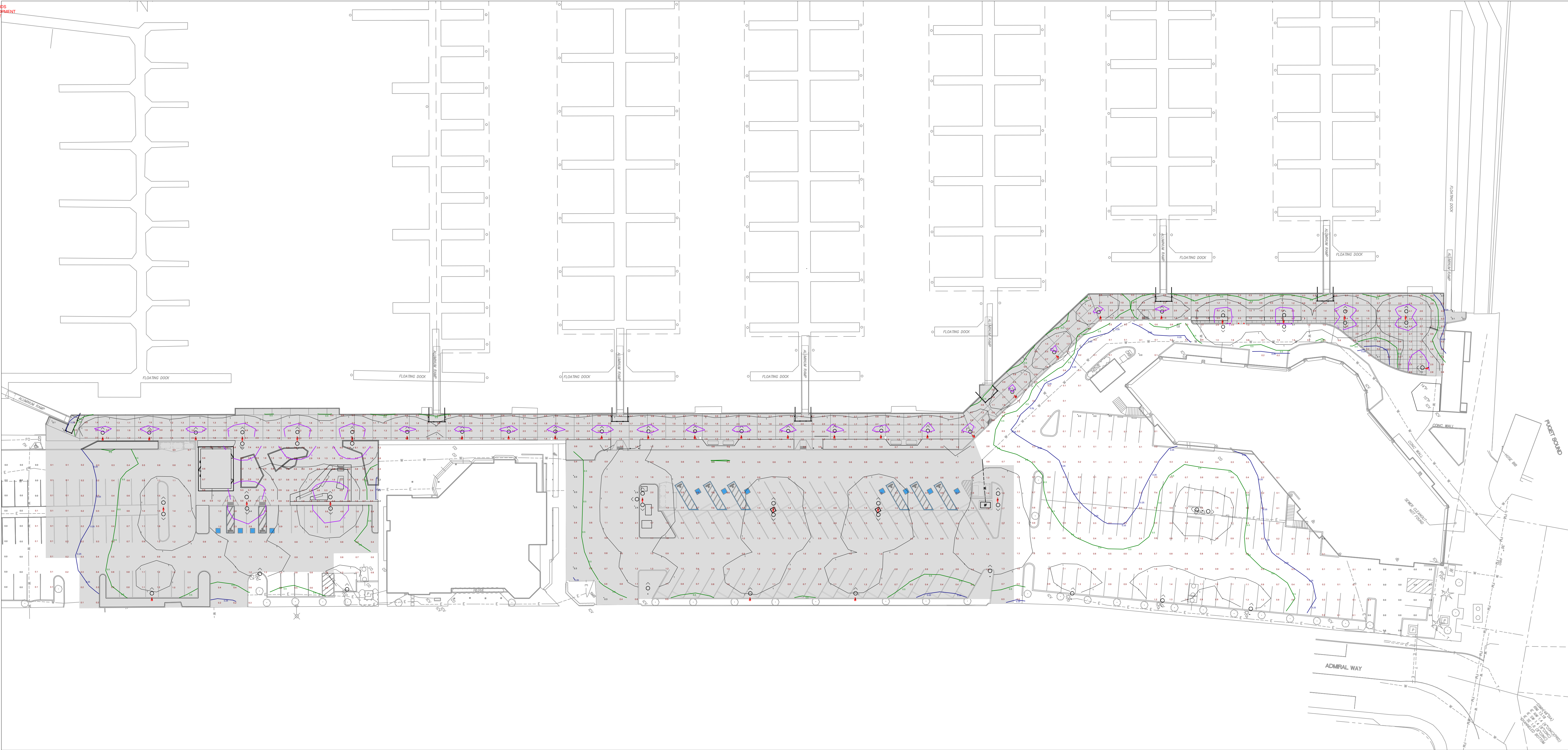
### Powdercoated Metal

Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

\* All colors and patterns shown are approximate and may vary from sample and final.

Visit [landscapeforms.com](https://landscapeforms.com) for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2020 Landscape Forms, Inc. Printed in U.S.A.

[landscapeforms.com](https://landscapeforms.com) | [specify@landscapeforms.com](mailto:specify@landscapeforms.com)



**GENERAL NOTE:**  
HATCH DENOTES AREA OF PROPOSED WORK

<div>Project No. 2045</div> <div>Drawing No. UDXX</div> <div>Sheet of</div>			<div>REVISIONS</div> <table><tr><th>DATE</th><th>DESCRIPTION</th><th>APPROVED</th></tr><tr><td colspan="3"></td></tr></table>		DATE	DESCRIPTION	APPROVED				<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div> <div>3/29/23</div>	<div>PORT OF EDMONDS</div> <div>NORTH PORTWALK AND SEAWALL RECONSTRUCTION</div> <div>336 Admiral Way, Edmonds, Washington</div>		<div>DESIGNED: MM/YY</div> <div>DRAWN:</div> <div>CHECKED:</div>	
			DATE	DESCRIPTION	APPROVED										
<div>DRAWING TITLE</div> <div>PHOTOMETRIC PLAN</div>		<div>NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS</div>													

NORTH PORTWALK & SEAWALL RECONSTRUCTION  
OTHER DOCUMENTS

- 2 Design Review Checklist
- 9 Critical Areas Determination
- 17 Land Use Application
- 18 Renderings
- 29 Cultural Resources Report



# INFORMATION FOR Design Review

PERMITTING & DEVELOPMENT  
PLANNING  
DIVISION  
121 5th Avenue N  
P: 425.771.0220  
[www.edmondswa.gov](http://www.edmondswa.gov)

The City of Edmonds uses design review to promote development practices that enhance the environmental and aesthetic quality of the community as a whole. All development projects other than those associated with single-family development and duplexes in multifamily residential zones are subject to some form of design review – new construction, additions, exterior remodels, signs, landscaping, etc.

## WHERE CAN I FIND APPLICABLE DESIGN STANDARDS AND PROCESSES?

Design guidance is found in both the City's Comprehensive Plan and the Edmonds Community Development Code (ECDC) and applies to general areas of the City or specific zoning districts. These documents and the others referenced below are available on the City's website at: ([www.edmondswa.gov/government/departments/development\\_services/planning\\_division](http://www.edmondswa.gov/government/departments/development_services/planning_division)).

1. General and district-specific urban design goals, policies, and objectives are found in the Community Culture and Urban Design Element of the Comprehensive Plan (pgs. 122 – 127).
2. ECDC Title 16 – Zone Districts. Some zoning districts have specific design standards, particularly the Residential Multifamily (Chapter 16.30), the Community Business – Edmonds Way (Chapter 16.50), the General Commercial (Chapter 16.60), and the Westgate Mixed-Use (Chapter 16.100) zones.
3. ECDC Chapters 20.10 – 20.13. These chapters include standards and processes used in design review.
  - a. Chapter 20.10 – Design Review
  - b. Chapter 20.11 – General Design Review
  - c. Chapter 20.12 – District-Based Design Review
  - d. Chapter 20.13 – Landscaping Requirements

4. ECDC Title 22 – Design Standards. Specific design standards for the downtown business (BD) zones, the Westgate Mixed-Use District (WMU), and the Firdale Village (FVMU) zones.
5. Street Tree Plan. This portion of the Edmonds Streetscape Plan contains specific requirements for street tree installation in certain locations throughout the city.

Other sections of the Edmonds Community Development Code that will affect the design of a project include: ECDC Chapter 17.50, off-street parking standards; ECDC Title 18, Public Works Requirements (including stormwater, streets and sidewalks, parking lot construction, etc.); ECDC Title 23, Tree and Critical Area code; ECDC Title 24, the Shoreline Master Program.

## ARE THERE DIFFERENT TYPES OF DESIGN REVIEW?

Yes. The type of design review depends on the location of the project within the City.

1. District-based design review applies for projects located in:
  - a. The Downtown Business zones (BD zones) located within the Downtown/Waterfront Activity Center.
  - b. The General Commercial (CG) zone located within the Medical/Highway 99 Activity Center or the Highway 99 Corridor.

2. General design review applies to all other multifamily, business and commercial areas of Edmonds.

### WHO DOES THE REVIEW?

Depending on the scope of the project, design review is done either by the Architectural Design Board (ADB) or City staff. The ADB is composed of five design professionals and two lay citizens who review those projects where a threshold determination is required by the State Environmental Policy Act (SEPA); except, the ADB is only required to review projects that include buildings exceeding 75 feet in height in the CG zone. The ADB meets the first Wednesday of the month at 7:00 p.m. in the Council Chambers, Public Safety Complex, 250 5th Avenue North, in downtown Edmonds.

All projects under the maximum height in CG and all those elsewhere in the City that do not require a SEPA determination are reviewed administratively by city staff.

### WHAT IS THE PROCESS FOR GENERAL DESIGN APPROVAL?

The following findings must be made by staff or the ADB when using general design review:

- Criteria and Comprehensive Plan. The proposal is consistent with the criteria listed in ECDC 20.11.030 in accordance with the techniques and objectives contained in the Urban Design chapter of the Community Culture and Urban Design Element of the Comprehensive Plan.
- Zoning Ordinance. The proposal meets the bulk and use requirements of the zoning ordinance, or a variance or modification has been approved under the terms of this code for any duration.

### Staff Review (Type I decision)

Most commonly, staff completes design review as part of the building permit application review. The required application materials identified on Page 5 are submitted with the building permit application and staff reviews the project for design compliance while looking at height, setbacks, parking and other

zoning criteria. In a limited number of instances, a separate design review application may be required.

### ADB Review (Type III-A decision)

Upon submittal, staff will review the application for completeness; the contact person for the project will receive a letter indicating whether the application is complete and/or identifying any additional items or information that is required. Once complete, the application is reviewed for compliance with city codes, and the proposal is scheduled for an ADB meeting agenda. One week before the meeting, a staff report with recommendations and suggested conditions is sent to the ADB and the project contact.

The ADB meeting is a public hearing with testimony taken from staff, the applicant, and interested citizens. Staff will present their report and the applicant then usually makes a presentation about the proposal. Citizens can comment on the proposal as well. After deliberation and consideration of the testimony presented, the Board will make a motion to approve the proposal, deny it, or approve the proposal with modifications or conditions.

### WHAT IS THE PROCESS FOR DISTRICT-BASED APPROVAL?

The following findings must be made by staff when using district-based design review:

Design Guidelines. The proposal meets the relevant district-specific design objectives contained in the Comprehensive Plan.

Zoning Ordinance. The proposal meets the bulk and use requirements of the zoning ordinance, including the guidelines and standards contained in the relevant zoning chapter(s).

The following findings must be made by the ADB when using district-based design review:

Design Objectives. The proposal meets the relevant district-specific design objectives contained in the Comprehensive Plan.

**Design Criteria.** The proposal satisfies the specific checklist criteria identified by the ADB during Phase 1 of the public hearing (see ECDC 20.12.020).

**Zoning Ordinance.** The proposal meets the bulk and use requirements of the zoning ordinance, including the guidelines and standards contained in the relevant zoning chapter(s).

### Staff Review (Type I decision)

As with general design review, staff usually completes district-based design review as part of the building permit application review. The required application materials identified on Page 5 are submitted with the building permit application and staff reviews the project for design compliance while looking at height, setbacks, parking and other zoning criteria. In a limited number of instances, a separate design review application may be required.

### ADB Review (Type III-A decision)

The district-based review by the ADB involves a two-phase process developed in order to obtain public and design professional input prior to the expense incurred by a developer in preparation of detailed design. In general, the process is as follows:

1. **Public Hearing (Phase 1).** The applicant submits a preliminary conceptual design to the City. Staff schedules the first phase of the ADB hearing within 30 days of the application being found to be "complete." During Phase 1 of the public hearing, the ADB makes factual findings regarding the particular characteristics of the property and establishes a prioritized design guideline checklist based upon these facts, the provisions of the City's design guidelines, and elements of the Comprehensive Plan and the Edmonds Community Development Code. Following establishment of the design guideline checklist, the public hearing is continued to a date-certain (as requested by the applicant), not to exceed 120 days from the Phase 1 date.
2. **Continued public hearing (Public Hearing, Phase 2).** The purpose of the continuance

is to allow the applicant time to further refine or redesign the initial conceptual design to address the input of the public and the ADB by complying with the prioritized design guideline checklist criteria. When refinement or redesign is complete, it is resubmitted for final review; the review of this design is the subject of Phase 2 of the public hearing. This design must be submitted within 180 days of the Phase 1 meeting, or the two-step process must begin again as a new application.

### HOW DO I APPLY FOR DESIGN REVIEW?

Depending on whether design review is by staff or the ADB, submit those materials identified on the “Design Review Application Checklist” (Page 5). Include those “Plan Elements” applicable to the type of application that are listed on Pages 6 – 7. All required application materials must be submitted through the MyBuildingPermit portal.

The “Design Review Application Checklist” is intended to summarize all the information needed to allow the City to make a well-informed decision on an application. Additional materials may supplement the required application materials if they help to demonstrate a project’s compliance with the applicable regulations. Some examples include: photographs of the site and surrounding area, architectural renderings, perspective drawings, or dimensional models, building material samples, etc. Please be aware that all application materials are public information and all exhibits submitted with a project become the property of the City and will not be returned.

### AFTER DESIGN REVIEW...

#### Appeals

Design review decisions may be appealed to Snohomish County superior court within 21 days of the issuance of the decision.

#### Prior to Construction

In those instances where design review is performed as a stand-alone review (not with a building permit application), building permits must be obtained from the Building Division prior to any construction. The building permit submittal must substantially agree with the approved design or the project may be subject to additional design review by the appropriate reviewing body or returned to the applicant for revision.

### Improvements

As a result of your application, you may be required to make improvements, such as sidewalks, curbs, street trees or utilities undergrounding within the rights-of-way abutting your property. Refer to Title 18 of the Edmonds Community Development Code and/or consult with the City Engineering Division to determine if this is the case.

### Expiration of Approval

Design approval is valid for eighteen (18) months from the date of approval. The approval shall expire and be null and void unless a building permit is applied for within that time. The permit holder may file a written extension request with the Planning Division prior to the approval’s expiration, which may be granted by the City if circumstances warrant.

### Augmented Design Review and Optional Vesting

Design review application and approval does not vest a project to the development regulations and fees in effect at the time of application or approval. At the option of the applicant, an augmented design review application to vest rights under the provisions of ECDC 19.00.025 may be submitted at the same time as the design review application. The application is processed like standard design review but vesting rights are determined under the provisions of ECDC 19.00.025.

**Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at [www.edmondswa.gov](http://www.edmondswa.gov). The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.**

## Design Review Application Checklist

<input checked="" type="checkbox"/>	APPLICATION ITEM	ADB REVIEW	STAFF REVIEW
<input type="checkbox"/>	1. <b>CRITICAL AREA DETERMINATION.</b> Do a Permit Record search through the City's website to see if there is a determination for the subject site current within the past five years. If not, apply for an initial or updated determination through the MBP portal.	REQUIRED	REQUIRED
<input type="checkbox"/>	2. <b>APPLICATION.</b> Through the MBP portal.	REQUIRED	REQUIRED (only if design review is proposed before and separate from the building permit application)
<input type="checkbox"/>	3. <b>COVER LETTER.</b> Describe how the proposal satisfies the applicable requirements and standards of the Comprehensive Plan and Edmonds Community Development Code.	REQUIRED	REQUIRED
<input type="checkbox"/>	4. <b>FEE.</b> According to the current fee schedule.	REQUIRED	REQUIRED
<input type="checkbox"/>	5. <b>ENVIRONMENTAL CHECKLIST</b> (Handout P71). For projects in CG zone, also Planned Action Checklist.	REQUIRED	MAY BE REQUIRED Check with Planning
<input type="checkbox"/>	6. <b>PROJECT PLANS.</b> Plan Elements listed on pages 6 & 7 are required for new development proposals – smaller projects may not require submittal of all Plan Elements listed. Contact Planning Division for specific requirements.	REQUIRED (SEE PAGE 6 FOR GENERAL, PAGE 7 FOR DISTRICT-BASED)	REQUIRED (SEE PAGE 6)
<input type="checkbox"/>	7. <b>PRELIMINARY CIVIL IMPROVEMENT PLANS</b>	REQUIRED	REQUIRED
<input type="checkbox"/>	8. <b>PRELIMINARY STORMWATER REPORT</b>	REQUIRED	REQUIRED
<input type="checkbox"/>	9. <b>TRAFFIC IMPACT ANALYSIS</b> (Handout E82)	MAY BE REQUIRED Check with Engineering	MAY BE REQUIRED Check with Engineering

## REQUIREMENTS FOR Design Review

<input type="checkbox"/>	<b>10. LETTER FROM TRASH HAULER.</b> Provide confirmation from the applicable trash hauler that the location and dimensions of the enclosure and/or staging area is acceptable. (See Handout E37)	<b>REQUIRED</b>	<b>REQUIRED</b>
<input type="checkbox"/>	<b>11. ARBORIST REPORT.</b> See ECDC 23.10.060.	<b>MAY BE REQUIRED</b> Check with Planning	<b>MAY BE REQUIRED</b> Check with Planning

	<b>PLAN ELEMENTS FOR ALL STAFF AND ADB GENERAL REVIEW</b>
<b>12</b>	<b>VICINITY PLAN</b>
	Showing all significant physical structures and critical areas within a 200 foot radius of the site including, but not limited to, surrounding building outlines, streets, driveways, sidewalks, bus stops, and land use. Use of aerial photos and photos of project surroundings is encouraged.
<b>13</b>	<b>VOLUME MODEL</b>
	Photo simulations that depict the volume of the proposed structure(s) in relation to the surrounding environment.
<b>14</b>	<b>SITE PLAN</b>
	Showing topography (minimum 2-foot intervals), general location of building(s), areas devoted to parking, streets and access, loading areas, mechanical equipment, trash/recycling location, and open space. Include preliminary height calculations, structural lot coverage, setback compliance, and parking compliance.
<b>15</b>	<b>LANDSCAPE PLAN</b>
	Showing locations of planting areas identifying landscape types, including general plant species and characteristics, street trees, and the like. See ECDC 20.13.
<b>16</b>	<b>FLOOR PLANS</b>
	Garage, floor and roof layouts.
<b>17</b>	<b>BUILDING ELEVATIONS</b>
	Building elevations for all building faces illustrating building massing and openings, materials and colors, roof forms, and mechanical equipment.
<b>18</b>	<b>LIGHTING PLAN</b>
	Photometric study of exterior lighting, including a lighting schedule with manufacturer, model number, type of lamp and wattage. Rendering of nighttime building appearance.

	<b>PLAN ELEMENTS FOR ADB DISTRICT-BASED REVIEW</b>
	<b>Public Hearing – Phase 1</b>
	<b>VICINITY PLAN</b>
	Showing all significant physical structures and critical areas within a 200 foot radius of the site including, but not limited to, surrounding building outlines, streets, driveways, sidewalks, bus stops, and land use. Use of aerial photos and photos of project surroundings is encouraged.
	<b>VOLUME MODEL</b>
	Photo simulations that depict the volume of the proposed structure(s) in relation to the surrounding environment.
	<b>SITE PLAN</b>
	Showing topography (minimum 2-foot intervals), general location of building(s), areas devoted to parking, streets and access, loading areas, mechanical equipment, trash/recycling enclosure and staging, and proposed open space. Include preliminary height calculations, structural lot coverage, setback compliance, and parking compliance.
	<b>LANDSCAPE PLAN</b>
	Showing locations of planting areas identifying landscape types, including general plant species and characteristics, street trees, and the like. See ECDC 20.13.
	<b>FLOOR PLANS</b>
	Garage, floor and roof layouts.
	<b>BUILDING ELEVATIONS</b>
	Building elevations for all building faces illustrating building massing and openings, materials and colors, roof forms, and mechanical equipment.
	<b>Public Hearing – Phase 2</b>
	<b>RESPONSE TO ADB CHECKLIST ITEMS</b>
	An annotated cover letter demonstrating how the project complies with the specific design guideline checklist criteria identified by the ADB in Phase 1.
	<b>SITE PLAN, LANDSCAPE PLAN, FLOOR PLANS, BUILDING ELEVATIONS</b>
	Revised as necessary from Phase 1.
	<b>LIGHTING PLAN</b>
	Photometric study of exterior lighting, including a lighting schedule with manufacturer, model number, type of lamp and wattage. Rendering of nighttime building appearance.



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

9/3/2021

EDMONDS PORT OF  
300 ADMIRAL WAY  
EDMONDS, WA 98020-7230

**Subject: Critical Areas Determination (CRA2021-0155)**  
**Site Address: 300 ADMIRAL WAY**

Dear Applicant/Owner,

Please find the enclosed critical area determination for the Critical Areas Checklist you submitted to the City of Edmonds Planning Division. The critical area determination for your property is **"STUDY REQUIRED."** Note that this determination is a site-specific determination and not a project-specific determination.

If the critical area determination is **"STUDY REQUIRED,"** additional critical areas information or critical areas specific studies may be required for development or alteration of your property depending on the location of the activity. **"WAIVER"** means no further critical area review is required for development or alteration of your property.

If you have any questions regarding this critical area determination, please contact the planner on duty at 425.771.0220.

Regards,

KERNEN LIEN  
Planning Division  
Development Services Department

Enc: Critical Area Determination



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

# Critical Area Determination (CRA2021-0155)

Based on a review and inspection of the subject site, staff has determined that one or more critical areas are located on or near the site. Critical areas are ecologically sensitive or hazardous areas that are protected in order to maintain their functions and values.

<i>Site Location</i>	300 ADMIRAL WAY
<i>Tax Account Number</i>	27032300401400
<i>Property Owner</i>	EDMONDS PORT OF
<i>Applicant</i>	BOB MCCHESENEY
<i>Critical Area(s) Present</i>	<div><input type="checkbox"/> <i>Wetlands (ECDC 23.50):</i></div> <div><input checked="" type="checkbox"/> <i>Frequently Flooded Areas (ECDC 23.70):</i></div> <div><input checked="" type="checkbox"/> <i>Geologically Hazardous Areas (ECDC 23.80)</i><div><input type="checkbox"/> <i>Erosion Hazard Areas:</i></div><div><input type="checkbox"/> <i>Landslide Hazard Areas:</i></div><div><input checked="" type="checkbox"/> <i>Seismic Hazard Areas:</i></div></div> <div><input checked="" type="checkbox"/> <i>Fish &amp; Wildlife Habitat Conservation Areas (ECDC 23.90)</i><div><input checked="" type="checkbox"/> <i>Mapped Fish &amp; Wildlife Habitat:</i></div><div><input type="checkbox"/> <i>Streams:</i></div></div>

## Site Description

The subject property is located on the west side of Admiral Way and the parcel boundaries extend out beyond the ordinary high water mark of Puget Sound into the Port of Edmonds marina. The Puget Sound is a water of the state and is classified as a Fish & Wildlife Habitat Conservation Area pursuant to Chapter 23.90 ECDC. The area is designated as having a "high" and "moderate to high" risk of liquefaction as mapped on the Liquefaction Susceptibility Map of Snohomish County by the Washington State Department of Natural Resources and thus is considered a potential liquefaction hazard area pursuant to Chapter 23.80 ECDC. The subject property is also located within the 100 year flood plain according to FEMA's Flood Insurance Rate Maps.

## What does this mean?

The critical area regulations are only triggered when an alteration is proposed to a critical area or its buffer. However, once an alteration in or near critical area is proposed, critical area studies and City review and approval may be required.

## What is an ‘Alteration’?

According to Section 23.40.005 of the Edmonds Community Development Code (ECDC):

“Alteration” means any human-induced action which changes the existing conditions of a critical area or its buffer. Alterations include, but are not limited to: grading, filling; dredging; draining; channelizing; cutting, pruning, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants; paving, construction, application of gravel; modifying for surface water management purposes; or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat value of critical areas.

KERNEN LIEN

9/3/2021

---

Name, Title

Date

*Cited sections of the Edmonds Community Development Code (ECDC) can be found at*  
<http://www.codepublishing.com/WA/Edmonds>

*Environmentally Critical Areas General Provisions (ECDC 23.40)*

*Wetlands (ECDC 23.50)*

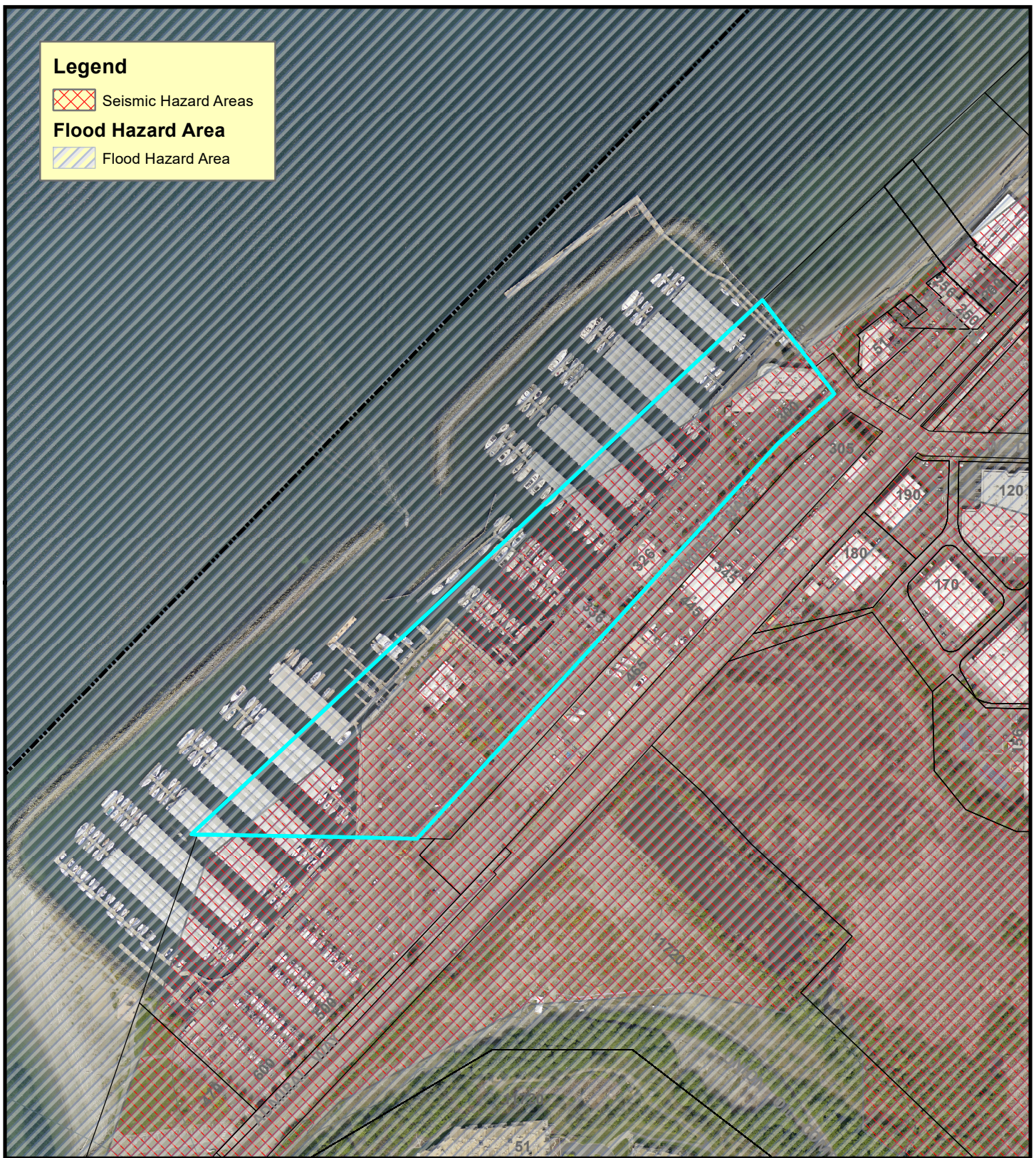
*Frequently Flooded Areas (ECDC 23.70)*

*Geologically Hazardous Areas (ECDC 23.80)*

*Fish and Wildlife Habitat Conservation Areas (ECDC 23.90)*

*Building permits – Earth Subsidence and Landslide Hazard Areas (ECDC 19.10)*

City of Edmonds GIS map tool with approximate location of critical areas: <http://maps.edmondswa.gov>



**Critical Area Map  
CRA2021-0155  
300 Admiral Way**



Scale  
1 inch = 350 feet

## Land Use Application #1002927 - North Portwalk and Seawall Reconstruction

[illegible]



## Land Use Application #1002927 - North Portwalk and Seawall Reconstruction

### Project Contact

**Company Name:** Landau Associates

**Name:** Steven Quarterman **Email:** squarterman@landauinc.com

**Address:** 155 NE 100th Street 302 **Phone #:** 4253290321  
Seattle WA 98125

#### Project Type

New

#### Activity Type

Critical Areas

#### Scope of Work

Critical Areas Review

**Project Name:** North Portwalk and Seawall Reconstruction

#### Description of Work:

The north portwalk is approximately 900 ft long and extends from Arnies to the Port Administration building. It is currently wood framed with wood decking. The outboard side is supported by steel piles and the inboard side is supported by timber piles. An upper and lower seawall are supported by the piles. The portwalk, framing and decking will be replaced. The steel piles on the outboard side will be strengthened and the inboard timber piles will be removed. The lower seawall will remain in place and the upper seawall will be replaced with a sheet pile wall which will support the new portwalk. The completed project will include a new portwalk and handrails. The security gates for the floating docks will also be replaced. The electrical and plumbing systems under the portwalk will be replaced as part of the project.

### Project Details

#### Critical Area Information

Unknown

Critical Areas File #: \_\_\_\_\_

☐ Initial Determination - \$110☐ Subsequent Determination - \$55

Date Received: \_\_\_\_\_

Date Mailed to Applicant: \_\_\_\_\_

**City of Edmonds**

Development Services Department

Planning Division

Phone: 425.771.0220

www.edmondswa.gov

**CRITICAL AREAS CHECKLIST**

The purpose of this checklist is to enable City staff to determine whether any critical areas and/or buffers are located on or adjacent to the subject property. Critical areas, such as wetlands, streams and steep slopes, are ecologically sensitive or hazardous areas that are regulated to protect their functions and values. The City's critical area regulations are contained within Edmonds Community Development Code (ECDC) Chapters 23.40 through 23.90.

A property owner, or an authorized representative, must fill out the checklist, sign and date it, and submit it to the City. Staff will review the checklist, conduct a site visit, and make a determination of whether there are critical areas and/or critical area buffers on or near the site. If a "Critical Area Present" determination is issued, a report addressing the applicable critical area requirements of ECDC Chapters 23.40 through 23.90 may be required depending on the scope of the proposed activity.

**Property Owner's Authorization**

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection attendant to this application. The undersigned owner, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

SIGNATURE OF OWNER

DATE

August 6, 2021

**PLEASE PRINT CLEARLY****Owner:**

Port of Edmonds (Bob McChesney, Executive  
Name Director)

336 Admiral Way

Street Address

Edmonds WA 98020

City State Zip

Telephone: 425-774-0549

Email address: bmcchesney@portofedmonds.org

**Applicant/Agent:**

Steven Quarterman; Landau Associates

Name

155 NE 100th Street, Suite 302

Street Address

Seattle WA 98125

City State Zip

Telephone: 425-329-0321

Email Address: squarterman@landauinc.com

CA File No: \_\_\_\_\_

**#P20**

## Critical Areas Checklist

### Site Information

1. Site Address/Location: 300 Admiral Way
2. Property Tax Account Number: 27032300401400
3. Approximate Site Size (acres or square feet): 14.22 ac
4. Is this site currently developed? ☒ Yes ☐ No  
If yes, how is the site developed? Parking lots, boardwalk, marina, buildings (Port administration office, Amies, Yacht Club)
5. Describe the general site topography. Check all that apply.
  - ☒ Flat to Rolling: No slope on/adjacent to the site or slopes generally less than 15% (a vertical rise of 10-feet over a horizontal distance of 66-feet).
  - ☐ Moderate: Slopes present on/adjacent to site of more than 15% and less than 40% (a vertical rise of 10-feet over a horizontal distance of 25 to 66-feet).
  - ☐ Steep: Slopes of greater than 40% present on/adjacent to site (a vertical rise of 10-feet over a horizontal distance of less than 25-feet).
6. Have there been landslides on or near the site in the past? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
7. Site contains areas of year-round standing water? ☒ Yes (approx. depth: Marina is in Puget Sound, water levels vary with tide.)
8. Site contains areas of seasonal standing water? ☐ Yes (approx. depth: \_\_\_\_\_) ☒ No  
If yes, what season(s) of the year? \_\_\_\_\_
9. Site is in the floodway or floodplain of a water course? ☐ Floodway ☒ Floodplain
10. Site contains a creek or an area where water flows across the grounds surface? ☐ Yes ☒ No  
If yes, are flows year-round or seasonal? ☐ Year-round ☐ Seasonal (time of year: \_\_\_\_\_)
11. Obvious wetland is present on site? ☐ Yes ☒ No

#### For City Staff Use Only

1. Zoning: \_\_\_\_\_
3. SCS mapped soil type(s): \_\_\_\_\_
3. Critical Areas inventory or C.A. map indicates Critical Area on site: \_\_\_\_\_
4. Site within designated North Edmonds Earth Subsidence and Landslide Hazard Area (ESHLA)? \_\_\_\_\_

#### DETERMINATION

\_\_\_\_\_ **CRITICAL AREAS PRESENT**

\_\_\_\_\_ **WAIVER**

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

# City of Edmonds

## Land Use Application



- ☒ ARCHITECTURAL DESIGN REVIEW  
☐ COMPREHENSIVE PLAN AMENDMENT  
☐ CONDITIONAL USE PERMIT  
☐ HOME OCCUPATION  
☐ FORMAL SUBDIVISION  
☐ SHORT SUBDIVISION  
☐ LOT LINE ADJUSTMENT  
☐ PLANNED RESIDENTIAL DEVELOPMENT  
☐ OFFICIAL STREET MAP AMENDMENT  
☐ STREET VACATION  
☐ REZONE  
☒ SHORELINE PERMIT  
☐ VARIANCE / REASONABLE USE EXCEPTION  
☐ OTHER: \_\_\_\_\_

### FOR OFFICIAL USE ONLY

FILE # \_\_\_\_\_ ZONE \_\_\_\_\_  
 DATE \_\_\_\_\_ REC'D BY \_\_\_\_\_  
 FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_  
 HEARING DATE \_\_\_\_\_  
☐ HE ☐ STAFF ☐ PB ☐ ADB ☐ CC

• PLEASE NOTE THAT ALL INFORMATION CONTAINED WITHIN THE APPLICATION IS A PUBLIC RECORD •

PROPERTY ADDRESS OR LOCATION 300 Admiral Way

PROJECT NAME (IF APPLICABLE) Port of Edmonds North Portwalk and Seawall Reconstruction

PROPERTY OWNER Port of Edmonds PHONE # 425-774-0549

ADDRESS 336 Admiral Way, Edmonds, WA 98020

E-MAIL BMcChesney@portofedmonds.org FAX # \_\_\_\_\_

TAX ACCOUNT # 27032300401400 SEC. 23 TWP. 27N RNG. 3E

DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY) See attached

DESCRIBE HOW THE PROJECT MEETS APPLICABLE CODES (ATTACH COVER LETTER AS NECESSARY) See attached

APPLICANT Port of Edmonds PHONE # 425-774-0549

ADDRESS 336 Admiral Way, Edmonds, WA 98020

E-MAIL BMcChesney@portofedmonds.org FAX # \_\_\_\_\_

CONTACT PERSON/AGENT Carmel Gregory - CG Engineering PHONE # 425-778-8500

ADDRESS 250 4th Ave S. Suite 200 Edmonds, WA 98020

E-MAIL carmelg@cgengineering.com FAX # \_\_\_\_\_

The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.

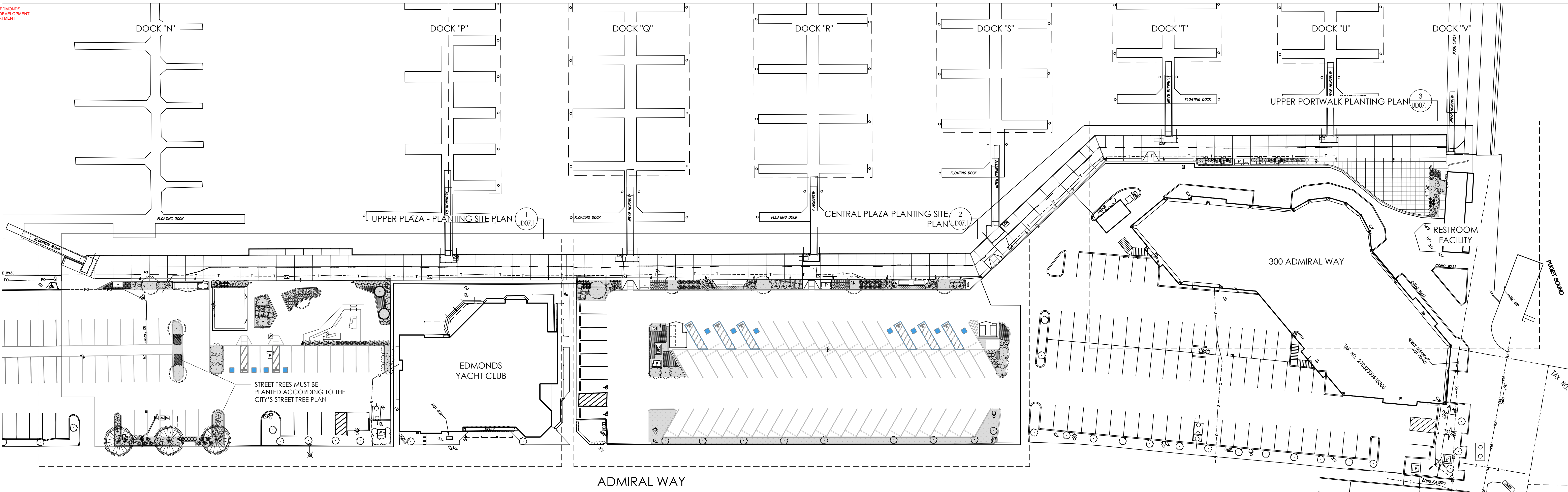
SIGNATURE OF APPLICANT/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

### Property Owner's Authorization



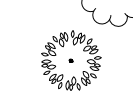













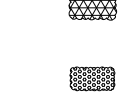

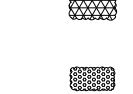



I, \_\_\_\_\_, certify under the penalty of perjury under the laws of the State of Washington that the following is a true and correct statement: I have authorized the above Applicant/Agent to apply for the subject land use application, and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection and posting attendant to this application.

SIGNATURE OF OWNER [Signature] DATE 2-14-2023

Questions? Call (425) 771-0220.



1 GENERAL PLANTING SITE PLAN  
1"= 32'-0"

Scientific Name	Common Name	Size	Quantity
 <i>Cornus nuttallii</i>	Pacific Dogwood	3" cal	8
 <i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki Cypress	3" cal	2
 <i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	3" cal	15
 <i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo		2
 <i>Liquidambar styraciflua</i>	Sweetgum		3
 <i>Pinus contorta</i> var. <i>Chief Joseph</i>	Chief Joseph Pine	10 gal	6
 <i>Ceanothus sanguineus</i>	Red Stem Ceanothus	5 gal	7
 <i>Cornus sericea</i>	Red Osier Dogwood	5 gal	9
 <i>Gaultheria shallon</i>	Salal	3 gal	41
 <i>Hosta</i> "Guacamole"	Hosta		13
 <i>Lupinus litooralis</i>	Broadleaf Lupine	3 gal	18
 <i>Mahonia (Berberis) aquifolium</i>	Tall Oregon grape	5 gal	20
 <i>Nandina domestica</i>	Heavenly Bamboo	5 gal	20
 <i>Ribes sanguineum</i>	Flowering Currant	5 gal	8
 <i>Rosa nutkana</i>	Nootka Rose	5 gal	18
 <i>Pinus mugo</i> 'Tannenbaum' or <i>Jakobsen</i>	Mugo Pine	5 gal	3
 <i>Polystichum munitum</i>	Sword fern	3 gal	17
 <i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet Box		31
 <i>Armeria maritima</i>	Thrif/Sea Pink		230 SF
 <i>Arctostaphylos uva-ursi</i>	Kinnikinnik	12"x12"	480 SF
 <i>Daphne odora</i> 'Aureo-marginata'	Winter Daphne		250 SF
 <i>Deschampsia cespitosa</i>	Tufted Hairgrass	12"x12"	150 SF

2 PLANTING SCHEDULE

NOTES:

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- ALL WORK SHALL BE IN COMPLIANCE WITH STATE AND LOCAL CODES.
- LOCATE ALL VALVES WITHIN ONE (1) FOOT OF THE MAINLINE.
- FIELD VERIFY ALL SPRINKLER HEAD LOCATIONS (FLAGGING) FOR REVIEW AND APPROVAL BY OWNER'S REP BEFORE TRENCHING.

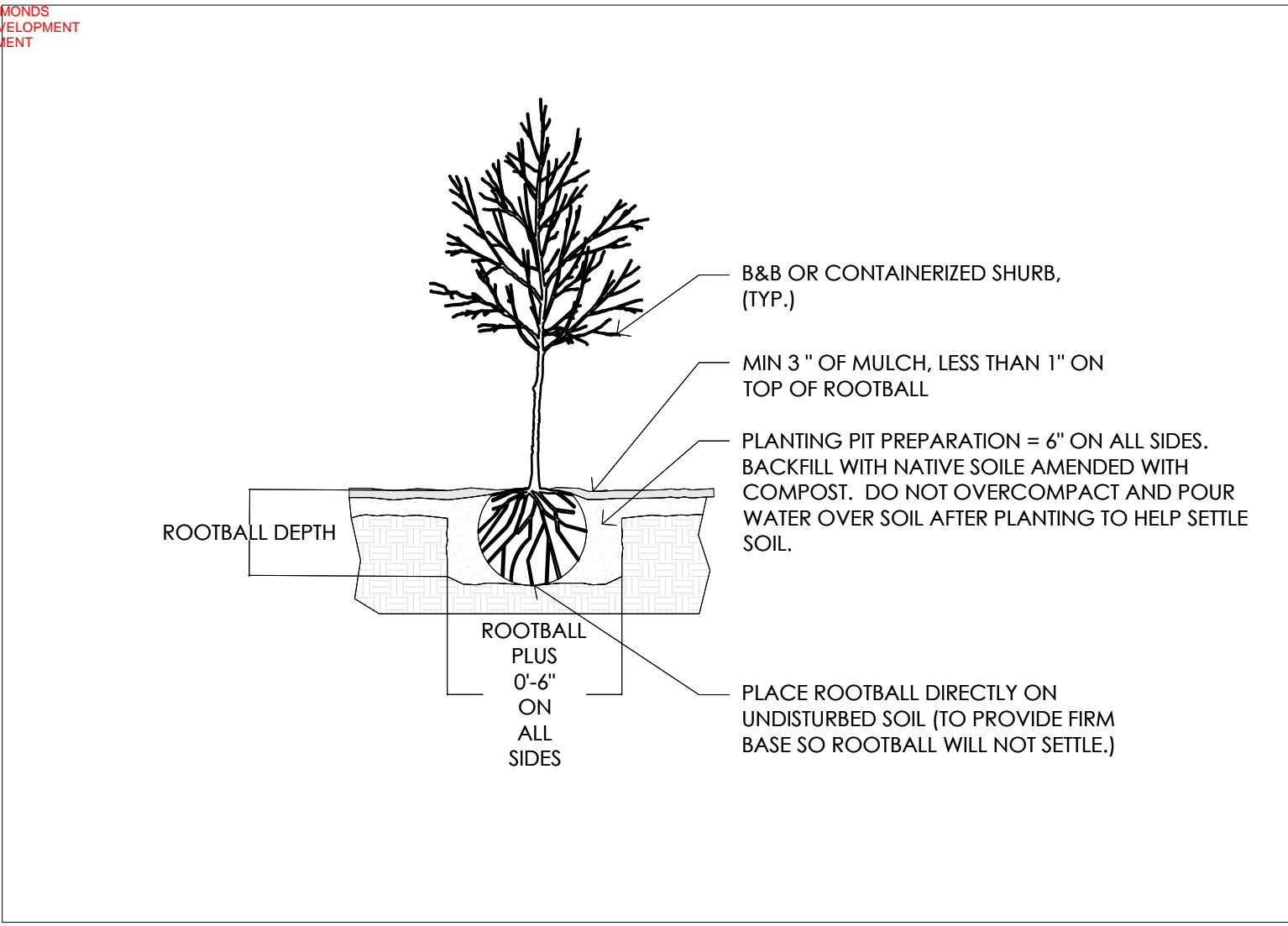
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336 Admiral Way, Edmonds, Washington		300 ADMIRAL WAY		PLANTING SITE PLAN & SCHEDULE	
NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS		MAKERS architecture • planning • urban design		2/9/23	
ADDRESS: 500 UNION ST., SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		REVISIONS		APPROVED	
DATE		DESCRIPTION			
Project No. 2045					
Drawing No. UD07.0					
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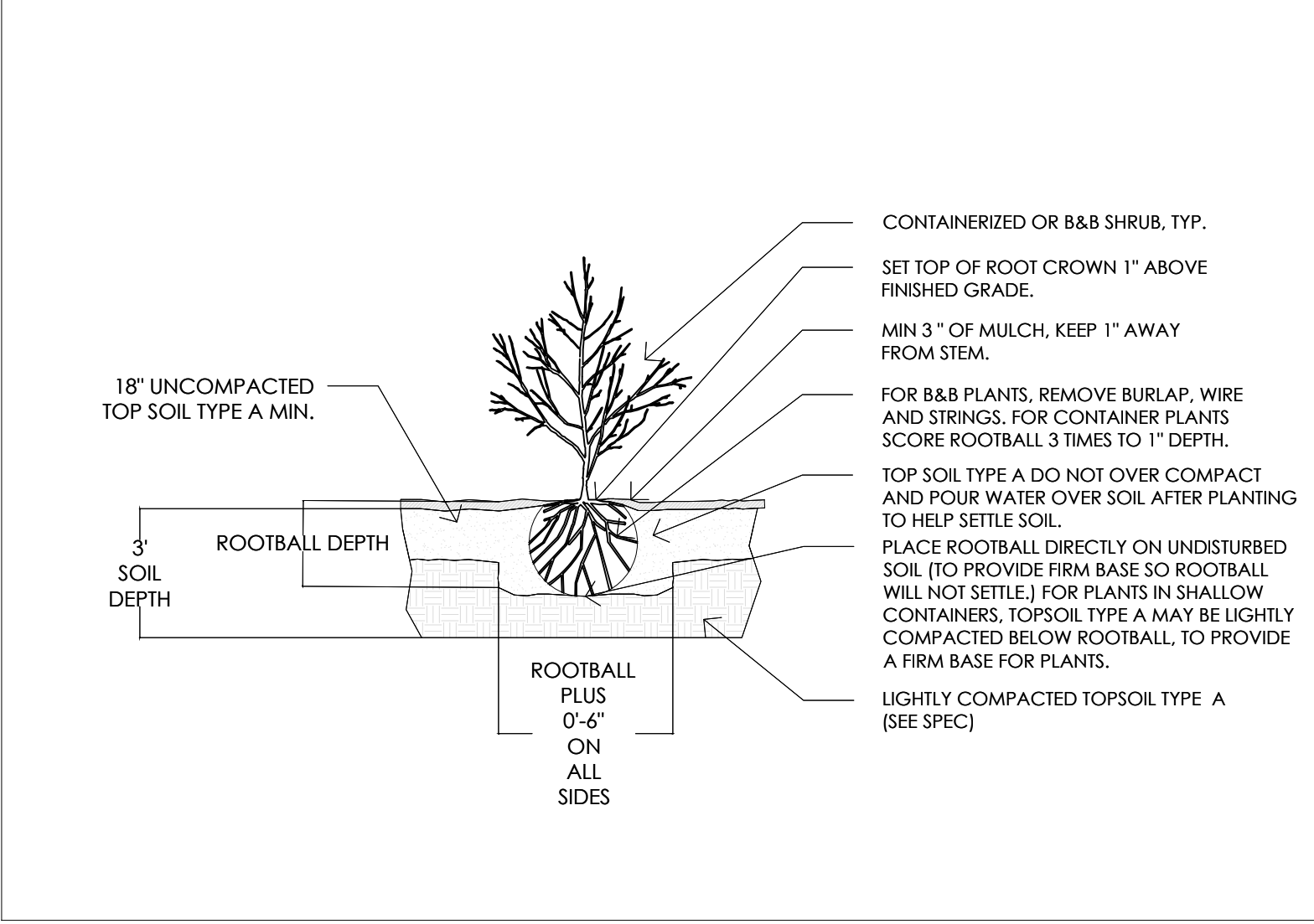
Project No. 2045	REVISIONS		<b>MAKERS</b> architecture • planning • urban design  ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079	PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way; Edmonds, Washington	DESIGNED: MM/YY  DRAWN:  CHECKED:
	DATE	APPROVED			
Drawing No. UD07.1				DRAWING TITLE <b>ENLARGED CENTRAL &amp; UPPER PLAZA PIANTING PLANS</b>	NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS
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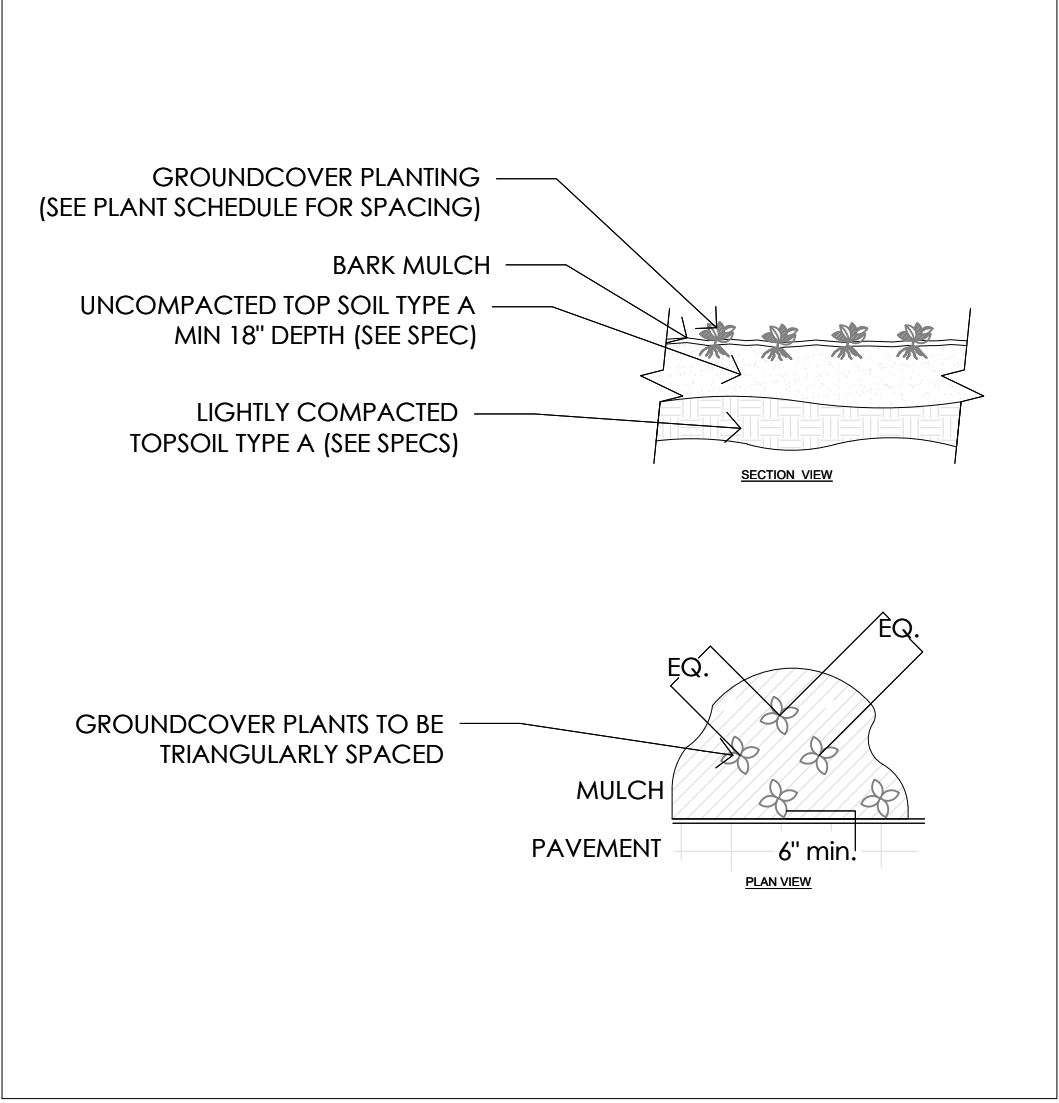
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		CHECKED:										
<div>Project No.</div> <div>2045</div>			<div>DRAWING TITLE</div> <div>PLANTING PLAN CALLOUTS 1 OF 2</div>			NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS						
<div>Drawing No.</div> <div>UD07.2</div>			<div>Sheet of</div>									



1 TREE PLANTING  
NTS

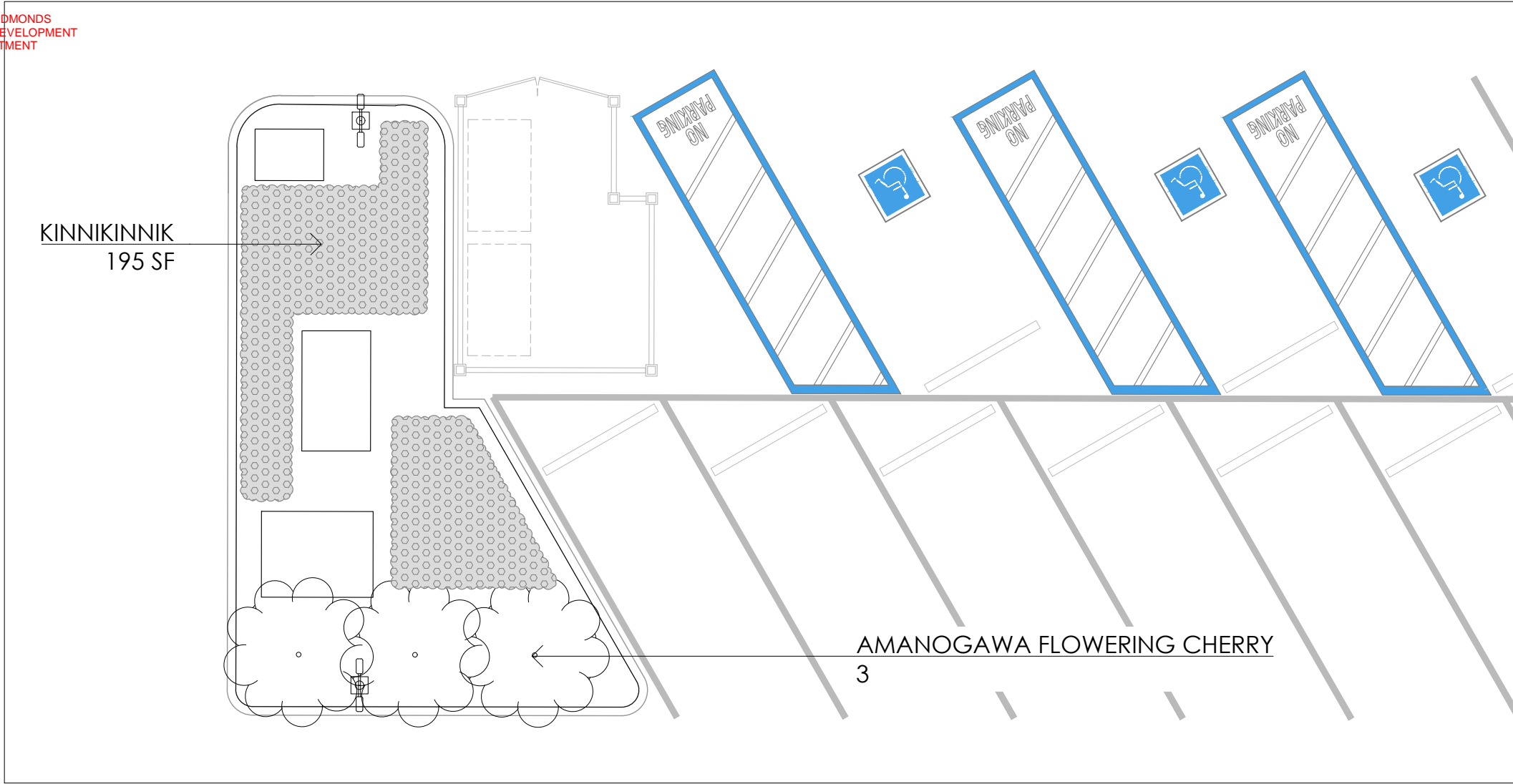


2 SHRUB PLANTING  
NTS

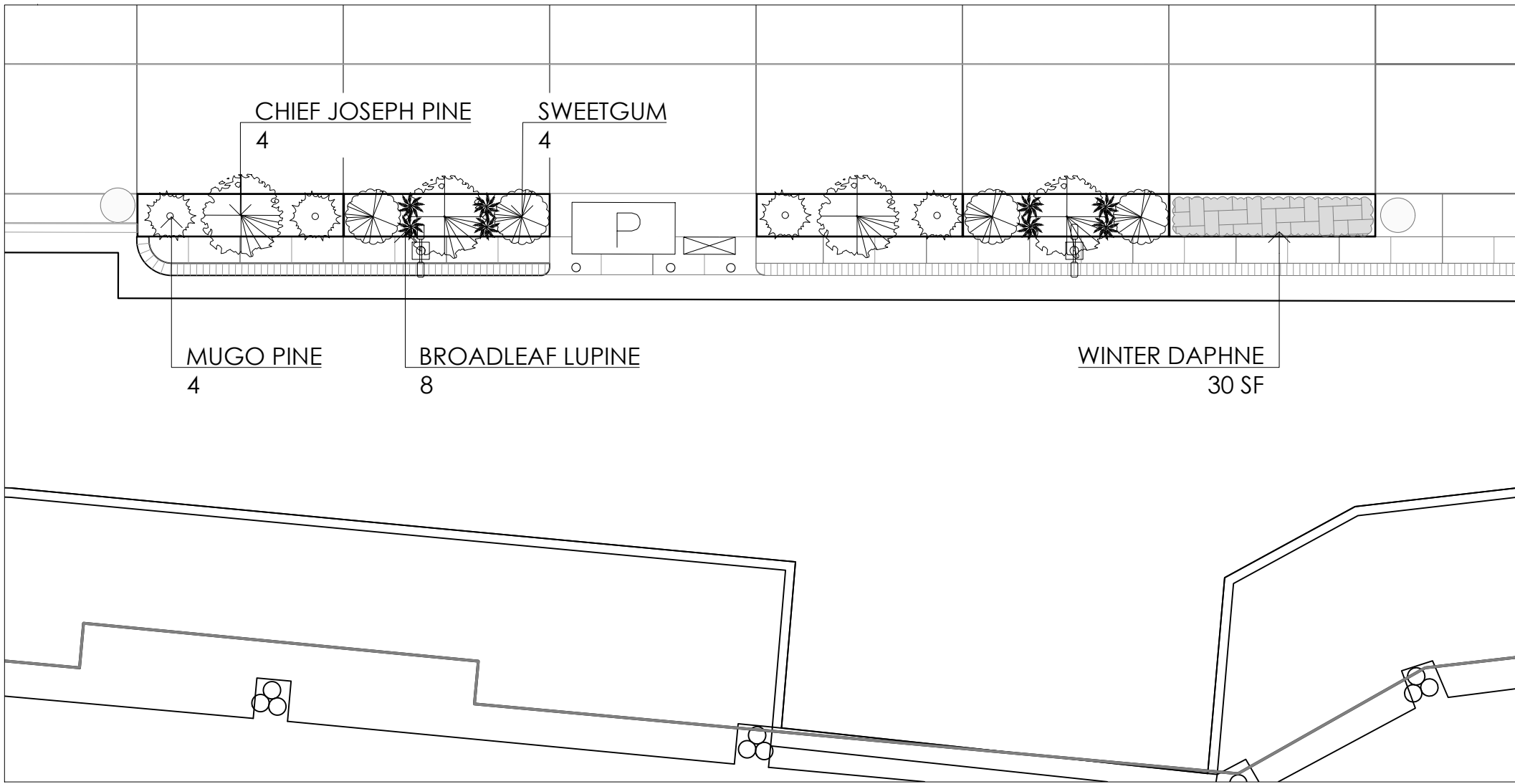


3 GROUNDCOVER PLANTING  
NTS

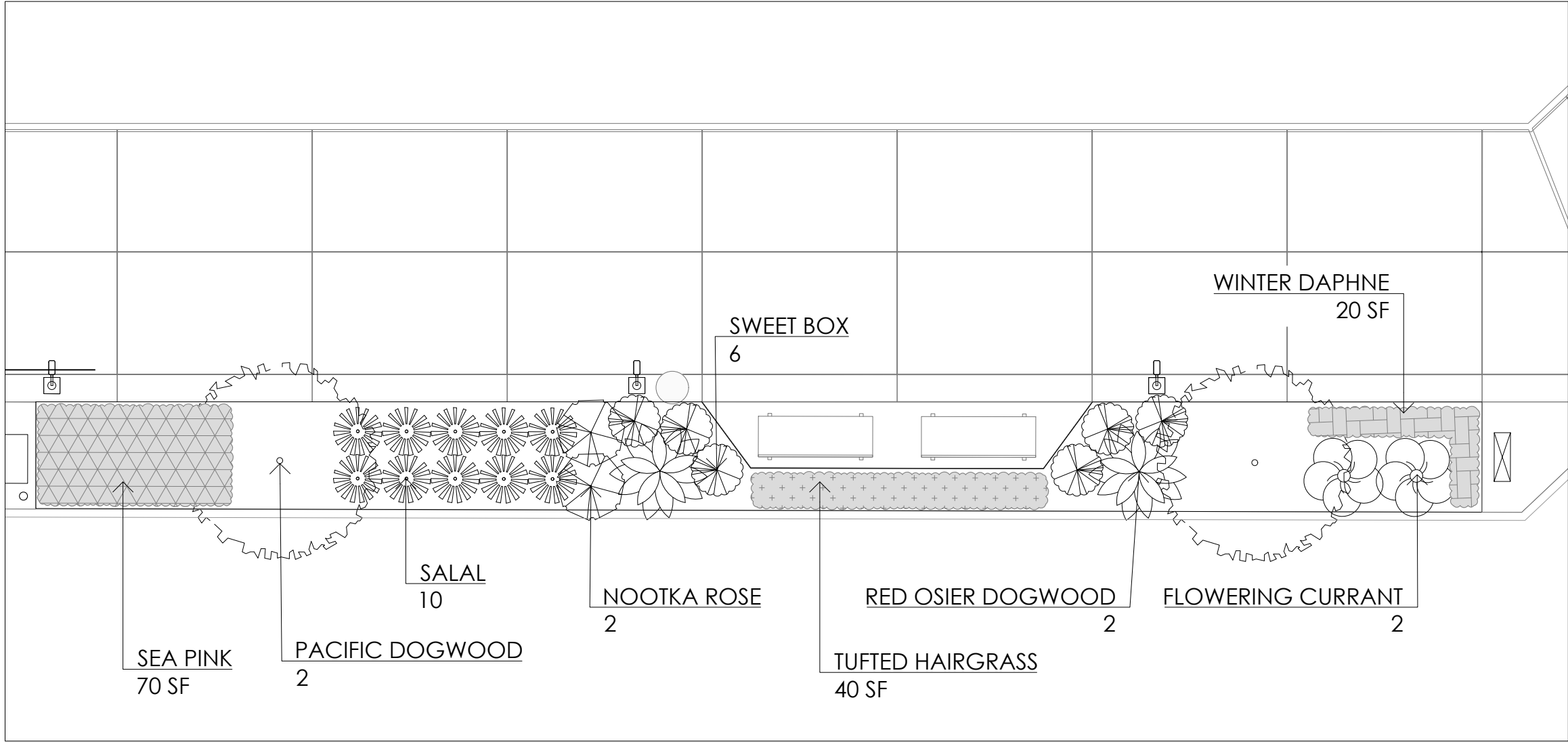
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336 Admiral Way, Edmonds, Washington					
MAKERS		architecture • planning • urban design		ADDRESS: 500 UNION ST., SUITE 700	
				SEATTLE, WA 98101	
				TEL: (206) 652-5080	
				FAX: (206) 652-5079	
REVISIONS		APPROVED		2/9/23	
DATE		DESCRIPTION			
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Drawing No.		UD07.3			
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1 PLANTING AREA #10  
1/8" = 1'-0"



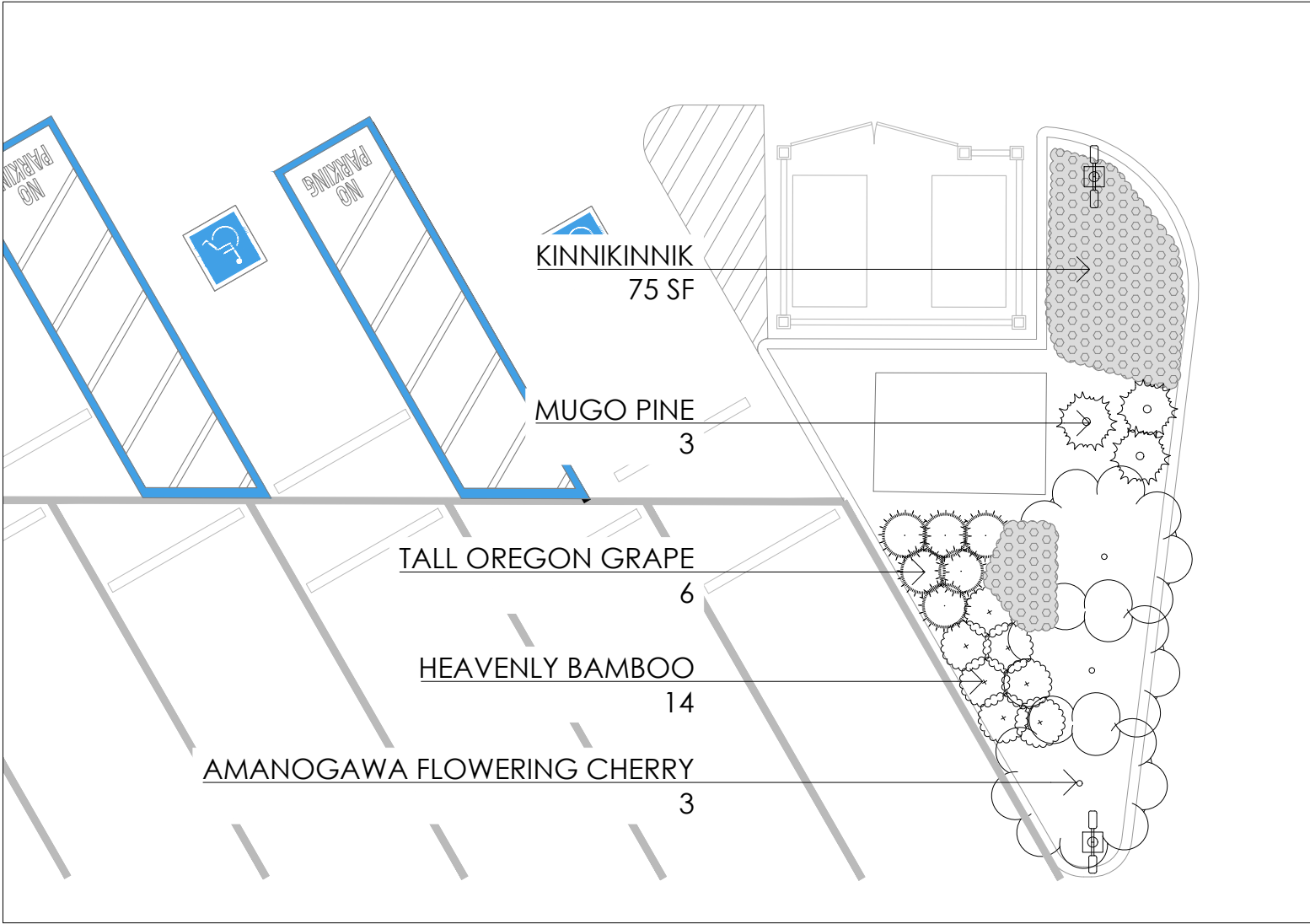
4 PLANTING AREA #13  
1/8" = 1'-0"



2 PLANTING AREA #11  
1/8" = 1'-0"

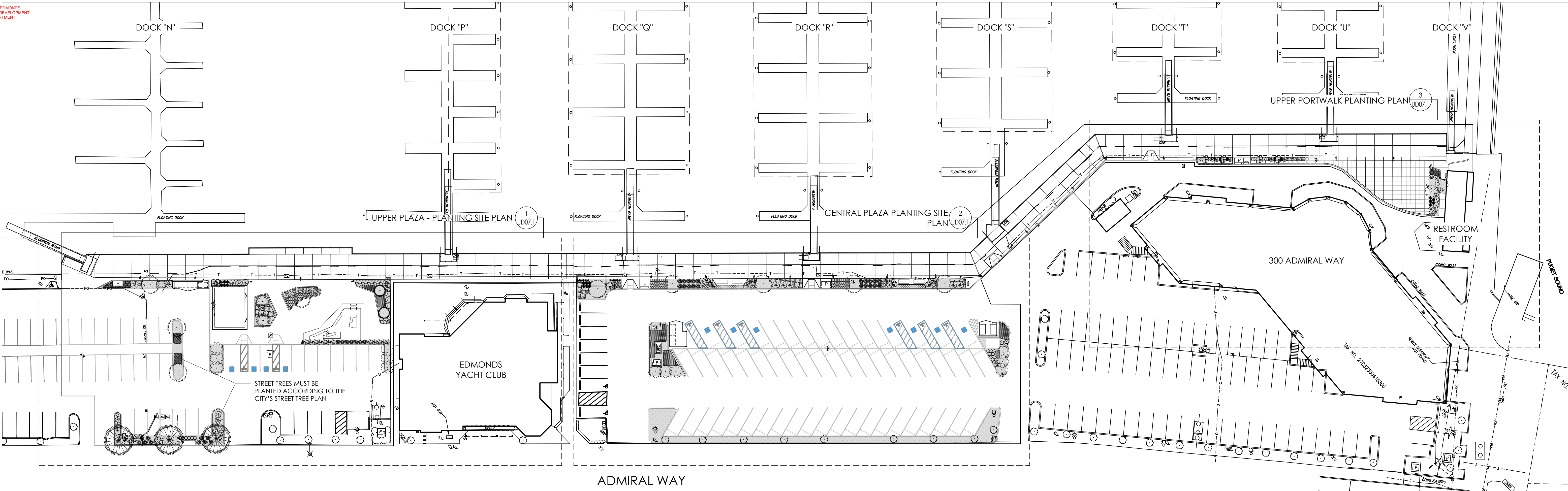


5 PLANTING AREA #14  
1/8" = 1'-0"



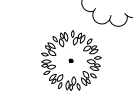


















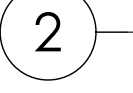


3 PLANTING AREA #12  
1/8" = 1'-0"

REVISIONS		DATE	DESCRIPTION	APPROVED	PROJECT NO. 2045	DRAWING NO. UD07.4	SHEET OF	DRAWING TITLE PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington	DESIGNED: MM/YY
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2/9/23									PLANTING DETAILS



1 GENERAL PLANTING SITE PLAN  
1"= 32'-0"

Scientific Name	Common Name	Size	Quantity
 <i>Cornus nuttallii</i>	Pacific Dogwood	3" cal	8
 <i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki Cypress	3" cal	2
 <i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	3" cal	15
 <i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo		2
 <i>Liquidambar styraciflua</i>	Sweetgum		3
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 <i>Hosta</i> "Guacamole"	Hosta		13
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2 PLANTING SCHEDULE

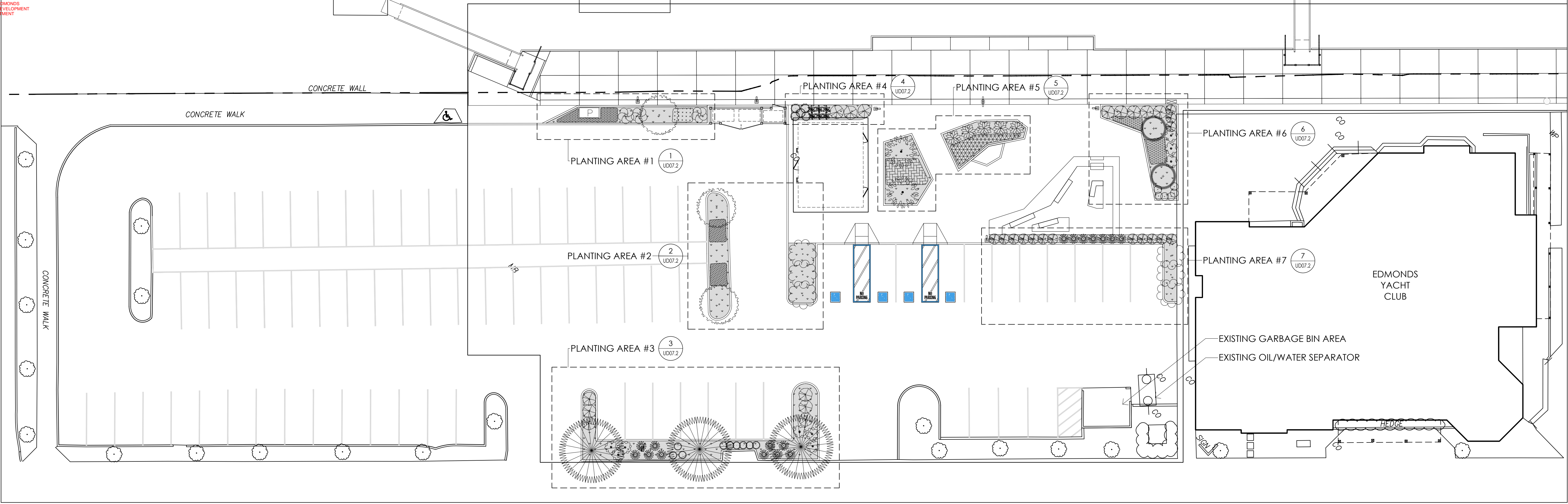
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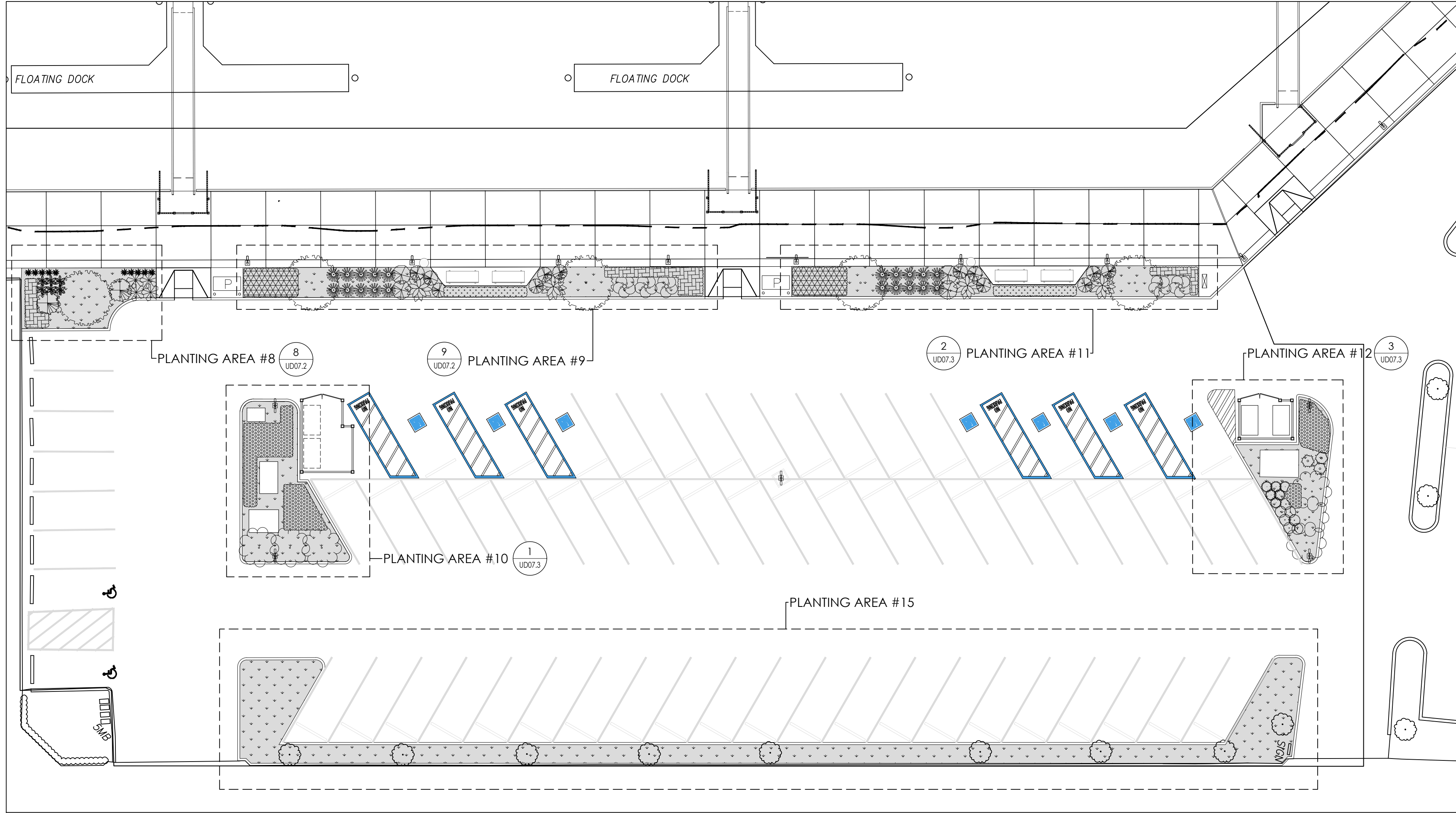
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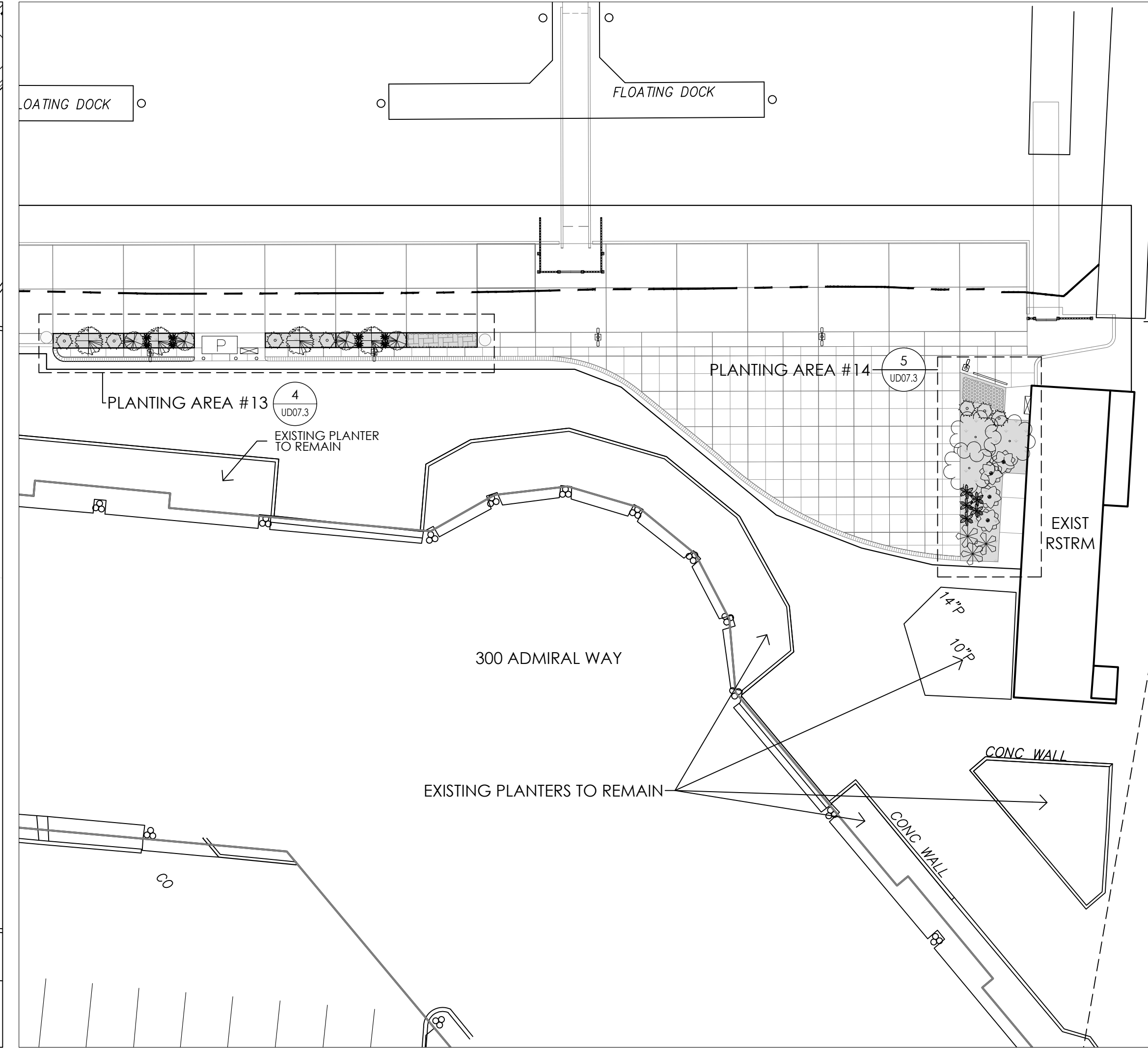
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336 Admiral Way, Edmonds, Washington		300 ADMIRAL WAY		PLANTING SITE PLAN & SCHEDULE	
NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS		MAKERS architecture • planning • urban design ADDRESS: 500 UNION ST., SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		2/9/23	
REVISIONS		APPROVED		Project No. 2045	
DATE		DESCRIPTION		Drawing No. UD07.0	
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1 UPPER PLAZA - PLANTING SITE PLAN  
1"= 16'-0"



2 CENTRAL PLAZA PLANTING SITE PLAN  
1"= 16'-0"

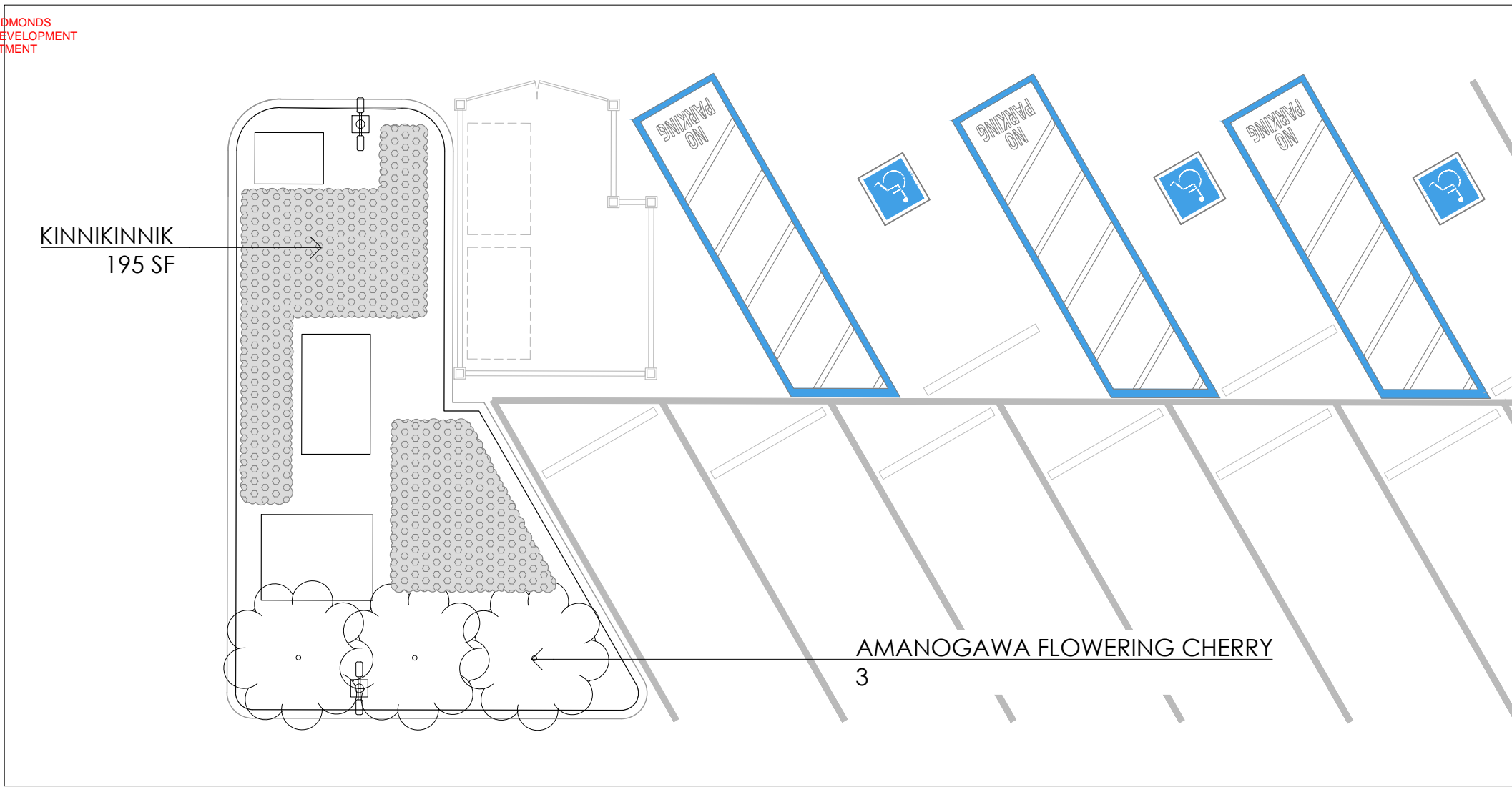


3 NORTH PARKING LOT IMPROVEMENTS PLAN  
1/16"= 1'-0"

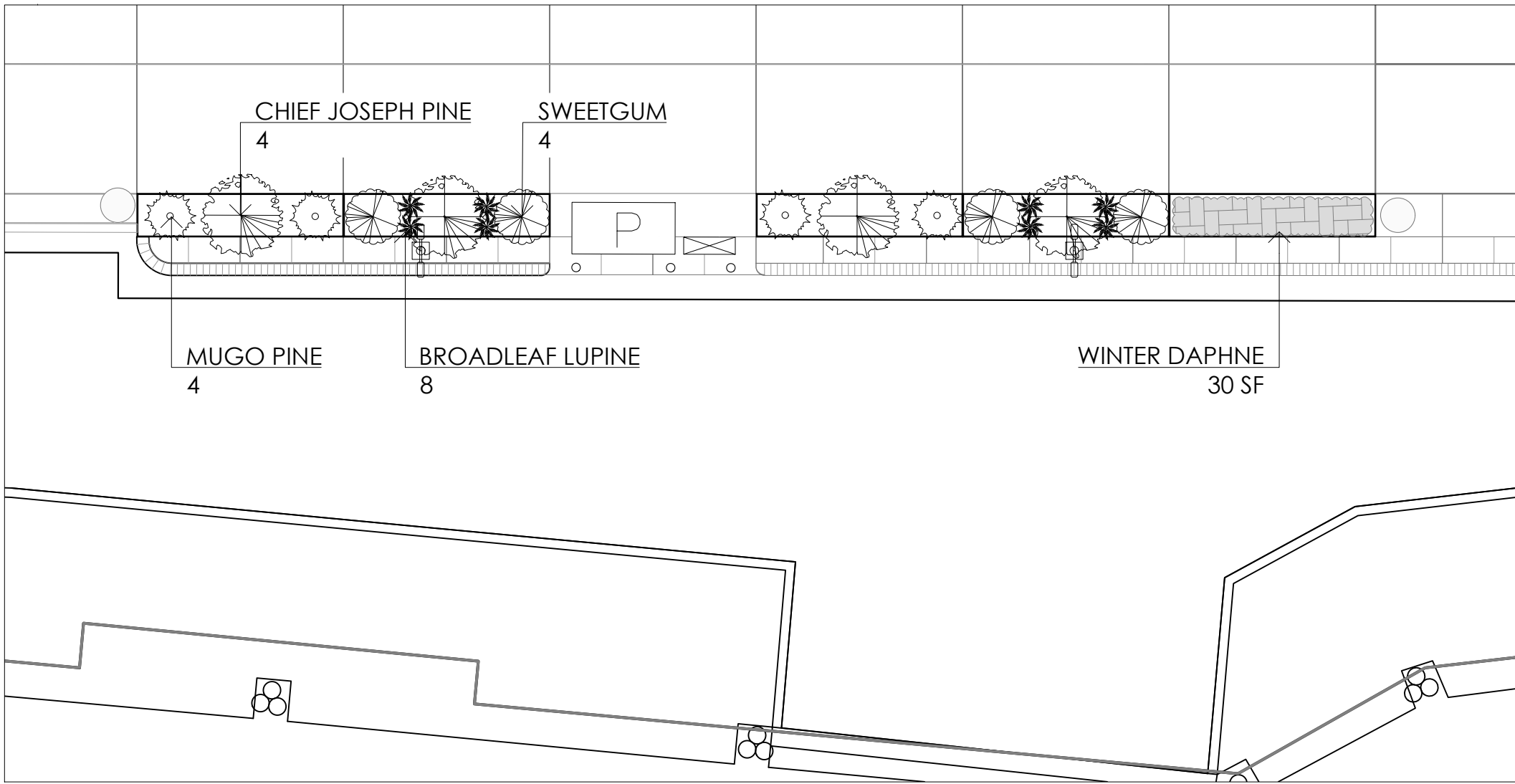
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PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington		DRAWING TITLE ENLARGED CENTRAL & UPPER PLAZA PLANTING PLANS		NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS	
DESIGNED: MM/YY		DRAWN:		CHECKED:	

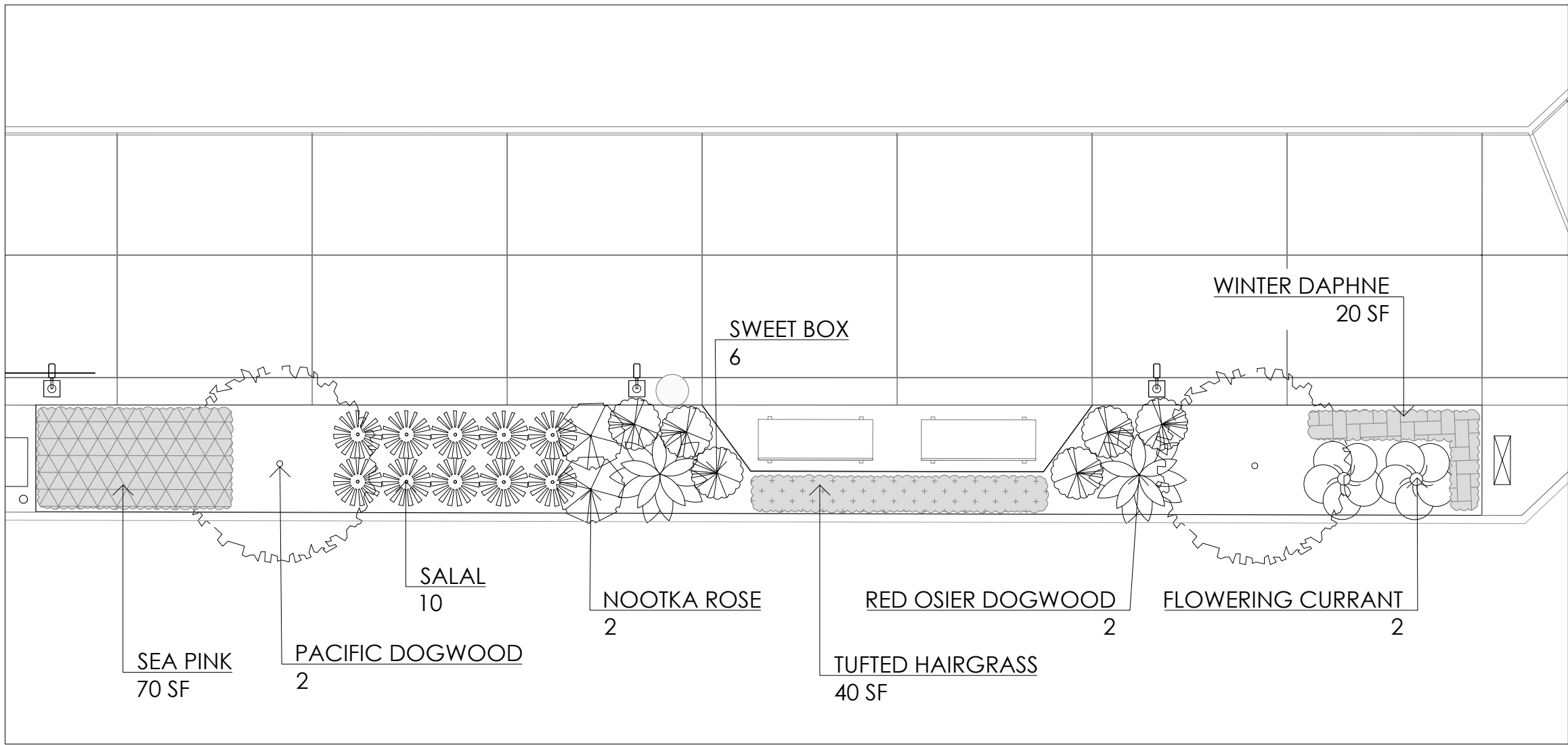
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1 PLANTING AREA #10  
1/8" = 1'-0"



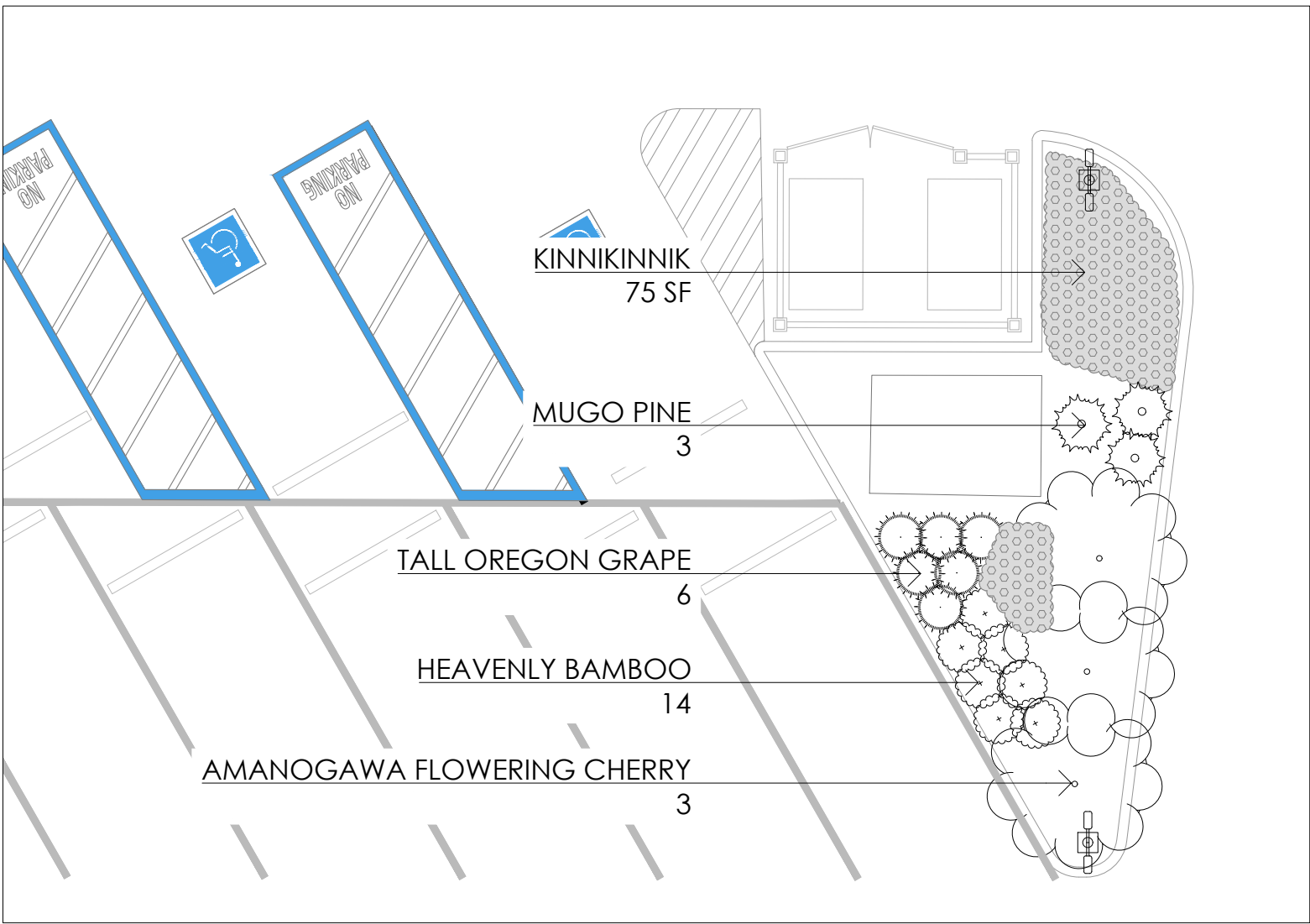
4 PLANTING AREA #13  
1/8" = 1'-0"



2 PLANTING AREA #11  
1/8" = 1'-0"



5 PLANTING AREA #14  
1/8" = 1'-0"



3 PLANTING AREA #12  
1/8" = 1'-0"

REVISIONS		APPROVED		2/9/23	<div>MAKERS architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>	PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington	DESIGNED: MM/YY
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Drawing No.		UD07.4		PLANTING PLAN CALLOUTS 2 OF 2			
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<div>MAKERS architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>			<div>PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way; Edmonds, Washington</div>			<div>DESIGNED: MM/YY</div> <div>DRAWN:</div> <div>CHECKED:</div>												
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Sheet of																		
2/9/23			PLANTING DETAILS															

# RECEIVED

April 26, 2023

CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

**From:** [Greg Hale](#)  
**To:** [Dylan Yamashita](#)  
**Cc:** [Stefani Wildhaber](#); [Dennis Titus](#)  
**Subject:** RE: Port of Edmonds, Letter of Confirmation for Design Review  
**Date:** Thursday, December 1, 2022 1:03:46 PM

You don't often get email from greg@sounddisposalinc.com. [Learn why this is important](#)

Dylan –

The drawings of the enclosure specs look good.

**Greg Hale**

President

Cell: 206-949-7211

[greg@sounddisposalinc.com](mailto:greg@sounddisposalinc.com)



---

**From:** Dylan Yamashita <dylany@makersarch.com>  
**Sent:** Monday, November 28, 2022 2:39 PM  
**To:** Greg Hale <greg@sounddisposalinc.com>  
**Cc:** Stefani Wildhaber <stefaniw@makersarch.com>; Dennis Titus <DennisT@cgengineering.com>  
**Subject:** Port of Edmonds, Letter of Confirmation for Design Review

Hi Greg,

I work for Makers Arch and we were given your contact info by Brian Menard at the Port of Edmonds. We are preparing a project for the Port that is going to the City of Edmonds Design Review Board and need a letter of confirmation from the trash provider on site. Attached are graphics showing the project's location and proposed trash enclosures on site. Per measurement of the existing receptacles, the size is approximately 6'-6" x 3'-8" which is what we used to size the enclosures. If there is any additional information or clarification you need from us, please let me know.

Thank you,  
Dylan

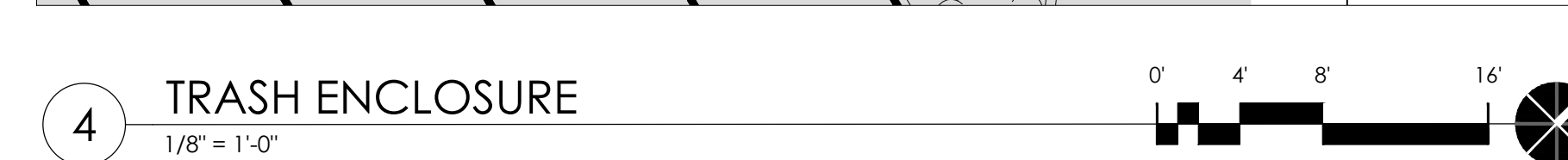
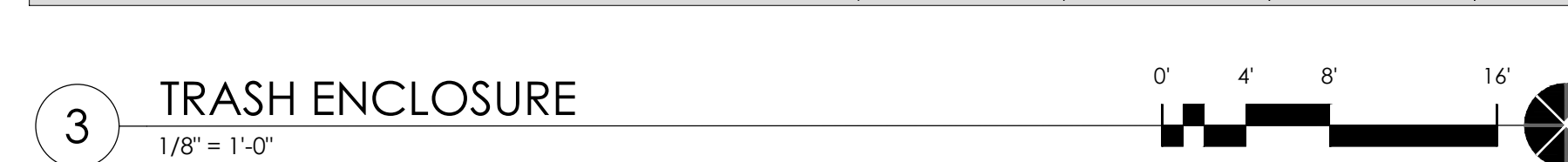
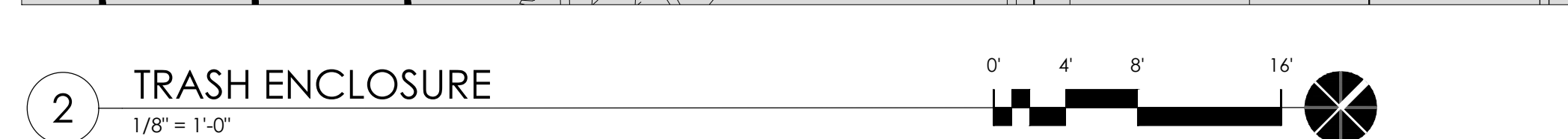


**Dylan Yamashita**

Associate 2 – Landscape Designer | he/him/his

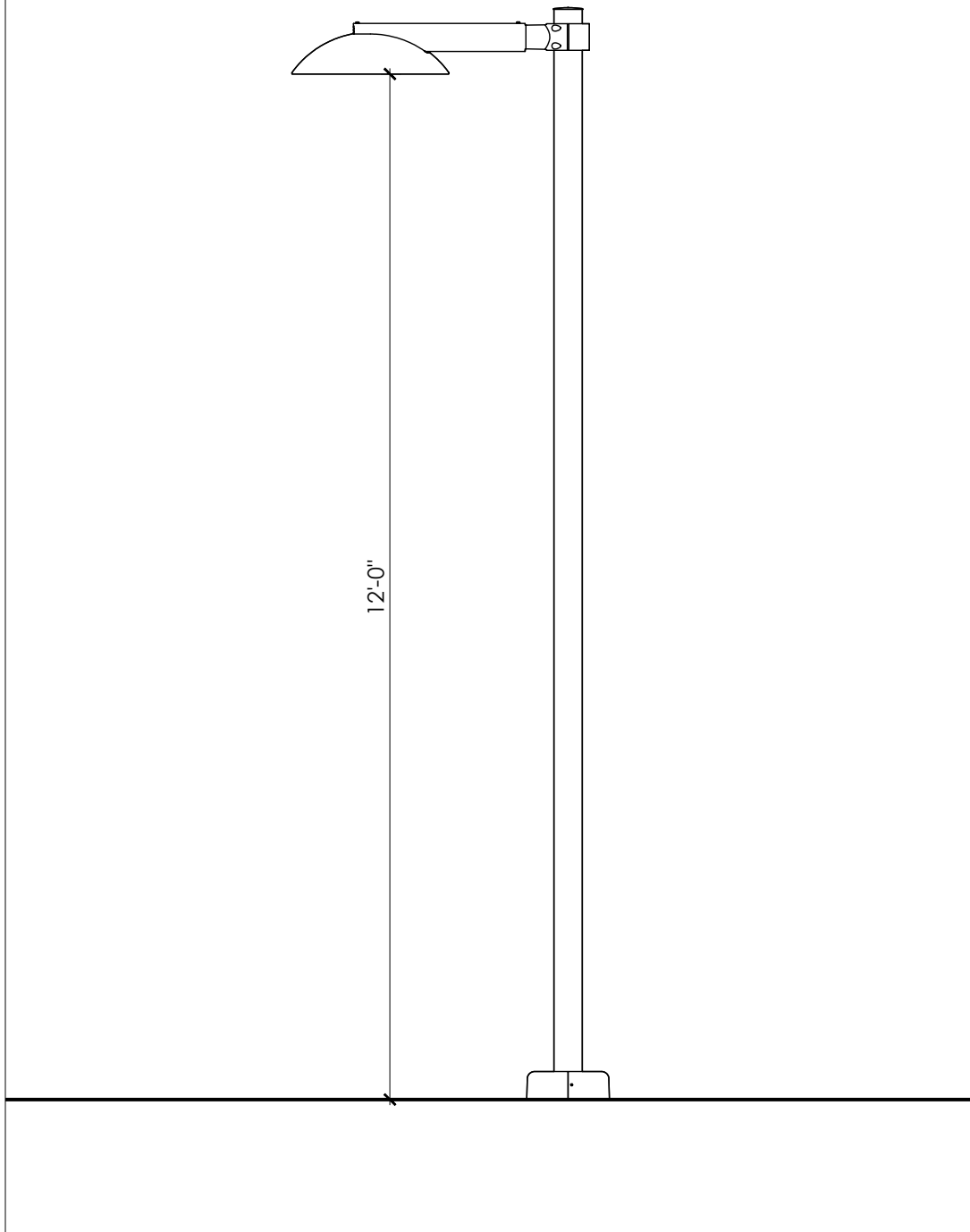
MAKERS architecture and urban design LLP  
Seattle | San Diego | [www.makersarch.com](http://www.makersarch.com)

206-602-6156 (direct) | 206-652-5080 (office)  
[dylany@makersarch.com](mailto:dylany@makersarch.com)

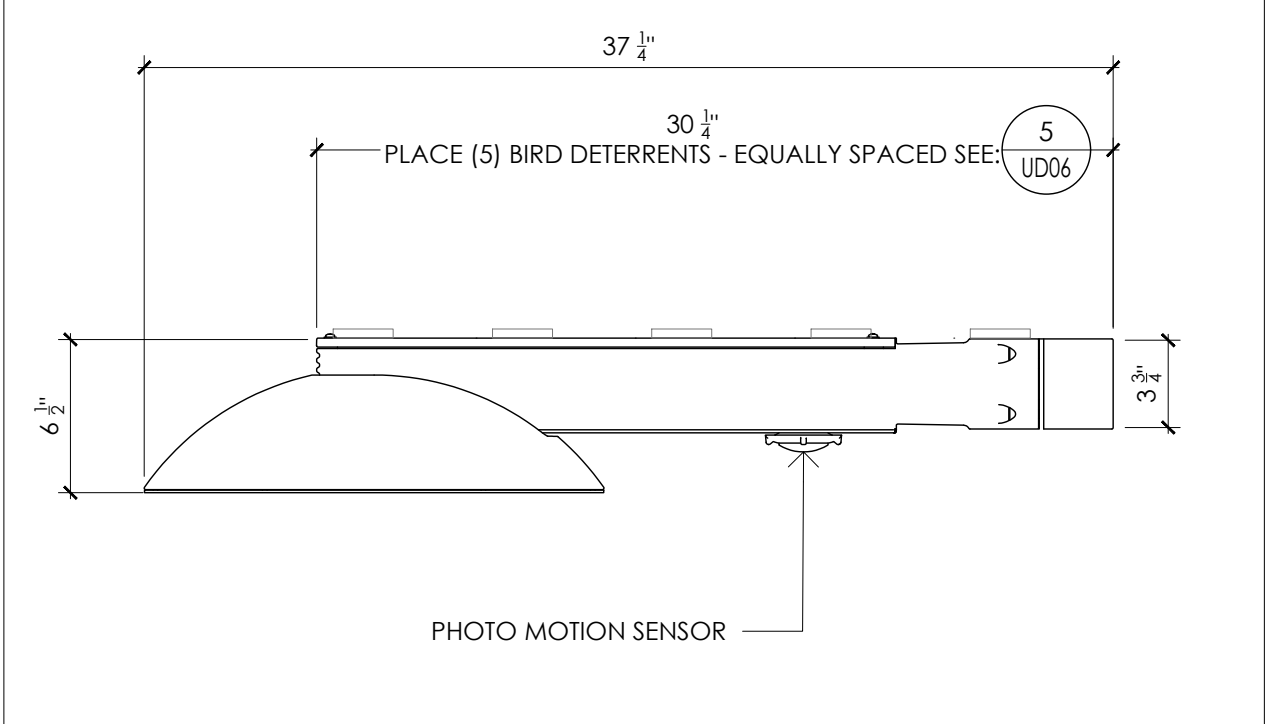


<b>MAKERS</b> architecture • planning • urban design		ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		11/11/22
REVISIONS	DESCRIPTION	APPROVED		
DATE				

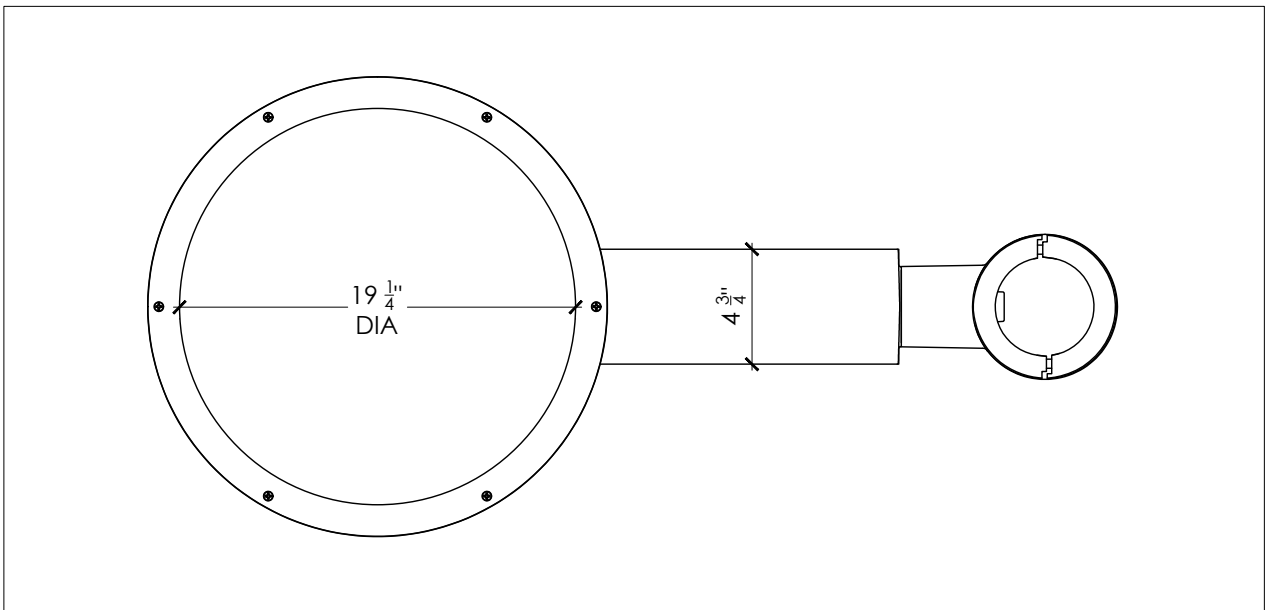
Project No. 2045  
 Drawing No. UD01.0  
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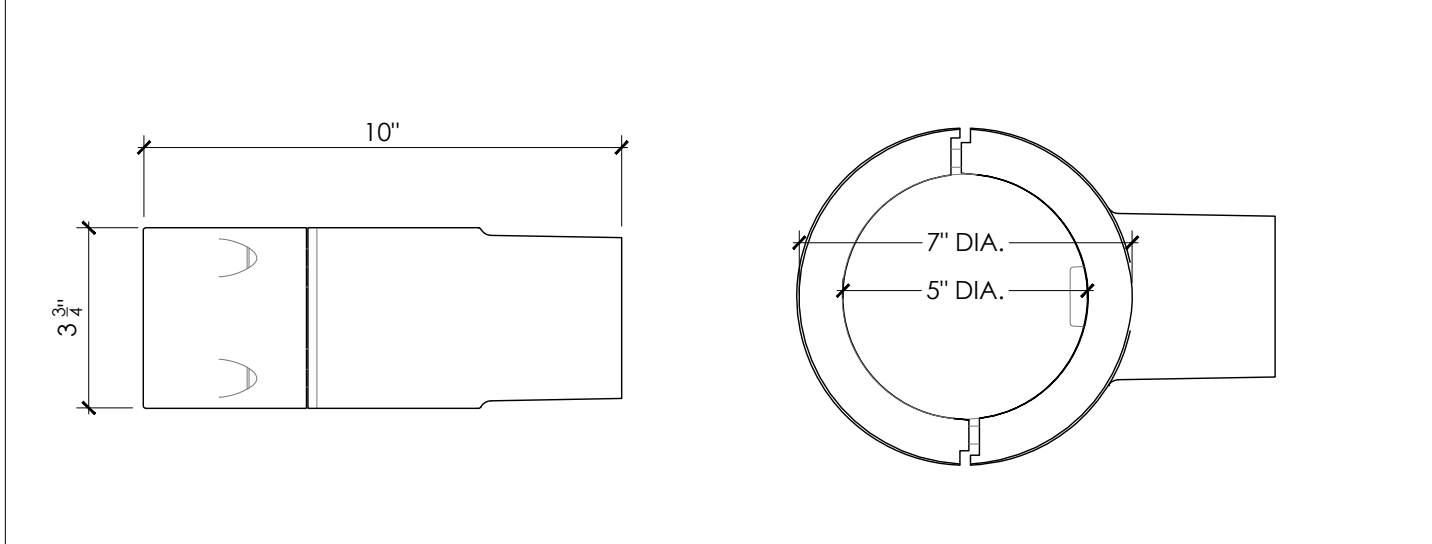
1 PEDESTRIAN LIGHT FRONT VIEW  
1 1/2" = 1'-0"



2 PEDESTRIAN LIGHT DETAILED SIDE VIEW  
1 1/2" = 1'-0"



3 PEDESTRIAN LIGHT DETAILED BOTTOM VIEW  
1 1/2" = 1'-0"



4 PEDESTRIAN LIGHT BRACKET DETAIL  
1 1/2" = 1'-0"

**NOTE:**  
"PEDESTRIAN LIGHT" TO BE LEO AREA LIGHT LE SERIES:  
POLE: 12FT  
WT: 40 LB  
EPA: 1.14 FT2  
PHOTO/MOTION SENSOR  
MATERIAL: POWDERCOAT METAL - "TITANIUM"

## LEO Area Light

Product Data Sheet | LE330 & LE350

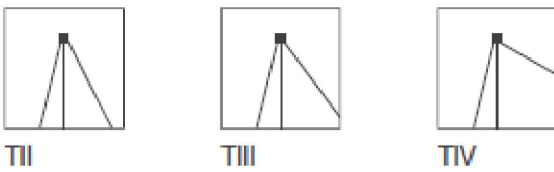
landscapeforms



### General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI C136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

### Distributions



### Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

### Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

### LEO Area Light

**Light Source:** Nichia LEDs  
**Color Temperature:** 3000K, 3500K, 4000K  
**CRI:** 80 min  
**Optics:** PMMA  
**Lens:** Clear or Frosted Acrylic

### Optical Gel™

**WHERE TO USE** Ledges, signs, balconies, soffits, beams, skylights, signs, roots, AC equipment, enclosed spaces

**TARGET BIRD** All Species

**BIRD PRESSURE** Light - Medium

**MATERIAL** Citronella, Peppermint Oil, Agar, Beeswax

**INSTALLATION** Dishes are glued to the surface

**INSTALLATION LEVEL** Easy



### Very Discreet

The Optical Gel dishes are only 2-1/2 inches in diameter and 3/8 inch in height. They generally cannot be seen from below.

### How it Works

This multi-sensory bird repellent deters birds using sight, smell and touch. Birds see fire or smoke, although there isn't any. They smell peppermint oil, which they hate. The Gel is sticky if the birds do touch it.

### Totally Humane

Harmless to birds and humans alike.

### Easy to Install

Remove covers from dishes and affix dishes to dry surfaces with silicone or other removable adhesive.

### Safe for the Environment

Bird Barrier Optical Gel is made from all organic ingredients.

### Longevity

The dishes are effective for 2 - 4 years. The site must be thoroughly cleaned first.

### Optical Gel

Optical Gel (24) TF-BG25 627182  
Optical Gel (200) TF-BG200 627183  
White Silicone (3 oz.) WA-SI003 630318

**new**

24 800-503-5444 • www.birdbarrier.com

### Installation Guidelines for Pigeons

Clean the site thoroughly before installation. (See opposite page for details.)

**Heavy Pressure - Nesting Sites:** 6 in. maximum spacing

**Medium Pressure - Night Roosting Sites:** 8 in. maximum spacing

**Light Pressure - Day Roosting Sites:** 10 in. maximum spacing

### Optical Gel and Cleaning Kit

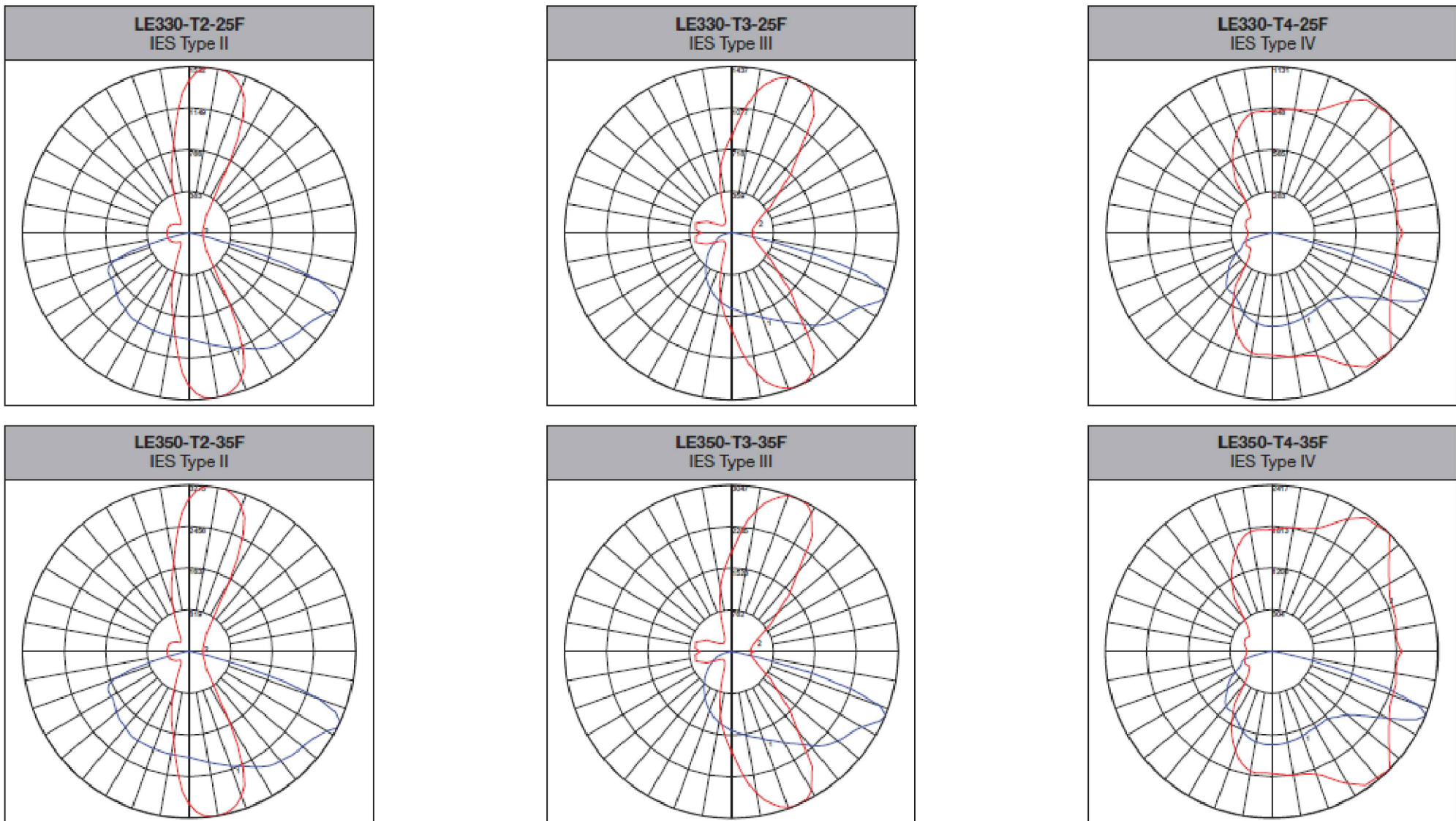
The key to a successful Optical Gel job is a thorough cleaning and sanitizing, and proper placement of the dishes. This kit includes everything necessary to remove the bird waste, sanitize the area and adhere the dishes to the surface: 24 Optical Gel dishes, adhesive, Dissolve-It, spray bottle, bleach, mask and gloves.

Optical Gel Kit TF-BG10

© Copyright 2018 Bird Barrier America, Inc.

5 BIRD DETERRENT PRODUCT SHEET  
1 1/2" = 1'-0"

Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
LE330-T2-25F-LO	Type II	250mA	2929	24	122	B1-U0-G1
LE330-T2-37F-HO	Type II	375mA	4245	37	115	B1-U0-G1
LE330-T3-25F-LO	Type III	250mA	2819	24	117	B1-U0-G1
LE330-T3-37F-HO	Type III	375mA	4085	37	110	B1-U0-G1
LE330-T4-25F-LO	Type IV	250mA	2787	24	116	B1-U0-G1
LE330-T4-37F-HO	Type IV	375mA	4039	37	109	B1-U0-G1
LE350-T2-34F-LO	Type II	340mA	6259	55	114	B2-U0-G2
LE350-T2-46F-HO	Type II	460mA	8119	73	113	B2-U0-G2
LE350-T3-34F-LO	Type III	340mA	6024	55	110	B1-U0-G1
LE350-T3-46F-HO	Type III	460mA	7814	73	107	B2-U0-G2
LE350-T4-34F-LO	Type IV	340mA	5956	55	108	B2-U0-G2
LE350-T4-46F-HO	Type IV	460mA	7726	73	106	B2-U0-G2



6 PEDESTRIAN LIGHT PRODUCT SHEET  
1 1/2" = 1'-0"

<div>REVISIONS</div> <table><tr><td>DATE</td><td>DESCRIPTION</td><td>APPROVED</td></tr><tr><td> </td><td> </td><td> </td></tr></table>		DATE	DESCRIPTION	APPROVED				<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>	PORT OF EDMONDS		DESIGNED: MM/YY
		DATE	DESCRIPTION	APPROVED							
NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington		DRAWN:									
Project No. 2045		DRAWING BY: PEDESTRIAN LIGHTING & BIRD			NOTE: SCALES SHOWN ARE FOR 24"X36" SHEETS						
Drawing No. UD06.0		DETERRENT DETAILS									
Sheet      of		10/20/22									

# LEO Area Light

## Product Data Sheet | LE330 & LE350



LEO area lights are at home in more places. LEO's multiple distributions and outputs address both visual comfort and performance, with configurable options that let landscape architects, lighting designers, and electrical engineers focus on what's important for their project, whether it is an improved visual experience for intimate pedestrian-scale settings or lumen outputs and pole spacing for cost-driven goals. LEO's simple, understated design fits a variety of site designs and architectural styles, and its 19"-diameter housing strikes an aesthetic balance for varying pole heights and spacing.

### General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI C136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

### Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

### Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

### LEO Area Light

**Light Source:** Nichia LEDs

**Color Temperature:** 3000K, 3500K, 4000K

**CRI:** 80 min

**Optics:** PMMA

**Lens:** Clear or Frosted Acrylic

### Distributions



TII



TIII



TIV

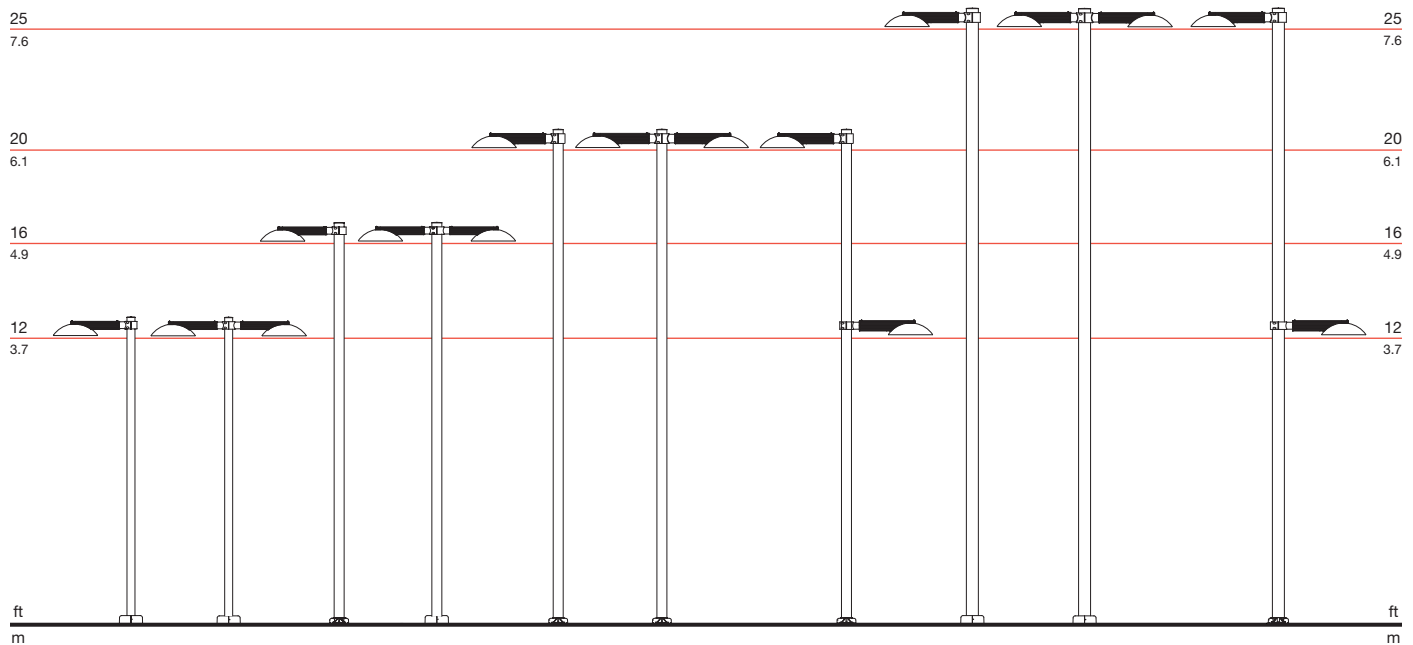
# LEO Area Light

## Product Data Sheet | LE330 & LE350

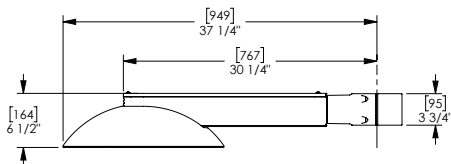


### Pole Description

Poles are available in 4" (12' pole height), 5" (16' and 20' pole heights), and 6" (25' pole height) diameters and are manufactured from seamless 6063 aluminum tubing and heat treated to produce a T6 temper. Wall thickness varies from 0.125" to 0.156" depending on mounting height and number of luminaires. Flush mounted hand hole cover includes two magni-coated fasteners. Base options included a two-piece cast aluminum cover or cast aluminum nut covers.

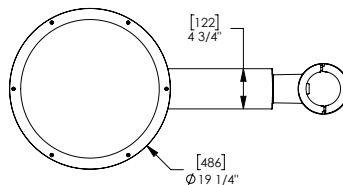


### LEO Area Light

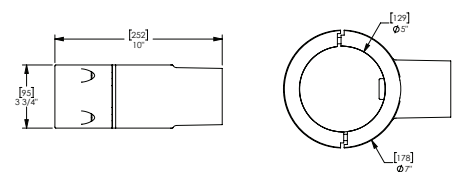


Weight: 40 lbs

EPA: 1.14 ft2



### Bracket



April 26, 2023

CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

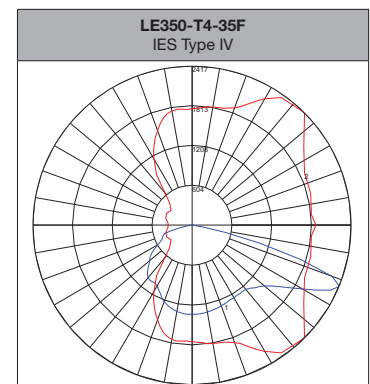
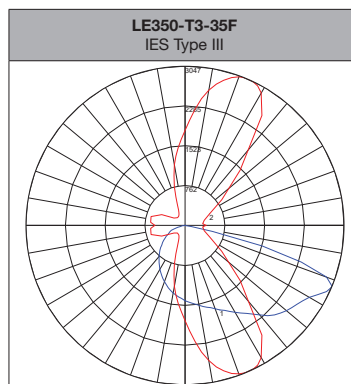
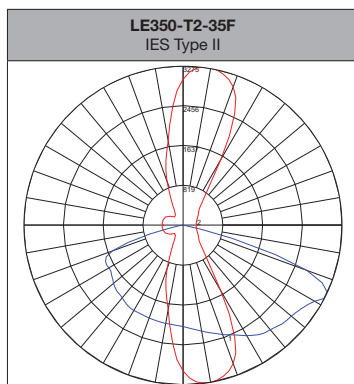
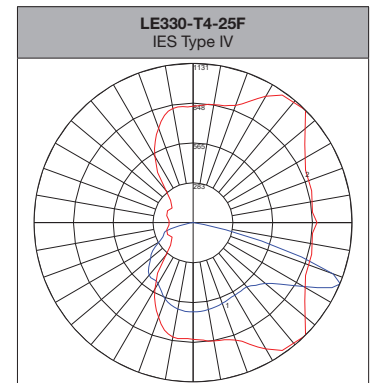
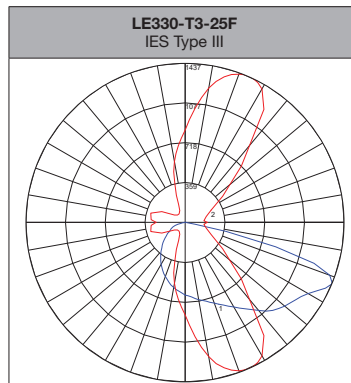
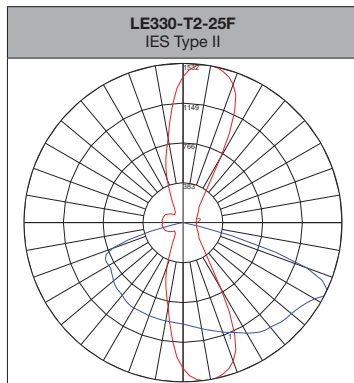
# LEO Area Light

landscapeforms®

## Product Data Sheet | LE330 & LE350



Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
LE330-T2-25F-LO	Type II	250mA	2929	24	122	B1-U0-G1
LE330-T2-37F-HO	Type II	375mA	4245	37	115	B1-U0-G1
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LE350-T3-46F-HO	Type III	460mA	7814	73	107	B2-U0-G2
LE350-T4-34F-LO	Type IV	340mA	5956	55	108	B2-U0-G2
LE350-T4-46F-HO	Type IV	460mA	7726	73	106	B2-U0-G2



# LEO Area Light

landscapeforms®

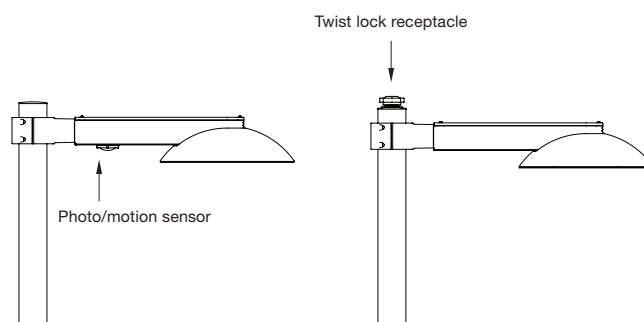
## Product Data Sheet | LE330 & LE350



### Photo/Motion Sensor

- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated for wet and outdoor locations
- Adjustable time delay and cut off delay

Click [here](#) to view the technical data sheet for the photo/motion sensor.



### Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

### Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

### Product Specifications

Ready to place an order or receive a quote for your project? Reference the LEO Area Light specification sheet available [here](#).

### Warranty

LED lighting products are warranted for six years.

### Other

UL Listed, RoHS Compliant, Dark-Sky Approved

US Patent Pending



*Designed by John Rizzi in collaboration with Clanton & Associates*

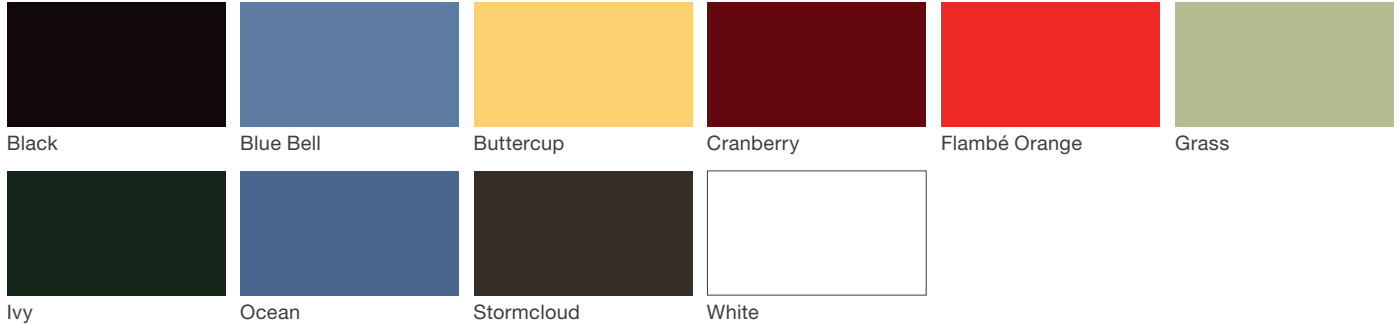
Visit our website [landscapeforms.com](http://landscapeforms.com) for more information.

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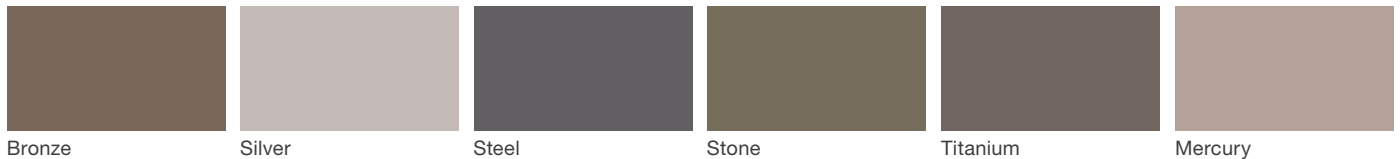
# LEO Area Light

## Material / Colors

### Powdercoated Metal (Gloss)\*



### Powdercoated Metal (Metallic)\*



### Designer Palette Architectural Series (Low Sheen)\*



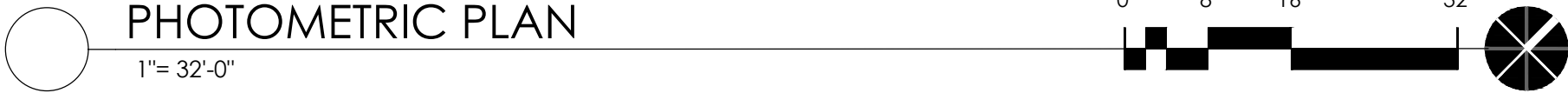
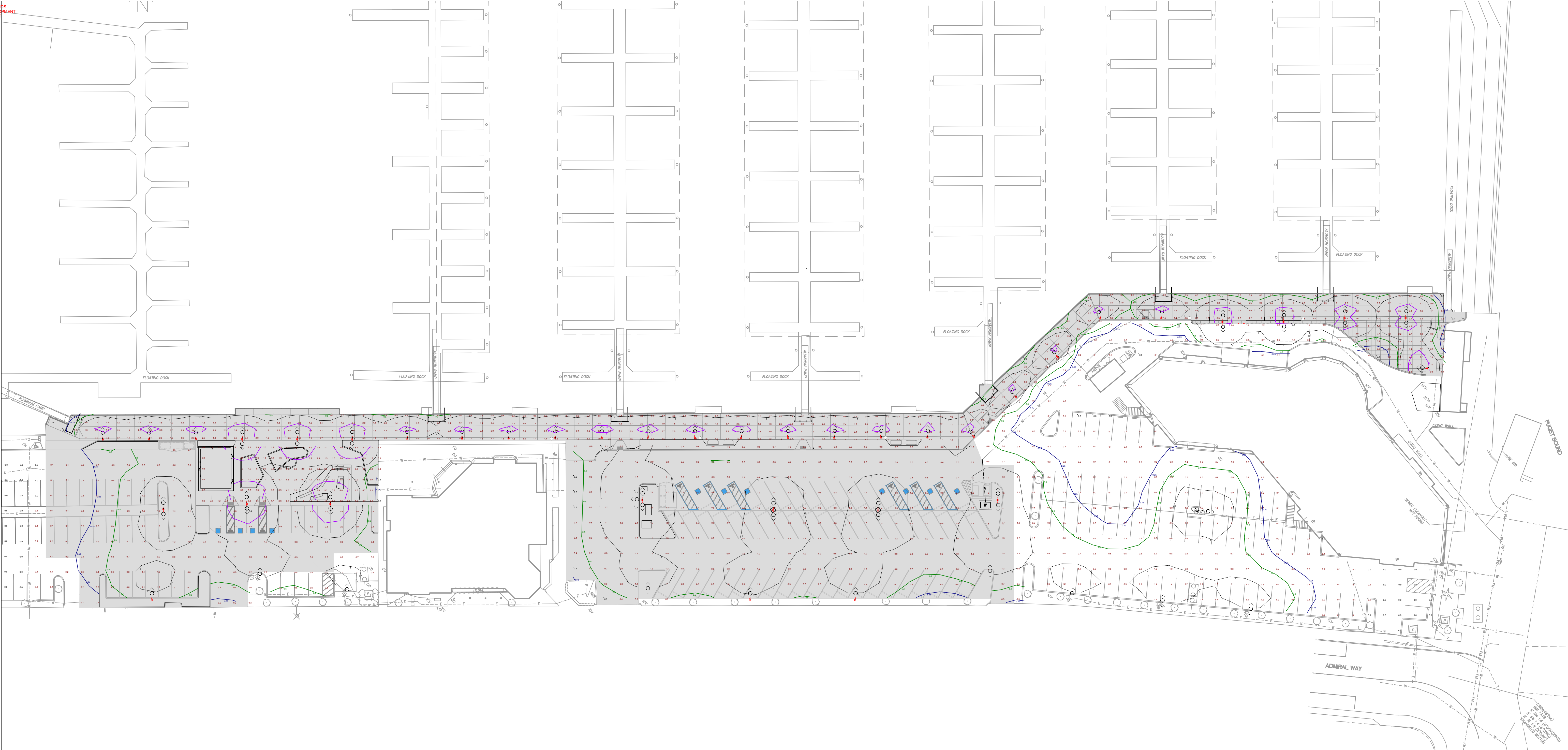
### Powdercoated Metal

Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

\* All colors and patterns shown are approximate and may vary from sample and final.

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[landscapeforms.com](https://landscapeforms.com) | [specify@landscapeforms.com](mailto:specify@landscapeforms.com)



**GENERAL NOTE:**  
HATCH DENOTES AREA OF PROPOSED WORK

Project No. 2045		REVISIONS		APPROVED	<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div> <div>3/29/23</div>	DRAWING TITLE <div>PHOTOMETRIC PLAN</div>	NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS
		DATE	DESCRIPTION				
Drawing No. UDXX							
Sheet of							
PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way; Edmonds, Washington							
DESIGNED:		MM/YY					
DRAWN:							
CHECKED:							

**MAKERS**  
architecture • planning • urban design  
ADDRESS: 500 UNION ST. SUITE 700  
SEATTLE, WA 98101  
TEL: (206) 652-5080  
FAX: (206) 652-5079

PORT OF EDMONDS  
NORTH PORTWALK AND SEAWALL RECONSTRUCTION  
336 Admiral Way, Edmonds, Washington

NORTH PORTWALK & SEAWALL RECONSTRUCTION  
OTHER DOCUMENTS

- 2 Design Review Checklist
- 9 Critical Areas Determination
- 17 Land Use Application
- 18 Renderings
- 29 Cultural Resources Report



# INFORMATION FOR Design Review

PERMITTING & DEVELOPMENT  
PLANNING  
DIVISION  
121 5th Avenue N  
P: 425.771.0220  
[www.edmondswa.gov](http://www.edmondswa.gov)

The City of Edmonds uses design review to promote development practices that enhance the environmental and aesthetic quality of the community as a whole. All development projects other than those associated with single-family development and duplexes in multifamily residential zones are subject to some form of design review – new construction, additions, exterior remodels, signs, landscaping, etc.

## WHERE CAN I FIND APPLICABLE DESIGN STANDARDS AND PROCESSES?

Design guidance is found in both the City's Comprehensive Plan and the Edmonds Community Development Code (ECDC) and applies to general areas of the City or specific zoning districts. These documents and the others referenced below are available on the City's website at: ([www.edmondswa.gov/government/departments/development\\_services/planning\\_division](http://www.edmondswa.gov/government/departments/development_services/planning_division)).

1. General and district-specific urban design goals, policies, and objectives are found in the Community Culture and Urban Design Element of the Comprehensive Plan (pgs. 122 – 127).
2. ECDC Title 16 – Zone Districts. Some zoning districts have specific design standards, particularly the Residential Multifamily (Chapter 16.30), the Community Business – Edmonds Way (Chapter 16.50), the General Commercial (Chapter 16.60), and the Westgate Mixed-Use (Chapter 16.100) zones.
3. ECDC Chapters 20.10 – 20.13. These chapters include standards and processes used in design review.
  - a. Chapter 20.10 – Design Review
  - b. Chapter 20.11 – General Design Review
  - c. Chapter 20.12 – District-Based Design Review
  - d. Chapter 20.13 – Landscaping Requirements

4. ECDC Title 22 – Design Standards. Specific design standards for the downtown business (BD) zones, the Westgate Mixed-Use District (WMU), and the Firdale Village (FVMU) zones.
5. Street Tree Plan. This portion of the Edmonds Streetscape Plan contains specific requirements for street tree installation in certain locations throughout the city.

Other sections of the Edmonds Community Development Code that will affect the design of a project include: ECDC Chapter 17.50, off-street parking standards; ECDC Title 18, Public Works Requirements (including stormwater, streets and sidewalks, parking lot construction, etc.); ECDC Title 23, Tree and Critical Area code; ECDC Title 24, the Shoreline Master Program.

## ARE THERE DIFFERENT TYPES OF DESIGN REVIEW?

Yes. The type of design review depends on the location of the project within the City.

1. District-based design review applies for projects located in:
  - a. The Downtown Business zones (BD zones) located within the Downtown/Waterfront Activity Center.
  - b. The General Commercial (CG) zone located within the Medical/Highway 99 Activity Center or the Highway 99 Corridor.

2. General design review applies to all other multifamily, business and commercial areas of Edmonds.

### WHO DOES THE REVIEW?

Depending on the scope of the project, design review is done either by the Architectural Design Board (ADB) or City staff. The ADB is composed of five design professionals and two lay citizens who review those projects where a threshold determination is required by the State Environmental Policy Act (SEPA); except, the ADB is only required to review projects that include buildings exceeding 75 feet in height in the CG zone. The ADB meets the first Wednesday of the month at 7:00 p.m. in the Council Chambers, Public Safety Complex, 250 5th Avenue North, in downtown Edmonds.

All projects under the maximum height in CG and all those elsewhere in the City that do not require a SEPA determination are reviewed administratively by city staff.

### WHAT IS THE PROCESS FOR GENERAL DESIGN APPROVAL?

The following findings must be made by staff or the ADB when using general design review:

- Criteria and Comprehensive Plan. The proposal is consistent with the criteria listed in ECDC 20.11.030 in accordance with the techniques and objectives contained in the Urban Design chapter of the Community Culture and Urban Design Element of the Comprehensive Plan.
- Zoning Ordinance. The proposal meets the bulk and use requirements of the zoning ordinance, or a variance or modification has been approved under the terms of this code for any duration.

### Staff Review (Type I decision)

Most commonly, staff completes design review as part of the building permit application review. The required application materials identified on Page 5 are submitted with the building permit application and staff reviews the project for design compliance while looking at height, setbacks, parking and other

zoning criteria. In a limited number of instances, a separate design review application may be required.

### ADB Review (Type III-A decision)

Upon submittal, staff will review the application for completeness; the contact person for the project will receive a letter indicating whether the application is complete and/or identifying any additional items or information that is required. Once complete, the application is reviewed for compliance with city codes, and the proposal is scheduled for an ADB meeting agenda. One week before the meeting, a staff report with recommendations and suggested conditions is sent to the ADB and the project contact.

The ADB meeting is a public hearing with testimony taken from staff, the applicant, and interested citizens. Staff will present their report and the applicant then usually makes a presentation about the proposal. Citizens can comment on the proposal as well. After deliberation and consideration of the testimony presented, the Board will make a motion to approve the proposal, deny it, or approve the proposal with modifications or conditions.

### WHAT IS THE PROCESS FOR DISTRICT-BASED APPROVAL?

The following findings must be made by staff when using district-based design review:

Design Guidelines. The proposal meets the relevant district-specific design objectives contained in the Comprehensive Plan.

Zoning Ordinance. The proposal meets the bulk and use requirements of the zoning ordinance, including the guidelines and standards contained in the relevant zoning chapter(s).

The following findings must be made by the ADB when using district-based design review:

Design Objectives. The proposal meets the relevant district-specific design objectives contained in the Comprehensive Plan.

**Design Criteria.** The proposal satisfies the specific checklist criteria identified by the ADB during Phase 1 of the public hearing (see ECDC 20.12.020).

**Zoning Ordinance.** The proposal meets the bulk and use requirements of the zoning ordinance, including the guidelines and standards contained in the relevant zoning chapter(s).

### Staff Review (Type I decision)

As with general design review, staff usually completes district-based design review as part of the building permit application review. The required application materials identified on Page 5 are submitted with the building permit application and staff reviews the project for design compliance while looking at height, setbacks, parking and other zoning criteria. In a limited number of instances, a separate design review application may be required.

### ADB Review (Type III-A decision)

The district-based review by the ADB involves a two-phase process developed in order to obtain public and design professional input prior to the expense incurred by a developer in preparation of detailed design. In general, the process is as follows:

1. **Public Hearing (Phase 1).** The applicant submits a preliminary conceptual design to the City. Staff schedules the first phase of the ADB hearing within 30 days of the application being found to be "complete." During Phase 1 of the public hearing, the ADB makes factual findings regarding the particular characteristics of the property and establishes a prioritized design guideline checklist based upon these facts, the provisions of the City's design guidelines, and elements of the Comprehensive Plan and the Edmonds Community Development Code. Following establishment of the design guideline checklist, the public hearing is continued to a date-certain (as requested by the applicant), not to exceed 120 days from the Phase 1 date.
2. **Continued public hearing (Public Hearing, Phase 2).** The purpose of the continuance

is to allow the applicant time to further refine or redesign the initial conceptual design to address the input of the public and the ADB by complying with the prioritized design guideline checklist criteria. When refinement or redesign is complete, it is resubmitted for final review; the review of this design is the subject of Phase 2 of the public hearing. This design must be submitted within 180 days of the Phase 1 meeting, or the two-step process must begin again as a new application.

### HOW DO I APPLY FOR DESIGN REVIEW?

Depending on whether design review is by staff or the ADB, submit those materials identified on the “Design Review Application Checklist” (Page 5). Include those “Plan Elements” applicable to the type of application that are listed on Pages 6 – 7. All required application materials must be submitted through the MyBuildingPermit portal.

The “Design Review Application Checklist” is intended to summarize all the information needed to allow the City to make a well-informed decision on an application. Additional materials may supplement the required application materials if they help to demonstrate a project’s compliance with the applicable regulations. Some examples include: photographs of the site and surrounding area, architectural renderings, perspective drawings, or dimensional models, building material samples, etc. Please be aware that all application materials are public information and all exhibits submitted with a project become the property of the City and will not be returned.

### AFTER DESIGN REVIEW...

#### Appeals

Design review decisions may be appealed to Snohomish County superior court within 21 days of the issuance of the decision.

#### Prior to Construction

In those instances where design review is performed as a stand-alone review (not with a building permit application), building permits must be obtained from the Building Division prior to any construction. The building permit submittal must substantially agree with the approved design or the project may be subject to additional design review by the appropriate reviewing body or returned to the applicant for revision.

### Improvements

As a result of your application, you may be required to make improvements, such as sidewalks, curbs, street trees or utilities undergrounding within the rights-of-way abutting your property. Refer to Title 18 of the Edmonds Community Development Code and/or consult with the City Engineering Division to determine if this is the case.

### Expiration of Approval

Design approval is valid for eighteen (18) months from the date of approval. The approval shall expire and be null and void unless a building permit is applied for within that time. The permit holder may file a written extension request with the Planning Division prior to the approval’s expiration, which may be granted by the City if circumstances warrant.

### Augmented Design Review and Optional Vesting

Design review application and approval does not vest a project to the development regulations and fees in effect at the time of application or approval. At the option of the applicant, an augmented design review application to vest rights under the provisions of ECDC 19.00.025 may be submitted at the same time as the design review application. The application is processed like standard design review but vesting rights are determined under the provisions of ECDC 19.00.025.

**Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at [www.edmondswa.gov](http://www.edmondswa.gov). The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.**

## Design Review Application Checklist

<input checked="" type="checkbox"/>	APPLICATION ITEM	ADB REVIEW	STAFF REVIEW
<input type="checkbox"/>	1. <b>CRITICAL AREA DETERMINATION.</b> Do a Permit Record search through the City's website to see if there is a determination for the subject site current within the past five years. If not, apply for an initial or updated determination through the MBP portal.	REQUIRED	REQUIRED
<input type="checkbox"/>	2. <b>APPLICATION.</b> Through the MBP portal.	REQUIRED	REQUIRED (only if design review is proposed before and separate from the building permit application)
<input type="checkbox"/>	3. <b>COVER LETTER.</b> Describe how the proposal satisfies the applicable requirements and standards of the Comprehensive Plan and Edmonds Community Development Code.	REQUIRED	REQUIRED
<input type="checkbox"/>	4. <b>FEE.</b> According to the current fee schedule.	REQUIRED	REQUIRED
<input type="checkbox"/>	5. <b>ENVIRONMENTAL CHECKLIST</b> (Handout P71). For projects in CG zone, also Planned Action Checklist.	REQUIRED	MAY BE REQUIRED Check with Planning
<input type="checkbox"/>	6. <b>PROJECT PLANS.</b> Plan Elements listed on pages 6 & 7 are required for new development proposals – smaller projects may not require submittal of all Plan Elements listed. Contact Planning Division for specific requirements.	REQUIRED (SEE PAGE 6 FOR GENERAL, PAGE 7 FOR DISTRICT-BASED)	REQUIRED (SEE PAGE 6)
<input type="checkbox"/>	7. <b>PRELIMINARY CIVIL IMPROVEMENT PLANS</b>	REQUIRED	REQUIRED
<input type="checkbox"/>	8. <b>PRELIMINARY STORMWATER REPORT</b>	REQUIRED	REQUIRED
<input type="checkbox"/>	9. <b>TRAFFIC IMPACT ANALYSIS</b> (Handout E82)	MAY BE REQUIRED Check with Engineering	MAY BE REQUIRED Check with Engineering

## REQUIREMENTS FOR Design Review

<input type="checkbox"/>	<b>10. LETTER FROM TRASH HAULER.</b> Provide confirmation from the applicable trash hauler that the location and dimensions of the enclosure and/or staging area is acceptable. (See Handout E37)	<b>REQUIRED</b>	<b>REQUIRED</b>
<input type="checkbox"/>	<b>11. ARBORIST REPORT.</b> See ECDC 23.10.060.	<b>MAY BE REQUIRED</b> Check with Planning	<b>MAY BE REQUIRED</b> Check with Planning

	<b>PLAN ELEMENTS FOR ALL STAFF AND ADB GENERAL REVIEW</b>
<b>12</b>	<b>VICINITY PLAN</b>
	Showing all significant physical structures and critical areas within a 200 foot radius of the site including, but not limited to, surrounding building outlines, streets, driveways, sidewalks, bus stops, and land use. Use of aerial photos and photos of project surroundings is encouraged.
<b>13</b>	<b>VOLUME MODEL</b>
	Photo simulations that depict the volume of the proposed structure(s) in relation to the surrounding environment.
<b>14</b>	<b>SITE PLAN</b>
	Showing topography (minimum 2-foot intervals), general location of building(s), areas devoted to parking, streets and access, loading areas, mechanical equipment, trash/recycling location, and open space. Include preliminary height calculations, structural lot coverage, setback compliance, and parking compliance.
<b>15</b>	<b>LANDSCAPE PLAN</b>
	Showing locations of planting areas identifying landscape types, including general plant species and characteristics, street trees, and the like. See ECDC 20.13.
<b>16</b>	<b>FLOOR PLANS</b>
	Garage, floor and roof layouts.
<b>17</b>	<b>BUILDING ELEVATIONS</b>
	Building elevations for all building faces illustrating building massing and openings, materials and colors, roof forms, and mechanical equipment.
<b>18</b>	<b>LIGHTING PLAN</b>
	Photometric study of exterior lighting, including a lighting schedule with manufacturer, model number, type of lamp and wattage. Rendering of nighttime building appearance.

	<b>PLAN ELEMENTS FOR ADB DISTRICT-BASED REVIEW</b>
	<b>Public Hearing – Phase 1</b>
	<b>VICINITY PLAN</b>
	Showing all significant physical structures and critical areas within a 200 foot radius of the site including, but not limited to, surrounding building outlines, streets, driveways, sidewalks, bus stops, and land use. Use of aerial photos and photos of project surroundings is encouraged.
	<b>VOLUME MODEL</b>
	Photo simulations that depict the volume of the proposed structure(s) in relation to the surrounding environment.
	<b>SITE PLAN</b>
	Showing topography (minimum 2-foot intervals), general location of building(s), areas devoted to parking, streets and access, loading areas, mechanical equipment, trash/recycling enclosure and staging, and proposed open space. Include preliminary height calculations, structural lot coverage, setback compliance, and parking compliance.
	<b>LANDSCAPE PLAN</b>
	Showing locations of planting areas identifying landscape types, including general plant species and characteristics, street trees, and the like. See ECDC 20.13.
	<b>FLOOR PLANS</b>
	Garage, floor and roof layouts.
	<b>BUILDING ELEVATIONS</b>
	Building elevations for all building faces illustrating building massing and openings, materials and colors, roof forms, and mechanical equipment.
	<b>Public Hearing – Phase 2</b>
	<b>RESPONSE TO ADB CHECKLIST ITEMS</b>
	An annotated cover letter demonstrating how the project complies with the specific design guideline checklist criteria identified by the ADB in Phase 1.
	<b>SITE PLAN, LANDSCAPE PLAN, FLOOR PLANS, BUILDING ELEVATIONS</b>
	Revised as necessary from Phase 1.
	<b>LIGHTING PLAN</b>
	Photometric study of exterior lighting, including a lighting schedule with manufacturer, model number, type of lamp and wattage. Rendering of nighttime building appearance.



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

9/3/2021

EDMONDS PORT OF  
300 ADMIRAL WAY  
EDMONDS, WA 98020-7230

**Subject: Critical Areas Determination (CRA2021-0155)**  
**Site Address: 300 ADMIRAL WAY**

Dear Applicant/Owner,

Please find the enclosed critical area determination for the Critical Areas Checklist you submitted to the City of Edmonds Planning Division. The critical area determination for your property is **"STUDY REQUIRED."** Note that this determination is a site-specific determination and not a project-specific determination.

If the critical area determination is **"STUDY REQUIRED,"** additional critical areas information or critical areas specific studies may be required for development or alteration of your property depending on the location of the activity. **"WAIVER"** means no further critical area review is required for development or alteration of your property.

If you have any questions regarding this critical area determination, please contact the planner on duty at 425.771.0220.

Regards,

KERNEN LIEN  
Planning Division  
Development Services Department

Enc: Critical Area Determination



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

# Critical Area Determination (CRA2021-0155)

Based on a review and inspection of the subject site, staff has determined that one or more critical areas are located on or near the site. Critical areas are ecologically sensitive or hazardous areas that are protected in order to maintain their functions and values.

<i>Site Location</i>	300 ADMIRAL WAY
<i>Tax Account Number</i>	27032300401400
<i>Property Owner</i>	EDMONDS PORT OF
<i>Applicant</i>	BOB MCCHESENEY
<i>Critical Area(s) Present</i>	<div><input type="checkbox"/> <i>Wetlands (ECDC 23.50):</i></div> <div><input checked="" type="checkbox"/> <i>Frequently Flooded Areas (ECDC 23.70):</i></div> <div><input checked="" type="checkbox"/> <i>Geologically Hazardous Areas (ECDC 23.80)</i><div><input type="checkbox"/> <i>Erosion Hazard Areas:</i></div><div><input type="checkbox"/> <i>Landslide Hazard Areas:</i></div><div><input checked="" type="checkbox"/> <i>Seismic Hazard Areas:</i></div></div> <div><input checked="" type="checkbox"/> <i>Fish &amp; Wildlife Habitat Conservation Areas (ECDC 23.90)</i><div><input checked="" type="checkbox"/> <i>Mapped Fish &amp; Wildlife Habitat:</i></div><div><input type="checkbox"/> <i>Streams:</i></div></div>

## Site Description

The subject property is located on the west side of Admiral Way and the parcel boundaries extend out beyond the ordinary high water mark of Puget Sound into the Port of Edmonds marina. The Puget Sound is a water of the state and is classified as a Fish & Wildlife Habitat Conservation Area pursuant to Chapter 23.90 ECDC. The area is designated as having a "high" and "moderate to high" risk of liquefaction as mapped on the Liquefaction Susceptibility Map of Snohomish County by the Washington State Department of Natural Resources and thus is considered a potential liquefaction hazard area pursuant to Chapter 23.80 ECDC. The subject property is also located within the 100 year flood plain according to FEMA's Flood Insurance Rate Maps.

## What does this mean?

The critical area regulations are only triggered when an alteration is proposed to a critical area or its buffer. However, once an alteration in or near critical area is proposed, critical area studies and City review and approval may be required.

## What is an ‘Alteration’?

According to Section 23.40.005 of the Edmonds Community Development Code (ECDC):

“Alteration” means any human-induced action which changes the existing conditions of a critical area or its buffer. Alterations include, but are not limited to: grading, filling; dredging; draining; channelizing; cutting, pruning, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants; paving, construction, application of gravel; modifying for surface water management purposes; or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat value of critical areas.

KERNEN LIEN

9/3/2021

---

Name, Title

Date

*Cited sections of the Edmonds Community Development Code (ECDC) can be found at*  
<http://www.codepublishing.com/WA/Edmonds>

*Environmentally Critical Areas General Provisions (ECDC 23.40)*

*Wetlands (ECDC 23.50)*

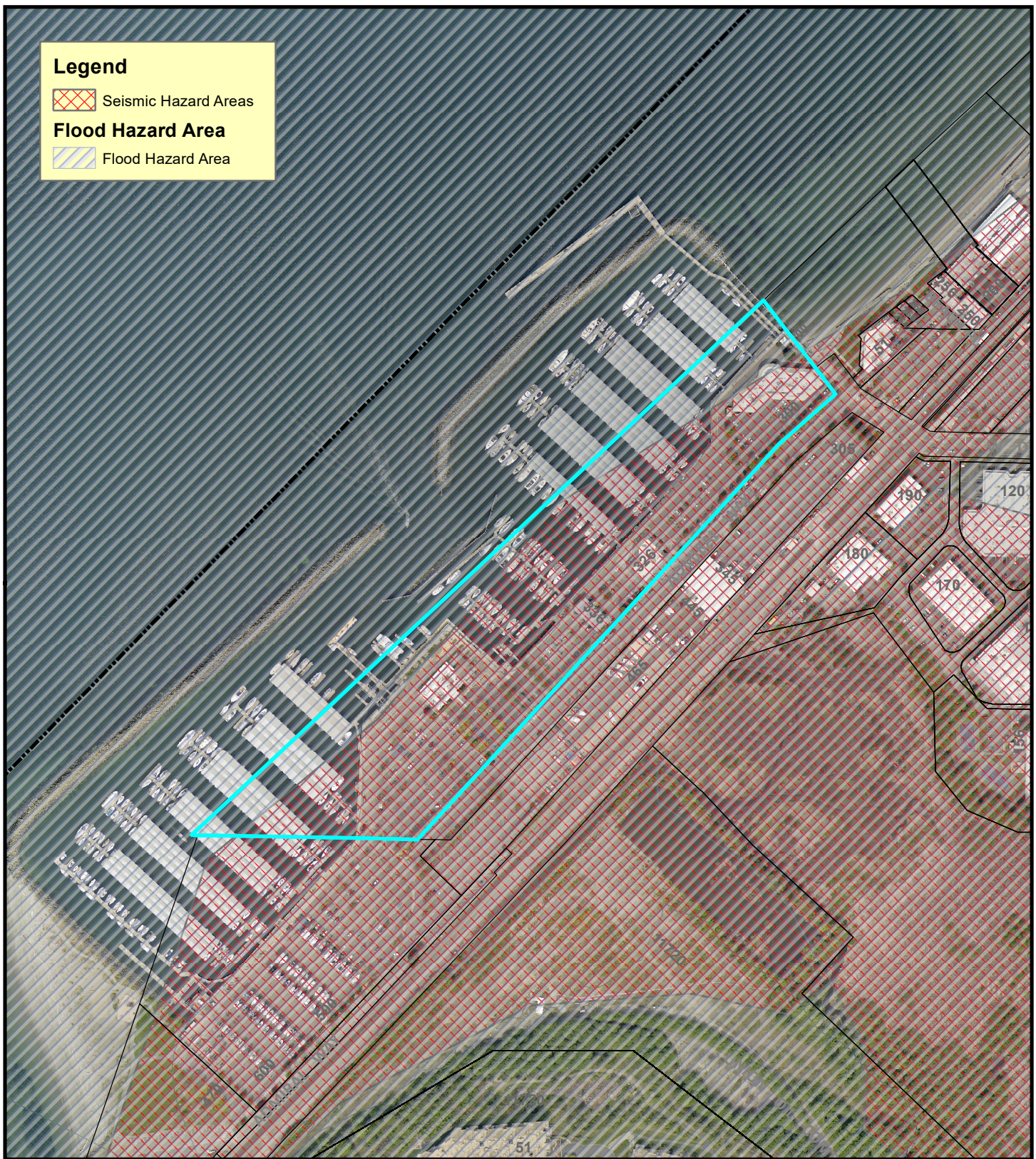
*Frequently Flooded Areas (ECDC 23.70)*

*Geologically Hazardous Areas (ECDC 23.80)*

*Fish and Wildlife Habitat Conservation Areas (ECDC 23.90)*

*Building permits – Earth Subsidence and Landslide Hazard Areas (ECDC 19.10)*

City of Edmonds GIS map tool with approximate location of critical areas: <http://maps.edmondswa.gov>



**Critical Area Map  
CRA2021-0155  
300 Admiral Way**



Scale  
1 inch = 350 feet

## Land Use Application #1002927 - North Portwalk and Seawall Reconstruction

[illegible]



## Land Use Application #1002927 - North Portwalk and Seawall Reconstruction

### Project Contact

**Company Name:** Landau Associates

**Name:** Steven Quarterman **Email:** squarterman@landauinc.com

**Address:** 155 NE 100th Street 302 **Phone #:** 4253290321  
Seattle WA 98125

#### Project Type

New

#### Activity Type

Critical Areas

#### Scope of Work

Critical Areas Review

**Project Name:** North Portwalk and Seawall Reconstruction

#### Description of Work:

The north portwalk is approximately 900 ft long and extends from Arnies to the Port Administration building. It is currently wood framed with wood decking. The outboard side is supported by steel piles and the inboard side is supported by timber piles. An upper and lower seawall are supported by the piles. The portwalk, framing and decking will be replaced. The steel piles on the outboard side will be strengthened and the inboard timber piles will be removed. The lower seawall will remain in place and the upper seawall will be replaced with a sheet pile wall which will support the new portwalk. The completed project will include a new portwalk and handrails. The security gates for the floating docks will also be replaced. The electrical and plumbing systems under the portwalk will be replaced as part of the project.

### Project Details

#### Critical Area Information

Unknown

Critical Areas File #: \_\_\_\_\_

☐ Initial Determination - \$110☐ Subsequent Determination - \$55

Date Received: \_\_\_\_\_

Date Mailed to Applicant: \_\_\_\_\_

**City of Edmonds**

Development Services Department

Planning Division

Phone: 425.771.0220

www.edmondswa.gov

**CRITICAL AREAS CHECKLIST**

The purpose of this checklist is to enable City staff to determine whether any critical areas and/or buffers are located on or adjacent to the subject property. Critical areas, such as wetlands, streams and steep slopes, are ecologically sensitive or hazardous areas that are regulated to protect their functions and values. The City's critical area regulations are contained within Edmonds Community Development Code (ECDC) Chapters 23.40 through 23.90.

A property owner, or an authorized representative, must fill out the checklist, sign and date it, and submit it to the City. Staff will review the checklist, conduct a site visit, and make a determination of whether there are critical areas and/or critical area buffers on or near the site. If a "Critical Area Present" determination is issued, a report addressing the applicable critical area requirements of ECDC Chapters 23.40 through 23.90 may be required depending on the scope of the proposed activity.

**Property Owner's Authorization**

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection attendant to this application. The undersigned owner, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

SIGNATURE OF OWNER

DATE

August 6, 2021

**PLEASE PRINT CLEARLY****Owner:**
 Port of Edmonds (Bob McChesney, Executive  
Name Director)

336 Admiral Way

Street Address

Edmonds WA 98020

City State Zip

Telephone: 425-774-0549

Email address: bmcchesney@portofedmonds.org

**Applicant/Agent:**

Steven Quarterman; Landau Associates

Name

155 NE 100th Street, Suite 302

Street Address

Seattle WA 98125

City State Zip

Telephone: 425-329-0321

Email Address: squarterman@landauinc.com

CA File No: \_\_\_\_\_

**#P20**

## Critical Areas Checklist

### Site Information

1. Site Address/Location: 300 Admiral Way
2. Property Tax Account Number: 27032300401400
3. Approximate Site Size (acres or square feet): 14.22 ac
4. Is this site currently developed? ☒ Yes ☐ No  
If yes, how is the site developed? Parking lots, boardwalk, marina, buildings (Port administration office, Amies, Yacht Club)
5. Describe the general site topography. Check all that apply.
  - ☒ Flat to Rolling: No slope on/adjacent to the site or slopes generally less than 15% (a vertical rise of 10-feet over a horizontal distance of 66-feet).
  - ☐ Moderate: Slopes present on/adjacent to site of more than 15% and less than 40% (a vertical rise of 10-feet over a horizontal distance of 25 to 66-feet).
  - ☐ Steep: Slopes of greater than 40% present on/adjacent to site (a vertical rise of 10-feet over a horizontal distance of less than 25-feet).
6. Have there been landslides on or near the site in the past? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
7. Site contains areas of year-round standing water? ☒ Yes (approx. depth: Marina is in Puget Sound, water levels vary with tide.)
8. Site contains areas of seasonal standing water? ☐ Yes (approx. depth: \_\_\_\_\_) ☒ No  
If yes, what season(s) of the year? \_\_\_\_\_
9. Site is in the floodway or floodplain of a water course? ☐ Floodway ☒ Floodplain
10. Site contains a creek or an area where water flows across the grounds surface? ☐ Yes ☒ No  
If yes, are flows year-round or seasonal? ☐ Year-round ☐ Seasonal (time of year: \_\_\_\_\_)
11. Obvious wetland is present on site? ☐ Yes ☒ No

#### For City Staff Use Only

1. Zoning: \_\_\_\_\_
3. SCS mapped soil type(s): \_\_\_\_\_
3. Critical Areas inventory or C.A. map indicates Critical Area on site: \_\_\_\_\_
4. Site within designated North Edmonds Earth Subsidence and Landslide Hazard Area (ESHLA)? \_\_\_\_\_

#### DETERMINATION

\_\_\_\_\_ **CRITICAL AREAS PRESENT**

\_\_\_\_\_ **WAIVER**

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

# City of Edmonds

## Land Use Application



- ☒ ARCHITECTURAL DESIGN REVIEW
- ☐ COMPREHENSIVE PLAN AMENDMENT
- ☐ CONDITIONAL USE PERMIT
- ☐ HOME OCCUPATION
- ☐ FORMAL SUBDIVISION
- ☐ SHORT SUBDIVISION
- ☐ LOT LINE ADJUSTMENT
- ☐ PLANNED RESIDENTIAL DEVELOPMENT
- ☐ OFFICIAL STREET MAP AMENDMENT
- ☐ STREET VACATION
- ☐ REZONE
- ☒ SHORELINE PERMIT
- ☐ VARIANCE / REASONABLE USE EXCEPTION
- ☐ OTHER: \_\_\_\_\_

### FOR OFFICIAL USE ONLY

FILE # \_\_\_\_\_ ZONE \_\_\_\_\_  
 DATE \_\_\_\_\_ REC'D BY \_\_\_\_\_  
 FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_  
 HEARING DATE \_\_\_\_\_  
☐ HE ☐ STAFF ☐ PB ☐ ADB ☐ CC

• PLEASE NOTE THAT ALL INFORMATION CONTAINED WITHIN THE APPLICATION IS A PUBLIC RECORD •

PROPERTY ADDRESS OR LOCATION 300 Admiral Way

PROJECT NAME (IF APPLICABLE) Port of Edmonds North Portwalk and Seawall Reconstruction

PROPERTY OWNER Port of Edmonds PHONE # 425-774-0549

ADDRESS 336 Admiral Way, Edmonds, WA 98020

E-MAIL BMcChesney@portofedmonds.org FAX # \_\_\_\_\_

TAX ACCOUNT # 27032300401400 SEC. 23 TWP. 27N RNG. 3E

DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY) See attached

DESCRIBE HOW THE PROJECT MEETS APPLICABLE CODES (ATTACH COVER LETTER AS NECESSARY) See attached

APPLICANT Port of Edmonds PHONE # 425-774-0549

ADDRESS 336 Admiral Way, Edmonds, WA 98020

E-MAIL BMcChesney@portofedmonds.org FAX # \_\_\_\_\_

CONTACT PERSON/AGENT Carmel Gregory - CG Engineering PHONE # 425-778-8500

ADDRESS 250 4th Ave S. Suite 200 Edmonds, WA 98020

E-MAIL carmelg@cgengineering.com FAX # \_\_\_\_\_

The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.

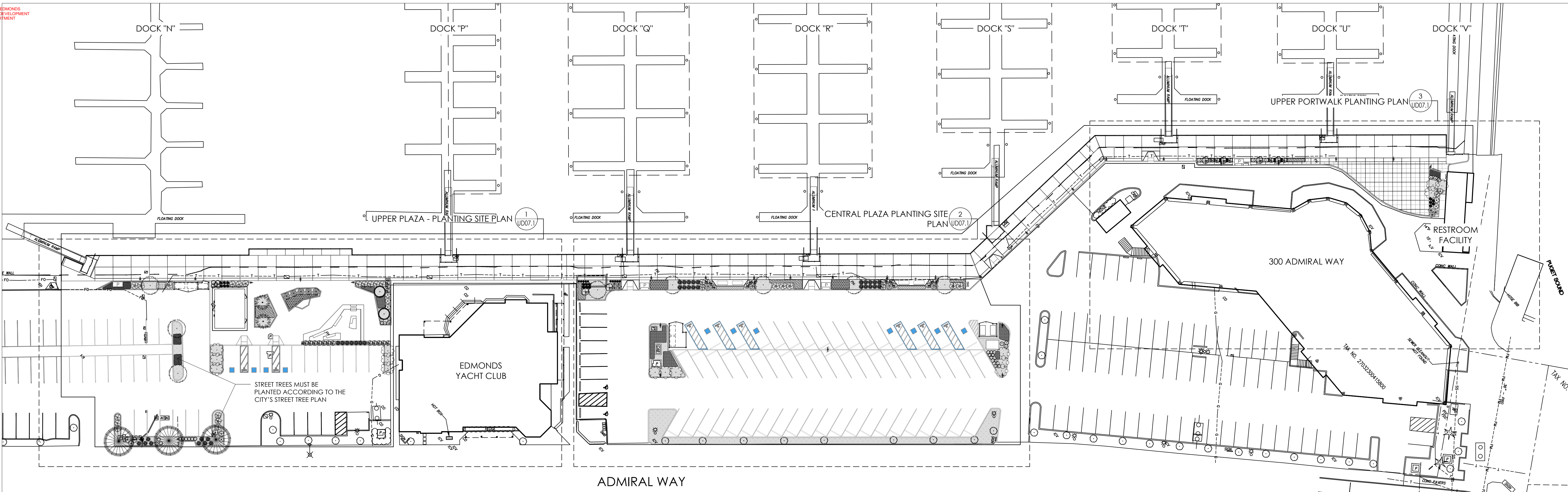
SIGNATURE OF APPLICANT/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

### Property Owner's Authorization

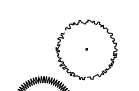


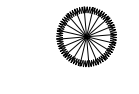



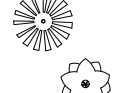

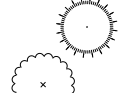
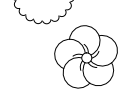



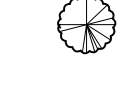

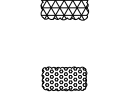

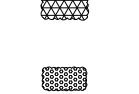



I, \_\_\_\_\_, certify under the penalty of perjury under the laws of the State of Washington that the following is a true and correct statement: I have authorized the above Applicant/Agent to apply for the subject land use application, and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection and posting attendant to this application.

SIGNATURE OF OWNER [Signature] DATE 2-14-2023

Questions? Call (425) 771-0220.



1 GENERAL PLANTING SITE PLAN  
1"= 32'-0"

Scientific Name	Common Name	Size	Quantity
 <i>Cornus nuttallii</i>	Pacific Dogwood	3" cal	8
 <i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki Cypress	3" cal	2
 <i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	3" cal	15
 <i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo		2
 <i>Liquidambar styraciflua</i>	Sweetgum		3
 <i>Pinus contorta</i> var. <i>Chief Joseph</i>	Chief Joseph Pine	10 gal	6
 <i>Ceanothus sanguineus</i>	Red Stem Ceanothus	5 gal	7
 <i>Cornus sericea</i>	Red Osier Dogwood	5 gal	9
 <i>Gaultheria shallon</i>	Salal	3 gal	41
 <i>Hosta</i> "Guacamole"	Hosta		13
 <i>Lupinus litooralis</i>	Broadleaf Lupine	3 gal	18
 <i>Mahonia</i> ( <i>Berberis</i> ) <i>aquifolium</i>	Tall Oregon grape	5 gal	20
 <i>Nandina domestica</i>	Heavenly Bamboo	5 gal	20
 <i>Ribes sanguineum</i>	Flowering Currant	5 gal	8
 <i>Rosa nutkana</i>	Nootka Rose	5 gal	18
 <i>Pinus mugo</i> 'Tannenbaum' or <i>Jakobsen</i>	Mugo Pine	5 gal	3
 <i>Polystichum munitum</i>	Sword fern	3 gal	17
 <i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet Box		31
 <i>Armeria maritima</i>	Thrif/Sea Pink		230 SF
 <i>Arctostaphylos uva-ursi</i>	Kinnikinnik	12"x12"	480 SF
 <i>Daphne odora</i> 'Aureo-marginata'	Winter Daphne		250 SF
 <i>Deschampsia cespitosa</i>	Tufted Hairgrass	12"x12"	150 SF

2 PLANTING SCHEDULE

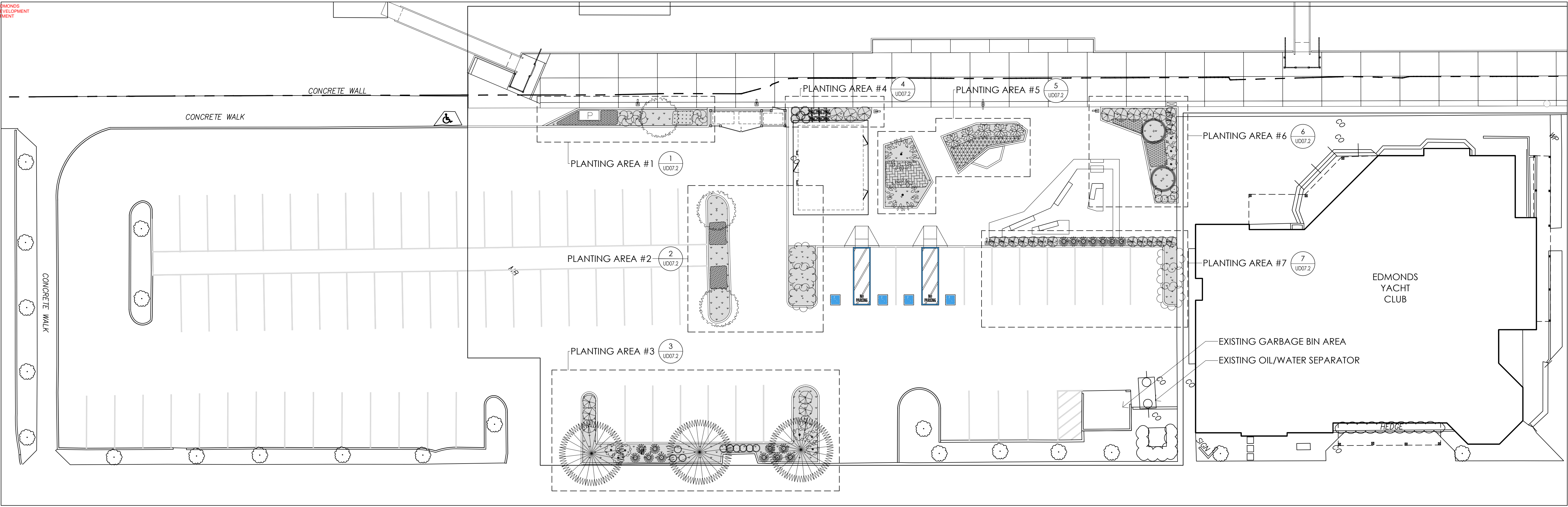
NOTES:

- CONTRACTOR SHALL ARRANGE TO MEET ON SITE WITH THE PROJECT REP TO DISCUSS LIMITS OF WORK AND METHODS. CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL ACCESS, LIMITS OF WORK, AND METHODS ARE APPROVED. ALL SAFETY FENCING AND TESC MEASURES MUST BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- ALL PLANTS TO BE SAVED AND PROTECTED WITHIN PLANTING AREAS WILL BE FLAGGED BY ENGINEER. NOTIFY ENGINEER FIVE (5) DAYS PRIOR TO START OF CLEARING ACTIVITY.
- MITIGATION PLANTING PLANS REPRESENT A CONCEPTUAL PLANT LAYOUT. FINAL PLANT LOCATIONS SHALL BE APPROVED BY PROJECT REP PRIOR TO PLANTING. COORDINATE DATA WILL BE PROVIDED ELECTRONICALLY FOR LOCATION OF PLANTING AREA BOUNDARIES.
- ALL PLANTS SHALL BE NURSERY GROWN A MINIMUM OF ONE YEAR, PLANT MATERIAL IS TO BE SUPPLIED BY COMMERCIAL NURSERIES. PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY PROJECT REP.
- MITIGATION PLANTING SHALL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 1ST TO MARCH 1ST). PLANTING MAY BE ALLOWED AT OTHER TIMES AFTER REVIEW AND WRITTEN APPROVAL BY PROJECT REP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND EXCESS SOIL OCCASIONED BY THIS PROJECT.
- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION.
- ALL DIMENSIONS FOR LISTED HEIGHT, LENGTH, AND CONTAINER SIZE ARE MINIMUM REQUIREMENTS.
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- SEE SP SHEETS FOR TEMPORARY EROSION CONTROL MEASURES.
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- CONTRACTOR SHALL REMOVE ALL TREE STAKES AT THE END OF ONE (1) YEAR.

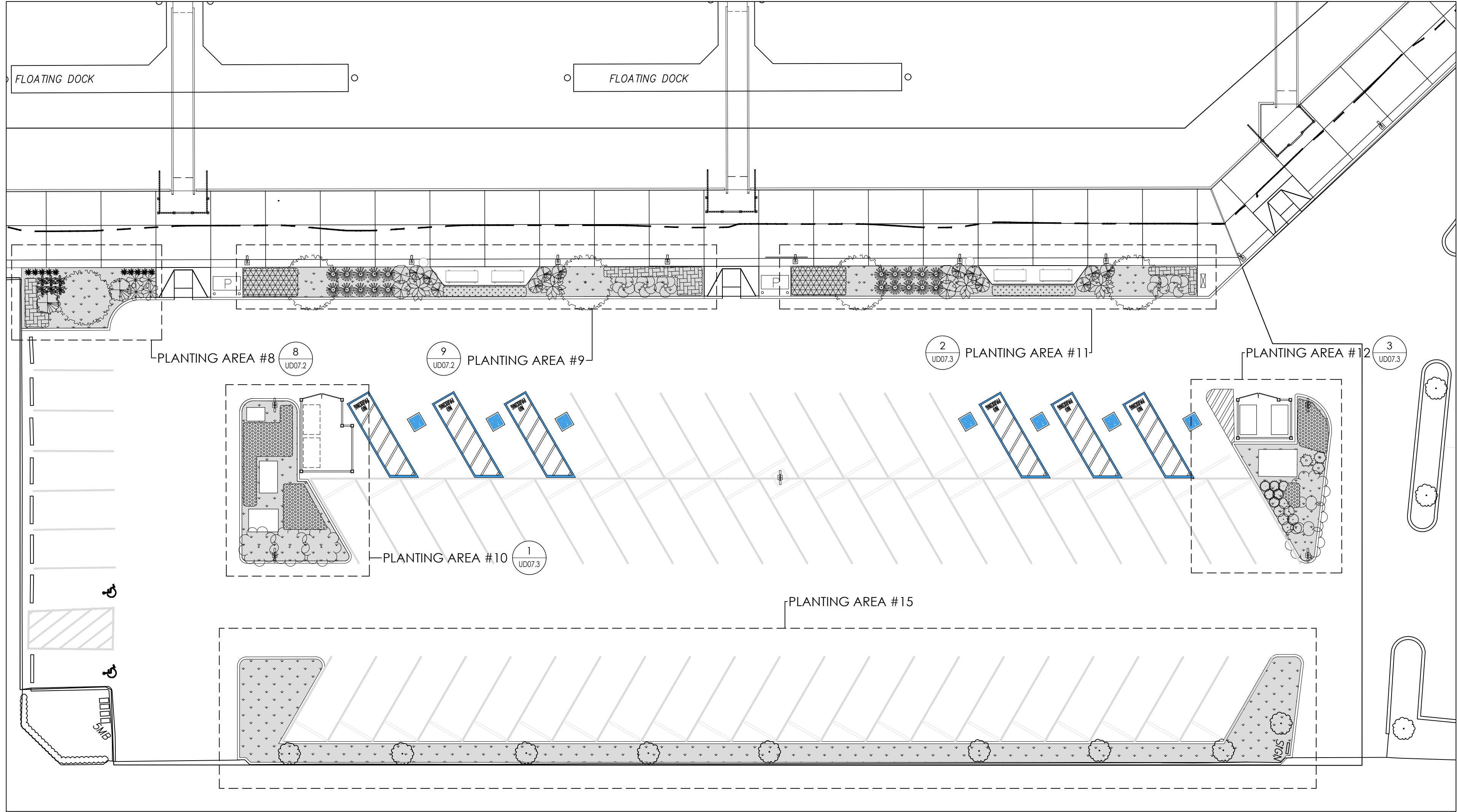
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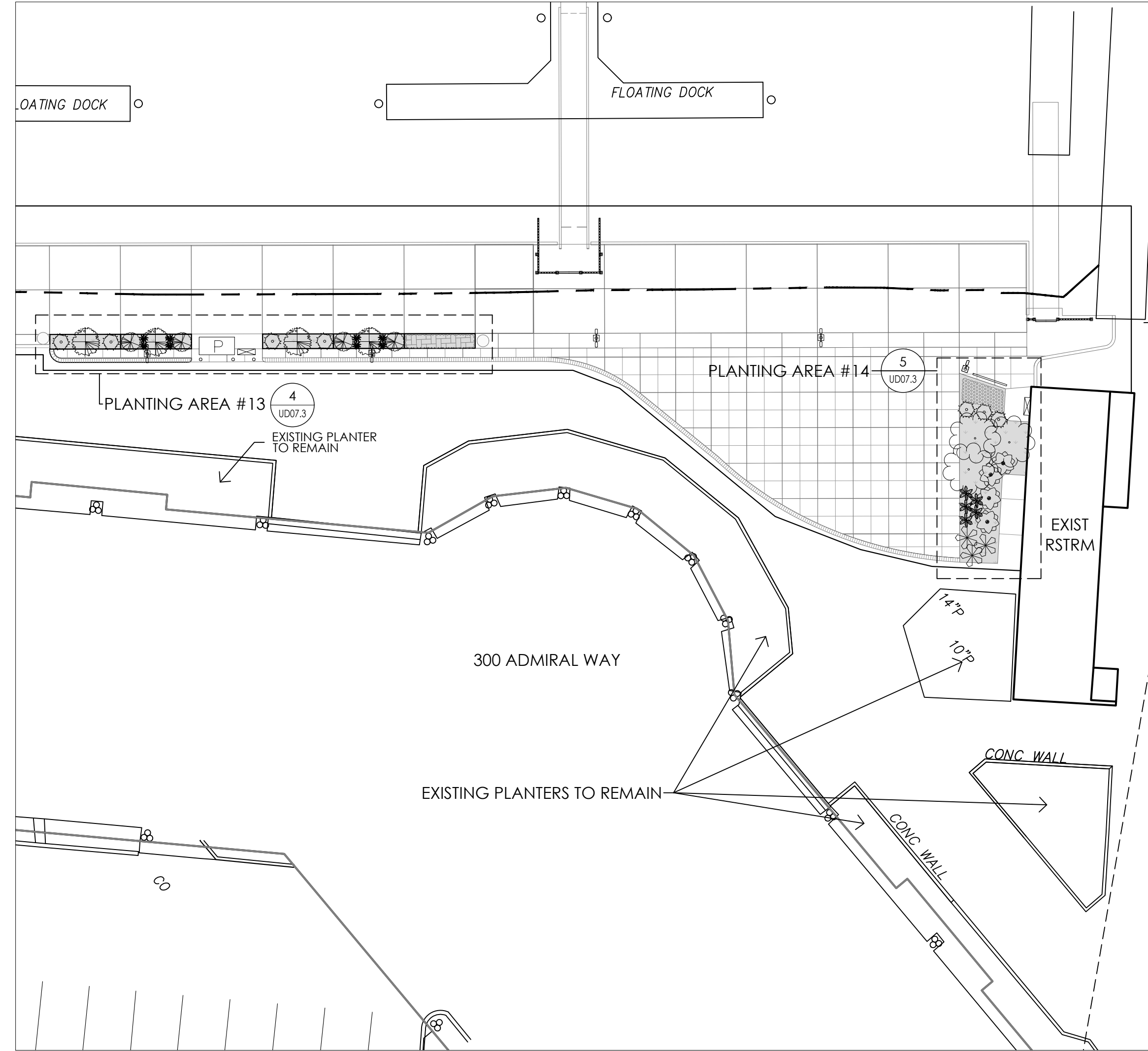
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336 Admiral Way, Edmonds, Washington		300 ADMIRAL WAY		PLANTING SITE PLAN & SCHEDULE	
NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS		MAKERS architecture • planning • urban design ADDRESS: 500 UNION ST., SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		2/9/23	
REVISIONS		APPROVED		Project No. 2045	
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DATE				Sheet of	



1 UPPER PLAZA - PLANTING SITE PLAN  
1"= 16'-0"

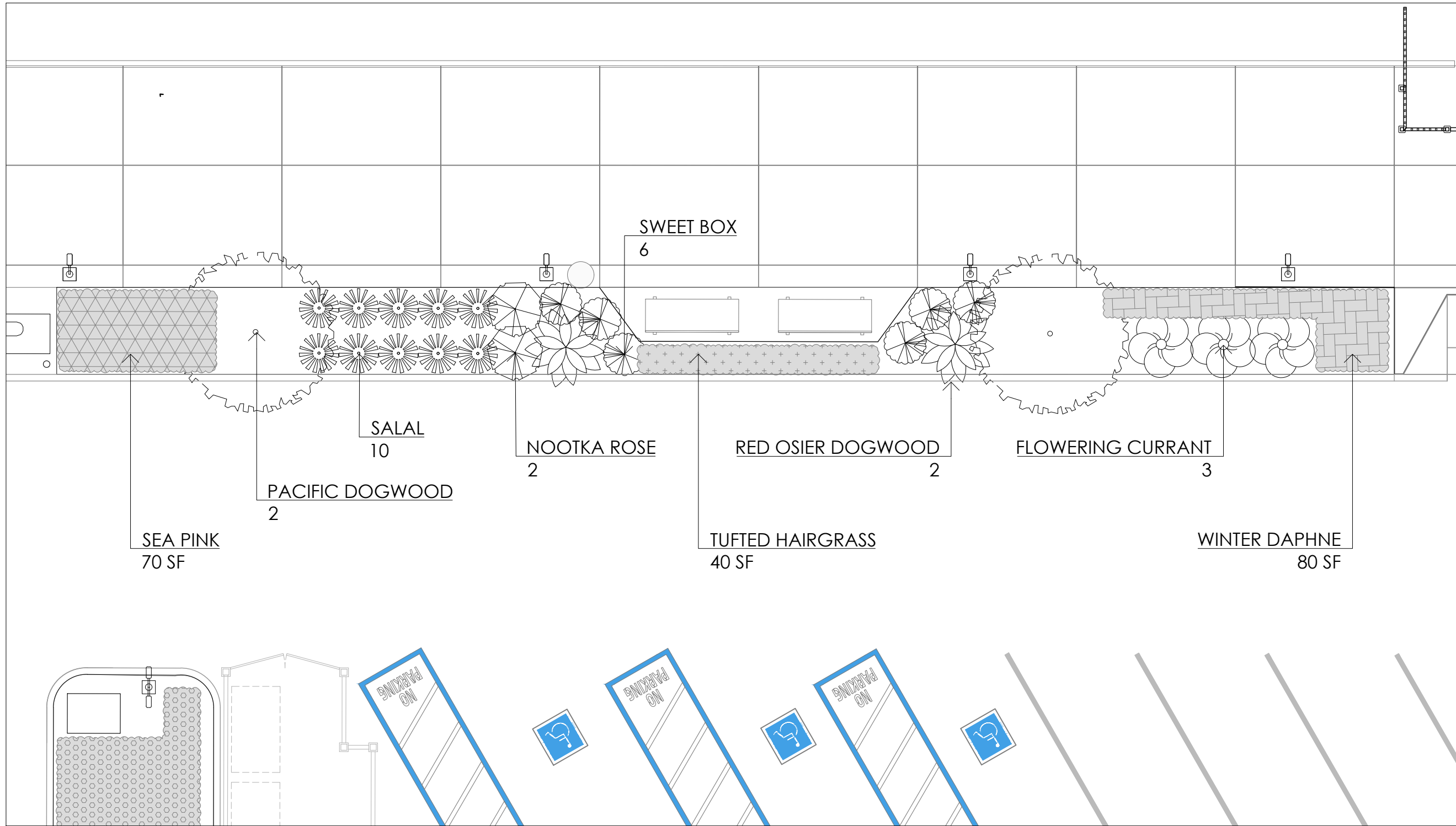
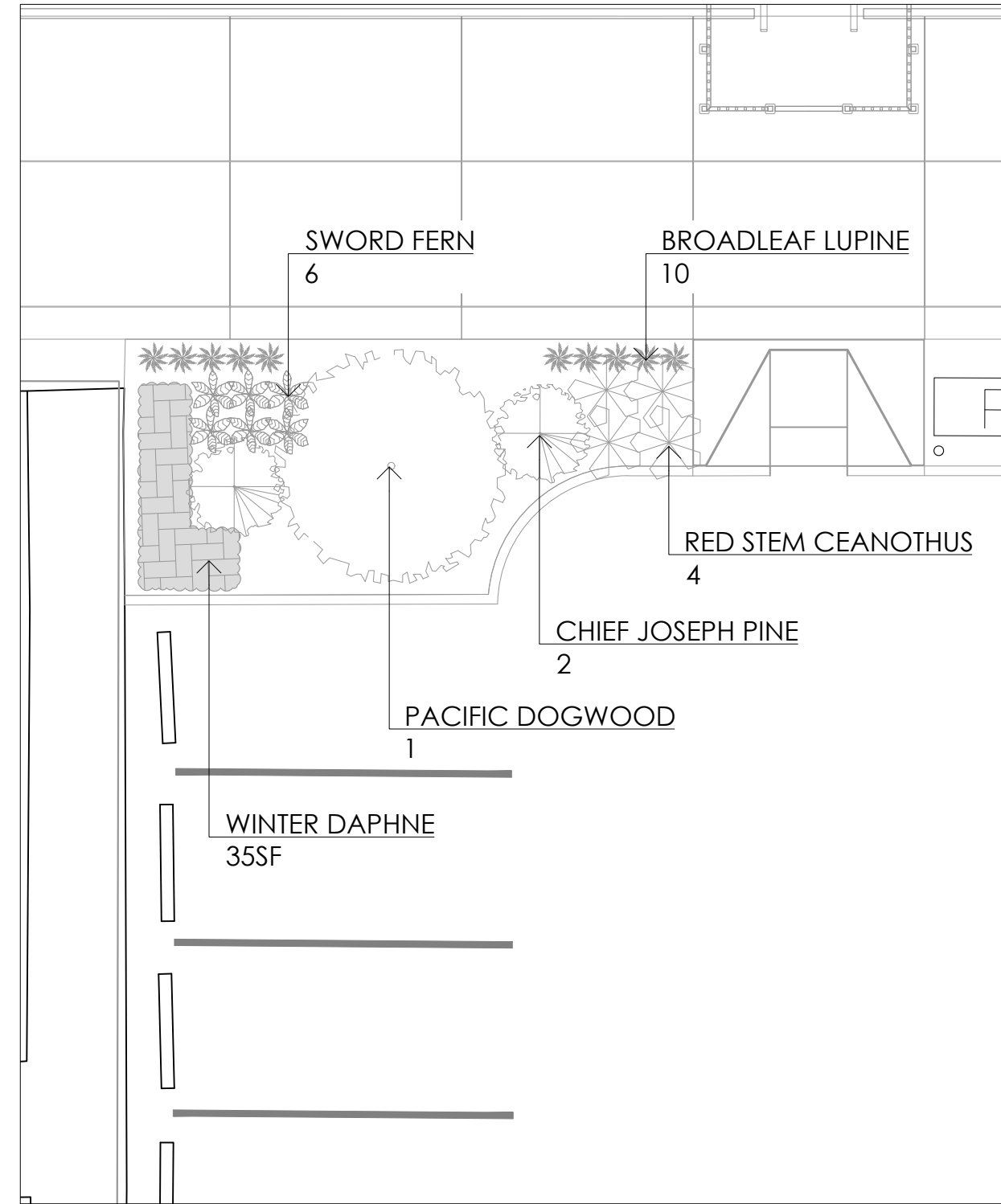
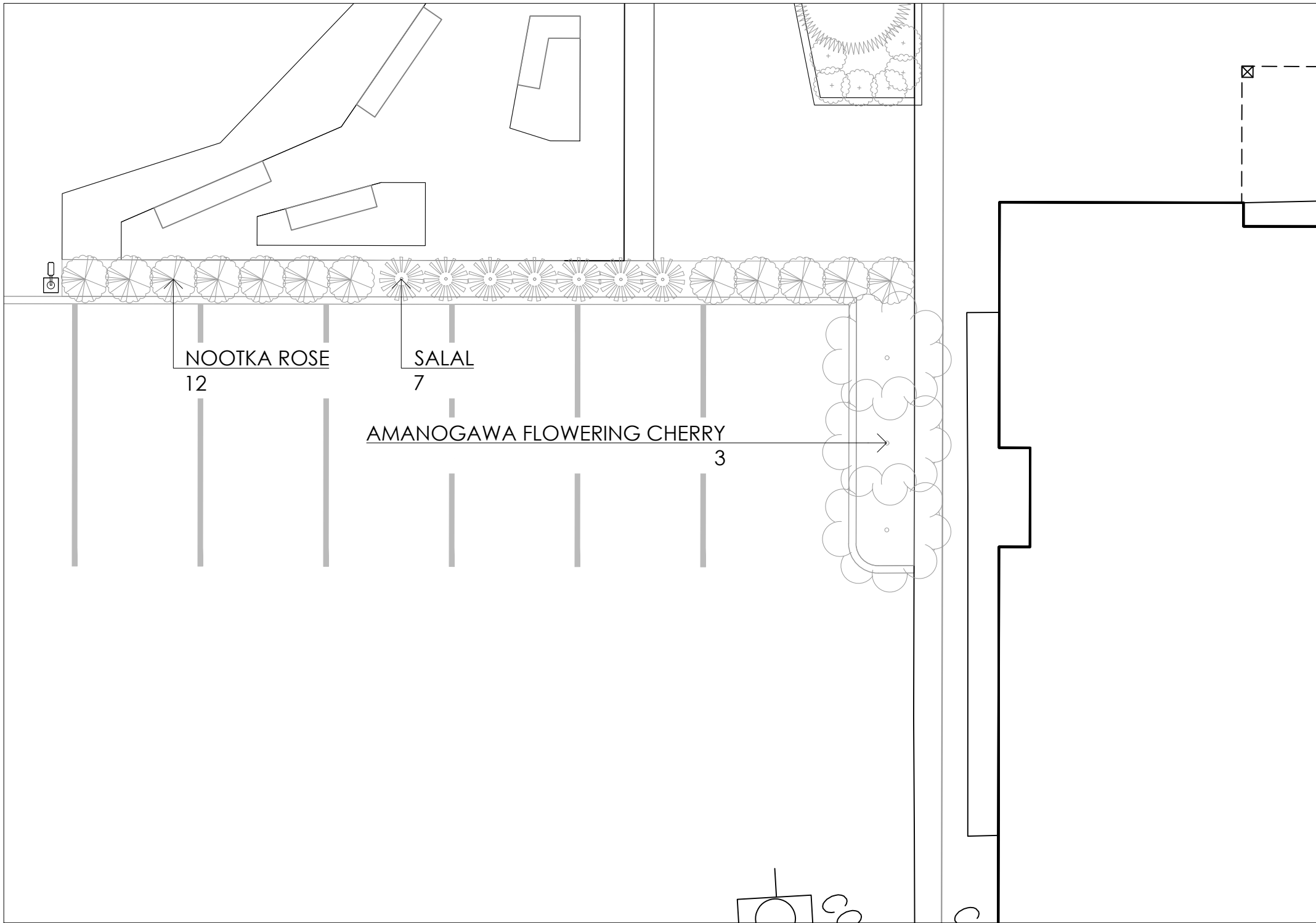
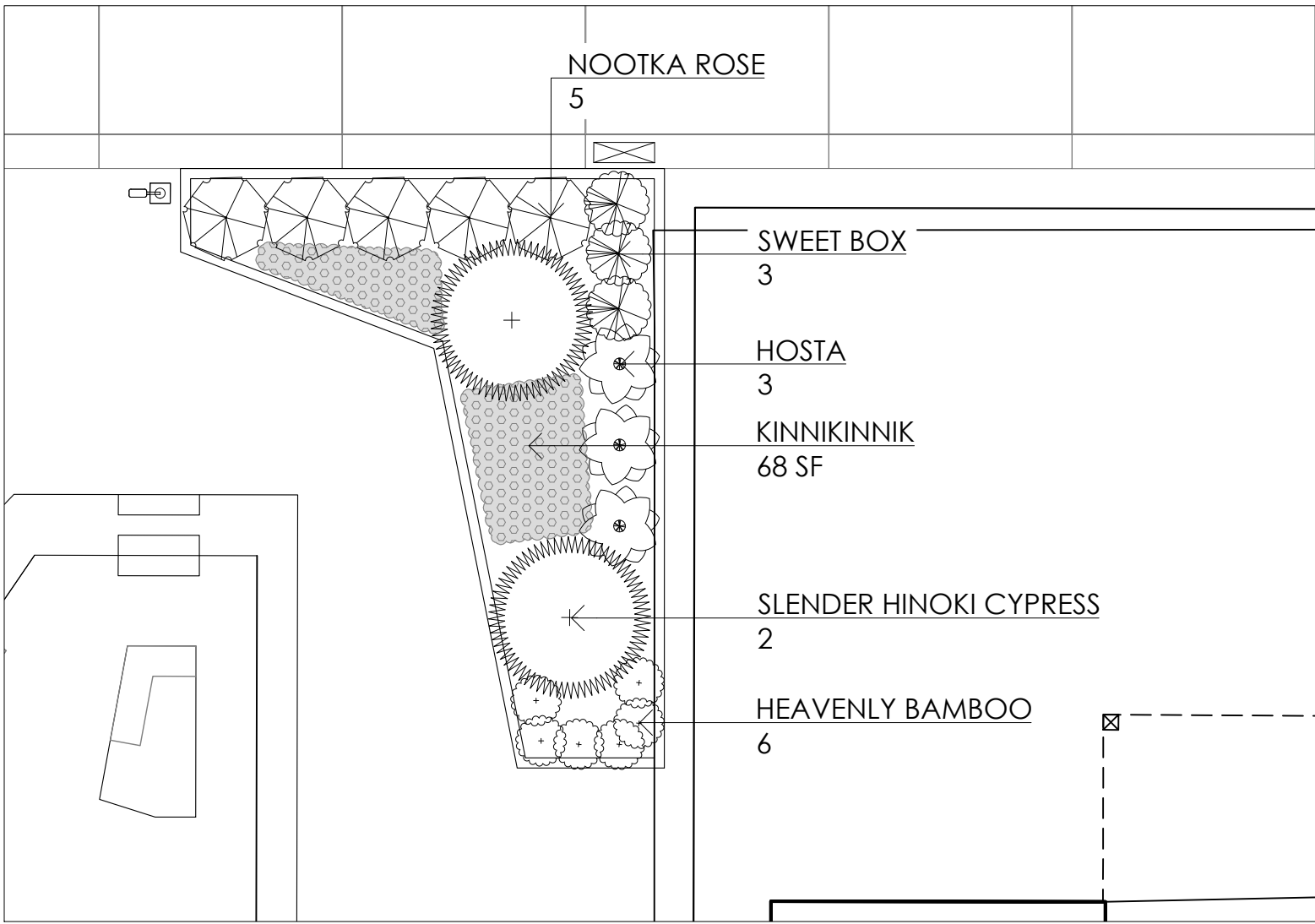
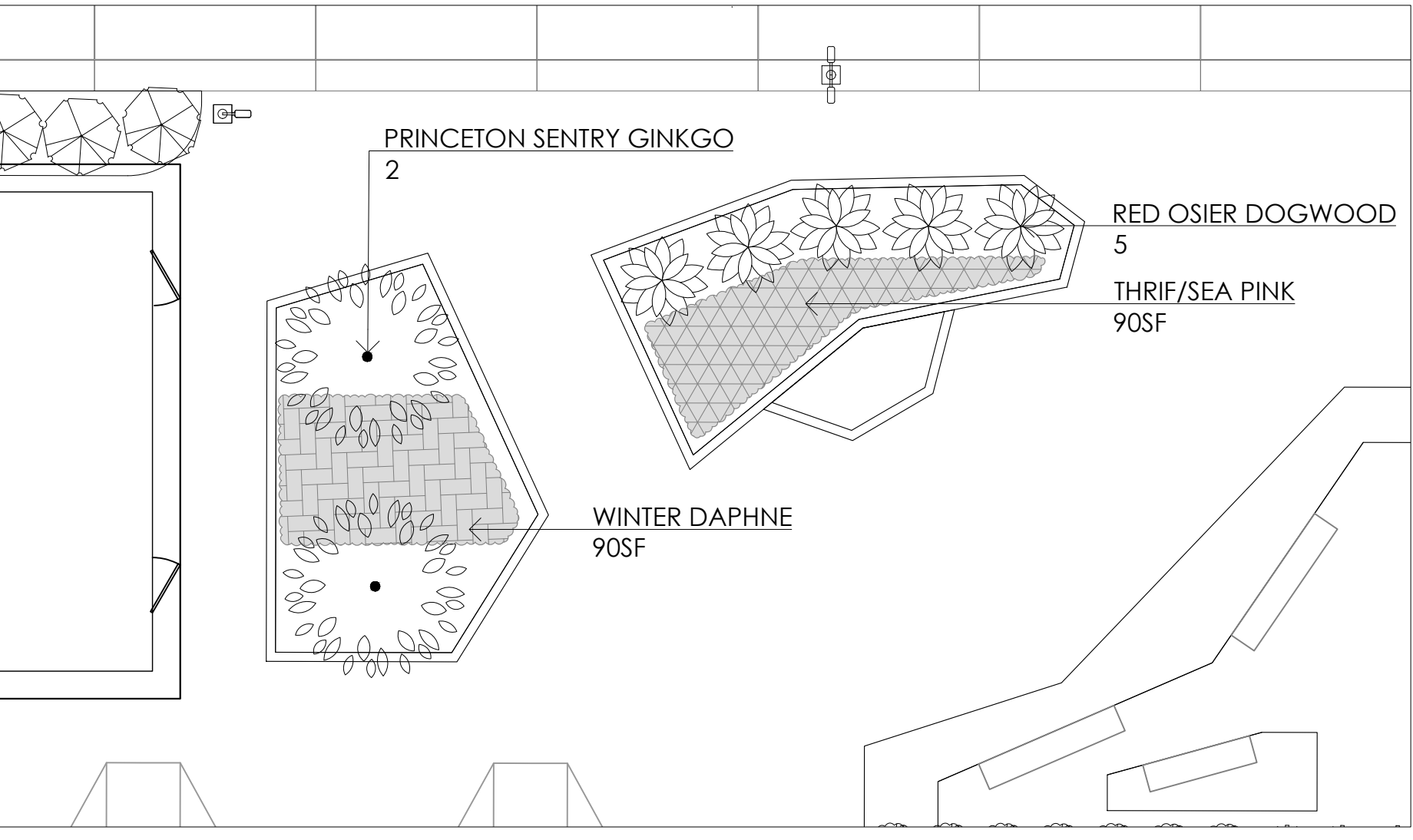
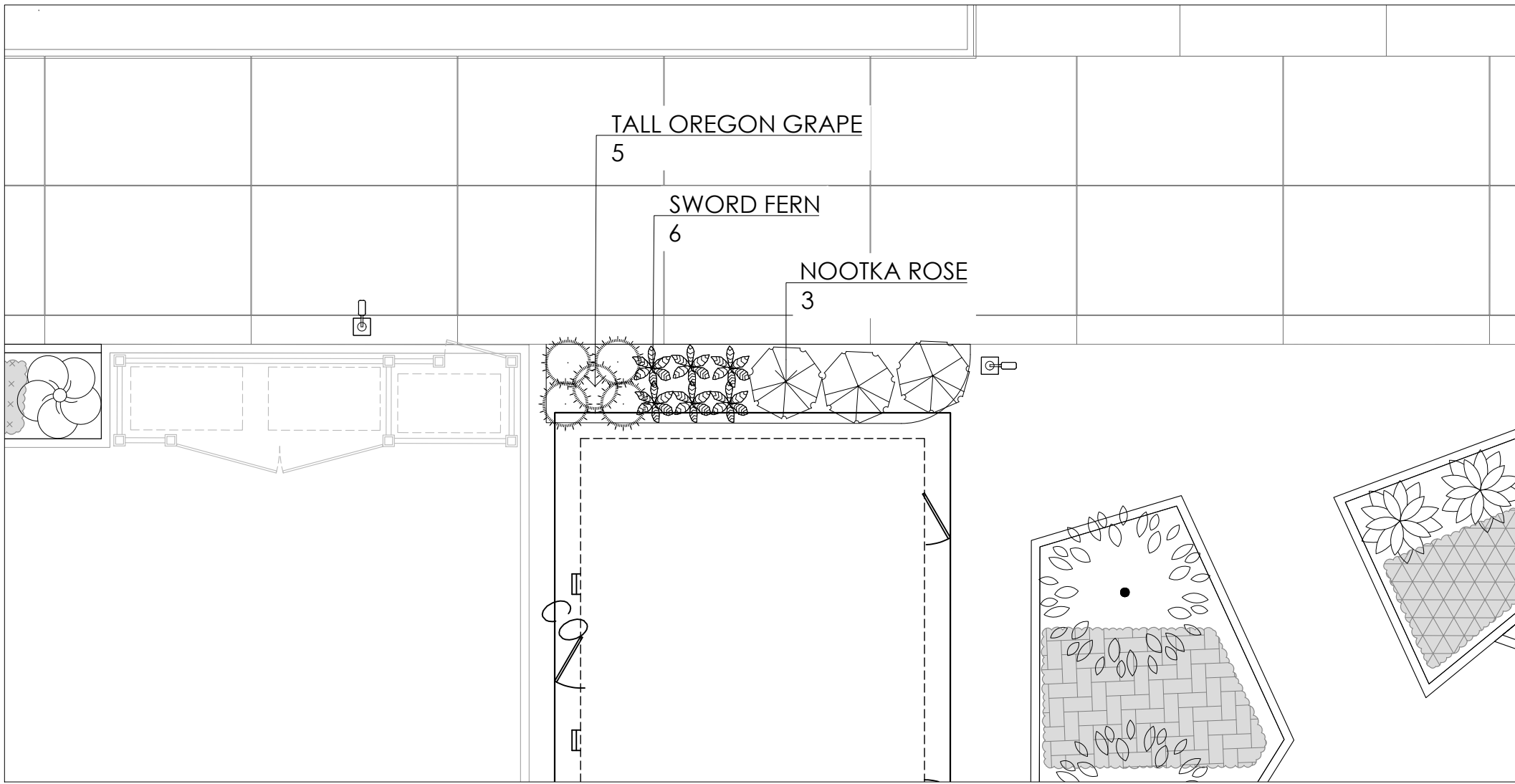
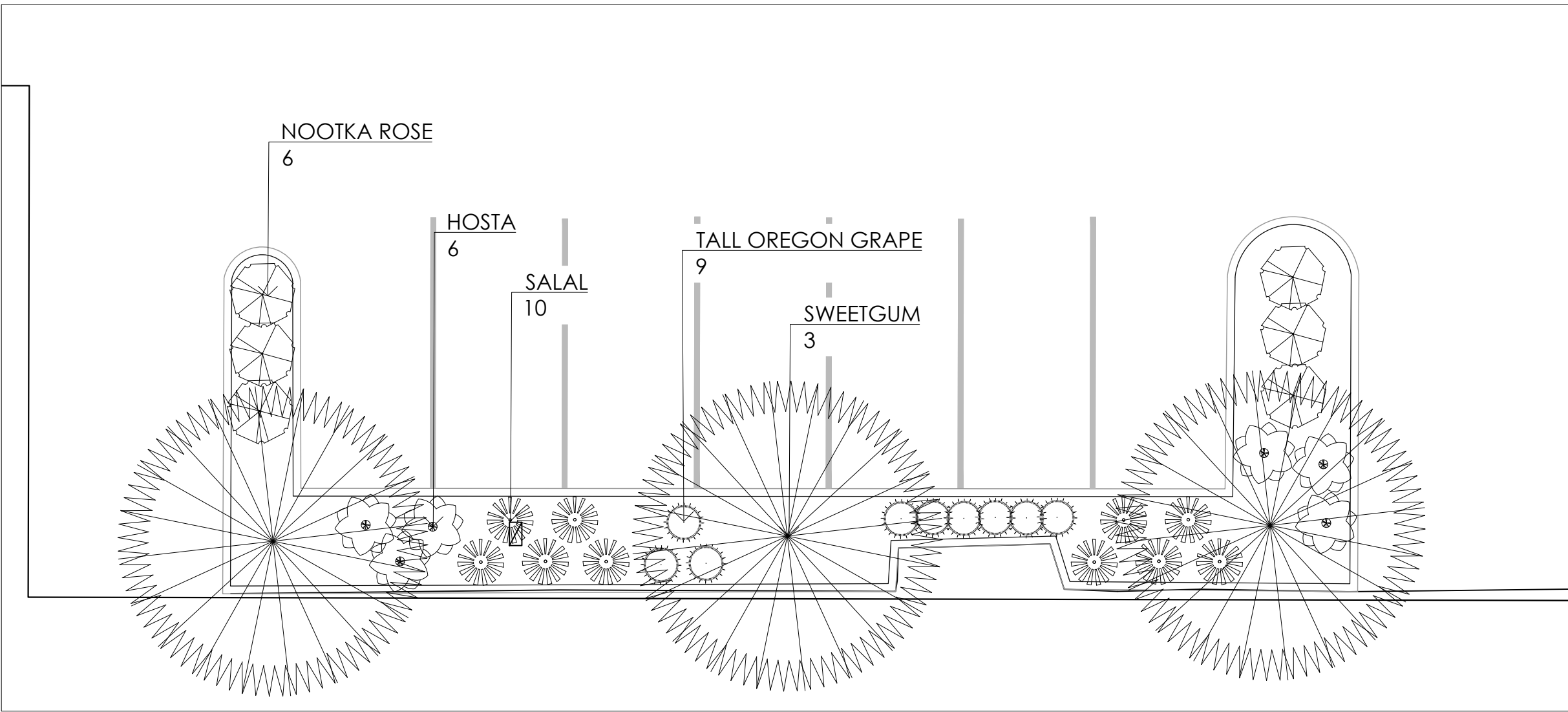
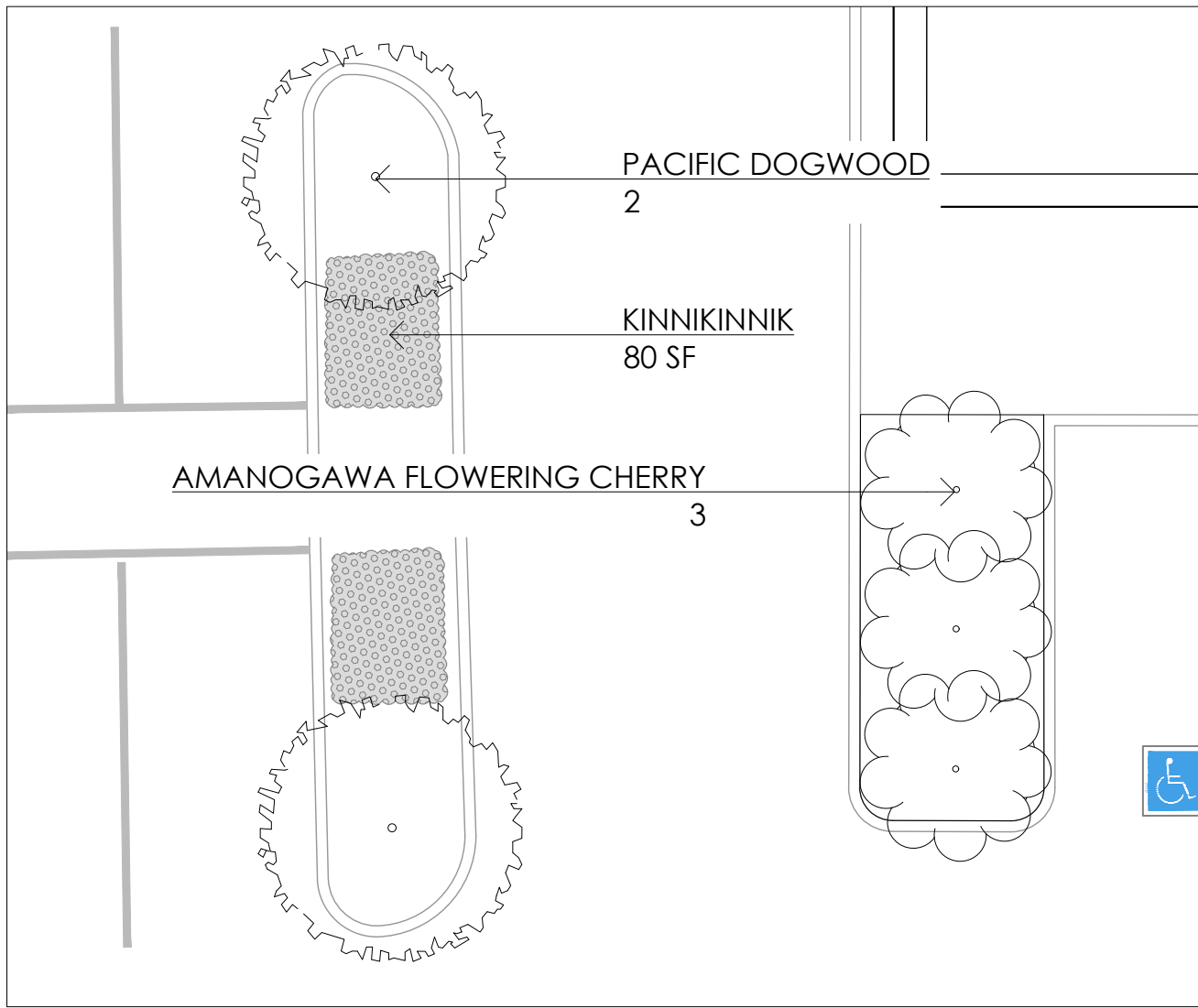
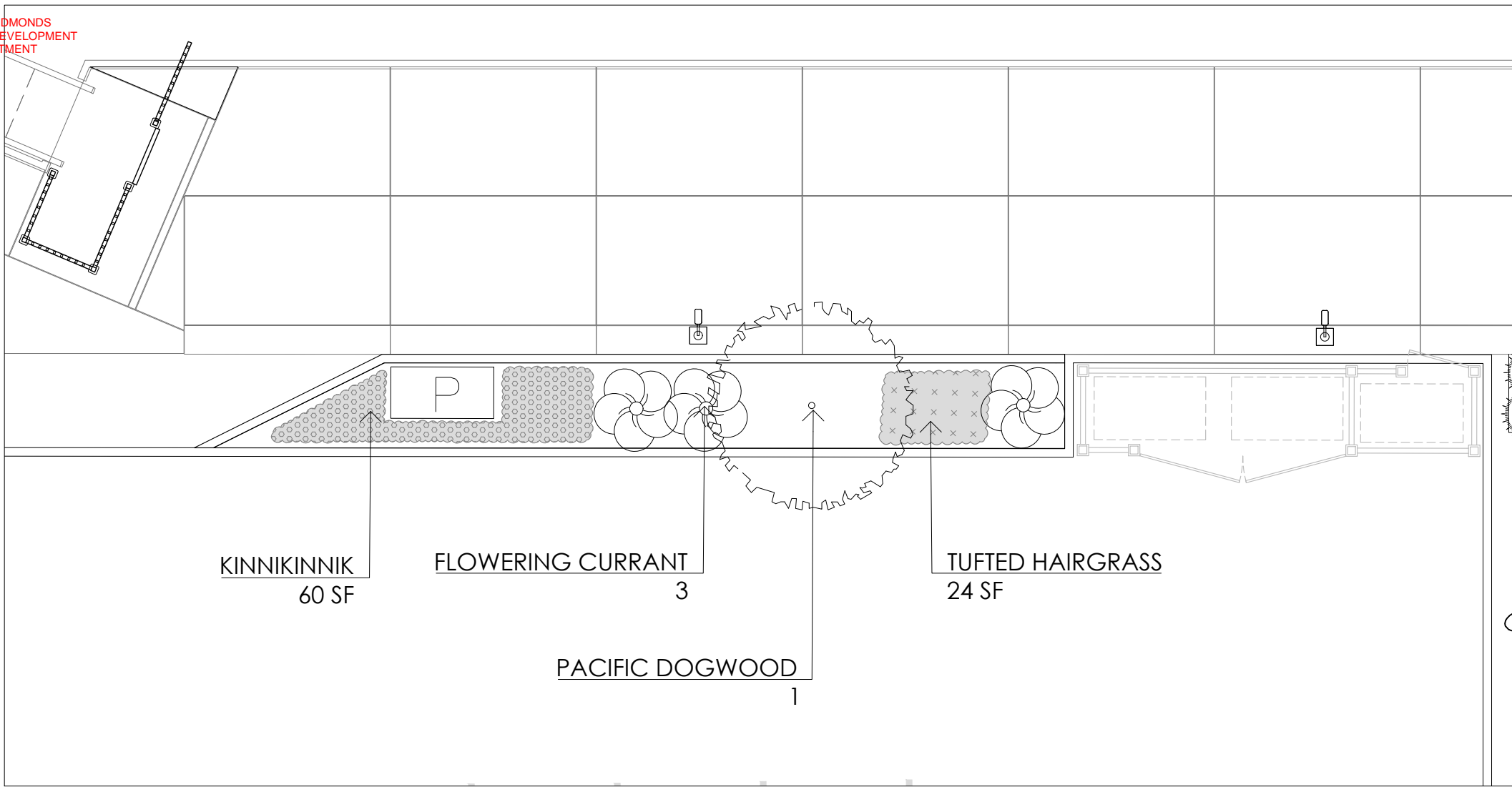


2 CENTRAL PLAZA PLANTING SITE PLAN  
1"= 16'-0"

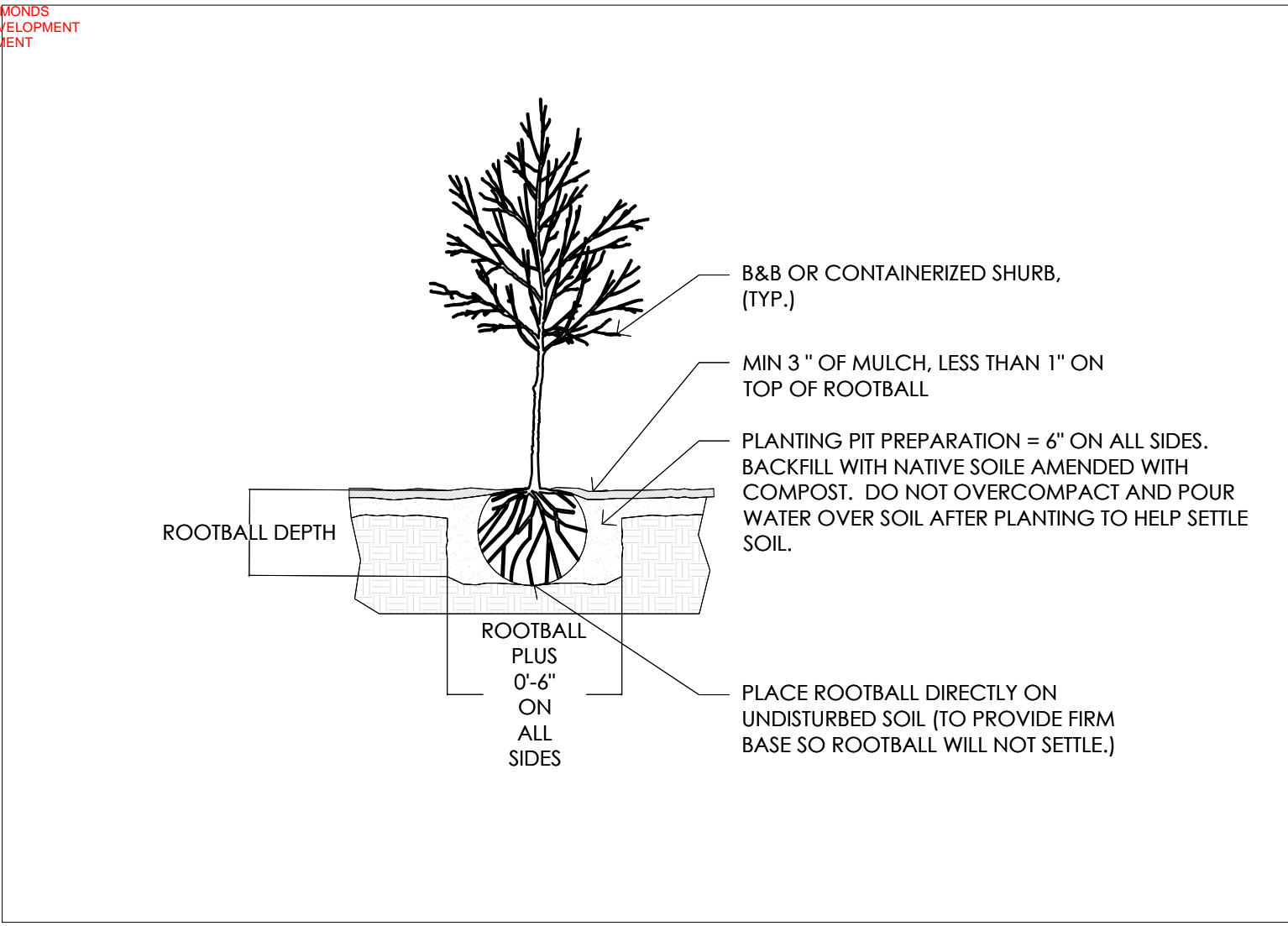


3 NORTH PARKING LOT IMPROVEMENTS PLAN  
1/16"= 1'-0"

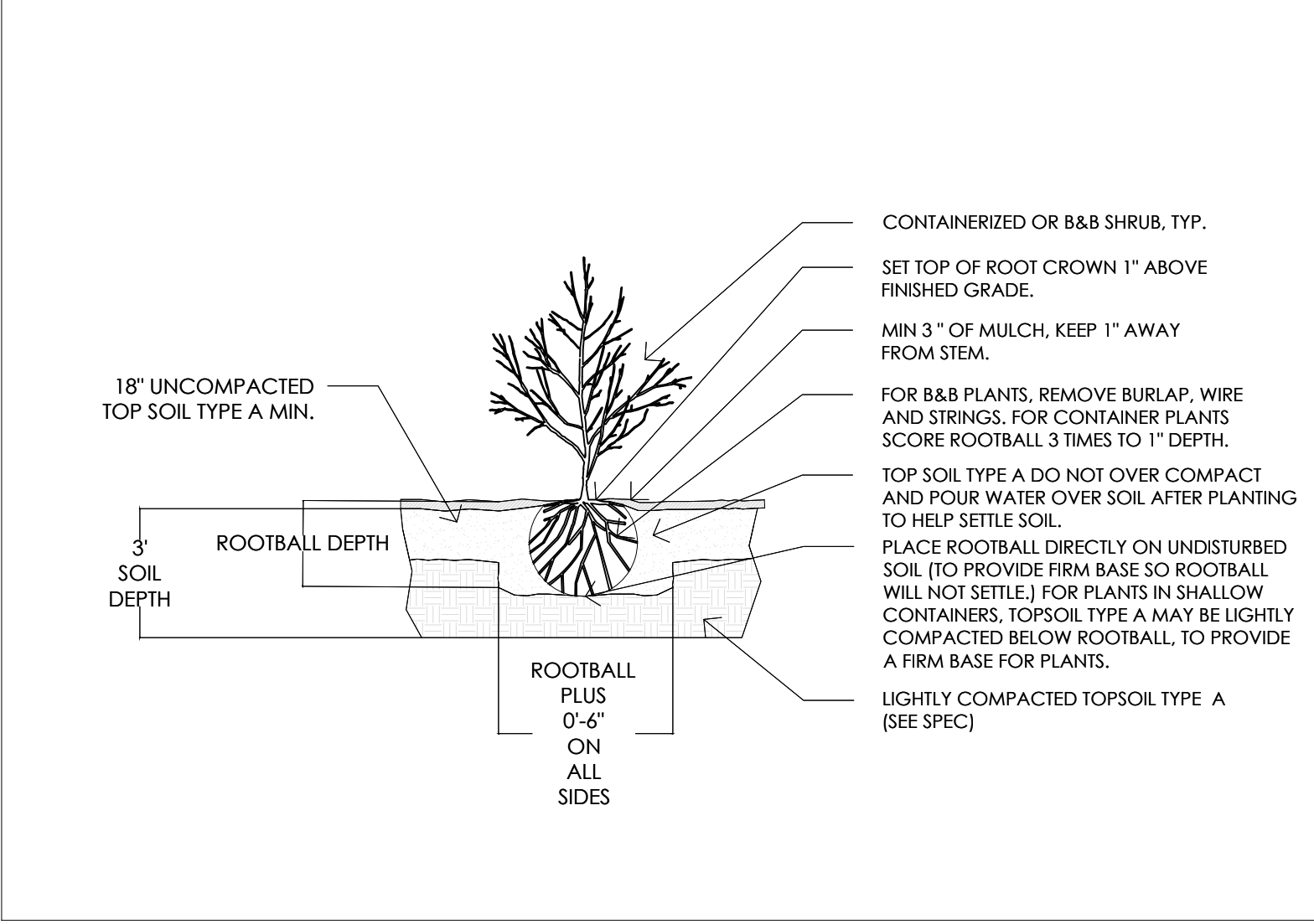
MAKERS architecture • planning • urban design		ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		2/9/23	Project No. 2045	Drawing No. UD07.1	Sheet of	
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DESCRIPTION		APPROVED						
PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington				DRAWING TITLE ENLARGED CENTRAL & UPPER PLAZA PLANTING PLANS				NOTE: SCALES SHOWN ARE FOR 24"X36" SHEETS



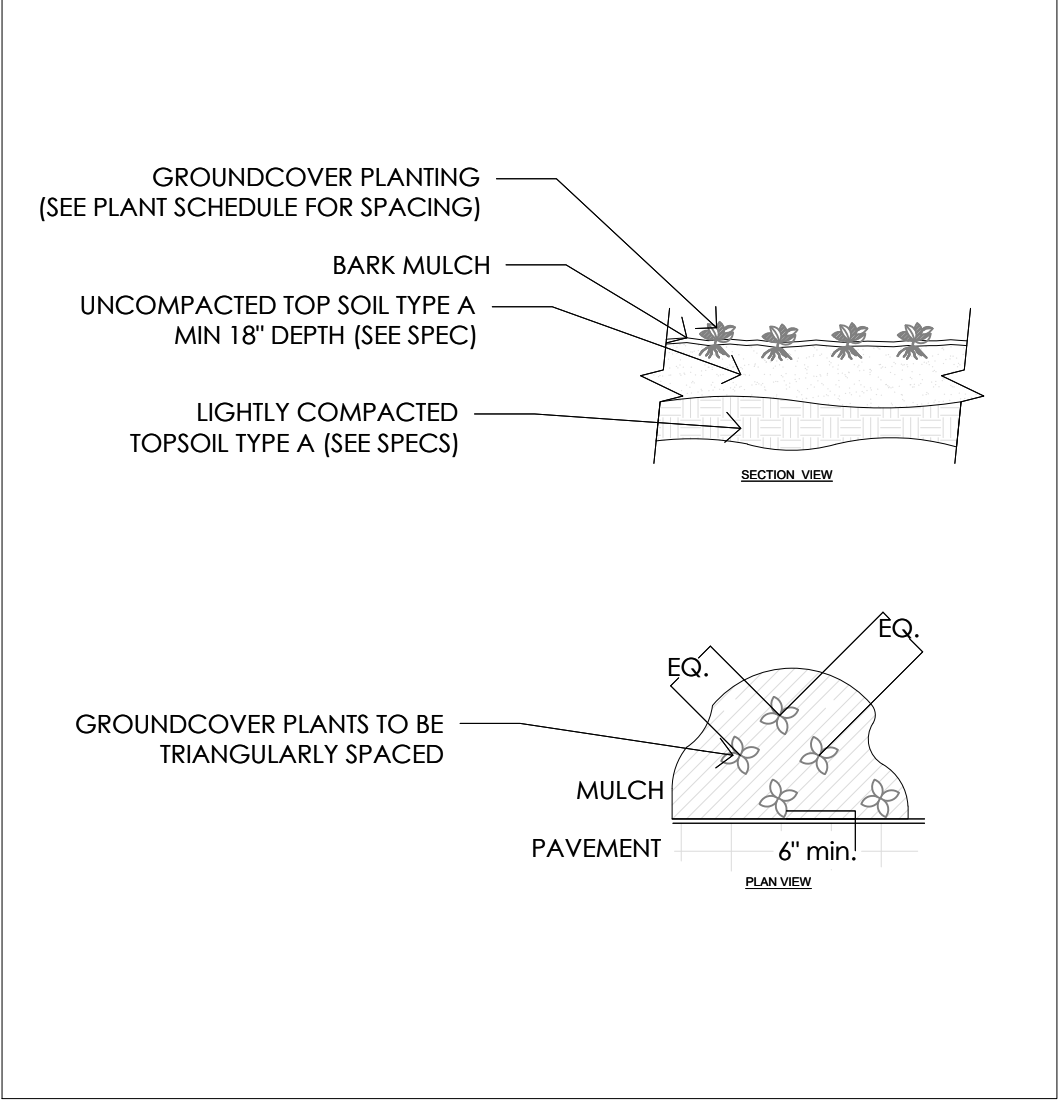
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DESIGNED:		MM/YY		
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MAKERS architecture • planning • urban design		ADDRESS: 500 UNION ST., SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079		
2/9/23				



1 TREE PLANTING  
NTS

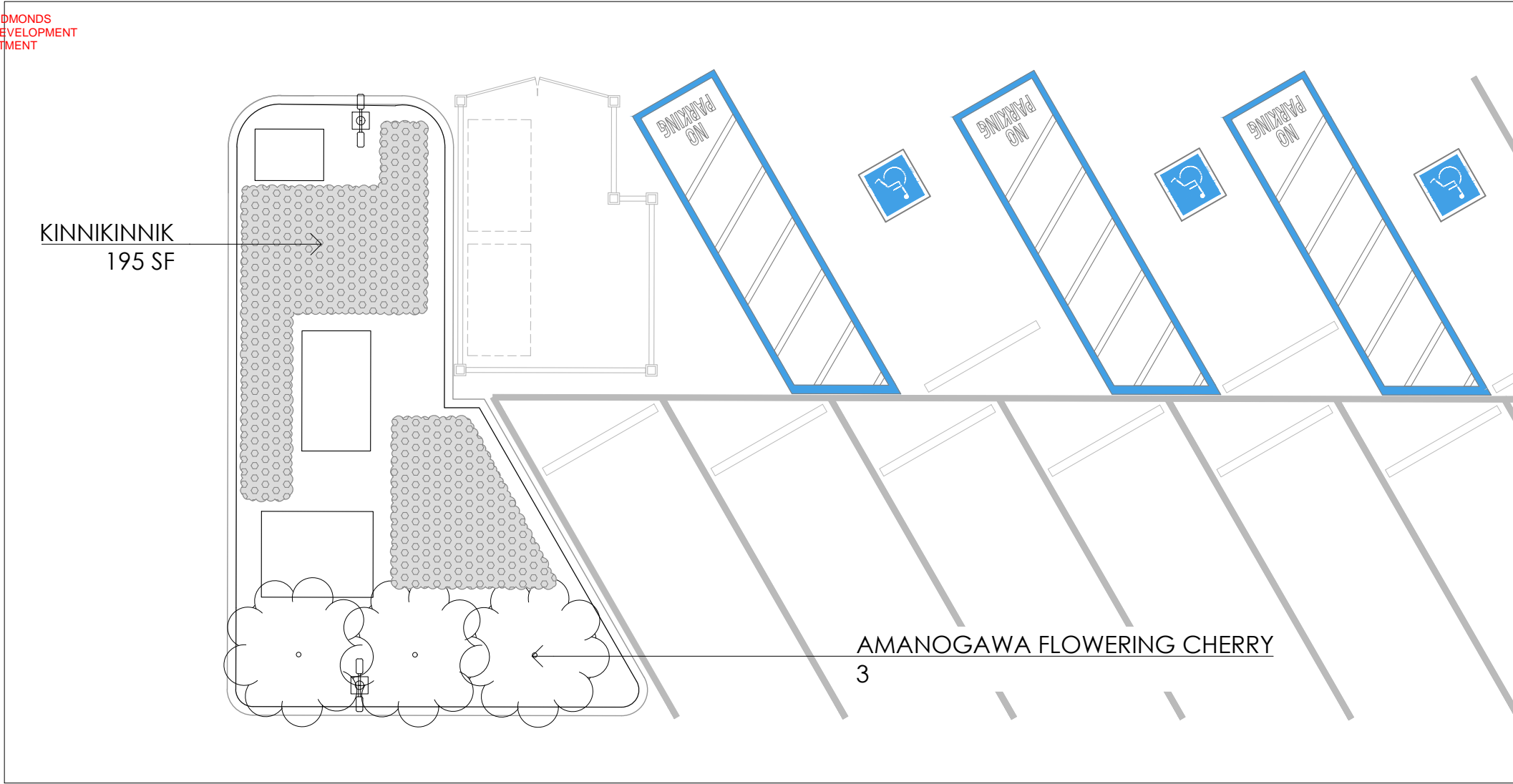


2 SHRUB PLANTING  
NTS

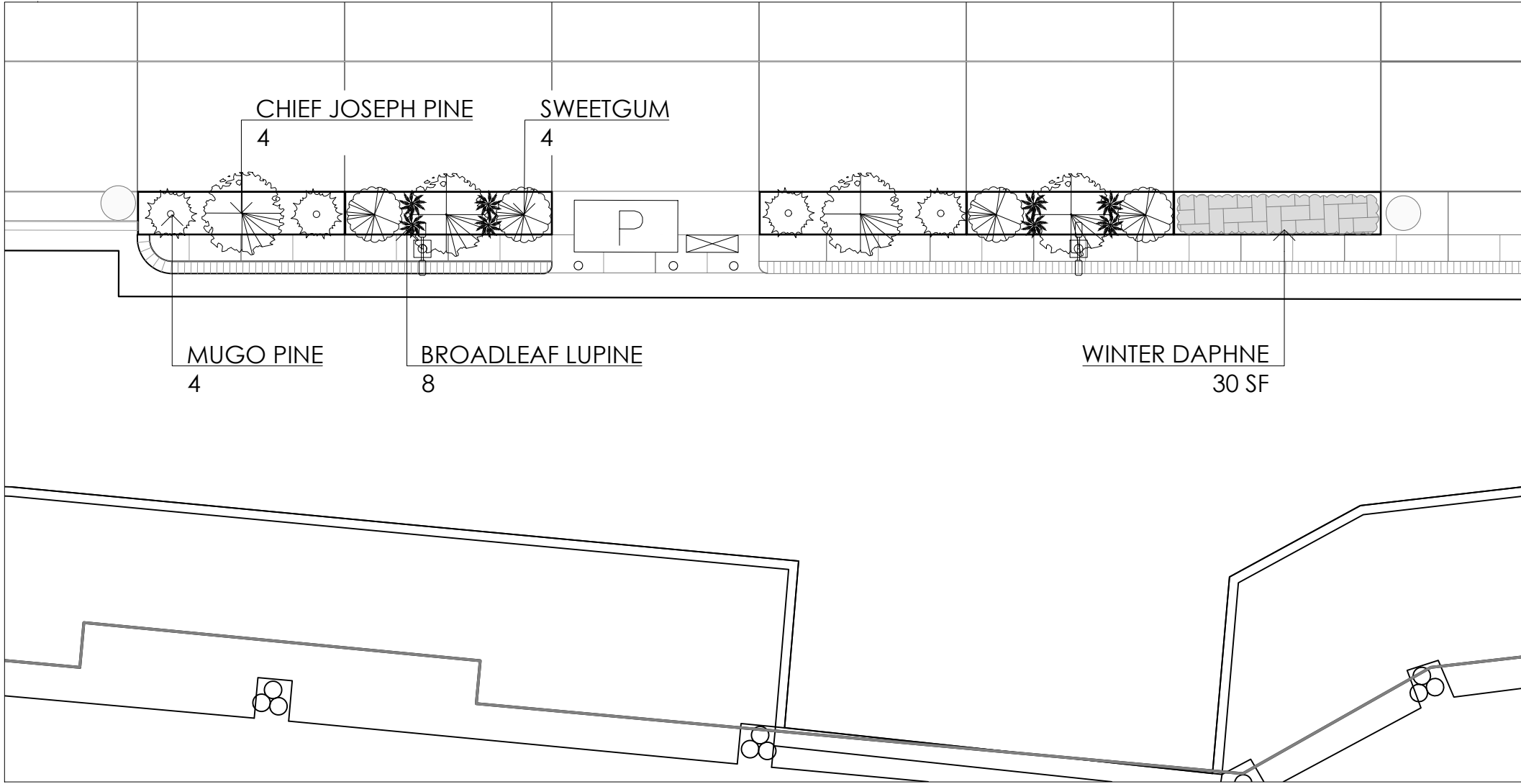


3 GROUNDCOVER PLANTING  
NTS

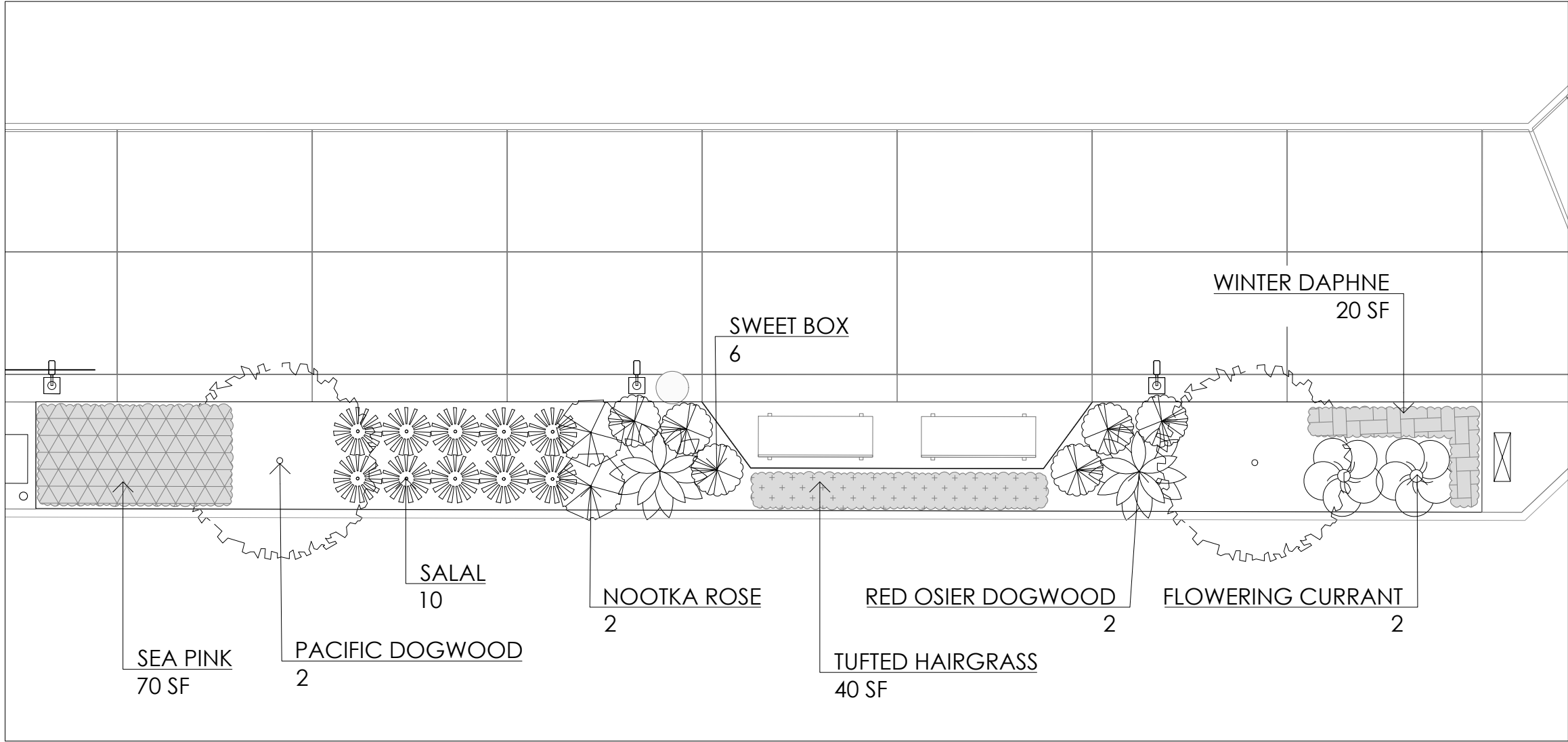
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336 Admiral Way, Edmonds, Washington					
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				SEATTLE, WA 98101	
				TEL: (206) 652-5080	
				FAX: (206) 652-5079	
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Drawing No.		UD07.3			
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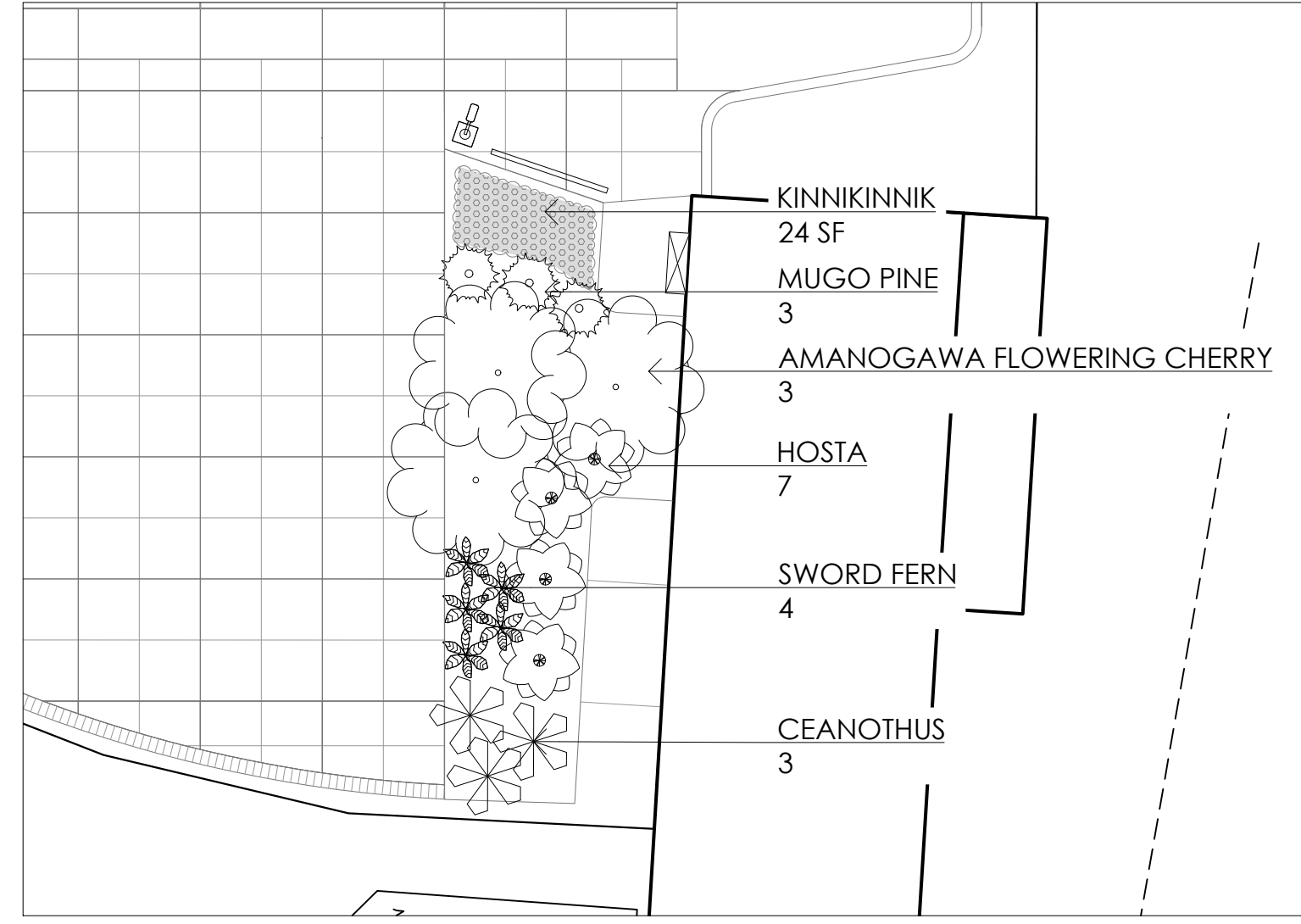
1 PLANTING AREA #10  
1/8" = 1'-0"



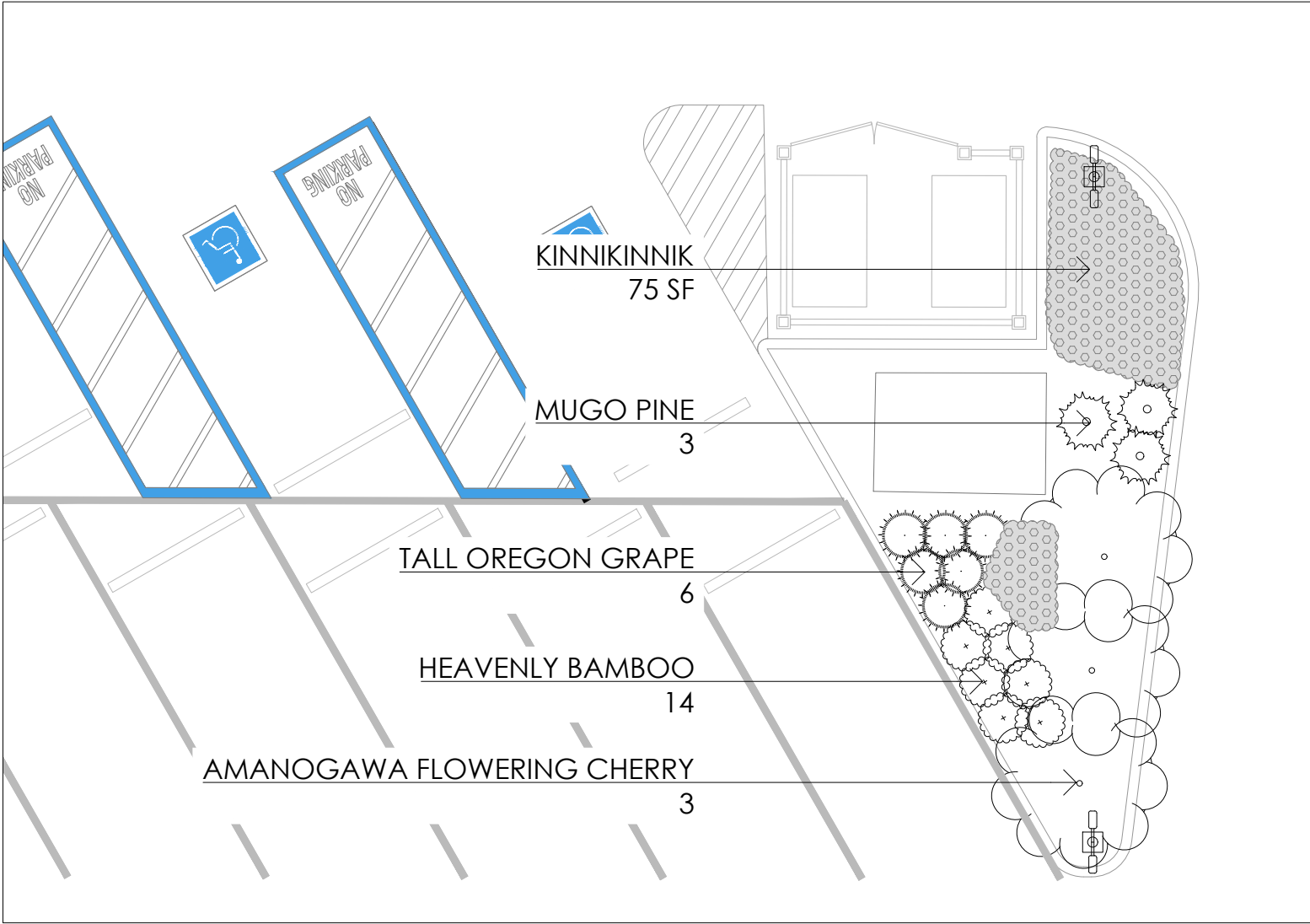
4 PLANTING AREA #13  
1/8" = 1'-0"



2 PLANTING AREA #11  
1/8" = 1'-0"

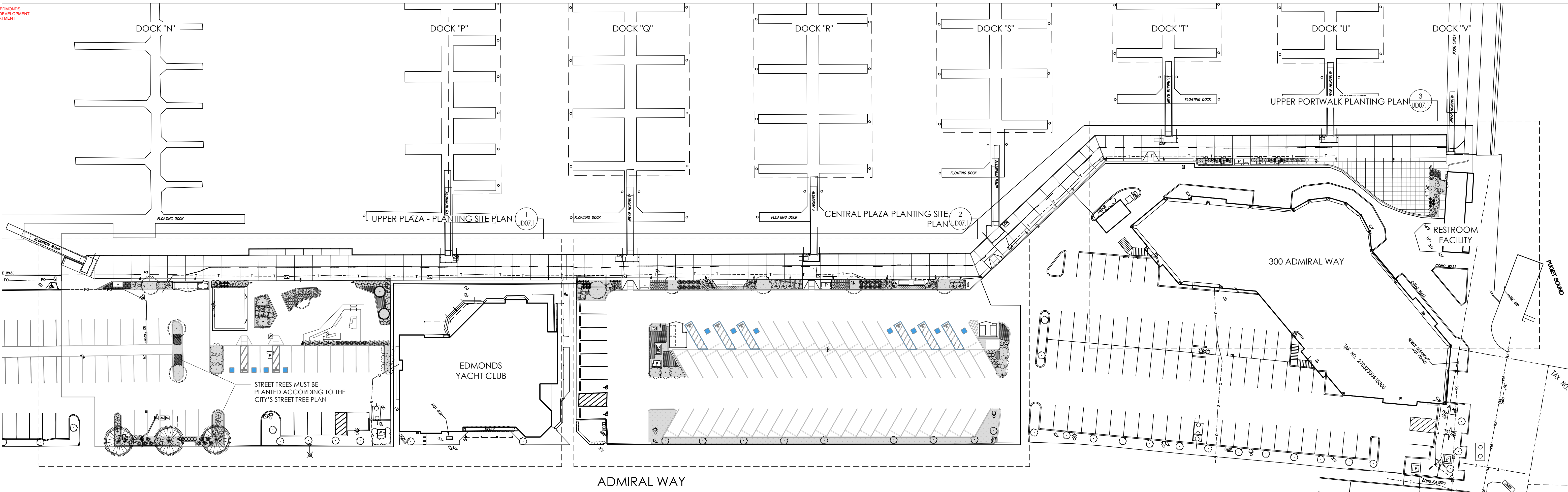


5 PLANTING AREA #14  
1/8" = 1'-0"



3 PLANTING AREA #12  
1/8" = 1'-0"

Project No. 2045		REVISIONS		2/9/23	DRAWING TITLE PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington	DESIGNED: MM/YY
		DATE	APPROVED			
Drawing No. UD07.4						DRAWN:
Sheet of						CHECKED:
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ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079						



1 GENERAL PLANTING SITE PLAN  
1"= 32'-0"

Scientific Name	Common Name	Size	Quantity
<i>Cornus nuttallii</i>	Pacific Dogwood	3" cal	8
<i>Chamaecyparis obtusa</i> 'Gracilis'	Slender Hinoki Cypress	3" cal	2
<i>Prunus serrulata</i> 'Amanogawa'	Amanogawa Flowering Cherry	3" cal	15
<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo		2
<i>Liquidambar styraciflua</i>	Sweetgum		3
<i>Pinus contorta</i> var. <i>Chief Joseph</i>	Chief Joseph Pine	10 gal	6
<i>Ceanothus sanguineus</i>	Red Stem Ceanothus	5 gal	7
<i>Cornus sericea</i>	Red Osier Dogwood	5 gal	9
<i>Gaultheria shallon</i>	Salal	3 gal	41
<i>Hosta</i> "Guacamole"	Hosta		13
<i>Lupinus litooralis</i>	Broadleaf Lupine	3 gal	18
<i>Mahonia</i> ( <i>Berberis</i> ) <i>aquifolium</i>	Tall Oregon grape	5 gal	20
<i>Nandina domestica</i>	Heavenly Bamboo	5 gal	20
<i>Ribes sanguineum</i>	Flowering Currant	5 gal	8
<i>Rosa nutkana</i>	Nootka Rose	5 gal	18
<i>Pinus mugo</i> 'Tannenbaum' or <i>Jakobsen</i>	Mugo Pine	5 gal	3
<i>Polystichum munitum</i>	Sword fern	3 gal	17
<i>Sarcococca hookeriana</i> var. <i>humilis</i>	Sweet Box		31
<i>Armeria maritima</i>	Thrif/Sea Pink		230 SF
<i>Arctostaphylos uva-ursi</i>	Kinnikinnik	12"x12"	480 SF
<i>Daphne odora</i> 'Aureo-marginata'	Winter Daphne		250 SF
<i>Deschampsia cespitosa</i>	Tufted Hairgrass	12"x12"	150 SF

2 PLANTING SCHEDULE

NOTES:

- CONTRACTOR SHALL ARRANGE TO MEET ON SITE WITH THE PROJECT REP TO DISCUSS LIMITS OF WORK AND METHODS. CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL ACCESS, LIMITS OF WORK, AND METHODS ARE APPROVED. ALL SAFETY FENCING AND TESC MEASURES MUST BE INSTALLED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.
- ALL PLANTS TO BE SAVED AND PROTECTED WITHIN PLANTING AREAS WILL BE FLAGGED BY ENGINEER. NOTIFY ENGINEER FIVE (5) DAYS PRIOR TO START OF CLEARING ACTIVITY.
- MITIGATION PLANTING PLANS REPRESENT A CONCEPTUAL PLANT LAYOUT. FINAL PLANT LOCATIONS SHALL BE APPROVED BY PROJECT REP PRIOR TO PLANTING. COORDINATE DATA WILL BE PROVIDED ELECTRONICALLY FOR LOCATION OF PLANTING AREA BOUNDARIES.
- ALL PLANTS SHALL BE NURSERY GROWN A MINIMUM OF ONE YEAR, PLANT MATERIAL IS TO BE SUPPLIED BY COMMERCIAL NURSERIES. PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY PROJECT REP.
- MITIGATION PLANTING SHALL TAKE PLACE DURING THE DORMANT SEASON (OCTOBER 1ST TO MARCH 1ST). PLANTING MAY BE ALLOWED AT OTHER TIMES AFTER REVIEW AND WRITTEN APPROVAL BY PROJECT REP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND EXCESS SOIL OCCASIONED BY THIS PROJECT.
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DESIGNED: MM/YY  
DRAWN:  
CHECKED:

PORT OF EDMONDS  
NORTH PORTWALK AND SEAWALL RECONSTRUCTION  
336 Admiral Way, Edmonds, Washington

DRAWING TITLE  
PLANTING SITE PLAN & SCHEDULE

NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS

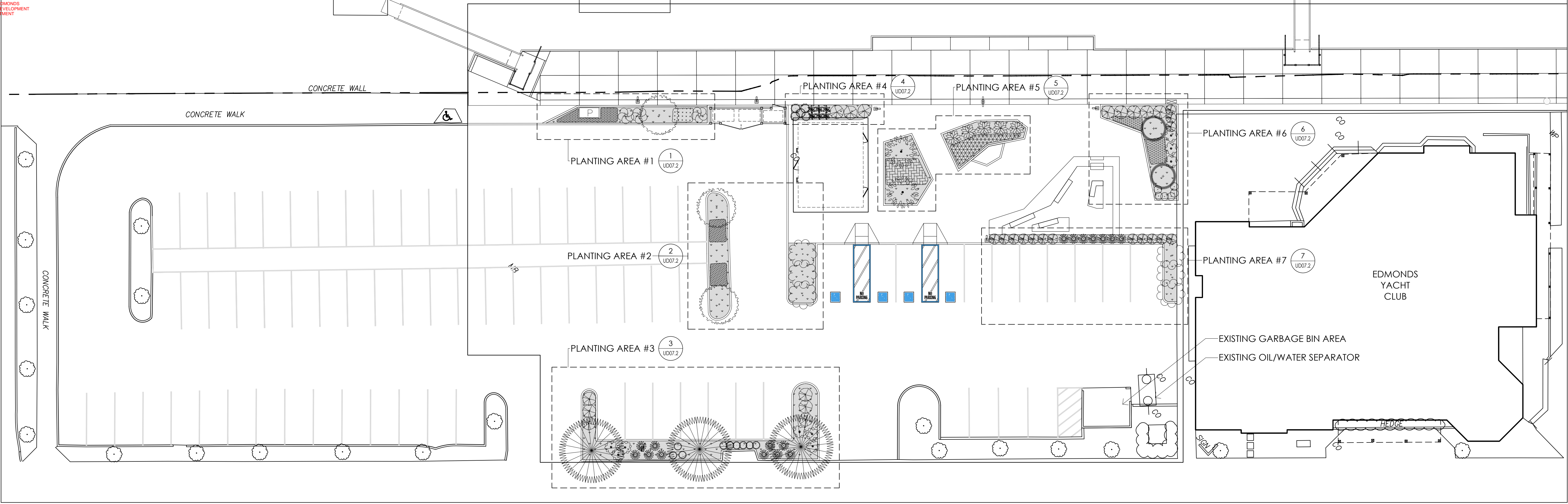
MAKERS  
architecture • planning • urban design

ADDRESS: 500 UNION ST., SUITE 700  
SEATTLE, WA 98101  
TEL: (206) 652-5080  
FAX: (206) 652-5079

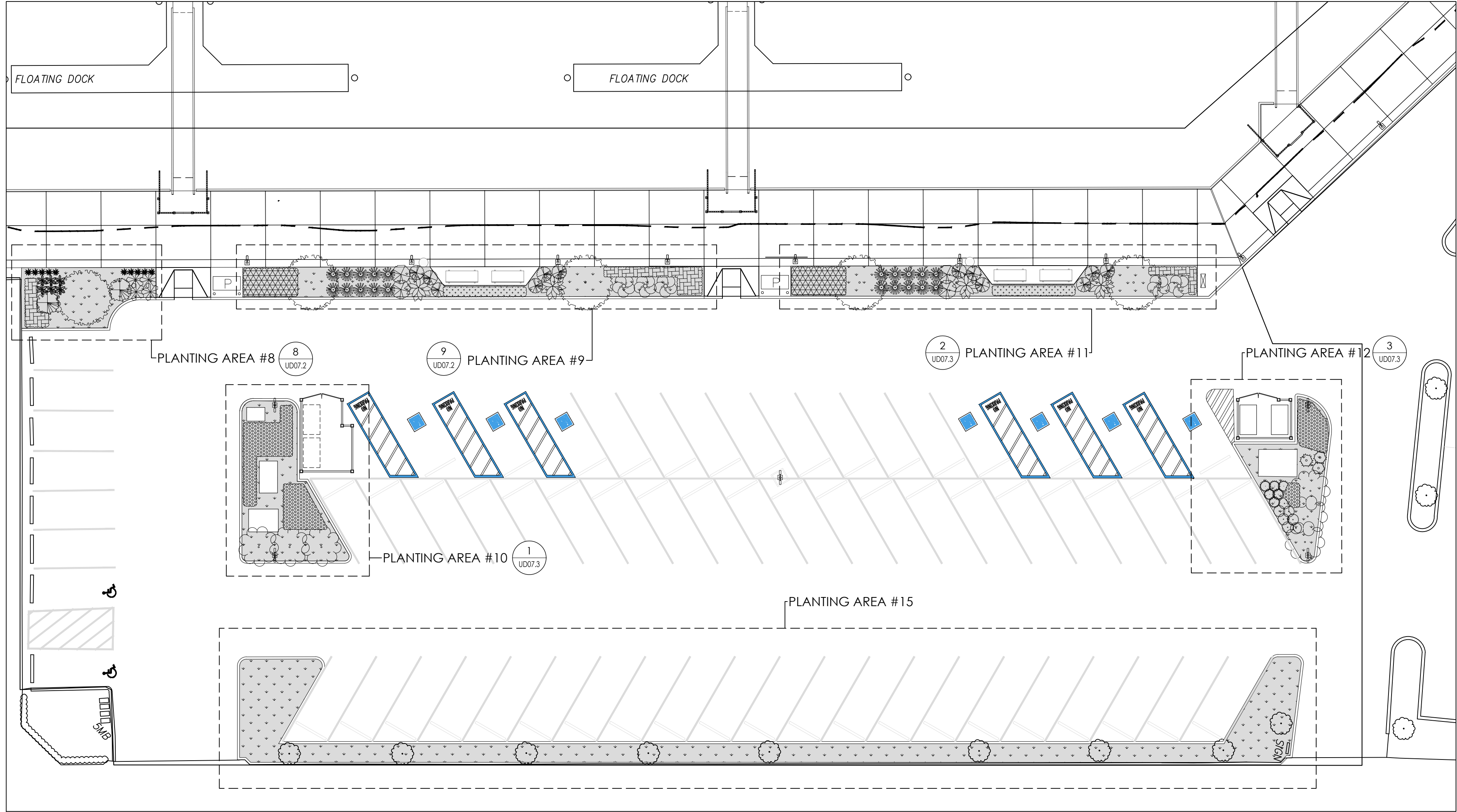
2/9/23

REVISIONS  
DATE  
DESCRIPTION  
APPROVED

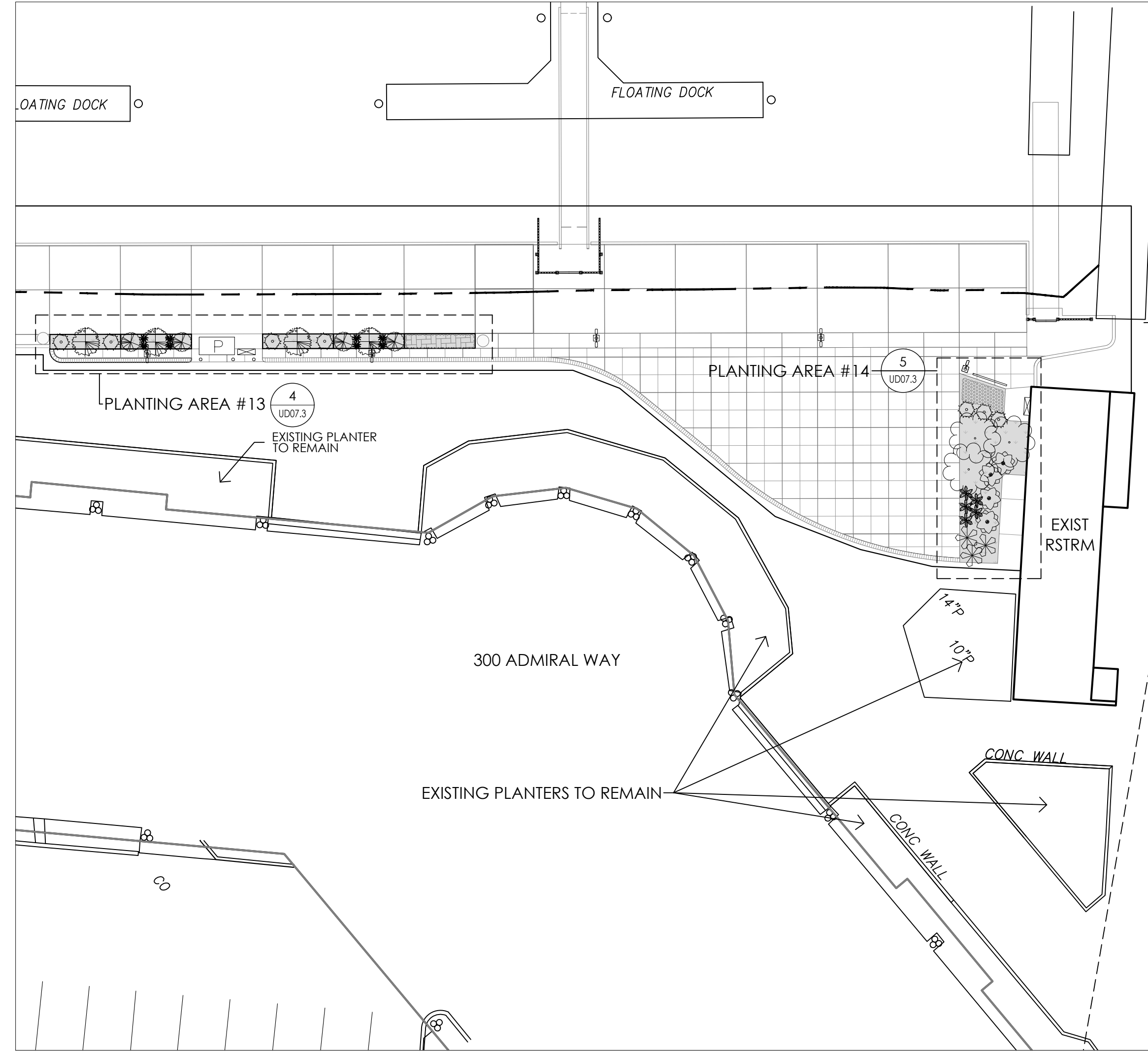
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2045  
Drawing No.  
UD07.0  
Sheet of



1 UPPER PLAZA - PLANTING SITE PLAN  
1"= 16'-0"



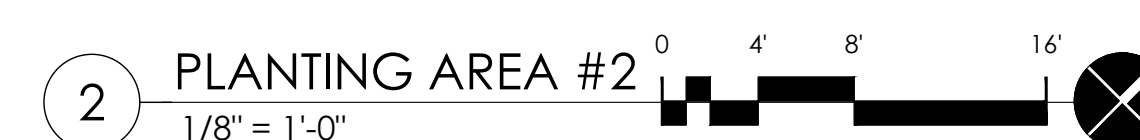
2 CENTRAL PLAZA PLANTING SITE PLAN  
1"= 16'-0"



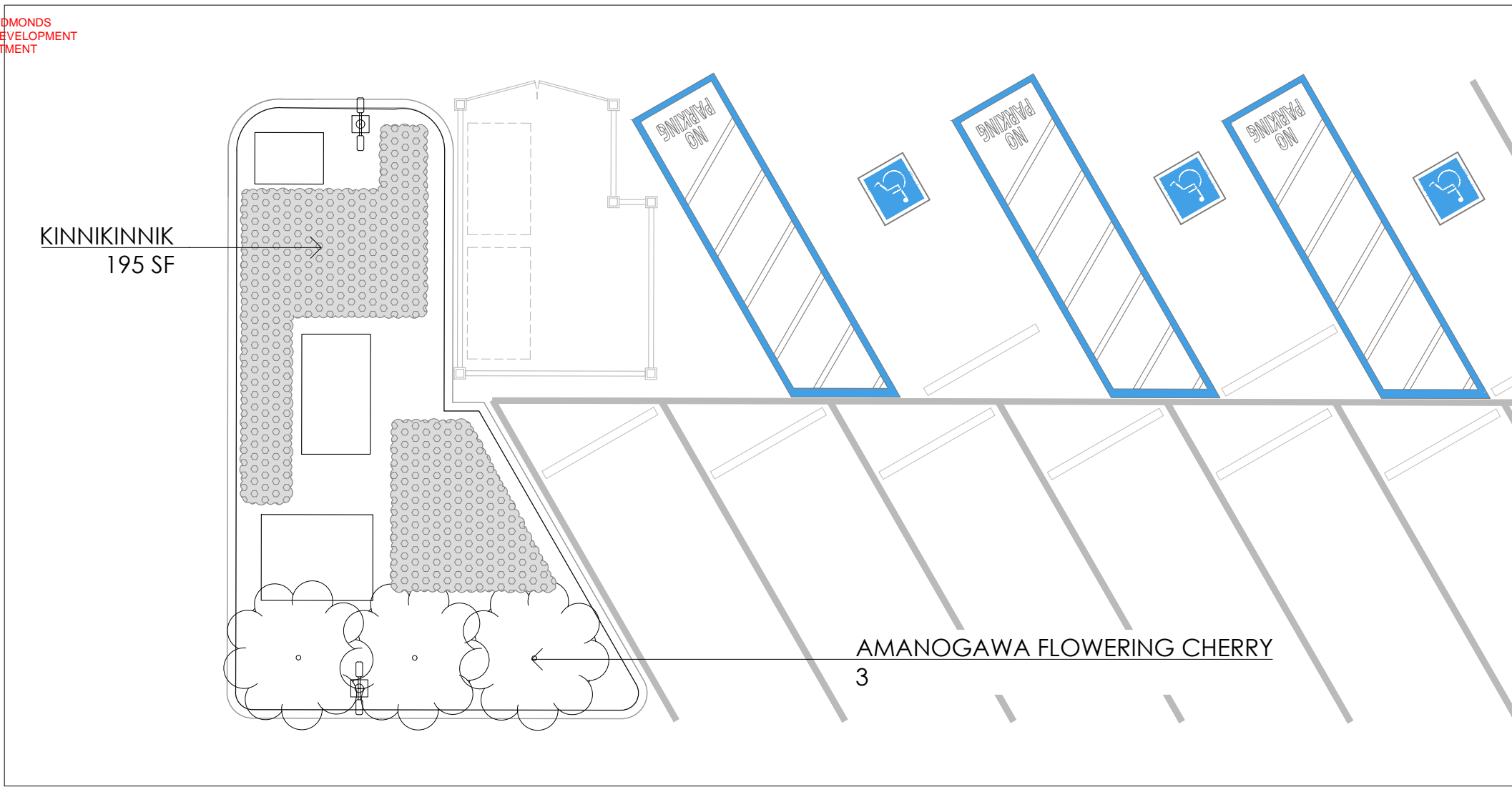
3 NORTH PARKING LOT IMPROVEMENTS PLAN  
1/16"= 1'-0"

<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>		<div>REVISIONS</div> <table><tr><th>DATE</th><th>DESCRIPTION</th><th>APPROVED</th></tr><tr><td colspan="3"></td></tr></table>		DATE	DESCRIPTION	APPROVED				2/9/23
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Project No. 2045										
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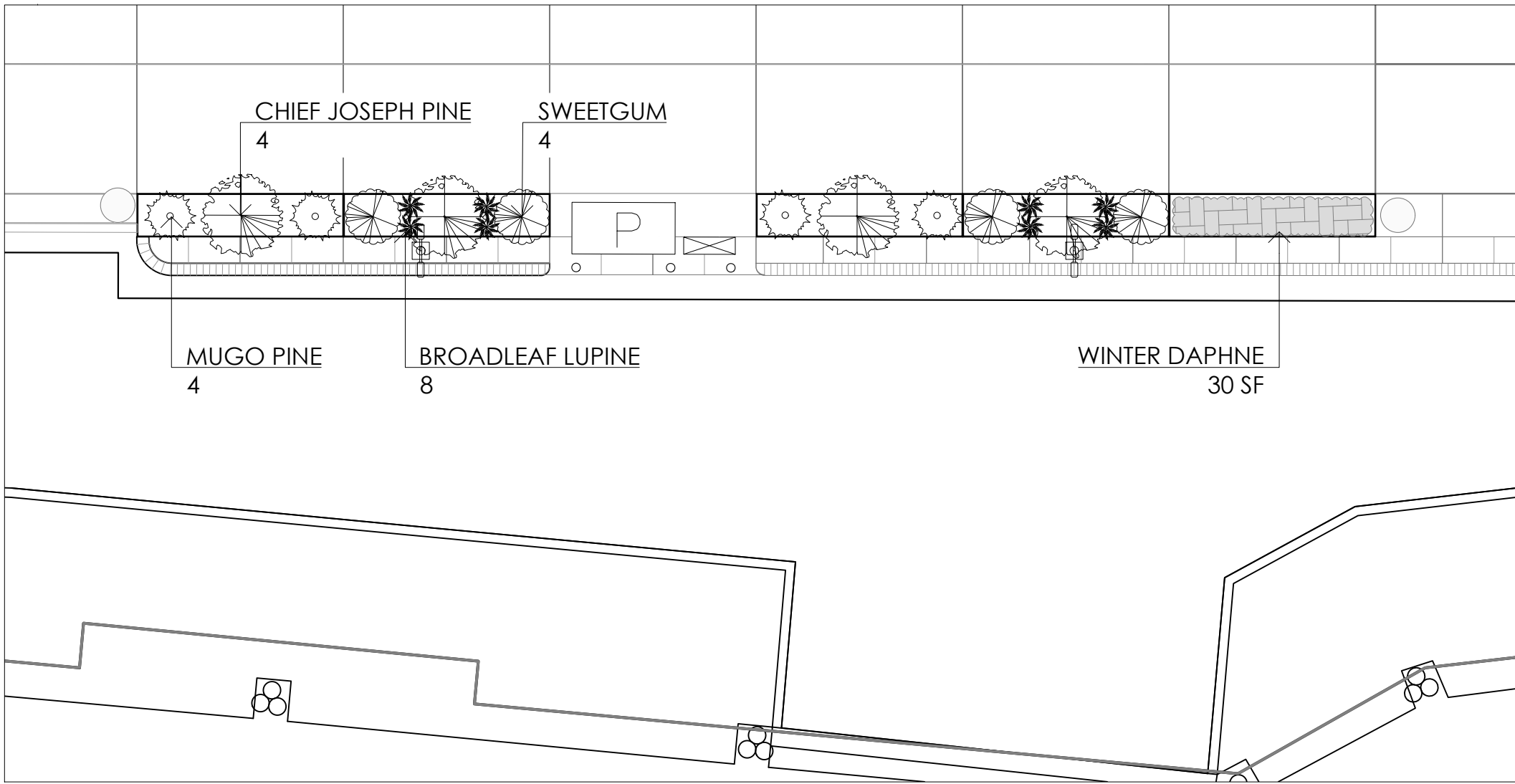
DRAWING TITLE ENLARGED CENTRAL & UPPER PLAZA PLANTING PLANS	NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS	PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way; Edmonds, Washington	
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		DRAWN: MM/YY	
		CHECKED: MM/YY	



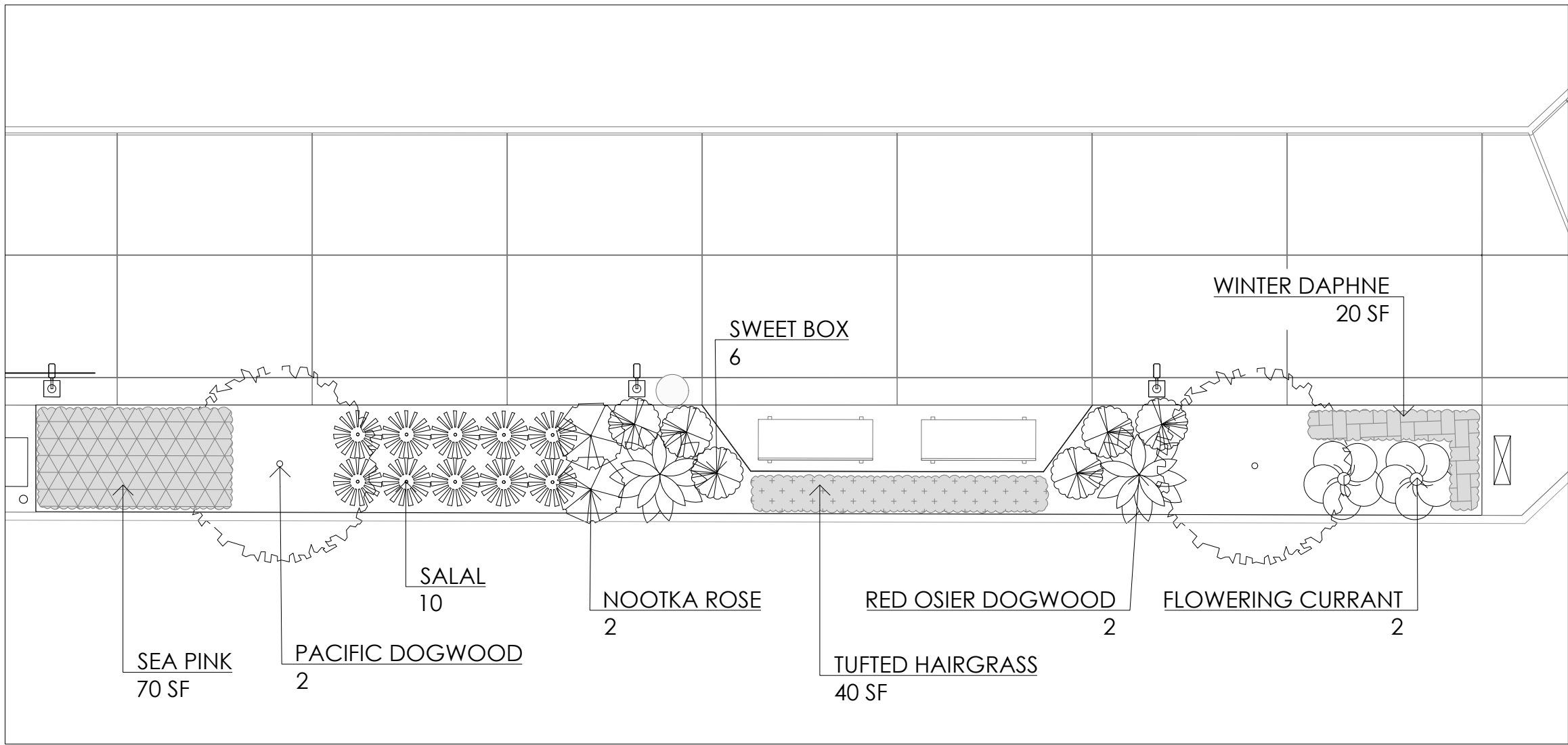
<div><div>MAKERS</div><div>architecture • planning • urban design</div></div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101  TEL: (206) 652-5080 FAX: (206) 652-5079</div>				<div>PORT OF EDMONDS</div> <div>NORTH PORTWALK AND SEAWALL RECONSTRUCTION</div> <div>336 Admiral Way; Edmonds, Washington</div>	DESIGNED:	MM/YY
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			2 / 9 / 23			
Project No. 2045		REVISIONS				
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1 PLANTING AREA #10  
1/8" = 1'-0"



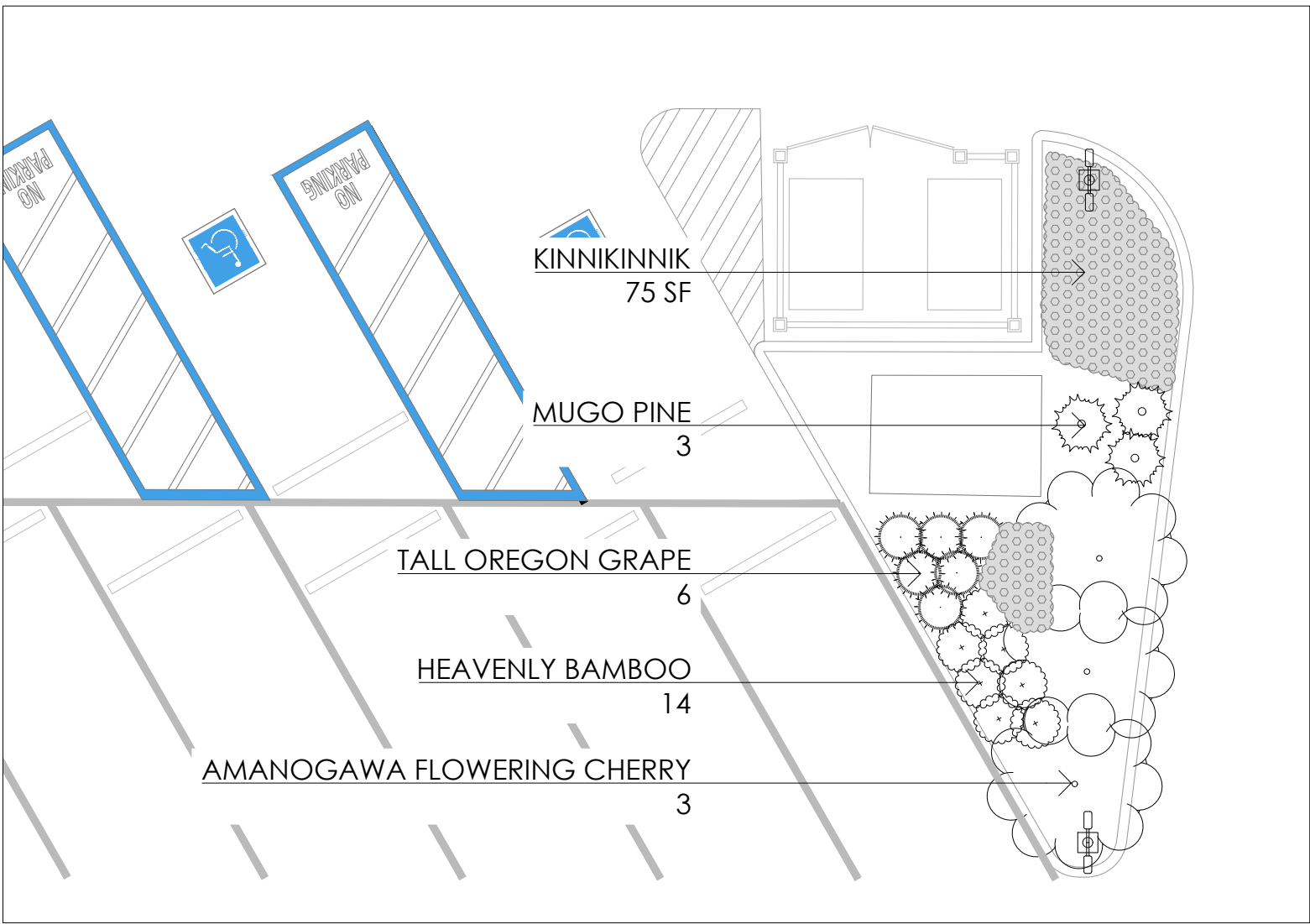
4 PLANTING AREA #13  
1/8" = 1'-0"



2 PLANTING AREA #11  
1/8" = 1'-0"

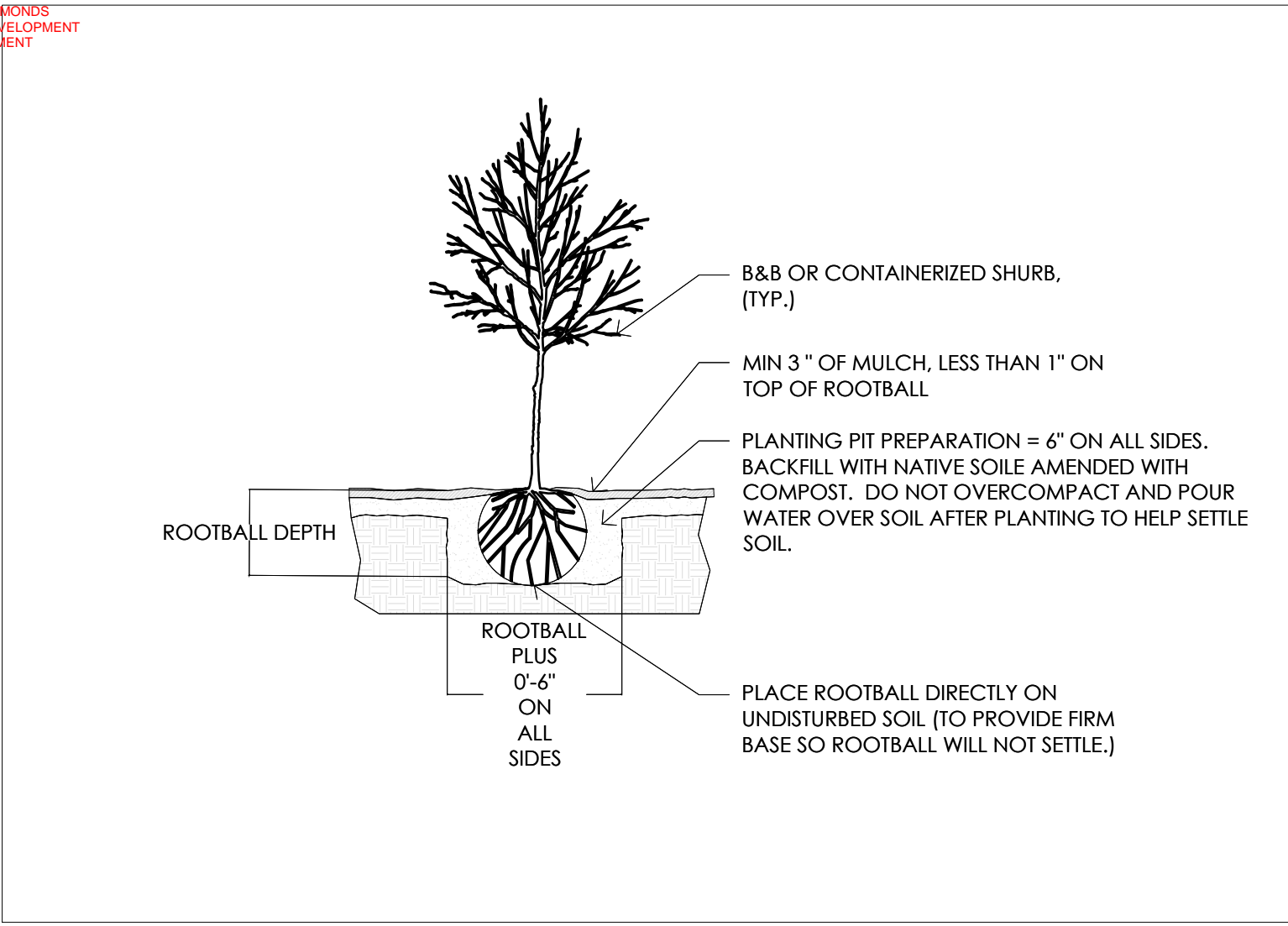


5 PLANTING AREA #14  
1/8" = 1'-0"

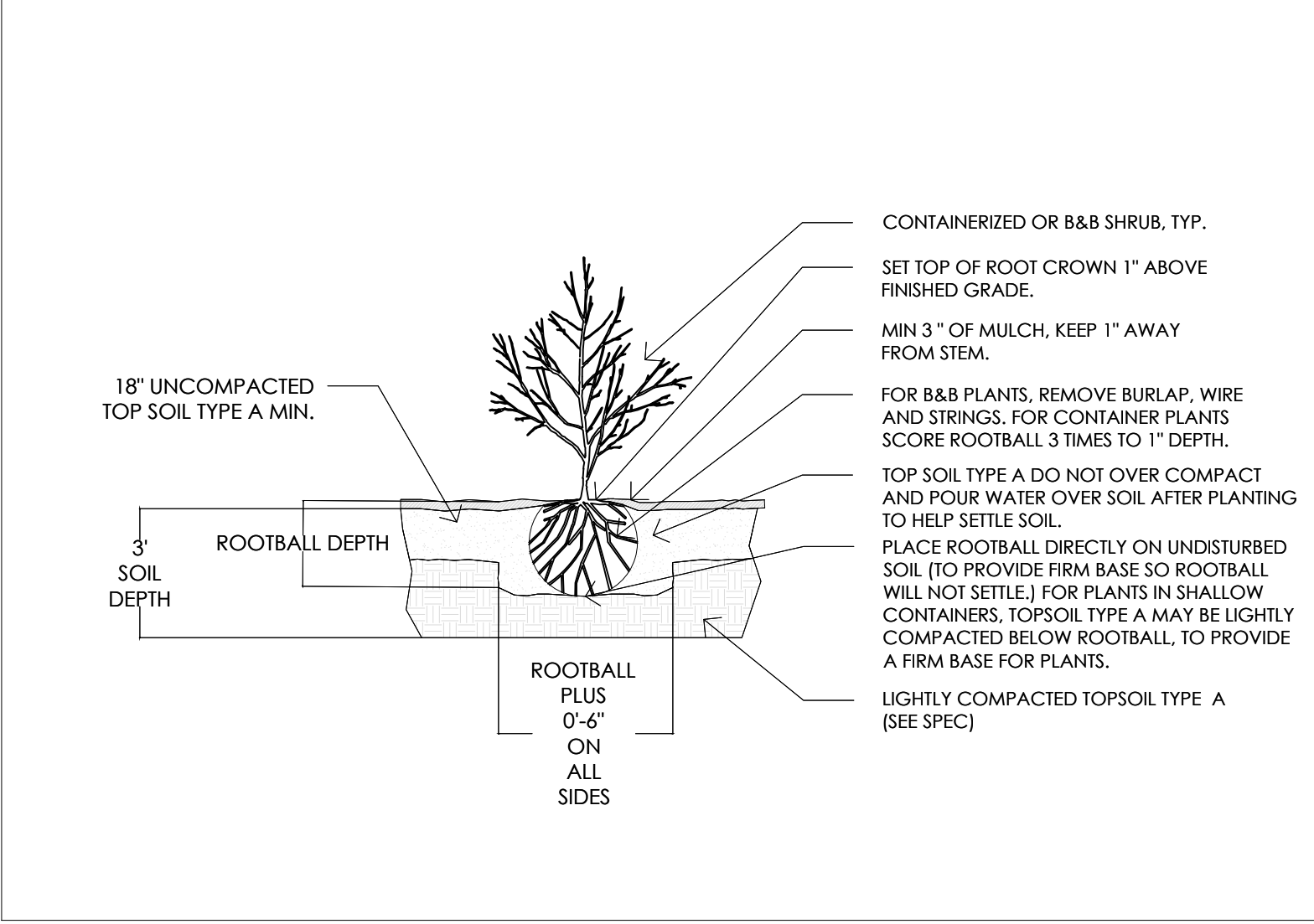


3 PLANTING AREA #12  
1/8" = 1'-0"

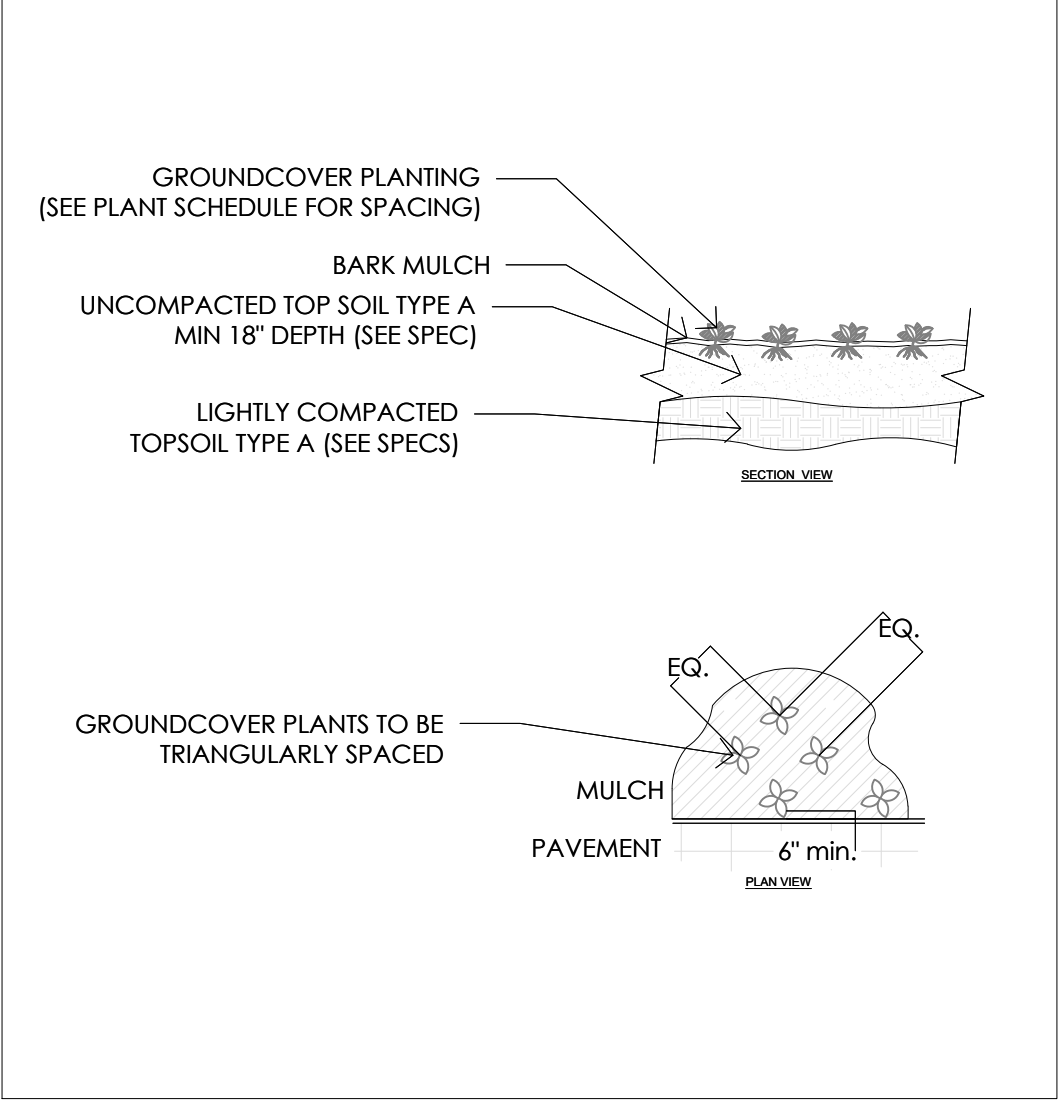
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					<b>MAKERS</b> architecture • planning • urban design ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079	



1 TREE PLANTING  
NTS



2 SHRUB PLANTING  
NTS



3 GROUNDCOVER PLANTING  
NTS

DESIGNED: MM/YY		DRAWN:		CHECKED:	
DRAWING TITLE		NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS			
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MAKERS architecture • planning • urban design		ADDRESS: 500 UNION ST., SUITE 700 SEATTLE, WA 98101		TEL: (206) 652-5080	
				FAX: (206) 652-5079	
REVISIONS		APPROVED			
DATE		DESCRIPTION			
Project No.		2045			
Drawing No.		UD07.4			
Sheet		of			

# RECEIVED

April 26, 2023

CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

**From:** [Greg Hale](#)  
**To:** [Dylan Yamashita](#)  
**Cc:** [Stefani Wildhaber](#); [Dennis Titus](#)  
**Subject:** RE: Port of Edmonds, Letter of Confirmation for Design Review  
**Date:** Thursday, December 1, 2022 1:03:46 PM

You don't often get email from greg@sounddisposalinc.com. [Learn why this is important](#)

Dylan –

The drawings of the enclosure specs look good.

**Greg Hale**

President

Cell: 206-949-7211

[greg@sounddisposalinc.com](mailto:greg@sounddisposalinc.com)



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**From:** Dylan Yamashita <dylany@makersarch.com>  
**Sent:** Monday, November 28, 2022 2:39 PM  
**To:** Greg Hale <greg@sounddisposalinc.com>  
**Cc:** Stefani Wildhaber <stefaniw@makersarch.com>; Dennis Titus <DennisT@cgengineering.com>  
**Subject:** Port of Edmonds, Letter of Confirmation for Design Review

Hi Greg,

I work for Makers Arch and we were given your contact info by Brian Menard at the Port of Edmonds. We are preparing a project for the Port that is going to the City of Edmonds Design Review Board and need a letter of confirmation from the trash provider on site. Attached are graphics showing the project's location and proposed trash enclosures on site. Per measurement of the existing receptacles, the size is approximately 6'-6" x 3'-8" which is what we used to size the enclosures. If there is any additional information or clarification you need from us, please let me know.

Thank you,  
Dylan

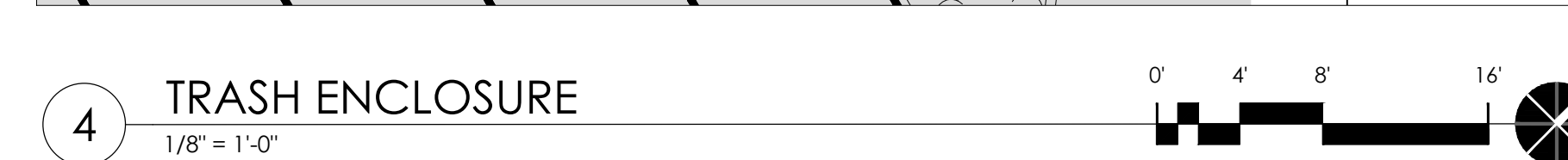
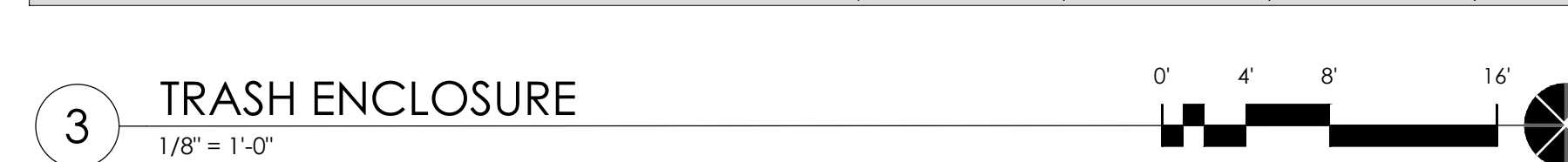
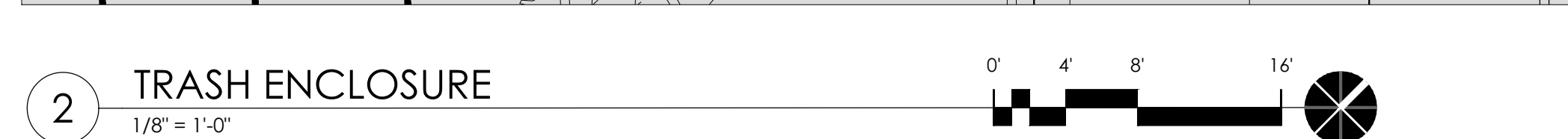


**Dylan Yamashita**

Associate 2 – Landscape Designer | he/him/his

MAKERS architecture and urban design LLP  
Seattle | San Diego | [www.makersarch.com](http://www.makersarch.com)

206-602-6156 (direct) | 206-652-5080 (office)  
[dylany@makersarch.com](mailto:dylany@makersarch.com)



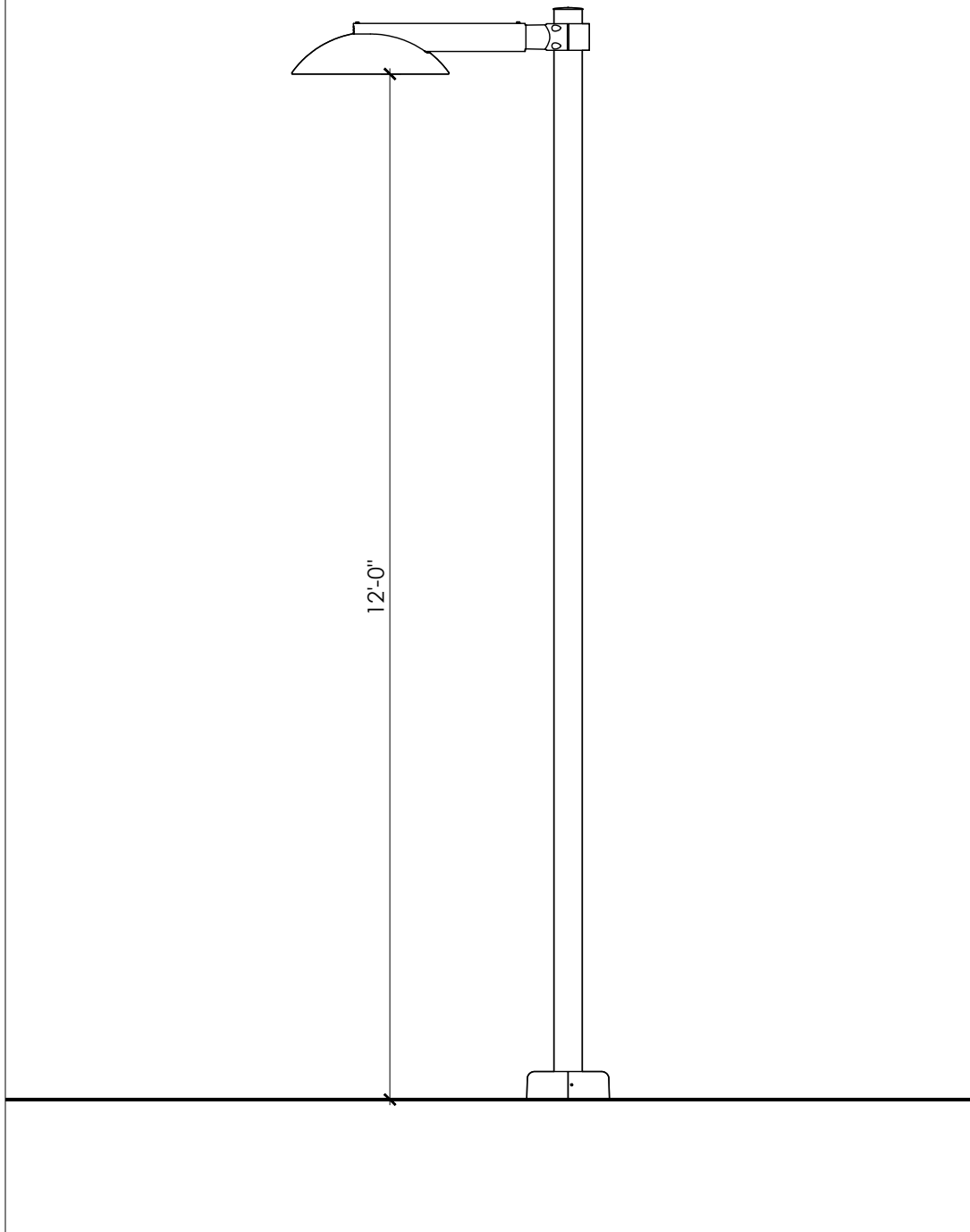
**GENERAL NOTE:**  
HATCH DENOTES AREA OF PROPOSED WORK

PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way, Edmonds, Washington		DESIGNED: MM/YY DRAWN: CHECKED:
DRAWING TITLE <b>GENERAL PORTWALK SITE PLAN</b>		NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS

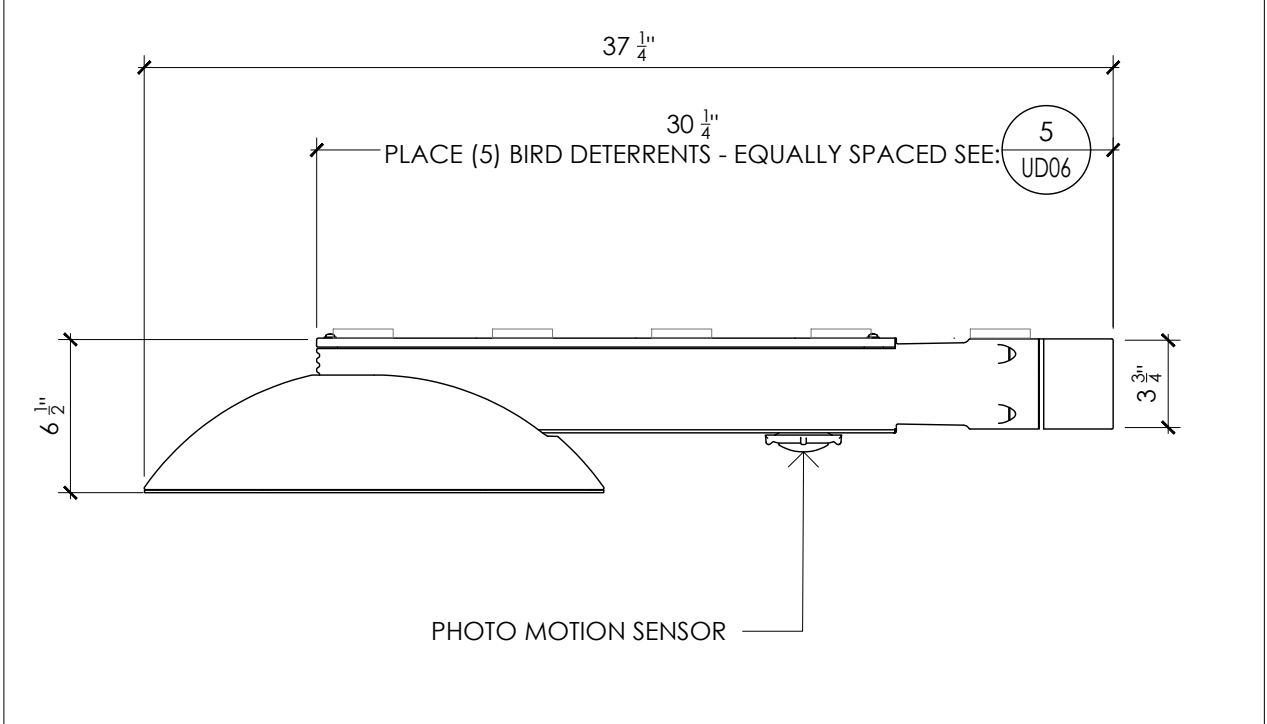
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ADDRESS: 500 UNION ST., SUITE 700  
SEATTLE, WA 98101  
TEL: (206) 652-5080  
FAX: (206) 652-5079

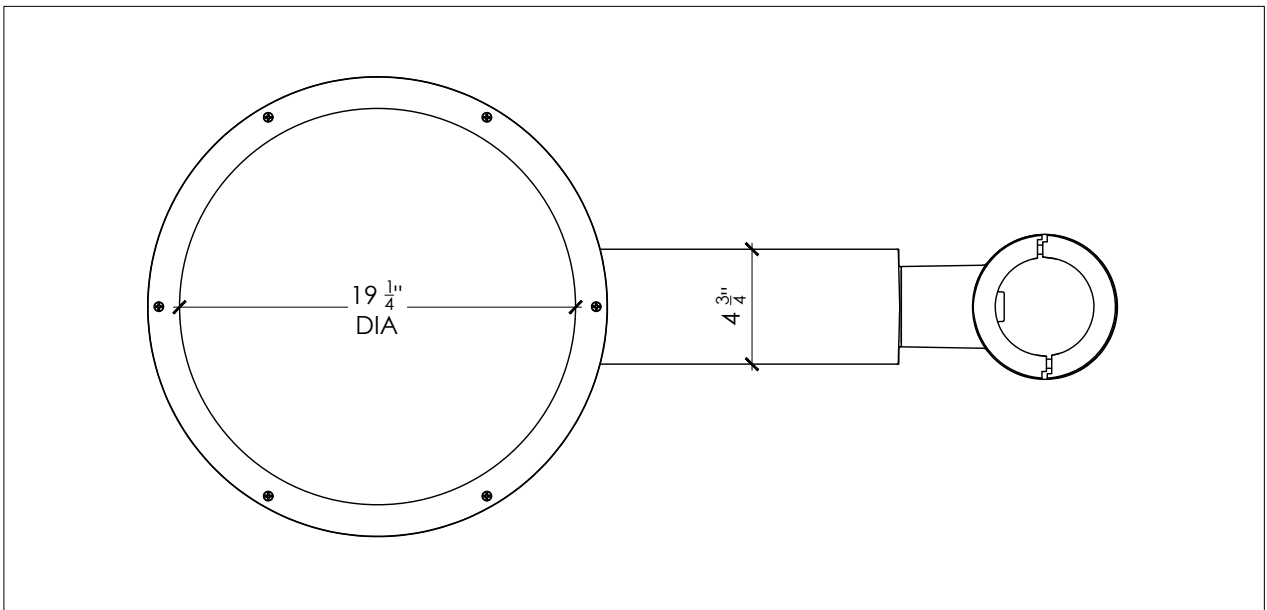
Project No. 2045	REVISIONS		APPROVED
	DATE	DESCRIPTION	
Drawing No. <b>UD01.0</b>			
Sheet		of	



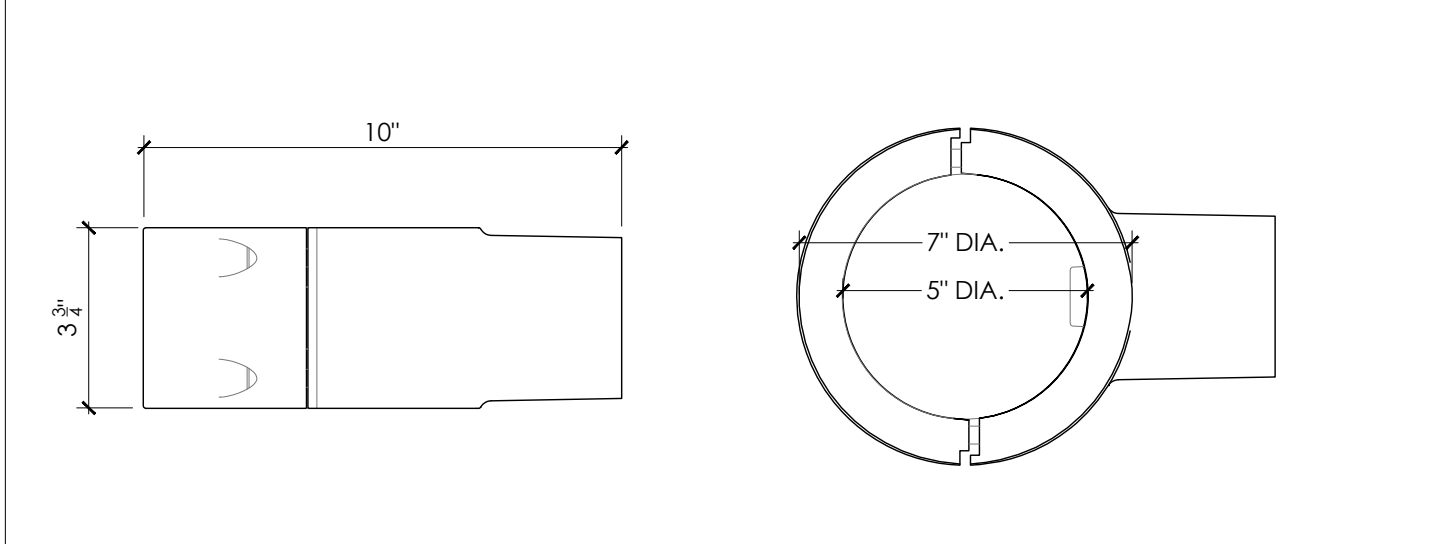
1 PEDESTRIAN LIGHT FRONT VIEW  
1 1/2" = 1'-0"



2 PEDESTRIAN LIGHT DETAILED SIDE VIEW  
1 1/2" = 1'-0"



3 PEDESTRIAN LIGHT DETAILED BOTTOM VIEW  
1 1/2" = 1'-0"



4 PEDESTRIAN LIGHT BRACKET DETAIL  
1 1/2" = 1'-0"

**NOTE:**  
"PEDESTRIAN LIGHT" TO BE LEO AREA LIGHT LE SERIES:  
POLE: 12FT  
WT: 40 LB  
EPA: 1.14 FT2  
PHOTO/MOTION SENSOR  
MATERIAL: POWDERCOAT METAL - "TITANIUM"

## LEO Area Light

Product Data Sheet | LE330 & LE350

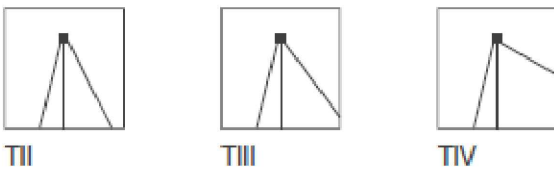
landscapeforms



### General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI C136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

### Distributions



### Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

### Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

### LEO Area Light

**Light Source:** Nichia LEDs  
**Color Temperature:** 3000K, 3500K, 4000K  
**CRI:** 80 min  
**Optics:** PMMA  
**Lens:** Clear or Frosted Acrylic

### Optical Gel™

**WHERE TO USE** Ledges, signs, balconies, soffits, beams, skylights, signs, roots, AC equipment, enclosed spaces

**TARGET BIRD** All Species

**BIRD PRESSURE** Light - Medium

**MATERIAL** Citronella, Peppermint Oil, Agar, Beeswax

**INSTALLATION** Dishes are glued to the surface

**INSTALLATION LEVEL** Easy



### Very Discreet

The Optical Gel dishes are only 2-1/2 inches in diameter and 3/8 inch in height. They generally cannot be seen from below.

### How it Works

This multi-sensory bird repellent deters birds using sight, smell and touch. Birds see fire or smoke, although there isn't any. They smell peppermint oil, which they hate. The Gel is sticky if the birds do touch it.

### Totally Humane

Harmless to birds and humans alike.

### Easy to Install

Remove covers from dishes and affix dishes to dry surfaces with silicone or other removable adhesive.

### Safe for the Environment

Bird Barrier Optical Gel is made from all organic ingredients.

### Longevity

The dishes are effective for 2 - 4 years. The site must be thoroughly cleaned first.

### Optical Gel

Optical Gel (24) TF-BG25 627182  
Optical Gel (200) TF-BG200 627183  
White Silicone (3 oz.) WA-SI003 630318

**new**

24 800-503-5444 • www.birdbarrier.com

### Installation Guidelines for Pigeons

Clean the site thoroughly before installation. (See opposite page for details.)

**Heavy Pressure - Nesting Sites:** 6 in. maximum spacing

**Medium Pressure - Night Roosting Sites:** 8 in. maximum spacing

**Light Pressure - Day Roosting Sites:** 10 in. maximum spacing

### Optical Gel and Cleaning Kit

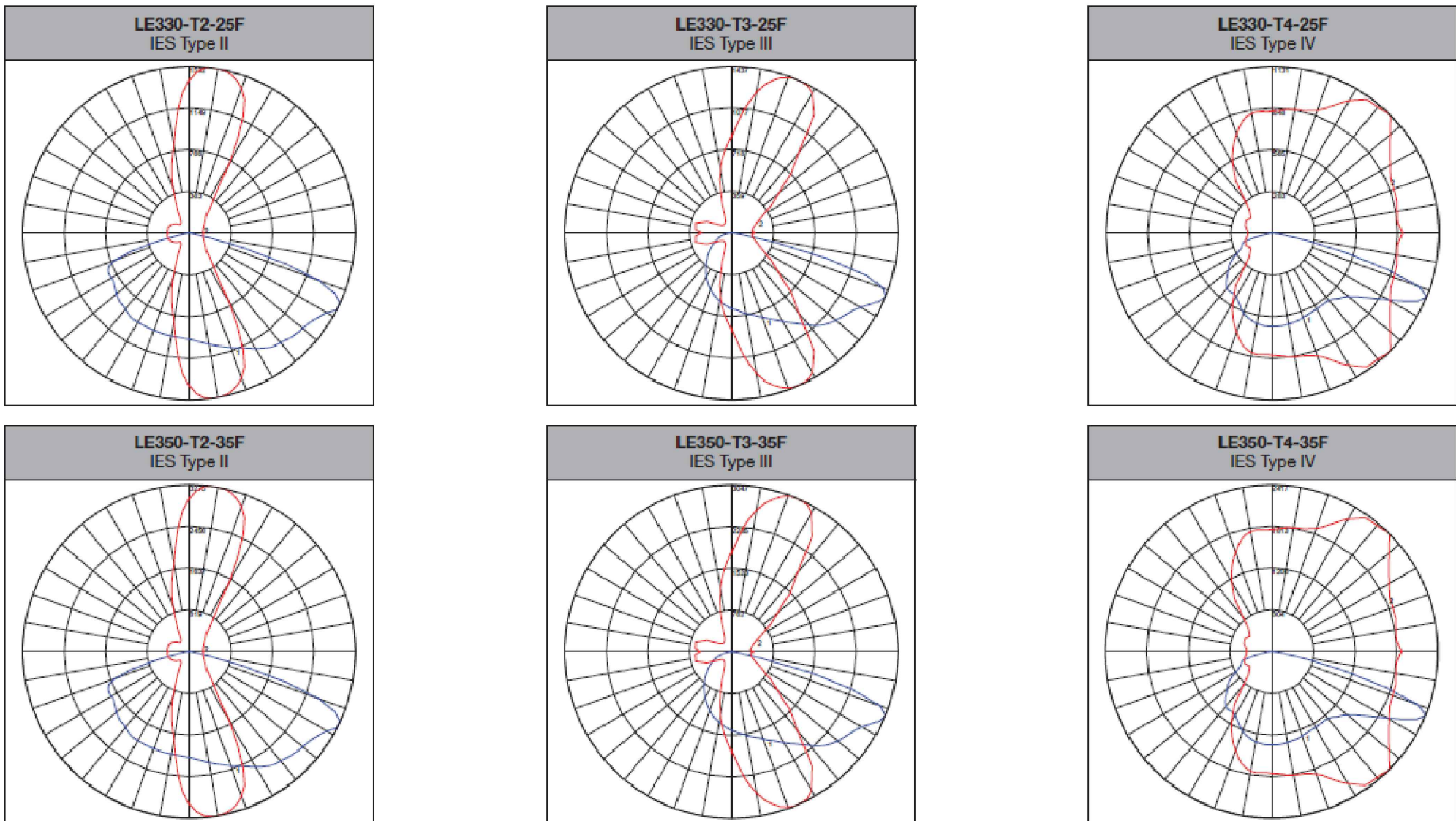
The key to a successful Optical Gel job is a thorough cleaning and sanitizing, and proper placement of the dishes. This kit includes everything necessary to remove the bird waste, sanitize the area and adhere the dishes to the surface: 24 Optical Gel dishes, adhesive, Disolve-It, spray bottle, bleach, mask and gloves.

Optical Gel Kit TF-BG10

© Copyright 2018 Bird Barrier America, Inc.

5 BIRD DETERRENT PRODUCT SHEET  
1 1/2" = 1'-0"

Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
LE330-T2-25F-LO	Type II	250mA	2929	24	122	B1-U0-G1
LE330-T2-37F-HO	Type II	375mA	4245	37	115	B1-U0-G1
LE330-T3-25F-LO	Type III	250mA	2819	24	117	B1-U0-G1
LE330-T3-37F-HO	Type III	375mA	4085	37	110	B1-U0-G1
LE330-T4-25F-LO	Type IV	250mA	2787	24	116	B1-U0-G1
LE330-T4-37F-HO	Type IV	375mA	4039	37	109	B1-U0-G1
LE350-T2-34F-LO	Type II	340mA	6259	55	114	B2-U0-G2
LE350-T2-46F-HO	Type II	460mA	8119	73	113	B2-U0-G2
LE350-T3-34F-LO	Type III	340mA	6024	55	110	B1-U0-G1
LE350-T3-46F-HO	Type III	460mA	7814	73	107	B2-U0-G2
LE350-T4-34F-LO	Type IV	340mA	5956	55	108	B2-U0-G2
LE350-T4-46F-HO	Type IV	460mA	7726	73	106	B2-U0-G2



6 PEDESTRIAN LIGHT PRODUCT SHEET  
1 1/2" = 1'-0"

<div>REVISIONS</div> <table><tr><th>DATE</th><th>DESCRIPTION</th><th>APPROVED</th></tr><tr><td> </td><td> </td><td> </td></tr></table>		DATE	DESCRIPTION	APPROVED				<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div>	<div>PORT OF EDMONDS</div> <div>NORTH PORTWALK AND SEAWALL RECONSTRUCTION</div> <div>336 Admiral Way, Edmonds, Washington</div>	DESIGNED: MM/YY
		DATE	DESCRIPTION	APPROVED						
DRAWN:										
Project No. 2045		<div>DRAWING BY: 336 Admiral Way, Edmonds, Washington</div> <div>PEDESTRIAN LIGHTING &amp; BIRD DETERRENT DETAILS</div>	NOTE: SCALES SHOWN ARE FOR 24"X36" SHEETS	CHECKED:						
Drawing No. UD06.0										
Sheet of										

# LEO Area Light

## Product Data Sheet | LE330 & LE350



LEO area lights are at home in more places. LEO's multiple distributions and outputs address both visual comfort and performance, with configurable options that let landscape architects, lighting designers, and electrical engineers focus on what's important for their project, whether it is an improved visual experience for intimate pedestrian-scale settings or lumen outputs and pole spacing for cost-driven goals. LEO's simple, understated design fits a variety of site designs and architectural styles, and its 19"-diameter housing strikes an aesthetic balance for varying pole heights and spacing.

### General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI C136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

### Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

### Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

### LEO Area Light

**Light Source:** Nichia LEDs

**Color Temperature:** 3000K, 3500K, 4000K

**CRI:** 80 min

**Optics:** PMMA

**Lens:** Clear or Frosted Acrylic

### Distributions



TII



TIII



TIV

# LEO Area Light

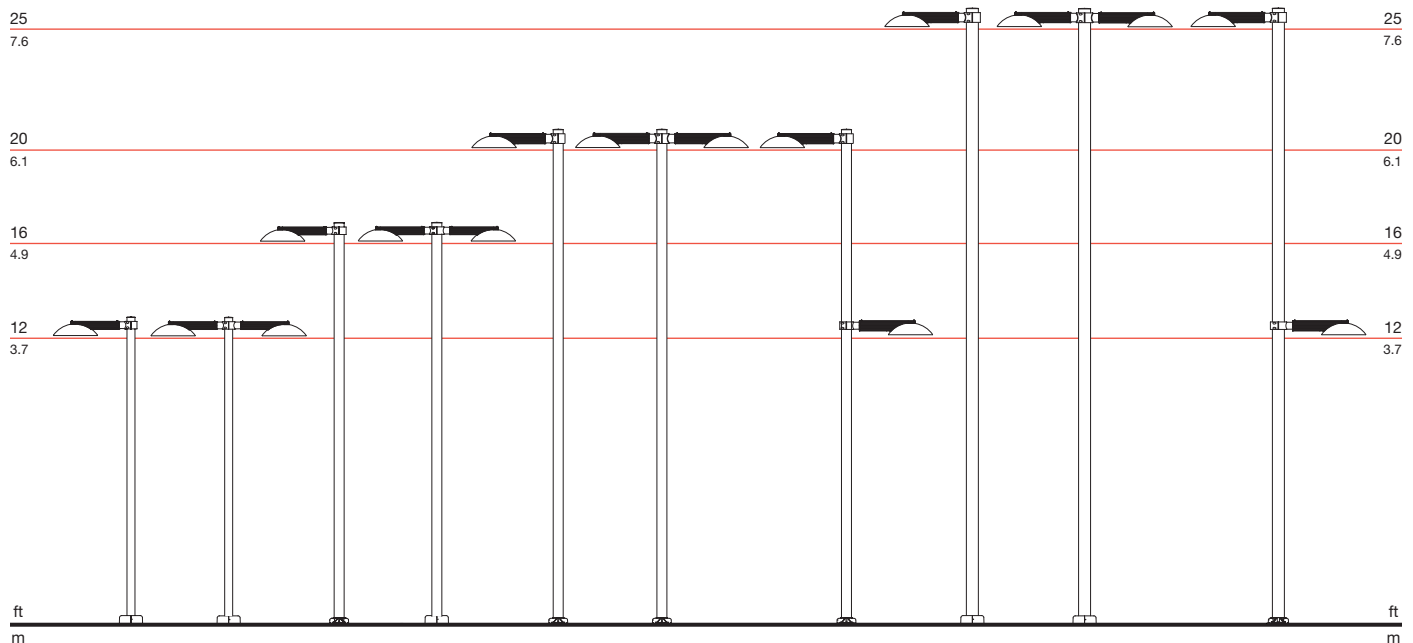
landscapeforms®

## Product Data Sheet | LE330 & LE350

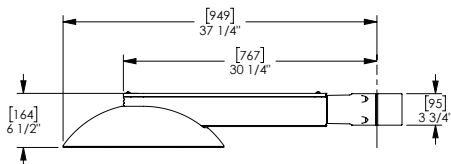


### Pole Description

Poles are available in 4" (12' pole height), 5" (16' and 20' pole heights), and 6" (25' pole height) diameters and are manufactured from seamless 6063 aluminum tubing and heat treated to produce a T6 temper. Wall thickness varies from 0.125" to 0.156" depending on mounting height and number of luminaires. Flush mounted hand hole cover includes two magni-coated fasteners. Base options included a two-piece cast aluminum cover or cast aluminum nut covers.

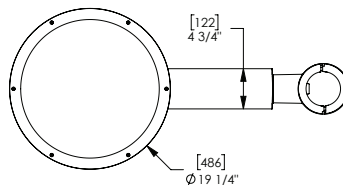


### LEO Area Light

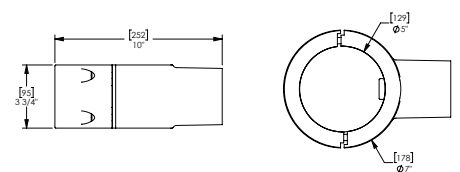


Weight: 40 lbs

EPA: 1.14 ft2



### Bracket



April 26, 2023

CITY OF EDMONDS  
PLANNING & DEVELOPMENT  
DEPARTMENT

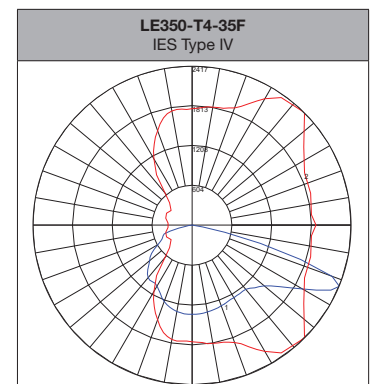
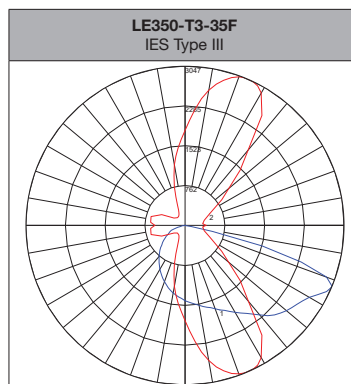
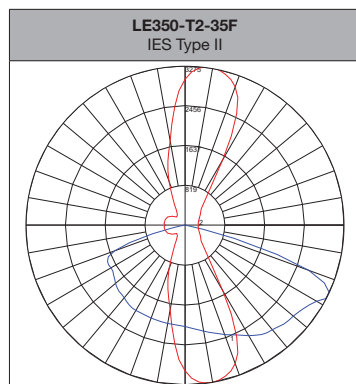
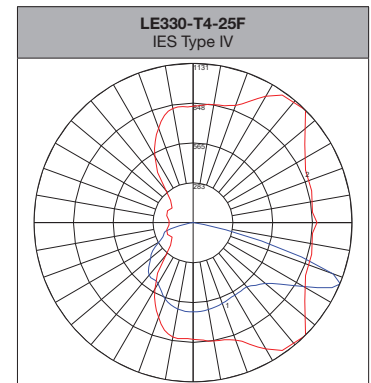
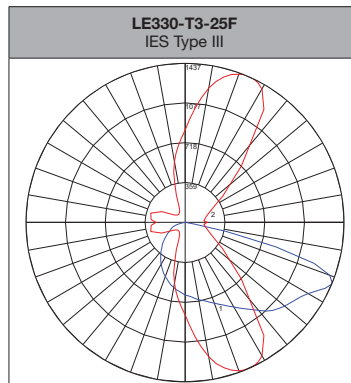
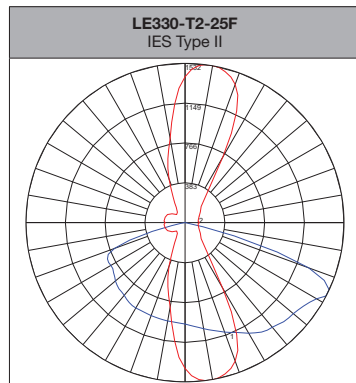
# LEO Area Light

landscapeforms®

## Product Data Sheet | LE330 & LE350



Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
LE330-T2-25F-LO	Type II	250mA	2929	24	122	B1-U0-G1
LE330-T2-37F-HO	Type II	375mA	4245	37	115	B1-U0-G1
LE330-T3-25F-LO	Type III	250mA	2819	24	117	B1-U0-G1
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LE350-T3-46F-HO	Type III	460mA	7814	73	107	B2-U0-G2
LE350-T4-34F-LO	Type IV	340mA	5956	55	108	B2-U0-G2
LE350-T4-46F-HO	Type IV	460mA	7726	73	106	B2-U0-G2



# LEO Area Light

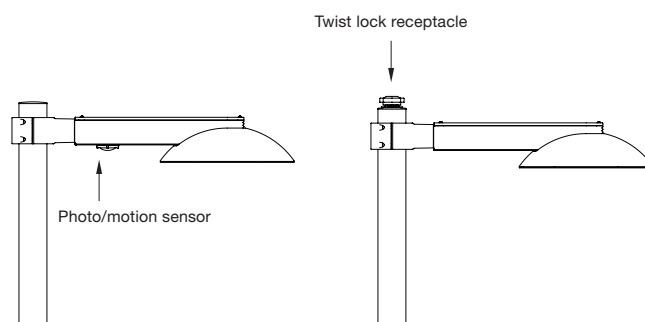
## Product Data Sheet | LE330 & LE350



### Photo/Motion Sensor

- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated for wet and outdoor locations
- Adjustable time delay and cut off delay

Click [here](#) to view the technical data sheet for the photo/motion sensor.



### Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

### Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

### Product Specifications

Ready to place an order or receive a quote for your project? Reference the LEO Area Light specification sheet available [here](#).

### Warranty

LED lighting products are warranted for six years.

### Other

UL Listed, RoHS Compliant, Dark-Sky Approved

US Patent Pending



*Designed by John Rizzi in collaboration with Clanton & Associates*

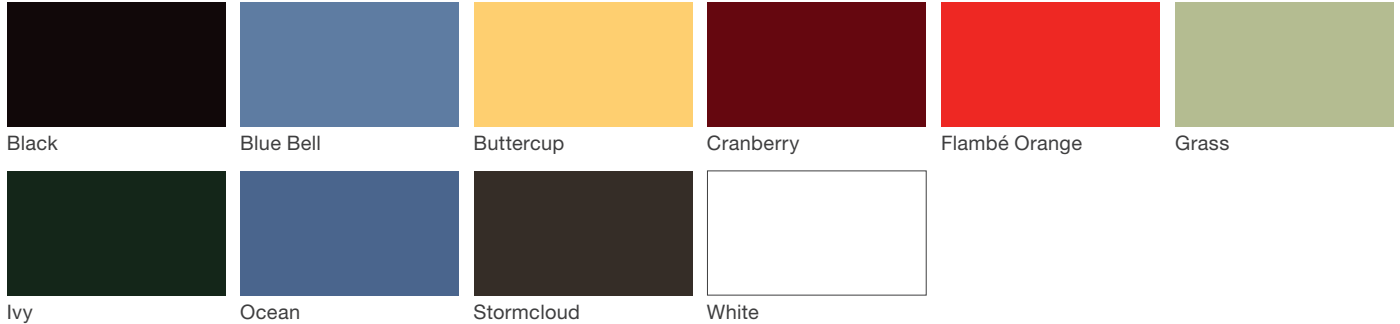
Visit our website [landscapeforms.com](http://landscapeforms.com) for more information.

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# LEO Area Light

## Material / Colors

### Powdercoated Metal (Gloss)\*



### Powdercoated Metal (Metallic)\*



### Designer Palette Architectural Series (Low Sheen)\*



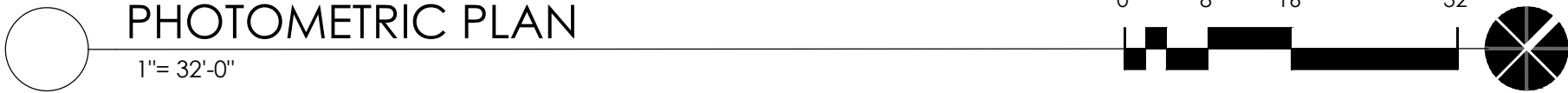
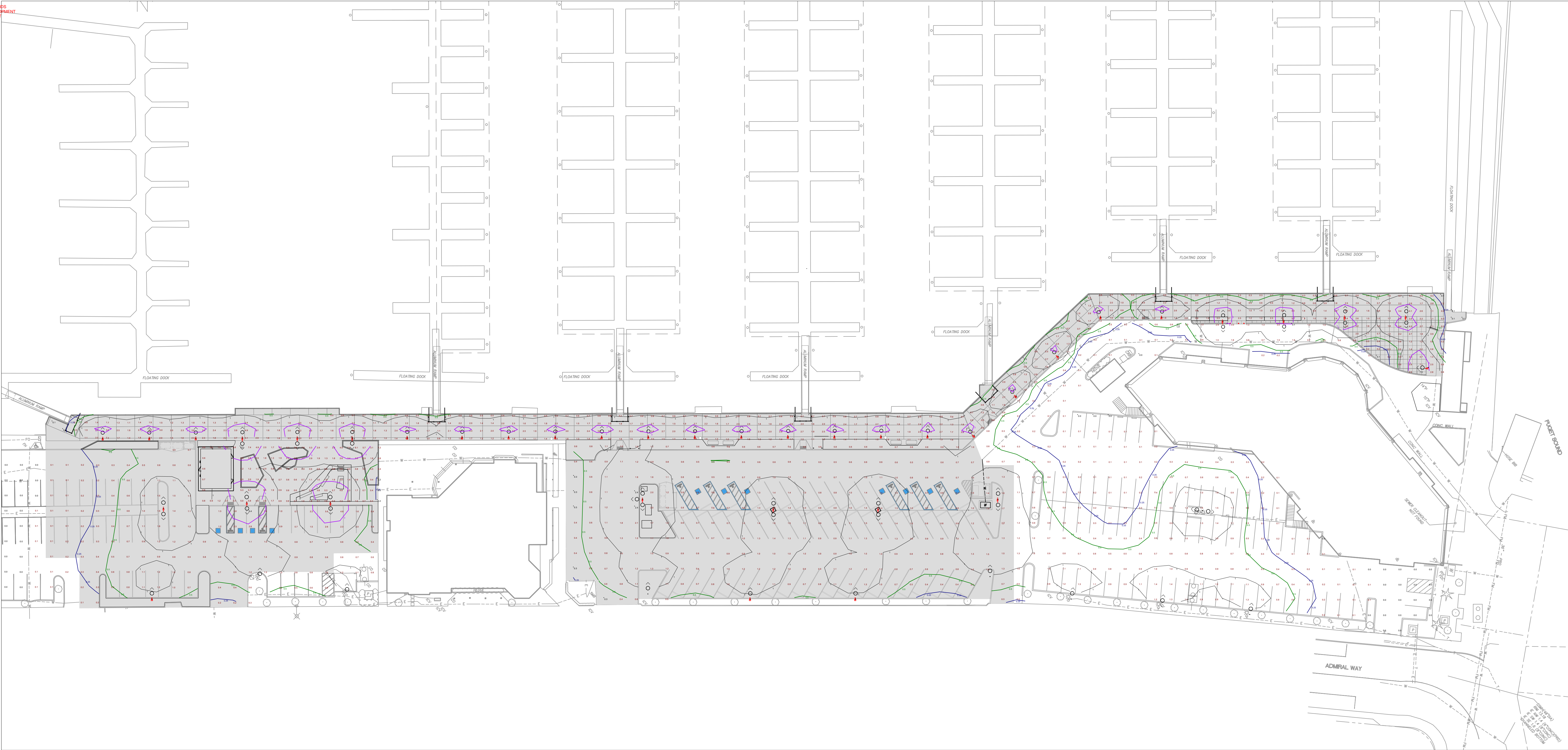
### Powdercoated Metal

Powdercoated Metal Pangard II® Polyester Powdercoat is a hard, yet flexible, finish that resists rusting, chipping, peeling and fading. In addition to colors shown, a wide selection of optional and custom colors may be specified for an upcharge.

\* All colors and patterns shown are approximate and may vary from sample and final.

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**GENERAL NOTE:**  
HATCH DENOTES AREA OF PROPOSED WORK

Project No. 2045		REVISIONS		APPROVED	<div>MAKERS</div> <div>architecture • planning • urban design</div> <div>ADDRESS: 500 UNION ST. SUITE 700 SEATTLE, WA 98101 TEL: (206) 652-5080 FAX: (206) 652-5079</div> <div>3/29/23</div>	DRAWING TITLE <div>PHOTOMETRIC PLAN</div>	NOTE: SCALES SHOWN ARE FOR 24"x36" SHEETS
		DATE	DESCRIPTION				
Drawing No. UDXX							
Sheet of							
DESIGNED: MM/YY							
DRAWN:							
CHECKED:							
PORT OF EDMONDS NORTH PORTWALK AND SEAWALL RECONSTRUCTION 336 Admiral Way; Edmonds, Washington							

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FAX: (206) 652-5079

PORT OF EDMONDS  
NORTH PORTWALK AND SEAWALL RECONSTRUCTION  
336 Admiral Way, Edmonds, Washington

NORTH PORTWALK & SEAWALL RECONSTRUCTION  
OTHER DOCUMENTS

- 2 Design Review Checklist
- 9 Critical Areas Determination
- 17 Land Use Application
- 18 Renderings
- 29 Cultural Resources Report



# INFORMATION FOR Design Review

PERMITTING & DEVELOPMENT  
PLANNING  
DIVISION  
121 5th Avenue N  
P: 425.771.0220  
[www.edmondswa.gov](http://www.edmondswa.gov)

The City of Edmonds uses design review to promote development practices that enhance the environmental and aesthetic quality of the community as a whole. All development projects other than those associated with single-family development and duplexes in multifamily residential zones are subject to some form of design review – new construction, additions, exterior remodels, signs, landscaping, etc.

## WHERE CAN I FIND APPLICABLE DESIGN STANDARDS AND PROCESSES?

Design guidance is found in both the City's Comprehensive Plan and the Edmonds Community Development Code (ECDC) and applies to general areas of the City or specific zoning districts. These documents and the others referenced below are available on the City's website at: ([www.edmondswa.gov/government/departments/development\\_services/planning\\_division](http://www.edmondswa.gov/government/departments/development_services/planning_division)).

1. General and district-specific urban design goals, policies, and objectives are found in the Community Culture and Urban Design Element of the Comprehensive Plan (pgs. 122 – 127).
2. ECDC Title 16 – Zone Districts. Some zoning districts have specific design standards, particularly the Residential Multifamily (Chapter 16.30), the Community Business – Edmonds Way (Chapter 16.50), the General Commercial (Chapter 16.60), and the Westgate Mixed-Use (Chapter 16.100) zones.
3. ECDC Chapters 20.10 – 20.13. These chapters include standards and processes used in design review.
  - a. Chapter 20.10 – Design Review
  - b. Chapter 20.11 – General Design Review
  - c. Chapter 20.12 – District-Based Design Review
  - d. Chapter 20.13 – Landscaping Requirements

4. ECDC Title 22 – Design Standards. Specific design standards for the downtown business (BD) zones, the Westgate Mixed-Use District (WMU), and the Firdale Village (FVMU) zones.
5. Street Tree Plan. This portion of the Edmonds Streetscape Plan contains specific requirements for street tree installation in certain locations throughout the city.

Other sections of the Edmonds Community Development Code that will affect the design of a project include: ECDC Chapter 17.50, off-street parking standards; ECDC Title 18, Public Works Requirements (including stormwater, streets and sidewalks, parking lot construction, etc.); ECDC Title 23, Tree and Critical Area code; ECDC Title 24, the Shoreline Master Program.

## ARE THERE DIFFERENT TYPES OF DESIGN REVIEW?

Yes. The type of design review depends on the location of the project within the City.

1. District-based design review applies for projects located in:
  - a. The Downtown Business zones (BD zones) located within the Downtown/Waterfront Activity Center.
  - b. The General Commercial (CG) zone located within the Medical/Highway 99 Activity Center or the Highway 99 Corridor.

2. General design review applies to all other multifamily, business and commercial areas of Edmonds.

### WHO DOES THE REVIEW?

Depending on the scope of the project, design review is done either by the Architectural Design Board (ADB) or City staff. The ADB is composed of five design professionals and two lay citizens who review those projects where a threshold determination is required by the State Environmental Policy Act (SEPA); except, the ADB is only required to review projects that include buildings exceeding 75 feet in height in the CG zone. The ADB meets the first Wednesday of the month at 7:00 p.m. in the Council Chambers, Public Safety Complex, 250 5th Avenue North, in downtown Edmonds.

All projects under the maximum height in CG and all those elsewhere in the City that do not require a SEPA determination are reviewed administratively by city staff.

### WHAT IS THE PROCESS FOR GENERAL DESIGN APPROVAL?

The following findings must be made by staff or the ADB when using general design review:

- Criteria and Comprehensive Plan. The proposal is consistent with the criteria listed in ECDC 20.11.030 in accordance with the techniques and objectives contained in the Urban Design chapter of the Community Culture and Urban Design Element of the Comprehensive Plan.
- Zoning Ordinance. The proposal meets the bulk and use requirements of the zoning ordinance, or a variance or modification has been approved under the terms of this code for any duration.

### Staff Review (Type I decision)

Most commonly, staff completes design review as part of the building permit application review. The required application materials identified on Page 5 are submitted with the building permit application and staff reviews the project for design compliance while looking at height, setbacks, parking and other

zoning criteria. In a limited number of instances, a separate design review application may be required.

### ADB Review (Type III-A decision)

Upon submittal, staff will review the application for completeness; the contact person for the project will receive a letter indicating whether the application is complete and/or identifying any additional items or information that is required. Once complete, the application is reviewed for compliance with city codes, and the proposal is scheduled for an ADB meeting agenda. One week before the meeting, a staff report with recommendations and suggested conditions is sent to the ADB and the project contact.

The ADB meeting is a public hearing with testimony taken from staff, the applicant, and interested citizens. Staff will present their report and the applicant then usually makes a presentation about the proposal. Citizens can comment on the proposal as well. After deliberation and consideration of the testimony presented, the Board will make a motion to approve the proposal, deny it, or approve the proposal with modifications or conditions.

### WHAT IS THE PROCESS FOR DISTRICT-BASED APPROVAL?

The following findings must be made by staff when using district-based design review:

Design Guidelines. The proposal meets the relevant district-specific design objectives contained in the Comprehensive Plan.

Zoning Ordinance. The proposal meets the bulk and use requirements of the zoning ordinance, including the guidelines and standards contained in the relevant zoning chapter(s).

The following findings must be made by the ADB when using district-based design review:

Design Objectives. The proposal meets the relevant district-specific design objectives contained in the Comprehensive Plan.

**Design Criteria.** The proposal satisfies the specific checklist criteria identified by the ADB during Phase 1 of the public hearing (see ECDC 20.12.020).

**Zoning Ordinance.** The proposal meets the bulk and use requirements of the zoning ordinance, including the guidelines and standards contained in the relevant zoning chapter(s).

### Staff Review (Type I decision)

As with general design review, staff usually completes district-based design review as part of the building permit application review. The required application materials identified on Page 5 are submitted with the building permit application and staff reviews the project for design compliance while looking at height, setbacks, parking and other zoning criteria. In a limited number of instances, a separate design review application may be required.

### ADB Review (Type III-A decision)

The district-based review by the ADB involves a two-phase process developed in order to obtain public and design professional input prior to the expense incurred by a developer in preparation of detailed design. In general, the process is as follows:

1. **Public Hearing (Phase 1).** The applicant submits a preliminary conceptual design to the City. Staff schedules the first phase of the ADB hearing within 30 days of the application being found to be "complete." During Phase 1 of the public hearing, the ADB makes factual findings regarding the particular characteristics of the property and establishes a prioritized design guideline checklist based upon these facts, the provisions of the City's design guidelines, and elements of the Comprehensive Plan and the Edmonds Community Development Code. Following establishment of the design guideline checklist, the public hearing is continued to a date-certain (as requested by the applicant), not to exceed 120 days from the Phase 1 date.
2. **Continued public hearing (Public Hearing, Phase 2).** The purpose of the continuance

is to allow the applicant time to further refine or redesign the initial conceptual design to address the input of the public and the ADB by complying with the prioritized design guideline checklist criteria. When refinement or redesign is complete, it is resubmitted for final review; the review of this design is the subject of Phase 2 of the public hearing. This design must be submitted within 180 days of the Phase 1 meeting, or the two-step process must begin again as a new application.

### HOW DO I APPLY FOR DESIGN REVIEW?

Depending on whether design review is by staff or the ADB, submit those materials identified on the “Design Review Application Checklist” (Page 5). Include those “Plan Elements” applicable to the type of application that are listed on Pages 6 – 7. All required application materials must be submitted through the MyBuildingPermit portal.

The “Design Review Application Checklist” is intended to summarize all the information needed to allow the City to make a well-informed decision on an application. Additional materials may supplement the required application materials if they help to demonstrate a project’s compliance with the applicable regulations. Some examples include: photographs of the site and surrounding area, architectural renderings, perspective drawings, or dimensional models, building material samples, etc. Please be aware that all application materials are public information and all exhibits submitted with a project become the property of the City and will not be returned.

### AFTER DESIGN REVIEW...

#### Appeals

Design review decisions may be appealed to Snohomish County superior court within 21 days of the issuance of the decision.

#### Prior to Construction

In those instances where design review is performed as a stand-alone review (not with a building permit application), building permits must be obtained from the Building Division prior to any construction. The building permit submittal must substantially agree with the approved design or the project may be subject to additional design review by the appropriate reviewing body or returned to the applicant for revision.

### Improvements

As a result of your application, you may be required to make improvements, such as sidewalks, curbs, street trees or utilities undergrounding within the rights-of-way abutting your property. Refer to Title 18 of the Edmonds Community Development Code and/or consult with the City Engineering Division to determine if this is the case.

### Expiration of Approval

Design approval is valid for eighteen (18) months from the date of approval. The approval shall expire and be null and void unless a building permit is applied for within that time. The permit holder may file a written extension request with the Planning Division prior to the approval’s expiration, which may be granted by the City if circumstances warrant.

### Augmented Design Review and Optional Vesting

Design review application and approval does not vest a project to the development regulations and fees in effect at the time of application or approval. At the option of the applicant, an augmented design review application to vest rights under the provisions of ECDC 19.00.025 may be submitted at the same time as the design review application. The application is processed like standard design review but vesting rights are determined under the provisions of ECDC 19.00.025.

**Note: This information should not be used as a substitute for City codes and regulations. The Edmonds Community Development Code (ECDC) may be viewed at [www.edmondswa.gov](http://www.edmondswa.gov). The applicant is responsible for ensuring compliance with the fees and regulations that are applicable at the time of submittal. If you have a specific question about a certain aspect of your project, please contact the Planning Division at 121 Fifth Avenue North, (425) 771-0220. Please note that other local, state, and/or federal permits or approvals may be required.**

## Design Review Application Checklist

<input checked="" type="checkbox"/>	APPLICATION ITEM	ADB REVIEW	STAFF REVIEW
<input type="checkbox"/>	1. <b>CRITICAL AREA DETERMINATION.</b> Do a Permit Record search through the City's website to see if there is a determination for the subject site current within the past five years. If not, apply for an initial or updated determination through the MBP portal.	REQUIRED	REQUIRED
<input type="checkbox"/>	2. <b>APPLICATION.</b> Through the MBP portal.	REQUIRED	REQUIRED (only if design review is proposed before and separate from the building permit application)
<input type="checkbox"/>	3. <b>COVER LETTER.</b> Describe how the proposal satisfies the applicable requirements and standards of the Comprehensive Plan and Edmonds Community Development Code.	REQUIRED	REQUIRED
<input type="checkbox"/>	4. <b>FEE.</b> According to the current fee schedule.	REQUIRED	REQUIRED
<input type="checkbox"/>	5. <b>ENVIRONMENTAL CHECKLIST</b> (Handout P71). For projects in CG zone, also Planned Action Checklist.	REQUIRED	MAY BE REQUIRED Check with Planning
<input type="checkbox"/>	6. <b>PROJECT PLANS.</b> Plan Elements listed on pages 6 & 7 are required for new development proposals – smaller projects may not require submittal of all Plan Elements listed. Contact Planning Division for specific requirements.	REQUIRED (SEE PAGE 6 FOR GENERAL, PAGE 7 FOR DISTRICT-BASED)	REQUIRED (SEE PAGE 6)
<input type="checkbox"/>	7. <b>PRELIMINARY CIVIL IMPROVEMENT PLANS</b>	REQUIRED	REQUIRED
<input type="checkbox"/>	8. <b>PRELIMINARY STORMWATER REPORT</b>	REQUIRED	REQUIRED
<input type="checkbox"/>	9. <b>TRAFFIC IMPACT ANALYSIS</b> (Handout E82)	MAY BE REQUIRED Check with Engineering	MAY BE REQUIRED Check with Engineering

## REQUIREMENTS FOR Design Review

<input type="checkbox"/>	<b>10. LETTER FROM TRASH HAULER.</b> Provide confirmation from the applicable trash hauler that the location and dimensions of the enclosure and/or staging area is acceptable. (See Handout E37)	<b>REQUIRED</b>	<b>REQUIRED</b>
<input type="checkbox"/>	<b>11. ARBORIST REPORT.</b> See ECDC 23.10.060.	<b>MAY BE REQUIRED</b> Check with Planning	<b>MAY BE REQUIRED</b> Check with Planning

	<b>PLAN ELEMENTS FOR ALL STAFF AND ADB GENERAL REVIEW</b>
<b>12</b>	<b>VICINITY PLAN</b>
	Showing all significant physical structures and critical areas within a 200 foot radius of the site including, but not limited to, surrounding building outlines, streets, driveways, sidewalks, bus stops, and land use. Use of aerial photos and photos of project surroundings is encouraged.
<b>13</b>	<b>VOLUME MODEL</b>
	Photo simulations that depict the volume of the proposed structure(s) in relation to the surrounding environment.
<b>14</b>	<b>SITE PLAN</b>
	Showing topography (minimum 2-foot intervals), general location of building(s), areas devoted to parking, streets and access, loading areas, mechanical equipment, trash/recycling location, and open space. Include preliminary height calculations, structural lot coverage, setback compliance, and parking compliance.
<b>15</b>	<b>LANDSCAPE PLAN</b>
	Showing locations of planting areas identifying landscape types, including general plant species and characteristics, street trees, and the like. See ECDC 20.13.
<b>16</b>	<b>FLOOR PLANS</b>
	Garage, floor and roof layouts.
<b>17</b>	<b>BUILDING ELEVATIONS</b>
	Building elevations for all building faces illustrating building massing and openings, materials and colors, roof forms, and mechanical equipment.
<b>18</b>	<b>LIGHTING PLAN</b>
	Photometric study of exterior lighting, including a lighting schedule with manufacturer, model number, type of lamp and wattage. Rendering of nighttime building appearance.

	<b>PLAN ELEMENTS FOR ADB DISTRICT-BASED REVIEW</b>
	<b>Public Hearing – Phase 1</b>
	<b>VICINITY PLAN</b>
	Showing all significant physical structures and critical areas within a 200 foot radius of the site including, but not limited to, surrounding building outlines, streets, driveways, sidewalks, bus stops, and land use. Use of aerial photos and photos of project surroundings is encouraged.
	<b>VOLUME MODEL</b>
	Photo simulations that depict the volume of the proposed structure(s) in relation to the surrounding environment.
	<b>SITE PLAN</b>
	Showing topography (minimum 2-foot intervals), general location of building(s), areas devoted to parking, streets and access, loading areas, mechanical equipment, trash/recycling enclosure and staging, and proposed open space. Include preliminary height calculations, structural lot coverage, setback compliance, and parking compliance.
	<b>LANDSCAPE PLAN</b>
	Showing locations of planting areas identifying landscape types, including general plant species and characteristics, street trees, and the like. See ECDC 20.13.
	<b>FLOOR PLANS</b>
	Garage, floor and roof layouts.
	<b>BUILDING ELEVATIONS</b>
	Building elevations for all building faces illustrating building massing and openings, materials and colors, roof forms, and mechanical equipment.
	<b>Public Hearing – Phase 2</b>
	<b>RESPONSE TO ADB CHECKLIST ITEMS</b>
	An annotated cover letter demonstrating how the project complies with the specific design guideline checklist criteria identified by the ADB in Phase 1.
	<b>SITE PLAN, LANDSCAPE PLAN, FLOOR PLANS, BUILDING ELEVATIONS</b>
	Revised as necessary from Phase 1.
	<b>LIGHTING PLAN</b>
	Photometric study of exterior lighting, including a lighting schedule with manufacturer, model number, type of lamp and wattage. Rendering of nighttime building appearance.



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

Phone: 425.771.0220 • Fax: 425.771.0221 • Web: [www.edmondswa.gov](http://www.edmondswa.gov)

DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

9/3/2021

EDMONDS PORT OF  
300 ADMIRAL WAY  
EDMONDS, WA 98020-7230

**Subject: Critical Areas Determination (CRA2021-0155)**  
**Site Address: 300 ADMIRAL WAY**

Dear Applicant/Owner,

Please find the enclosed critical area determination for the Critical Areas Checklist you submitted to the City of Edmonds Planning Division. The critical area determination for your property is **"STUDY REQUIRED."** Note that this determination is a site-specific determination and not a project-specific determination.

If the critical area determination is **"STUDY REQUIRED,"** additional critical areas information or critical areas specific studies may be required for development or alteration of your property depending on the location of the activity. **"WAIVER"** means no further critical area review is required for development or alteration of your property.

If you have any questions regarding this critical area determination, please contact the planner on duty at 425.771.0220.

Regards,

KERNEN LIEN  
Planning Division  
Development Services Department

Enc: Critical Area Determination



## CITY OF EDMONDS

121 5<sup>th</sup> Avenue North, Edmonds WA 98020

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DEVELOPMENT SERVICES DEPARTMENT • PLANNING DIVISION

# Critical Area Determination (CRA2021-0155)

Based on a review and inspection of the subject site, staff has determined that one or more critical areas are located on or near the site. Critical areas are ecologically sensitive or hazardous areas that are protected in order to maintain their functions and values.

<i>Site Location</i>	300 ADMIRAL WAY
<i>Tax Account Number</i>	27032300401400
<i>Property Owner</i>	EDMONDS PORT OF
<i>Applicant</i>	BOB MCCHESENEY
<i>Critical Area(s) Present</i>	<div><input type="checkbox"/> <i>Wetlands (ECDC 23.50):</i></div> <div><input checked="" type="checkbox"/> <i>Frequently Flooded Areas (ECDC 23.70):</i></div> <div><input checked="" type="checkbox"/> <i>Geologically Hazardous Areas (ECDC 23.80)</i><div><input type="checkbox"/> <i>Erosion Hazard Areas:</i></div><div><input type="checkbox"/> <i>Landslide Hazard Areas:</i></div><div><input checked="" type="checkbox"/> <i>Seismic Hazard Areas:</i></div></div> <div><input checked="" type="checkbox"/> <i>Fish &amp; Wildlife Habitat Conservation Areas (ECDC 23.90)</i><div><input checked="" type="checkbox"/> <i>Mapped Fish &amp; Wildlife Habitat:</i></div><div><input type="checkbox"/> <i>Streams:</i></div></div>

## Site Description

The subject property is located on the west side of Admiral Way and the parcel boundaries extend out beyond the ordinary high water mark of Puget Sound into the Port of Edmonds marina. The Puget Sound is a water of the state and is classified as a Fish & Wildlife Habitat Conservation Area pursuant to Chapter 23.90 ECDC. The area is designated as having a "high" and "moderate to high" risk of liquefaction as mapped on the Liquefaction Susceptibility Map of Snohomish County by the Washington State Department of Natural Resources and thus is considered a potential liquefaction hazard area pursuant to Chapter 23.80 ECDC. The subject property is also located within the 100 year flood plain according to FEMA's Flood Insurance Rate Maps.

## What does this mean?

The critical area regulations are only triggered when an alteration is proposed to a critical area or its buffer. However, once an alteration in or near critical area is proposed, critical area studies and City review and approval may be required.

## What is an ‘Alteration’?

According to Section 23.40.005 of the Edmonds Community Development Code (ECDC):

“Alteration” means any human-induced action which changes the existing conditions of a critical area or its buffer. Alterations include, but are not limited to: grading, filling; dredging; draining; channelizing; cutting, pruning, limbing or topping, clearing, relocating or removing vegetation; applying herbicides or pesticides or any hazardous or toxic substance; discharging pollutants; paving, construction, application of gravel; modifying for surface water management purposes; or any other human activity that changes the existing landforms, vegetation, hydrology, wildlife or wildlife habitat value of critical areas.

KERNEN LIEN

9/3/2021

---

Name, Title

Date

*Cited sections of the Edmonds Community Development Code (ECDC) can be found at*  
<http://www.codepublishing.com/WA/Edmonds>

*Environmentally Critical Areas General Provisions (ECDC 23.40)*

*Wetlands (ECDC 23.50)*

*Frequently Flooded Areas (ECDC 23.70)*

*Geologically Hazardous Areas (ECDC 23.80)*

*Fish and Wildlife Habitat Conservation Areas (ECDC 23.90)*

*Building permits – Earth Subsidence and Landslide Hazard Areas (ECDC 19.10)*

City of Edmonds GIS map tool with approximate location of critical areas: <http://maps.edmondswa.gov>



## Land Use Application #1002927 - North Portwalk and Seawall Reconstruction

[illegible]



## Land Use Application #1002927 - North Portwalk and Seawall Reconstruction

### Project Contact

**Company Name:** Landau Associates

**Name:** Steven Quarterman **Email:** squarterman@landauinc.com

**Address:** 155 NE 100th Street 302 **Phone #:** 4253290321  
Seattle WA 98125

#### Project Type

New

#### Activity Type

Critical Areas

#### Scope of Work

Critical Areas Review

**Project Name:** North Portwalk and Seawall Reconstruction

#### Description of Work:

The north portwalk is approximately 900 ft long and extends from Arnies to the Port Administration building. It is currently wood framed with wood decking. The outboard side is supported by steel piles and the inboard side is supported by timber piles. An upper and lower seawall are supported by the piles. The portwalk, framing and decking will be replaced. The steel piles on the outboard side will be strengthened and the inboard timber piles will be removed. The lower seawall will remain in place and the upper seawall will be replaced with a sheet pile wall which will support the new portwalk. The completed project will include a new portwalk and handrails. The security gates for the floating docks will also be replaced. The electrical and plumbing systems under the portwalk will be replaced as part of the project.

### Project Details

#### Critical Area Information

Unknown

Critical Areas File #: \_\_\_\_\_

☐ Initial Determination - \$110☐ Subsequent Determination - \$55

Date Received: \_\_\_\_\_

Date Mailed to Applicant: \_\_\_\_\_

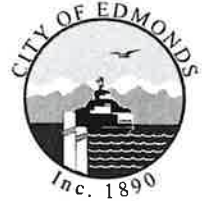
**City of Edmonds**

Development Services Department

Planning Division

Phone: 425.771.0220

www.edmondswa.gov

**CRITICAL AREAS CHECKLIST**

The purpose of this checklist is to enable City staff to determine whether any critical areas and/or buffers are located on or adjacent to the subject property. Critical areas, such as wetlands, streams and steep slopes, are ecologically sensitive or hazardous areas that are regulated to protect their functions and values. The City's critical area regulations are contained within Edmonds Community Development Code (ECDC) Chapters 23.40 through 23.90.

A property owner, or an authorized representative, must fill out the checklist, sign and date it, and submit it to the City. Staff will review the checklist, conduct a site visit, and make a determination of whether there are critical areas and/or critical area buffers on or near the site. If a "Critical Area Present" determination is issued, a report addressing the applicable critical area requirements of ECDC Chapters 23.40 through 23.90 may be required depending on the scope of the proposed activity.

**Property Owner's Authorization**

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection attendant to this application. The undersigned owner, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

SIGNATURE OF OWNER

DATE

August 6, 2021

**PLEASE PRINT CLEARLY****Owner:**

Port of Edmonds (Bob McChesney, Executive  
Name Director)

336 Admiral Way

Street Address

Edmonds WA 98020

City State Zip

Telephone: 425-774-0549

Email address: bmcchesney@portofedmonds.org

**Applicant/Agent:**

Steven Quarterman; Landau Associates

Name

155 NE 100th Street, Suite 302

Street Address

Seattle WA 98125

City State Zip

Telephone: 425-329-0321

Email Address: squarterman@landauinc.com

CA File No: \_\_\_\_\_

**#P20**

## Critical Areas Checklist

### Site Information

1. Site Address/Location: 300 Admiral Way
2. Property Tax Account Number: 27032300401400
3. Approximate Site Size (acres or square feet): 14.22 ac
4. Is this site currently developed? ☒ Yes ☐ No  
If yes, how is the site developed? Parking lots, boardwalk, marina, buildings (Port administration office, Amies, Yacht Club)
5. Describe the general site topography. Check all that apply.
  - ☒ Flat to Rolling: No slope on/adjacent to the site or slopes generally less than 15% (a vertical rise of 10-feet over a horizontal distance of 66-feet).
  - ☐ Moderate: Slopes present on/adjacent to site of more than 15% and less than 40% (a vertical rise of 10-feet over a horizontal distance of 25 to 66-feet).
  - ☐ Steep: Slopes of greater than 40% present on/adjacent to site (a vertical rise of 10-feet over a horizontal distance of less than 25-feet).
6. Have there been landslides on or near the site in the past? ☐ Yes ☒ No  
If yes, please describe: \_\_\_\_\_
7. Site contains areas of year-round standing water? ☒ Yes (approx. depth: Marina is in Puget Sound, water levels vary with tide.)
8. Site contains areas of seasonal standing water? ☐ Yes (approx. depth: \_\_\_\_\_) ☒ No  
If yes, what season(s) of the year? \_\_\_\_\_
9. Site is in the floodway or floodplain of a water course? ☐ Floodway ☒ Floodplain
10. Site contains a creek or an area where water flows across the grounds surface? ☐ Yes ☒ No  
If yes, are flows year-round or seasonal? ☐ Year-round ☐ Seasonal (time of year: \_\_\_\_\_)
11. Obvious wetland is present on site? ☐ Yes ☒ No

#### For City Staff Use Only

1. Zoning: \_\_\_\_\_
3. SCS mapped soil type(s): \_\_\_\_\_
3. Critical Areas inventory or C.A. map indicates Critical Area on site: \_\_\_\_\_
4. Site within designated North Edmonds Earth Subsidence and Landslide Hazard Area (ESHLA)? \_\_\_\_\_

#### DETERMINATION

\_\_\_\_\_ **CRITICAL AREAS PRESENT**

\_\_\_\_\_ **WAIVER**

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

# City of Edmonds

## Land Use Application



- ☒ ARCHITECTURAL DESIGN REVIEW  
☐ COMPREHENSIVE PLAN AMENDMENT  
☐ CONDITIONAL USE PERMIT  
☐ HOME OCCUPATION  
☐ FORMAL SUBDIVISION  
☐ SHORT SUBDIVISION  
☐ LOT LINE ADJUSTMENT  
☐ PLANNED RESIDENTIAL DEVELOPMENT  
☐ OFFICIAL STREET MAP AMENDMENT  
☐ STREET VACATION  
☐ REZONE  
☒ SHORELINE PERMIT  
☐ VARIANCE / REASONABLE USE EXCEPTION  
☐ OTHER: \_\_\_\_\_

### FOR OFFICIAL USE ONLY

FILE # \_\_\_\_\_ ZONE \_\_\_\_\_  
 DATE \_\_\_\_\_ REC'D BY \_\_\_\_\_  
 FEE \_\_\_\_\_ RECEIPT # \_\_\_\_\_  
 HEARING DATE \_\_\_\_\_  
☐ HE ☐ STAFF ☐ PB ☐ ADB ☐ CC

• PLEASE NOTE THAT ALL INFORMATION CONTAINED WITHIN THE APPLICATION IS A PUBLIC RECORD •

PROPERTY ADDRESS OR LOCATION 300 Admiral Way

PROJECT NAME (IF APPLICABLE) Port of Edmonds North Portwalk and Seawall Reconstruction

PROPERTY OWNER Port of Edmonds PHONE # 425-774-0549

ADDRESS 336 Admiral Way, Edmonds, WA 98020

E-MAIL BMcChesney@portofedmonds.org FAX # \_\_\_\_\_

TAX ACCOUNT # 27032300401400 SEC. 23 TWP. 27N RNG. 3E

DESCRIPTION OF PROJECT OR PROPOSED USE (ATTACH COVER LETTER AS NECESSARY) See attached

DESCRIBE HOW THE PROJECT MEETS APPLICABLE CODES (ATTACH COVER LETTER AS NECESSARY) See attached

APPLICANT Port of Edmonds PHONE # 425-774-0549

ADDRESS 336 Admiral Way, Edmonds, WA 98020

E-MAIL BMcChesney@portofedmonds.org FAX # \_\_\_\_\_

CONTACT PERSON/AGENT Carmel Gregory - CG Engineering PHONE # 425-778-8500

ADDRESS 250 4th Ave S. Suite 200 Edmonds, WA 98020

E-MAIL carmelg@cgengineering.com FAX # \_\_\_\_\_

The undersigned applicant, and his/her/its heirs, and assigns, in consideration on the processing of the application agrees to release, indemnify, defend and hold the City of Edmonds harmless from any and all damages, including reasonable attorney's fees, arising from any action or infraction based in whole or part upon false, misleading, inaccurate or incomplete information furnished by the applicant, his/her/its agents or employees.

By my signature, I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am authorized to file this application on the behalf of the owner as listed below.

SIGNATURE OF APPLICANT/AGENT \_\_\_\_\_ DATE \_\_\_\_\_

### Property Owner's Authorization

I, \_\_\_\_\_, certify under the penalty of perjury under the laws of the State of Washington that the following is a true and correct statement: I have authorized the above Applicant/Agent to apply for the subject land use application, and grant my permission for the public officials and the staff of the City of Edmonds to enter the subject property for the purposes of inspection and posting attendant to this application.

SIGNATURE OF OWNER [Signature] DATE 2-14-2023

Questions? Call (425) 771-0220.