

3939 Lake Washington Blvd South (49th Ave S Parking Lot) Proposed Underground Storage Tank

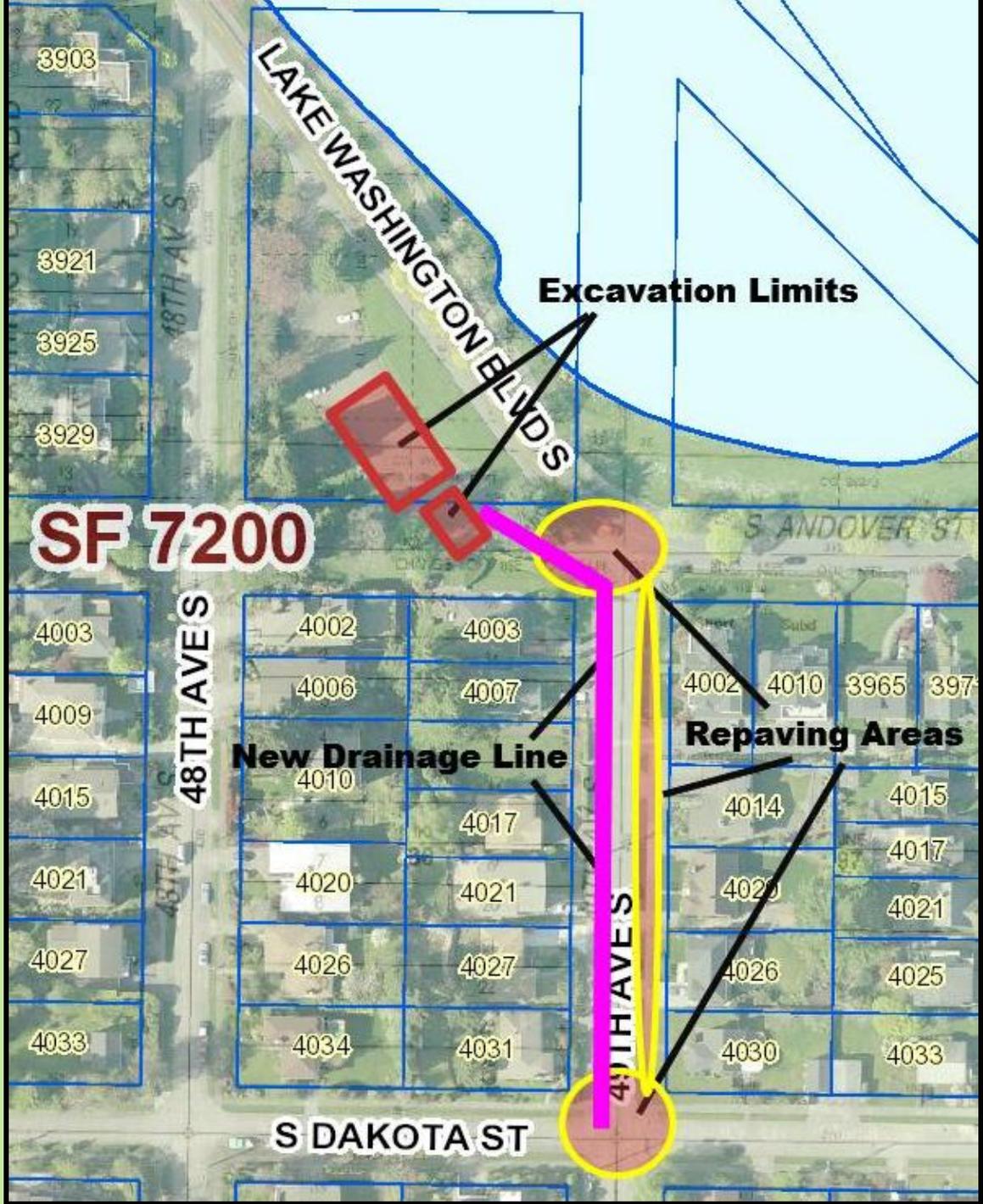


3939 Lake Washington Blvd South (49th Ave S Parking Lot)

Proposed Underground Storage Tank

- Master Use Permit (MUP) application for project at 3939 Lake Washington Blvd S (49th Ave S Parking Lot).
- Project consists of constructing an underground 380,000 gallon stormwater & sewage storage tank to reduce sewage overflows into Lake Washington.
- SPU analyzed multiple alternatives with the public before recommending the preferred alternative.
- MUP comments concerned the future use of this site as a parking lot.
- I-42 and Partial Transfer of Jurisdiction (PTOJ) legislation for the project was approved by the City Council on 2/25/2013 (Council Bill 117688).

Site Area Map



SITE SUMMARY

ZONE: SINGLE FAMILY 7200 (SF 7200)

SHORELINE DESIGNATION: CONSERVANCY RECREATION

ECAs: 40% STEEP SLOPE, WETLAND, SHORELINE HABITAT, LANDFILL

COUNCIL DECISIONS REQUIRED

- **The Proposed Utility services use requires Concept Approval from City Council because of the Single Family zone, a Type V Council Land Use Decision.**
- **City Council makes decisions on the project's associated Type II decisions: (Shoreline Substantial Development Permit, Shoreline Conditional Use, and SEPA (conditioning only)).**

DPD RECOMMENDED DECISION - SSDP

DPD recommends the Shoreline Substantial Development Permit be **CONDITIONALLY GRANTED** by City Council.

DPD RECOMMENDED DECISION – SHORELINE CONDITIONAL USE

DPD recommends the Shoreline Substantial Development Permit be **CONDITIONALLY GRANTED** by City Council.

DPD RECOMMENDED DECISION – COUNCIL CONCEPT APPROVAL

DPD's recommendation is to **APPROVE** the proposal with conditions.

DPD RECOMMENDED CONDITIONS – SEPA

DPD recommends several construction impact related conditions to City Council.

DPD SUMMARY OF RECOMMENDED CONDITIONS

(SSDP + SEPA)

- In water work be limited standards of Washington Department of Fish and Wildlife and done using Best Management Practices to prevent deleterious material in Lake Washington.
- No pesticides or fertilizers shall be applied within 50 feet of the stream, wetland or shoreline.
- Execute the public outreach plan.
- Comply with archaeological requirements for grading in shorelines within construction documents.
- Construction activity not be permitted on Sundays or on weekdays and Saturdays past 6:00 PM without Construction Management Plan.
- Water site and material in trucks during construction.
- Execute tire washing during construction.
- Cease weekday grading truck trips during weekdays from 4:00 pm and 6:00 pm.
- Ensure sound-control devices for equipment are in good working order, no un-muffled exhaust is allowed.
- Minimize idling time of equipment and vehicles.
- Maintain existing vegetation to buffer and screen residences.