



MEMORANDUM

TO: Tukwila City Council
FROM: Carol Lumb, Senior Planner
CC: Mayor Haggerton
Rhonda Berry, City Administrator
Bob Sterbank, City Attorney
DATE: November 4, 2009
SUBJECT: Packet #7 - Handouts

Attached you will find the following handouts relative to the November 10, 2009, Council Work Session on the Planning Commission Recommended DRAFT Shoreline Master Program:

- ❖ Meeting Agenda
- ❖ Updated Table of Contents
- ❖ Sample Levee Profiles for Tukwila South, *per Council request*
- ❖ Revised Summary Sheets and Sections for the following sections:
 - **Section 3:** Definitions – proposed revision to term used for City's levee profile
 - **Section 7.7:** Urban Conservancy Environment, proposed indemnification language for flood walls
 - **Section 9.3:** Height Restrictions – percentage increase in height as incentive for additional buffer restoration/enhancement is provided
 - **Section 9.10:** Vegetation and Landscaping and Section 11 (proportionality language)
 - **Section 11:** Public Access, revisions to include proportionality language as directed at the 10/27 work session

This meeting will be dedicated to completing the review of proposed changes to the Planning Commission Recommended DRAFT SMP, beginning with Section 11 and, time permitting, moving on to discuss the policy issues that were deferred from the meeting on October 27, 2009 and returning to the revised Summary Sheets for Section 7.7, 9.3, and 9.10. Staff also has a proposed revision to the terminology for the City's levee profile, as discussed on Second Revised Summary Sheet for Section 3. It is staff's hope that work can be completed on all of these remaining items, thus eliminating the need for the work session on November 17, 2009.

In response to direction from the Council at the October 27, 2009 work session, staff has revised several Summary Sheets. We have copied these Revised Summary Sheets and any attached SMP section on blue paper to distinguish them from the sheets you received for the October 27 Work Session. New text appears with a double underline to also distinguish it from previously proposed new text.

Please let me know if you have any questions or would like to schedule time with staff to go over any questions. I can be reached at 206-431-3661.



AGENDA

Tukwila City Council SMP Work Session

November 10, 2009
6:00 p.m. – 8:00 p.m.
City Council Chambers

- I. Agenda Packet** **6:00 – 6:10 p.m.**
- Opening Comments – Mayor Haggerton
 - Requested Materials – DCD Staff
- II. Proposed Revisions to PC Recommended Draft SMP** **6:10 – 7:30 p.m.**
- DCD Staff: continue review beginning with Section 11 – please use the Section 11 included in this packet, copied on blue paper.
 - See Summary Sheets in packet for 10-27-09 work session for Sections 12-18
 - Questions from Council
- III. Policy Issues (as time permits)** **7:30 – 7:50 p.m.**
- Return to policy issues raised at 10/27/09 work session:
 - Indemnification language for flood walls
 - Detention ponds in buffer area
 - Height limitation – incentives
 - Treatment of existing levees
- IV. Next Meeting – if needed** **7:50 – 8:00 p.m.**
- 11/17/09 6:00 – 8:00 p.m.
 - Complete policy discussion

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Letter from Mayor Haggerton, dated July 23, 2009

TAB: Draft SMP

Strike-Out/Underlined Version of the Planning Commission Recommended DRAFT Shoreline Master Program

TAB: Matrix B -

Council SMP Working Matrix - Comment Summary

TAB: Summary Sheets

Summary Sheets for Each Section of the PC Recommended Draft SMP

TAB: Matrix A

Public Comments from STAFF Draft of SMP

TAB: DOE Comments

Letter from Department of Ecology, dated June 30, 2009, regarding DOE comments on the Planning Commission Recommended DRAFT Shoreline Master Program

TAB: BUFFERS

Buffer related information, including:

1. Memo from Jim Morrow and Jack Pace, dated September 9, 2008
2. Memo from Carol Lumb, dated October 10, 2008
3. Memo from Jim Morrow, dated January 26, 2009
4. Memo from Jim Morrow, dated May 8, 2008
5. King County Flood Management Plan, Sections 5.9.9 and 5.9.10
6. Memo from Jim Morrow, dated July 13, 2009
7. Memo from Jim Morrow, dated July 14, 2009
8. Shoreline Buffer Determination – Planning Commission excerpt from February 5, 2009
9. Levee Profiles

TAB: November 10, 2009 – Work Session

Meeting Agenda

MEMO - Packet #7 Handouts, dated November 4, 2009

- *Sample Levee Profiles for Tukwila South*

TAB: October 27, 2009 – Work Session

Meeting Agenda

MEMO - Packet #6 Handouts, dated October 21, 2009

- *Appendix D, Net Loss Analysis*
- *Department of Ecology Report on No Net Loss*
- *Memo from Kenyon Disend, Inc. on Bank Loans and Nonconforming Uses/Structures*
- *Letter from R.W. Thorpe, dated October 9, 2009, and Cost Estimate of Re-vegetation*
- *E-mail from Jeff Weber, dated October 19, 2009*

TAB: October 6, 2009 – Work Session

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- *Cost Estimate for Hypothetical Shoreline Buffer Landscaping under Proposed SMP*

TAB: September 22, 2009 – Work Session

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Work Session Summary

MEMO - Packet #4 Handouts, dated September 16, 2009

- *Handout Comparing Surrounding Cities SMP Standards for Nonconforming Uses and Structures*
- *Copy of WAC 173-27-080*
- *DRAFT Criteria for Nonconforming Use and Structure Conditional Uses Permit*

TAB: August 25, 2009 – Work Session

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MEMO - Packet #3 Handouts, dated August 20, 2009

- *Regulatory Framework for Public Access Requirements*
- *Nonconforming/Pre-existing Uses and Structures Chart*

TAB: August 11, 2009 – Work Session

Meeting Agenda

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MEMO - Packet #2 Handouts, dated August 6, 2009

- *Memo – Sandra Whiting, Vegetation Protection and Landscaping*

TAB: July 28, 2009 – Work Session

Meeting Agenda

Work Session Summary

MEMO - Packet #1 Handouts, dated July 23, 2009

TAB: July 14, 2009 – Work Session

Meeting Agenda

Work Session Summary

TAB: July 7, 2009 – Work Session

Meeting Agenda

Work Session Summary

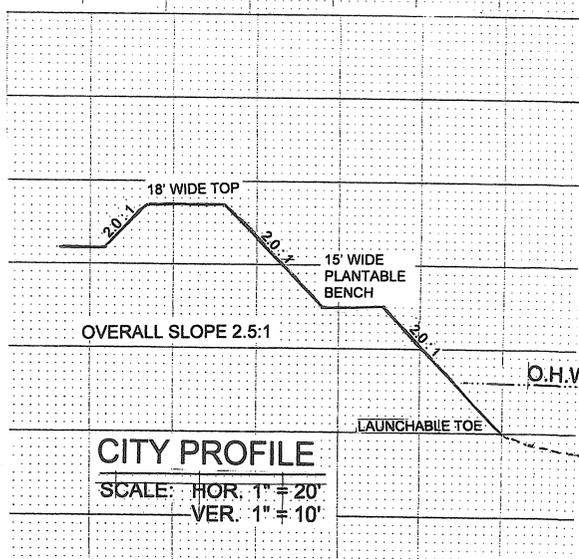
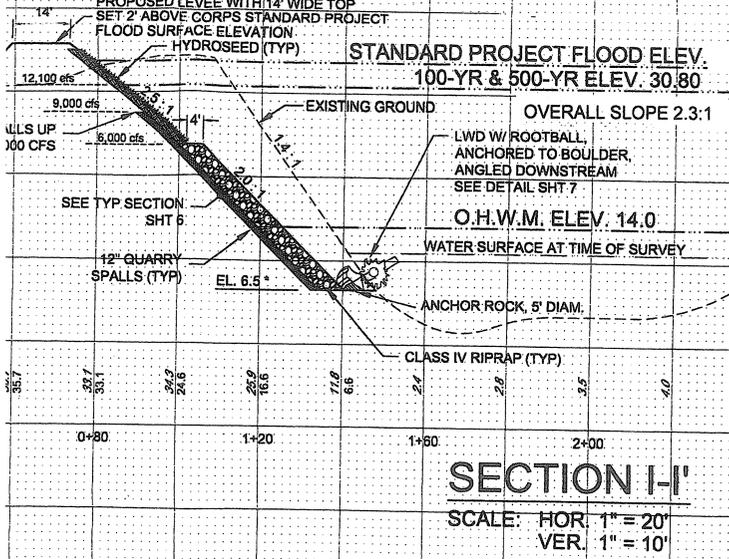
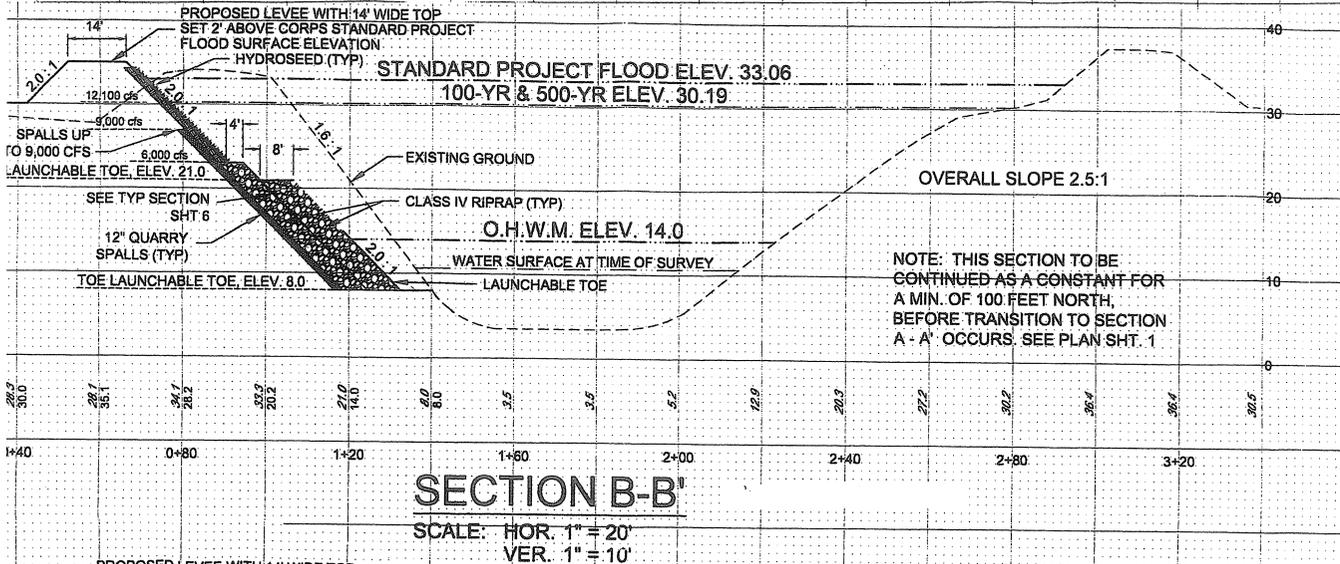
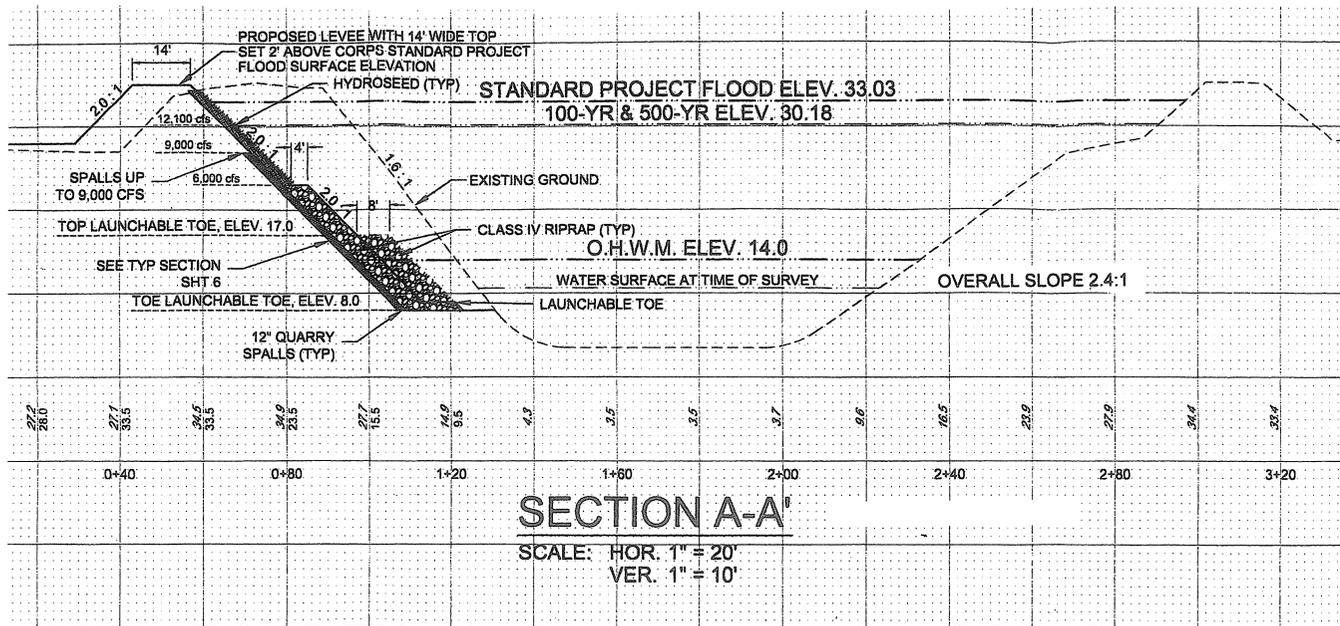
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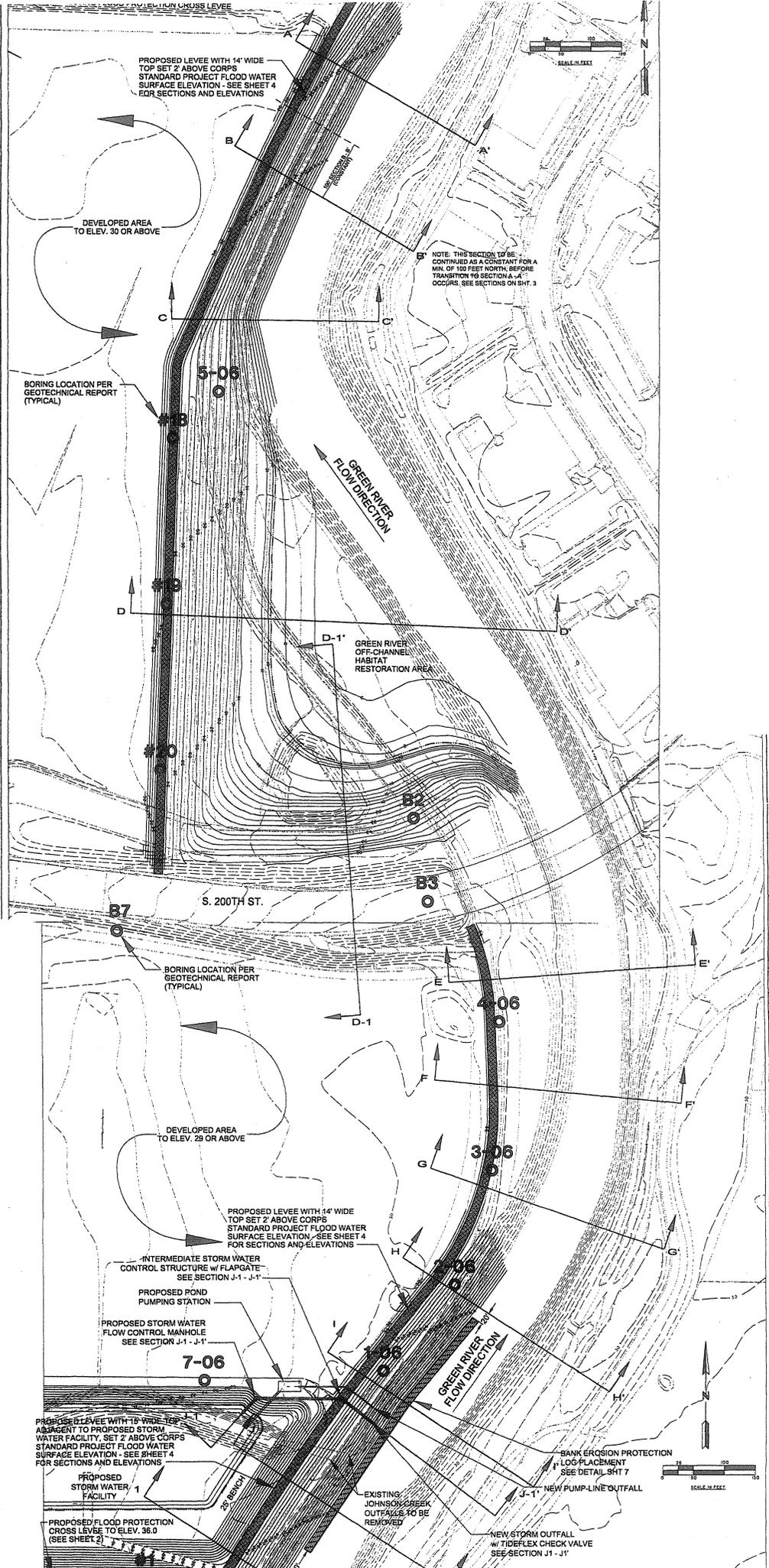
- *Duwamish River Transition Map (distributed for July 28 Work Session)*
- *2009 FEMA Letters – May 22, May 12 and April 24 (distributed for August 11 Work Session)*
- *Memo – Jim Morrow, Flood Insurance Program (distributed for August 11 Work Session)*
- *Chronology of Public Comment/Input Process (distributed for August 11 Work Session)*

Tukwila South Levee Cross Sections

On the reverse of this sheet is a map of the proposed levee reconstruction project for Tukwila South that has been submitted to the Corps of Engineers for approval. At the north end is the existing cross-valley levee at 196th and the regional detention pond at 204th is the southern end. The off-channel fish habitat is in the center, just north of 200th.

There are three representative cross sections of the proposed Tukwila South levee profile on this sheet. The location of each of the cross sections is indicated on the map by a letter and line. The riverward side of the proposed levee ranges in overall slope (new toe to crown) from 2.3:1 to 2.5:1. For comparison the City's levee profile discussed in the SMP is also shown at the same scale.





PROPOSED LEVEE WITH 14" WIDE TOP SET 2' ABOVE CORPS STANDARD PROJECT FLOOD WATER SURFACE ELEVATION - SEE SHEET 4 FOR SECTIONS AND ELEVATIONS

DEVELOPED AREA TO ELEV. 30 OR ABOVE

BORING LOCATION PER GEOTECHNICAL REPORT (TYPICAL)

NOTE: THIS SECTION TO BE CONTINUED AS A CONSTANT FOR A MIN. OF 100 FEET NORTH BEFORE TRANSITION TO SECTION A-A OCCURS. SEE SECTIONS ON SHIT 3

GREEN RIVER FLOW DIRECTION

GREEN RIVER OFF-CHANNEL HABITAT RESTORATION AREA

S. 200TH ST.

BORING LOCATION PER GEOTECHNICAL REPORT (TYPICAL)

DEVELOPED AREA TO ELEV. 29 OR ABOVE

PROPOSED LEVEE WITH 14" WIDE TOP SET 2' ABOVE CORPS STANDARD PROJECT FLOOD WATER SURFACE ELEVATION - SEE SHEET 4 FOR SECTIONS AND ELEVATIONS

INTERMEDIATE STORM WATER CONTROL STRUCTURE W/ FLAPGATE SEE SECTION J-1 - J-1'

PROPOSED POND PUMPING STATION

PROPOSED STORM WATER FLOW CONTROL MANHOLE SEE SECTION J-1 - J-1'

7-06

PROPOSED LEVEE WITH 14" WIDE TOP SET 2' ABOVE CORPS STANDARD PROJECT FLOOD WATER SURFACE ELEVATION - SEE SHEET 4 FOR SECTIONS AND ELEVATIONS

PROPOSED STORM WATER FACILITY

PROPOSED FLOOD PROTECTION CROSS LEVEE TO ELEV. 36.0 (SEE SHEET 2)

EXISTING JOHNSON CREEK OUTFALLS TO BE REMOVED

BANK EROSION PROTECTION LOG-PLACEMENT SEE DETAIL SHIT 7

NEW PUMP-LINE OUTFALL

NEW STORM OUTFALL W/ TIDEFLEX CHECK VALVE SEE SECTION J1 - J1'



SECOND REVISED SUMMARY SHEET SECTION 3
NOVEMBER 4, 2009

SECTION 3 DEFINITIONS: SUMMARY SHEET

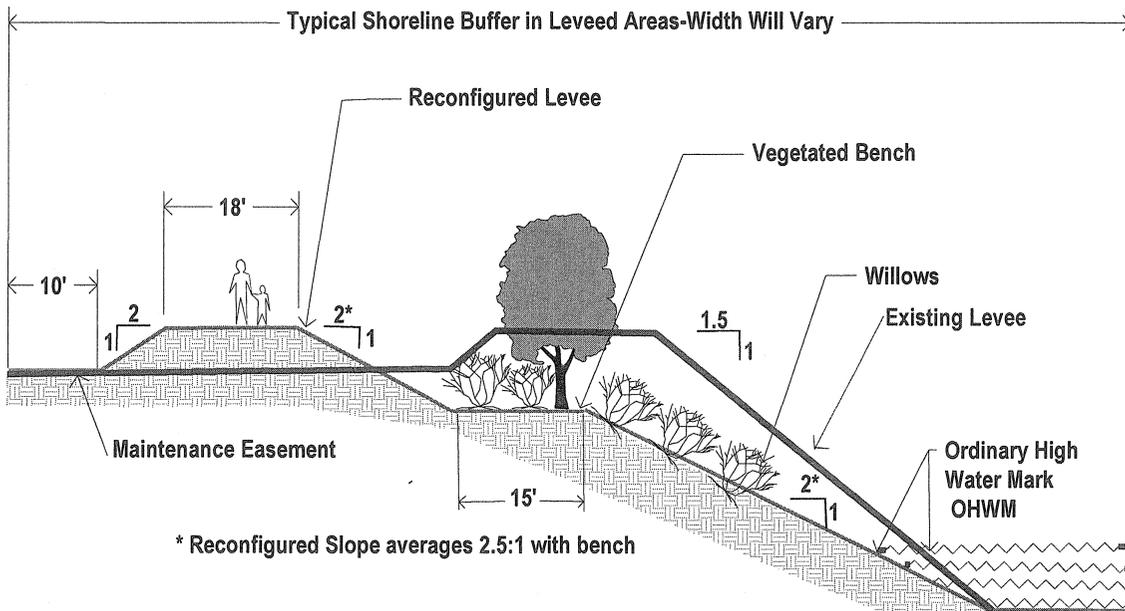
PROPOSED NEW DEFINITION #1

Technical Correction

New definition..... 11

Provide a definition that identifies the City’s preferred levee profile.

Levee, Preferred Minimum Profile: shall mean, where there is room, the preferred levee profile for any new or reconstructed levees is the King County “Briscoe Levee” profile – 2.5:1 overall slope with 15 foot mid-slope bench for maintenance access and native vegetation plantings. Where there is insufficient room for a levee backslope due to the presence of existing structures, a floodwall may be substituted. See Figure X for an illustration of the preferred profile.



MINIMUM Preferred Levee Profile
Not To Scale

Staff Recommended Solution

It has come to staff’s attention that the use of the term “preferred” can be read to imply that the use of the profile illustrated above is preferred but not required. The text in Section 7 makes clear that the profile illustrated above is required, however, to make sure

SECOND REVISED SUMMARY SHEET SECTION 3: DEFINITIONS
NOVEMBER 4, 2004

this is clear, staff recommends changing the terminology to “Minimum Levee Profile.” If the Council agrees, the title of the illustration above will be changed and all references in the document to “preferred levee profile” will be changed to “minimum levee profile.”

**SECOND PROPOSED REVISION SECTION 7.7 URBAN CONSERVANCY
NOVEMBER 4, 2009**

INDEMNIFICATION LANGUAGE: TO BE PROVIDED LATER

NEW SUMMARY SHEET
SECTION 9 SHORELINE DEVELOPMENT STANDARDS:
November 4, 2009

9.1 APPLICABILITY 77

No changes proposed to Planning Commission Recommended Draft SMP

9.2 SHORELINE RESIDENTIAL DEVELOPMENT STANDARDS 77

No changes proposed to Planning Commission Recommended Draft SMP

9.3 HIGH INTENSITY AND URBAN CONSERVANCY ENVIRONMENT DEVELOPMENT STANDARDS 78

Policy Question:

- a.) Should the SMP provide a height increase incentive in return for additional buffer restoration/enhancement? It has been proposed that a percentage height increase be allowed in return for such restoration/enhancement.
- b) If the Council agrees that such an incentive should be allowed, what percent increase should be permitted?

Staff Proposed Solution

In response to Council request, the following language has been drafted for Council consideration (noted below with the double underlining). Staff has also put together a chart that provides a comparison of possible height increases based on 10%, 15% and 25% increases to the height over 45 ft. in the shoreline jurisdiction. The chart follows this Summary Sheet. If the Council agrees that a percent increase in height is warranted in return for restoring/enhancing buffer area, staff recommends a 10% increase in height.

Section 9.3 C. Height Restrictions

Except for bridges, approved above ground utility structures, and water dependent uses and their structures, the maximum height for structures shall be as follows to preserve visual access to the shoreline and avoid massing of tall buildings within the shoreline jurisdiction:

- 1. 15 feet where located within the River Buffer;
- 2. 45 feet between the outside landward edge of the River Buffer and 200' of the OHWM.

Provided, no permit shall be issued for any new or expanded building or structure of more than 35 feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines. The Director may approve a 10% increase in height if the project proponent provides substantial additional restoration and/or enhancement of the shoreline buffer, beyond what may otherwise be required. The restoration and/or enhancement is subject to the standards of Section 9.10, Vegetation Protection and Landscaping. If the required buffer has already been restored, the project proponent may provide a 20% wider buffer which has been restored and/or

enhanced in order to obtain the 10% increase in height. The restoration and/or enhancement is subject to the standards of Section 9.10, Vegetation Protection and Landscaping.

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<i>No changes proposed to Planning Commission Recommended Draft SMP</i>	
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<i>No changes proposed to Planning Commission Recommended Draft SMP</i>	
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Section 9.10.B. - Technical Corrections

Staff proposes a title change to this section to better reflect the contents of the subsection and a new paragraph requiring maintenance of replaced trees.

Staff Recommended Solution

Staff recommends the technical corrections to Section 9.10 identified below:

9.10.B. Tree Protection, Retention, and Replacement

New paragraph 5 under 9.10.B:

5. The property owner is required to ensure the viability and long term health of trees

planted for replacement through proper care and maintenance for the life of the project. Replaced trees that do not survive must be replanted in a timely manner.

Change to former paragraph 6 (now 7):

7. When a tree suitable for use as large woody debris is permitted to be removed from the shoreline buffer, the tree trunk and root ball (where possible) will be saved for use in a restoration project elsewhere in the shoreline jurisdiction. The applicant will be responsible for the cost of moving the removed trees to a location designated by the City. If no restoration project or storage location is available at the time, the Director may waive this requirement. Trees removed in the shoreline jurisdiction outside the buffer shall be placed ~~either~~ as large woody debris in the buffer (not on the bank), if feasible. Priority for LWD placement projects will be in the Transition Zone.

Section 9.10 C. 1.m. Landscaping

- m. Native vegetation in the shoreline installed in accordance with the preceding standards shall be maintained by the property owner to promote healthy growth and prevent establishment of invasive species for the life of the project. Invasive plants (such as blackberry, ivy, knotweed, bindweed) shall be removed on a regular basis.

9.11 LAND ALTERING ACTIVITIES 95

No changes proposed to Planning Commission Recommended Draft SMP

9.12 MARINAS, BOAT YARDS, DRY DOCKS, BOAT LAUNCHES, PIERS, DOCKS AND OTHER OVERWATER STRUCTURES 96

No changes proposed to Planning Commission Recommended Draft SMP

**SECOND REVISED SECTION 9.3 HEIGHT RESTRICTIONS
NOVEMBER 4, 2009**

9.3 High Intensity and Urban Conservancy Environment Development Standards

A. Standards

The following standards apply in the High Intensity and Urban Conservancy Environment.

1. All new development performed by public agencies, or new multi-family, commercial, or industrial development shall provide public access in accordance with the standards in the Public Access Section.
2. Development or re-development of properties in areas of the shoreline armored with revetments or other hard armoring other than levees, or with non-armored river banks must comply with the Vegetation Protection and Landscaping Section.
3. Any new shoreline stabilization or repairs to existing stabilization must comply with Shoreline Stabilization Section.
4. Over-water structures shall be allowed only for water dependent uses and the size limited to the minimum necessary to support the structure's intended use and shall result in no net loss to shoreline ecological function. Overwater structures must comply with the standards in the Overwater Structures Section.

B. Setbacks and Site Configuration

1. The yard setback adjacent to the river is the buffer width established for the applicable shoreline environment.
2. A fishing pier, viewing platform or other outdoor feature that provides access to the shoreline is not required to meet a setback from the OHWM.

C. Height Restrictions

Except for bridges, approved above ground utility structures, and water dependent uses and their structures, the maximum height for structures shall be as follows to preserve visual access to the shoreline and avoid massing of tall buildings within the shoreline jurisdiction:

1. 15 feet where located within the River Buffer;
2. 45 feet between the outside landward edge of the River Buffer and 200' of the OHWM.

SECOND REVISED SECTION 9.3 HEIGHT RESTRICTIONS
NOVEMBER 4, 2009

Provided, no permit shall be issued for any new or expanded building or structure of more than 35 feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines. The Director may approve a 10% increase in height if the project proponent provides substantial additional restoration and/or enhancement of the shoreline buffer, beyond what may otherwise be required. The enhancement and/or restoration is subject to the standards of Section 9.10, Vegetation Protection and Landscaping. If the required buffer has already been restored, the project proponent may provide a 20% wider buffer which has been restored and/or enhanced in order to obtain the 10% increase in height. The enhancement/restoration is subject to the standards of Section 9.10, Vegetation Protection and Landscaping.

**SECOND REVISED SECTION 9.3 C. HEIGHT LIMITS
NOVEMBER 4, 2009**

**HEIGHT LIMIT PERCENTAGE INCREASE (TO BE TIED TO INCENTIVES FOR BUFFER
RESTORATION/ENHANCEMENT)**

ZONE	MAX HEIGHT	10% OF MAX HT. + 45' = HEIGHT INCREASE	15% OF MAX HT. + 45' = HEIGHT INCREASE	25% OF MAX HT. + 45' = HEIGHT INCREASE
MIC/H	125 ft.	$12.5 + 45 = 57.5$ ft	$18.75 + 45 =$ 63.75 ft.	$31.25 + 45 =$ 76.25
MIC/L	45 ft./4 stories	N/A	N/A	N/A
C/LI	45 ft./4 stories	N/A	N/A	N/A
RCM	35 ft./3 stories	N/A	N/A	N/A
LI	45 ft./4 stories	N/A	N/A	N/A
TUC	115 ft.	$11.5 + 45 = 56.5$	$17.25 + 45 =$ 62.25	$28.75 + 45 =$ 73.75
TVS	115 ft.	$11.5 + 45 = 56.5$	$17.25 + 45 =$ 62.25	$28.75 + 45 =$ 73.75
HI	115 ft.	$11.5 + 45 = 56.5$	$17.25 + 45 =$ 62.25	$28.75 + 45 =$ 73.75
LDR	30 ft.	N/A	N/A	N/A

SECOND REVISED SECTION 9.10 STAFF PROPOSED REVISIONS
NOVEMBER 4, 2009

9.10 VEGETATION PROTECTION AND LANDSCAPING

A. Purpose, Objectives and Applicability

1. The purpose of this section is to:
 - a. Regulate the protection of existing trees and native vegetation in the shoreline jurisdiction;
 - b. Establish requirements for removal of invasive plants at the time of development or re-development of sites;
 - c. Establish requirements for landscaping for new development or re-development;
 - d. Establish requirements for the long-term maintenance of native vegetation to prevent establishment of invasive species and promote shoreline ecosystem processes.

2. The City's goal is to preserve as many existing trees as possible and increase the number of native trees, shrubs and other vegetation in the shoreline because of their importance to shoreline ecosystem functions as listed below:
 - a. Overhead tree canopy to provide shade for water temperature control;
 - b. Habitat for birds, insects and small mammals;
 - c. Vegetation that overhangs the river to provide places for fish to shelter;
 - d. Source of insects for fish;
 - e. Filtering of pollutants and slowing of stormwater prior to its entering the river; and
 - f. A long-term source of woody debris for the river.

In addition, trees and other native vegetation are important for aesthetics – it is the City's goal that unsightly invasive vegetation, such as blackberries, be removed from the shoreline and be replaced with native vegetation to promote greater enjoyment of and access to the river.

The City will provide information and technical assistance to property owners for improving vegetation in the shoreline jurisdiction and will work collaboratively with local citizen groups to assist property owners in the removal of invasive vegetation and planting of native vegetation, particularly for residential areas.

3. With the exception of residential development/re-development of 4 or fewer residential units, all activities and developments within the shoreline environment must comply with the landscaping and maintenance requirements of this section, whether or not a shoreline substantial development permit is required. Single family residential projects are not exempt if implementing a

shoreline stabilization or overwater structure project on the shoreline.

4. The tree protection and retention requirements and the vegetation management requirements apply to existing uses as well as new or re-development.

B. Tree Protection, ~~and~~ Retention, and Replacement

1. As many significant trees and as much native vegetation as possible are to be retained on a site proposed for development or re-development, taking into account the condition and age of the trees. As part of design review, the Director of Community Development or the Board of Architectural Review may require alterations in the arrangement of buildings, parking or other elements of proposed development in order to retain significant non-invasive trees, particularly those that provide shading to the river. Trees located on properties not undergoing development or re-development may not be removed except those that interfere with access and passage on public trails or that present an imminent hazard to existing structures or the public. If the hazard is not readily apparent, the City may require an evaluation by an International Society of Arborists (ISA)-certified arborist.
2. To protect the ecological functions that trees and native vegetation provide to the shoreline, removal of any significant tree in the shoreline jurisdiction or native vegetation in the buffer requires a Shoreline Tree Removal and Vegetation Clearing Permit and is generally only allowed on sites undergoing development or redevelopment. Only trees that interfere with access and passage on public trails or trees that present an imminent hazard to existing structures or the public may be removed from sites without an issued building permit or Federal approval. Factors that will be considered in approving tree removal include but are not limited to: tree condition and health, age, risks to structures, and potential for root or canopy interference with utilities.
3. Prior to any tree removal or site clearing, a Type 2 Shoreline Tree Removal and Vegetation Clearing Permit application must be submitted to DCD containing the following information:
 - a) A vegetation survey that shows the diameter, species and location of all significant trees and all existing native vegetation on a site plan;
 - b) A site plan that shows trees and native vegetation to be retained and trees to be removed and provides a table showing the number of significant trees to be removed and the number of replacement trees required;
 - c) Tree protection zones and other measures to protect any trees that are to be retained for sites undergoing development or re-development;
 - d) Location of the OHWM, river buffer, shoreline jurisdiction boundary and any sensitive areas with their buffers;

- e) A landscape plan that shows diameter, species name, spacing and planting location for any required replacement trees and other proposed vegetation;
 - f) An arborist evaluation justifying the removal of hazardous trees if required by the Department; and
 - g) An application fee per the current Land Use Permit Fee resolution.
4. Where permitted, significant trees that are removed from the shoreline shall be replaced pursuant to the replacement ratios in Table 4 up to a density of 100 trees per acre (including existing trees). The Director or Planning Commission may require additional trees or shrubs to be installed to mitigate any potential impact from the loss of this vegetation as a result of new development.

Table 4. Tree Replacement Requirements

Diameter* of Tree Removed	No. of Replacement Trees Required
4-6 inches (single trunk) 2 inches (any trunk of a multi-trunk tree)	3
Over 6 – 8 inches	4
Over 8 – 20 inches	6
Over 20 inches	8

* measured at height of 4 feet from the ground

5. The property owner is required to ensure the viability and long term health of trees planted for replacement through proper care and maintenance for the life of the project. Replaced trees that do not survive must be replanted in a timely manner.

5.6. If all replacement trees cannot be reasonably accommodated on the site, off-site tree replacement within the shoreline jurisdiction may be allowed at a site approved by the City. Priority for off-site tree planting will be at locations within the Transition Zone. If no suitable off-site location is available, the applicant shall pay into a tree replacement fund. The fee shall be based on the value of the replacement trees and their delivery, labor for site preparation and plant installation, soil amendments, mulch, and staking supplies.

6.7. When a tree suitable for use as large woody debris is permitted to be removed from the shoreline buffer, the tree trunk and root ball (where possible) will be saved for use in a restoration project elsewhere in the shoreline jurisdiction. The applicant will be responsible for the cost of moving the removed trees to a location designated by the City. If no restoration project or storage location is available at the time, the Director may waive this requirement. Trees removed in the shoreline jurisdiction outside the buffer shall either be placed as large woody debris in the buffer (not on the bank), if feasible. Priority for LWD placement projects will be in the Transition Zone.

~~7.8.~~ Dead or dying trees located within the buffer or undeveloped upland portion of the shoreline jurisdiction shall be left in place as wildlife snags, unless they present a hazard to structures, facilities or the public.

~~8.9.~~ Topping of trees is prohibited unless absolutely necessary to protect overhead utility lines. Topping of trees will be regulated as removal and tree replacement will be required.

~~9.10.~~ For new development or redevelopment where trees are proposed for retention, tree protection zones shall be indicated on site plans and shall be established in the field prior to commencement of any construction or site clearing activity. A minimum 4 ft high construction barrier shall be installed around significant trees and stands of native trees or vegetation to be retained. Minimum distances from the trunk for the construction barriers shall be based on the approximate age of the tree (height and canopy) as follows¹:

- a. Young trees (have reached less than 20% of life expectancy): 0.75 feet per inch of trunk diameter
- b. Mature trees (have reached 20 – 80% of life expectancy): 1 foot per inch of trunk diameter. .
- c. Over mature trees (have reached greater than 80% of life expectancy): 1.5 feet per inch of trunk diameter.

C. Landscaping

This section presents landscaping standards for the Shoreline Jurisdiction and is divided into a general section and separate sections for the River Buffer and for the remaining part of the Shoreline Jurisdiction for each Environment Designation.

1. General Requirements

- a. The landscaping requirements of this subsection apply for any new development or redevelopment in the Shoreline Jurisdiction, except: single family residential development of 4 or fewer lots. The extent of landscaping required will depend on the size of the proposed project. New development or full redevelopment of a site will require landscaping of the entire site. For smaller projects, the Director will review the intent of this section and the scope of the project to determine a reasonable amount of landscaping to be carried out.
- b. Invasive vegetation must be removed as part of site preparation and native vegetation planted, including the river bank, to improve the ecological functions of the shoreline.
- c. On properties located behind publicly maintained levees, property

¹ Modified from: Trees and Development, A Technical Guide to Preservation of Trees During Land Development, Nelda Metheny and James R. Clark, 1998.

owners will not be responsible for removal of invasive vegetation, or planting of native vegetation within the buffer.

- d. Removal of invasive species shall be done by hand or with hand-held power tools. Where not feasible and mechanized equipment is needed, the applicant must obtain a Shoreline Tree Removal and Vegetation Clearing Permit and show how the slope stability of the bank will be maintained and a plan must be submitted indicating how the work will be done and what erosion control and tree protection features will be utilized. Federal and State permits may be required for vegetation removal with mechanized equipment.
- e. Trees and other vegetation shading the river shall be retained or replanted when riprap is placed per the approved tree permit, if required.
- f. Removal of invasive vegetation may be phased over several years prior to planting if part of an approved plan to allow for alternative approaches, such as sheet mulching and goat grazing. The method selected shall not destabilize the bank or cause erosion.
- g. A combination of native trees, shrubs and groundcovers (including grasses, sedges, rushes and vines) shall be planted. The plants listed in the Riparian Restoration and Management Table of the 2004 Washington Stream Habitat Restoration Guidelines² (as amended) shall provide the basis for plant selection. Site conditions, such as topography, exposure, and hydrology shall be taken into account for plant selection. Other species may be approved if there is adequate justification.
- h. Non-native trees may be used as street trees in cases where conditions are not appropriate for native trees (for example where there are space or height limitations or conflicts with utilities).
- i. Plants shall meet the current American Standard for Nursery Stock (American Nursery and Landscape Association – ANLA).
- j. Plant sizes in the non-buffer areas of all Shoreline Environments shall meet the following minimum size standards:

Deciduous trees:	2" caliper
Conifers:	6-8' height.
Shrubs:	24" height
Groundcover/grasses:	4-inch or 1 gallon container

Smaller plant sizes (generally one gallon, bareroot, plugs, or stakes, depending on plant species) are preferred for buffer plantings. Willow stakes must be at least ½-inch in diameter.

- k. Site preparation and planting of vegetation shall be in accordance with best management practices for ensuring the vegetation's long-term

² Washington Department of Fish and Wildlife, Washington Department of Ecology, and US Fish and Wildlife Service, Olympia, Washington

health and survival.

- l. Plants may be selected and placed to allow for public and private view corridors and/or access to the water's edge.
- m. Native vegetation in the shoreline installed in accordance with the preceding standards shall be maintained by the property owner to promote healthy growth and prevent establishment of invasive species for the life of the project. Invasive plants (such as blackberry, ivy, knotweed, bindweed) shall be removed on a regular basis.
- n. Areas disturbed by removal of invasive plants shall be replanted with native vegetation where necessary to maintain the density shown in Table 4 and must be replanted in a timely manner, except where a long term removal and re-vegetation plan, as approved by the City, is being implemented.
- o. The following standards apply to utilities and loading docks located in the shoreline jurisdiction.
 - 1) Utilities such as pumps, pipes, etc. shall be suitably screened with native vegetation;
 - 2) Utility easements shall be landscaped with native, groundcover, grasses or other low-growing plants as appropriate to the shoreline environment and site conditions;
 - 3) Allowed loading docks and service areas located waterward of the development shall have landscaping that provides extensive visual separation from the river.

2. River Buffer Landscaping Requirements in all Shoreline Environments

The River Buffer in all shoreline environments shall function, in part, as a vegetation management area to filter sediment, capture contaminants in surface water run off, reduce the velocity of water run off, and provide fish and wildlife habitat.

- a. A planting plan prepared by a licensed landscape architect or an approved biologist shall be submitted to the City for approval that shows plant species, size, number and spacing. The requirement for a landscape architect or biologist may be waived by the Director for single family property owners (when planting is being required as mitigation for construction of overwater structures or shoreline stabilization), if the property owner accepts technical assistance from City staff.
- b. Plants shall be installed from the OHWM to the upland edge of the River Buffer (unless site conditions would make planting unsafe).
- c. Plantings close to and on the bank shall include native willows, red osier dogwood and other native vegetation that will extend out over the water, to provide shade and habitat functions when mature. Species selected must be able to withstand seasonal water level fluctuations.
- d. Minimum plant spacing in the buffer shall follow Table 5. Existing non-invasive plants may be included in the density calculations.

- e. Irrigation for buffer plantings is required for at least two dry seasons or until plants are established. An irrigation plan is to be included as part of the planting plan.
- f. In the event that a development project allows for setback and benching of the shoreline along an existing levee or revetment, the newly created mid-slope bench area shall be planted and maintained with a variety of native vegetation appropriate for site conditions.

Table 5. River Buffer Vegetation Planting Densities

Plant Material Type	Planting Density
Stakes/cuttings along river bank (willows, red osier dogwood)	1-2 ft on center or per bioengineering method
Shrubs	3-5 ft on center, depending on species
Trees	15 – 20 ft on center, depending on species
Groundcovers, grasses, sedges, rushes, other herbaceous plants	1 – 1.5 ft on center, depending on species
Native seed mixes	5-25 lbs per acre, depending on species

3. Landscaping Requirements for the Urban Conservancy and High Intensity Environments - Outside of the River Buffer

For the portions of property within the Shoreline Jurisdiction landward of the River Buffer the landscape requirements in the General section of this SMP and the requirements for the underlying zoning as established in TMC Chapter 18.52 shall apply except as indicated below.

- a. Parking Lot Landscape Perimeters: One native tree for each 20 lineal feet of required perimeter landscaping, one shrub for each 4 lineal feet of required perimeter landscaping, and native groundcovers to cover 90% of the landscape area within 3 years, planted at a minimum spacing of 18 inches on-center.
- b. Interior Parking Lot Landscaping: Every 300 square feet of paved surface requires 10 square feet of interior landscaping within landscape islands separated by no more than 150 feet between islands.
- c. Landscaping shall be provided at yards not adjacent to the river, with the same width as required in the underlying zoning district. This standard may be reduced as follows:
 - 1) Where development provides public access corridor between off-site public area(s) and public shoreline areas, side yard landscaping may be reduced by 25 percent to no less than 3 feet; or
 - 2) Where development provides additional public access area(s) (as allowed by the High Intensity and Urban Conservancy Environment Development Standards) equal in area to at least 2.5% of total building area, front yard landscaping may be reduced by 25 percent.

D. Vegetation Management in the Shoreline Jurisdiction

The requirements of this section apply to all existing and new development within the shoreline jurisdiction.

1. Trees and shrubs may only be pruned for safety, to maintain view or access corridors and trails by pruning up or on the sides of trees, to maintain clearance for utility lines, and/or for improving shoreline ecological function. This type of pruning is exempt from any permit requirements. Topping of trees is prohibited except where absolutely necessary to avoid interference with existing utilities.
2. Plant debris from removal of invasive plants or pruning shall be removed from the site and disposed of properly.
3. Use of pesticides
 - a. Pesticides (including herbicides, insecticides, and fungicides) shall not be used in the shoreline jurisdiction except where:
 - 1) Alternatives such as manual removal, biological control, and cultural control are not feasible given the size of the infestation, site characteristics, or the characteristics of the invasive plant species ;
 - 2) The use of pesticides has been approved through a comprehensive vegetation or pest management and monitoring plan;
 - 3) The pesticide is applied in accordance with state regulations;
 - 4) The proposed herbicide is approved for aquatic use by the U.S. Environmental Protection Agency and
 - 5) The use of pesticides in the shoreline jurisdiction is approved in writing by the City and the applicant presents a copy of the Aquatic Pesticide Permit issued by the Department of Ecology or Washington Department of Agriculture.
 - b. Self-contained rodent bait boxes designed to prevent access by other animals are allowed.
 - c. Sports fields, parks, golf courses and other outdoor recreational uses that involve maintenance of extensive areas of turf shall provide and implement an integrated turf management program or integrated pest management plan designed to ensure that water quality in the river is not adversely impacted.

NEW SUMMARY SHEET
SECTION 11 PUBLIC ACCESS
November 4, 2009

11.1 APPLICABILITY124

Policy Question

Should the SMP incorporate proportionality for meeting public access requirements?

Issues Raised/Options Proposed

At least five comments were received on the need to incorporate proportionality into the requirements for public access when a project would create an increase in demand for public access to the shoreline.

Staff Recommended Solution

When development proposals are received, staff applies proportionality to the development standards applicable to the project. The same would be true with the public access standards in the PC Recommended Draft SMP. Staff recommends no additions to this section.

If the Council would like to incorporate proportionality language into the SMP, staff proposes the following language to be added to the draft SMP (page 124):

For the purposes of this section, an “increase in demand for public access” is determined by evaluating whether the development reflects an increase in the land use intensity, for example converting a warehouse to office or retail use, or a significant increase in the square footage of an existing building. A significant increase is defined as an increase of 3,000 square feet. The amount of public access required will be proportional to the amount of increase in the demand for public access. Depending on the amount of increase, the project may utilize the alternative provisions for meeting public access in Section 11.6 C. The extent of public access required will be proportional to the amount of increase in the demand for public access. For smaller projects, the Director will review the intent of this section and the scope of the project to determine a reasonable amount of public access to be carried out. Depending on the amount of increase, the project may utilize the alternative provisions for meeting public access in Section 11.6 C.

Exhibit Reference/Subject Property

See Exhibits 6, 7, 8, 21, 25

Technical Correction

Clarify language of this section and acknowledge that if a master trail plan is prepared and accepted by the City then the provisions of Section 11.1 and 11.2 will have been met. The proposed changes are as follows:

11.1 Applicability

A. Public access to or along the shoreline as described in Section 11 shall be provided on all property that abuts the Green/Duwamish River shoreline in accordance with this section as further discussed below where any of the following conditions are present.

1. Where a development or use will create increased demand for public access to the shoreline, the development or use shall provide public access to mitigate this impact.
2. Where a development or use will interfere with an existing public access way, the development or use shall provide public access to mitigate this impact. Impacts to public access may include blocking access or discouraging use of existing on-site or nearby accesses.
3. Where a use or development will interfere with a public use of lands or waters subject to the public trust doctrine, the development shall provide public access to mitigate this impact.
4. Where the development is proposed by a public entity or on public lands.
5. Where identified on the Shoreline Public Access Map.

For the purposes of this section, an “increase in demand for public access” is determined by evaluating whether the development reflects an increase in the land use intensity, for example converting a warehouse to office or retail use, or a significant increase in the square footage of an existing building. A significant increase is defined as an increase of 3,000 square feet.

The terms and conditions of Section 11.1 and 11.2 shall be deemed satisfied if the applicant and the City agree upon a master trail plan providing for public paths and trails within a parcel or group of parcels.

Staff Recommended Solution

Staff recommends including the language identified above.

11.2 GENERAL STANDARDS.....124

Technical Correction

In reviewing the language for the section 11.2 D, it appeared that the word “provide” did not fit.

Staff Recommended Solution

Staff recommends deleting the word “provide” from the text of this section.

11.2 D. Approved signs indicating the public’s right of access and hours of access, if restricted, shall be constructed, installed and maintained by the applicant in conspicuous locations at public access sites. Signs should be designed to distinguish between public and ~~provide~~ private areas. Signs controlling or restricting public access may be approved as a condition of permit approval.

Technical Correction

The lettering in this subsection included two letter “F’s”.

Staff Recommended Solution

Staff recommends correcting the lettering as follows:

- **F. G.** Shared public access between developments is encouraged. Where access is to be shared between adjacent developments, the minimum width for the individual access easement may be reduced; provided that the total width of easements contributed by each adjacent development equals a width that complies with Fire Department requirements and/or exceeds the minimum for an individual access.

Technical Correction

The lettering of the last item in subsection 11.2 should be corrected. There is also redundant language in the second line.

Staff Recommended Solution

Staff recommends correcting the lettering and removing the redundant language as follows:

- G. H.** Public access sites shall be connected directly to the nearest public area (e.g., street, public park, or adjoining public access easement), ~~typically the nearest public area~~. Where connections are not currently possible, the site shall be designed to accommodate logical future connections.

11.3 REQUIREMENTS FOR SHORELINE TRAILS.....126

No changes proposed to PC Draft.

11.4 PUBLICALLY-OWNED SHORELINES.....126

No changes proposed to PC Draft.

11.5 PUBLIC ACCESS INCENTIVES.....127

No changes proposed to PC Draft.

Technical Correction

11.5 Public Access Incentives

B. The maximum height for structures may be increased by ~~one story~~ 10% when:

1. Development devotes at least 5% of its building or land area to public shoreline access; or
2. Development devotes at least 10% of its land area to employee shoreline access.

Staff Recommended Solution

It is clearer to permit a certain percent increase in height, which translates into a specific number, rather than refer to the term “story” which will have different heights depending on the type of development (commercial, industrial, warehouse). See height chart provided with the Second Revised Summary Sheet for Section 9 for comparison of percentage increases.

11.6 EXEMPTIONS FROM PROVISION OF ON-SITE PUBLIC ACCESS.....128

Technical Correction

Remove reference to decision process for permit review in 11.6 B and correct punctuation in 11.6. C 3.

Staff Recommended Solution

The Department of Ecology has recommended removing references to underlying zoning requirements as this will incorporate those sections of the City’s municipal code into the SMP and require Ecology review and approval. The underlying zoning will determine the type of decision permit that will be required,. In addition, the punctuation in 11.C.3 should be changed from a semi-colon to a period. Staff recommends revision to 11.6 B and 11.6. C. as follows:

B. In order to meet any of the above referenced conditions, the applicant must first demonstrate, and the City determine in its findings ~~through a Type II decision,~~ that all reasonable alternatives have been exhausted, including but not limited to:

1. Regulating access by such means as maintaining a gate and/or limiting hours of use;
2. Designing separation of uses and activities through fencing, terracing, hedges or other design features; or
3. Providing access on a site geographically separate from the proposal such as a street end cannot be accomplished.

Policy Question: Section 11.6 C.

If the public access provisions cannot be met, should the SMP provide an additional opportunity to meet the provisions by restoring and/or enhancing the shoreline buffer area?

Staff Recommended Solution

Staff has suggested language in Section 9.3 C. under the height incentives to provide additional opportunities to improve buffer areas. Staff recommends that the public access alternatives be directed to providing public access, rather than expanding the alternatives to include an option to provide additional restoration and/or enhancement.

C. If the above conditions are demonstrated, and the proposed development is not subject to the Parks Impact Fee, alternative provisions for meeting public access are required and include:

1. Development of public access at an adjacent street end;

2. Protection through easement or setbacks of landmarks, unique natural features or other areas valuable for their interpretive potential;
3. Contribution of materials and/or labor, toward projects identified in the Parks and Recreation Master Plan, the Shoreline Restoration Plan, or other City adopted plan.

SECOND REVISED SECTION 11: PUBLIC ACCESS
NOVEMBER 4, 2009

11. PUBLIC ACCESS TO THE SHORELINE

Public access to the shorelines of the state is one of the key goals of the Shoreline Management Act – of the seven uses identified in RCW 90.58.020 as having preference in the shoreline, two relate to public access and recreational opportunities along the shoreline.

The City of Tukwila is fortunate to have a number of public access sites already along the Green/Duwamish River in addition to the Green River Trail, which runs along almost the entire length of the river through the City. Other public access points are available at the North Winds Wier, the Tukwila Community Center, Codiga Park, Bicentennial Park at Strander Boulevard and parking available on Christianson Road and at S. 180th Street. A future habitat restoration project is planned at Duwamish Riverbend Hill, on South 115th Street, which will also include public access to the river. The Public Access Map (Map 6) identifies several street ends that could be improved or to which amenities could be added that would offer opportunities for neighborhood access to the river and/or the Green River Trail.

The Shoreline Public Access Map identifies several potential trail sites on the river to supplement the existing Green River trail system. The largest stretch of potential trail runs from S. 180th on the left bank to the end of south annexation area. A pedestrian bridge to link the area south of S. 180th Street to the existing trail on the right bank is being discussed as well. A second area where improvement is needed in public access relates to boat launches for small hand launched boats. Several potential sites have been identified in the Tukwila Parks Department Capital Improvement Program to address this need at City-owned sites.

11.1 Applicability

A. Public access to or along the shoreline as described in Section 11 shall be provided on all property that abuts the Green/Duwamish River shoreline in accordance with this section as further discussed below where any of the following conditions are present.

1. Where a development or use will create increased demand for public access to the shoreline, the development or use shall provide public access to mitigate this impact.
2. Where a development or use will interfere with an existing public access way, the development or use shall provide public access to mitigate this impact. Impacts to public access may include blocking access or discouraging use of existing on-site or nearby accesses.
3. Where a use or development will interfere with a public use of lands or waters subject to the public trust doctrine, the development shall provide public

access to mitigate this impact.

4. Where the development is proposed by a public entity or on public lands.
5. Where identified on the Shoreline Public Access Map.

For the purposes of this section, an “increase in demand for public access” is determined by evaluating whether the development reflects an increase in the land use intensity, for example converting a warehouse to office or retail use, or a significant increase in the square footage of an existing building. A significant increase is defined as an increase of 3,000 square feet. The extent of public access required will be proportional to the amount of increase in the demand for public access. For smaller projects, the Director will review the intent of this section and the scope of the project to determine a reasonable amount of public access to be carried out. Depending on the amount of increase, the project may utilize the alternative provisions for meeting public access in Section 11.6 C.

The terms and conditions of Section 11.1 and 11.2 shall be deemed satisfied if the applicant and the City agree upon a master trail plan providing for public paths and trails within a parcel or group of parcels.

B. The provisions of this section do not apply to the following:

1. Short plats of four or fewer lots;
2. Where providing such access would cause unavoidable health or safety hazards;
3. Where providing such access would create inherent and unavoidable security problems; or
4. Where providing such access would cause significant ecological impacts that cannot be mitigated.

For items 2-4 above, to qualify for an exemption, the procedures in 11.6 must be met.

11.2 General Standards

A. To improve public access to the Green/Duwamish River, sites shall be designed to provide:

1. Safe, visible and accessible pedestrian and non-motorized vehicle connections between proposed development and the river’s edge particularly when the site is adjacent to the Green River Trail or other approved trail system; and

2. Public pathway entrances that are clearly visible from the street edge; and
3. Clearly identified pathways that are separate from vehicular circulation areas. This may be accomplished through the use of special paving materials such as precast pavers, bomonite, changes in color or distinct and detailed scoring patterns and textures.
4. Site elements that are organized to clearly distinguish between public and private access and circulation systems.

B. Required public access shall be fully developed and available for public use at the time of occupancy in accordance with development permit conditions except where the decision maker determines an appropriate mechanism for delayed public access implementation is necessary for practical reasons. Where appropriate, a bond or cash assignment may be approved, on review and approval by the Director of Community Development, to extend this requirement for 90 days from the date the Certificate of Occupancy is issued.

C. Public access easements and related permit conditions shall be recorded on the deed of title or the face of the plat, short plat or approved site plan as a condition tied to the use of the land. Recording with the County shall occur prior to the issuance of an Occupancy Permit or final plat approval. Upon redevelopment of such a site, the easement may be relocated to facilitate the continued public access to the shoreline.

D. Approved signs indicating the public's right of access and hours of access, if restricted, shall be constructed, installed and maintained by the applicant in conspicuous locations at public access sites. Signs should be designed to distinguish between public and ~~provide~~-private areas. Signs controlling or restricting public access may be approved as a condition of permit approval.

E. Required access must be maintained throughout the life of the project.

F. Public access features shall be separated from residential uses through the use of setbacks, low walls, berms, landscaping, or other device of a scale and materials appropriate to the site.

~~F. G.~~ G. Shared public access between developments is encouraged. Where access is to be shared between adjacent developments, the minimum width for the individual access easement may be reduced; provided that the total width of easements contributed by each adjacent development equals a width that complies with Fire Department requirements and/or exceeds the minimum for an individual access.

~~G. H.~~ H. Public access sites shall be connected directly to the nearest public area (e.g., street, public park, or adjoining public access easement), ~~typically the nearest public area.~~ Where connections are not currently possible, the site shall be designed to accommodate logical future connections.

11.3 Requirements for Shoreline Trails

A. **Development on Properties Abutting Existing Green River Trail**

Development on properties abutting the existing trail shall upgrade the trail along the property frontage to meet the standards of a 14 foot wide trail with 2 foot shoulders on each side.

B. **Development on Properties Where New Trails are Planned**

An 18-foot wide trail easement dedicated to the City for public access along the river shall be provided in areas identified for new shoreline trail segments (**Shoreline Public Access Map, Map 6**).

11.4 Publicly-Owned Shorelines

A. Shoreline development by any public entities, including but not limited to the City of Tukwila, King County, port districts, state agencies, or public utility districts, shall include public access measures as part of each development project, unless such access is shown to be incompatible due to reasons of safety, security, impact to the shoreline environment or other provisions listed in this section.

B. The following requirements apply to street ends and City-owned property adjacent to the River, as shown in **Public Access Map, Map 6**.

1. Public right-of-way and "road-ends," or portions thereof, shall not be vacated and shall be maintained for future public access.
2. Unimproved right-of-ways and portions of right-of-ways, such as street ends and turn-outs, shall be dedicated to public access uses until such time as the portion becomes improved right-of-way. Uses shall be limited to passive outdoor recreation, car top boat launching, fishing, interpretive/educational uses, and/or parking, which accommodates these uses, and shall be designed so as to not interfere with the privacy of adjacent residential uses.
3. City-owned facilities within the Shoreline Jurisdiction shall provide new trails and trail connections to the Green River Trail in accordance with approved plans and this SMP.
4. All City-owned recreational facilities within the shoreline jurisdiction, unless qualifying for an exemption as specified in this Chapter, shall make adequate provisions for
 - a. Nonmotorized and pedestrian access;
 - b. The prevention of trespass onto adjacent properties through

- landscaping, fencing or other appropriate measures;
- c. Signage indicating the public right-of-way to shoreline areas; and
- d. Mechanisms to prevent environmental degradation of the shoreline from public use.

11.5 Public Access Incentives

A. The minimum yard setback for buildings, uses, utilities or development from non-riverfront lot lines may be reduced as follows:

1. Where development provides a public access corridor between off-site areas, or public shoreline areas to public shoreline areas, one side yard may be reduced to a zero lot line placement; or
2. Where development provides additional public access area(s) equal in area to at least 2.5% of total building area, the front yard (the landward side of the development) may be reduced by 50 percent.

| A. The maximum height for structures may be increased by ~~one story~~ 10% when:

1. Development devotes at least 5% of its building or land area to public shoreline access; or
2. Development devotes at least 10% of its land area to employee shoreline access.

C. The maximum height for structures may be increased to the height permitted in the underlying zoning district for properties that construct a 14' wide paved trail with a two-foot wide shoulder on each side for public access along the river in areas identified for new shoreline trail segments, or where, in the case of properties containing or abutting existing public access trails, the existing trail either meets the standard of a 14 foot wide trail with two foot shoulders on either side or the property owner provides any necessary easements and improvements to upgrade the existing trail to that standard along the property frontage.

11.6 Exemptions from Provision of On-Site Public Access

A. Requirements for providing on-site general public access, as distinguished from employee access, will not apply if the applicant can demonstrate one or more of the following:

1. Unavoidable health or safety hazards to the public exist related to the primary use that cannot be prevented by any practical means;
2. Inherent security requirements of the use cannot be satisfied through the application of alternative design features or other solutions;
3. The cost of providing the access, easement or other public amenity on or off the development site is unreasonably disproportionate to the total long-term cost of the proposed development.

4. Unavoidable environmental harm or net loss of shoreline ecological functions that cannot be adequately mitigated will result from the public access.
5. Access is not feasible due to the configuration of existing parcels and structures, such that access areas are blocked in a way that cannot be remedied reasonably by the proposed development.
6. Significant undue and unavoidable conflict between the proposed access and adjacent uses would occur and cannot be mitigated.
7. Space is needed for water dependent uses or navigation.

B. In order to meet any of the above referenced conditions, the applicant must first demonstrate, and the City determine in its findings ~~through a Type II decision~~, that all reasonable alternatives have been exhausted, including but not limited to:

1. Regulating access by such means as maintaining a gate and/or limiting hours of use;
2. Designing separation of uses and activities through fencing, terracing, hedges or other design features; or
3. Providing access on a site geographically separate from the proposal such as a street end cannot be accomplished.

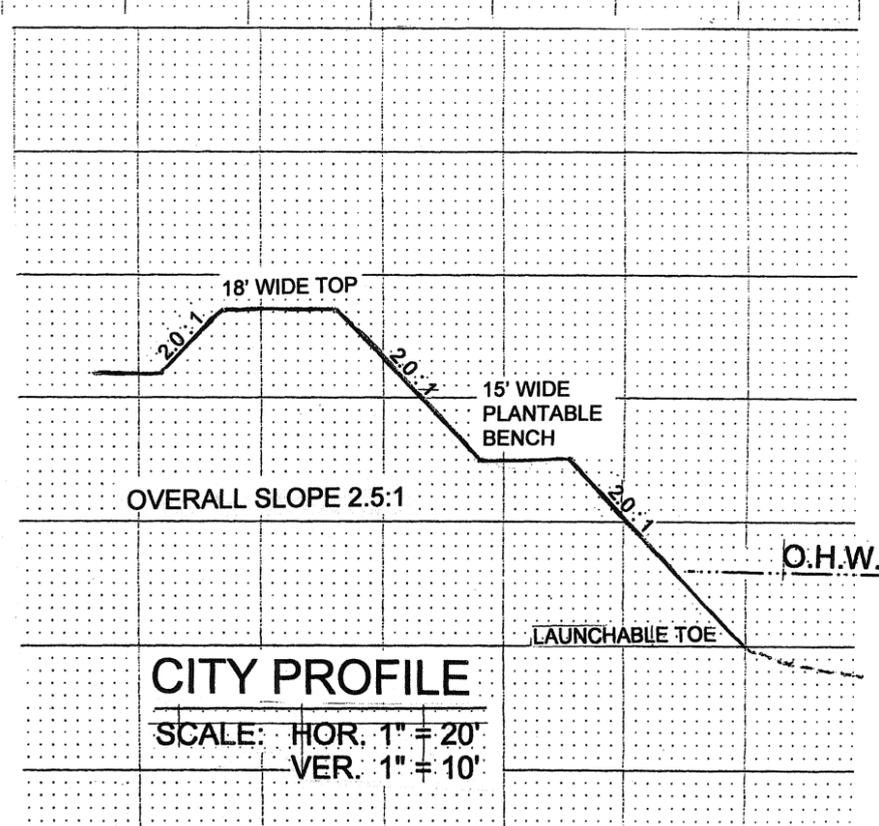
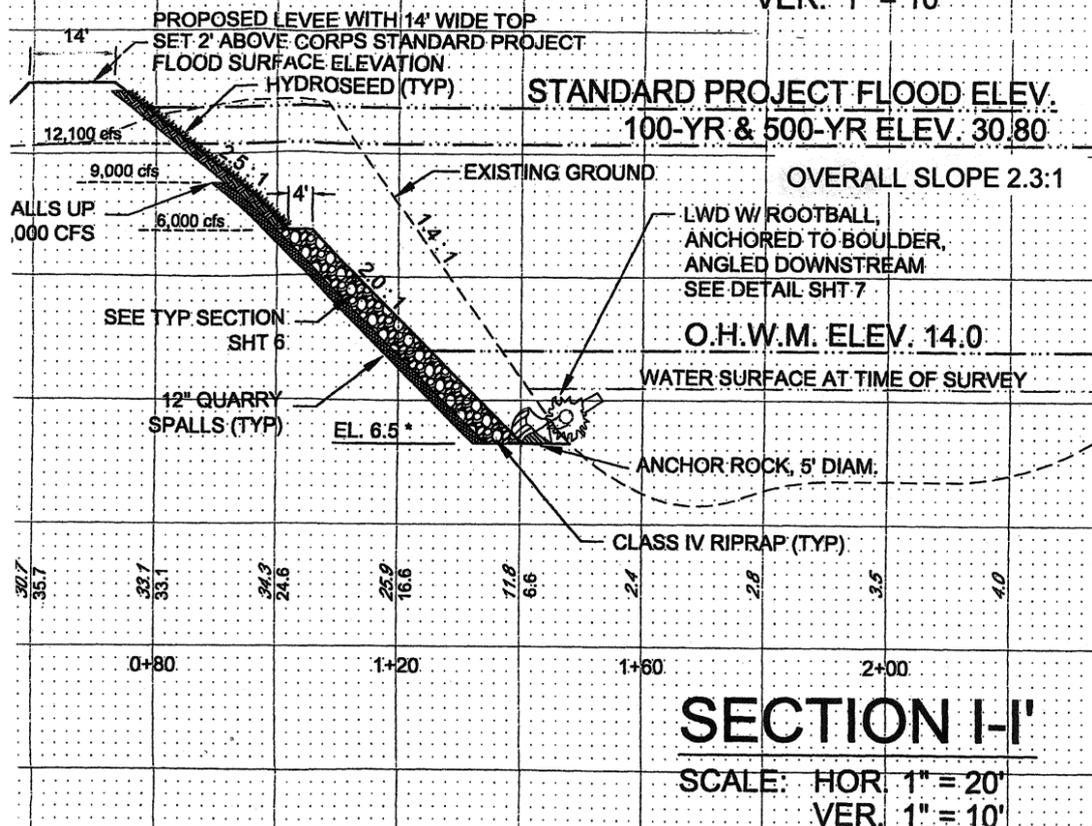
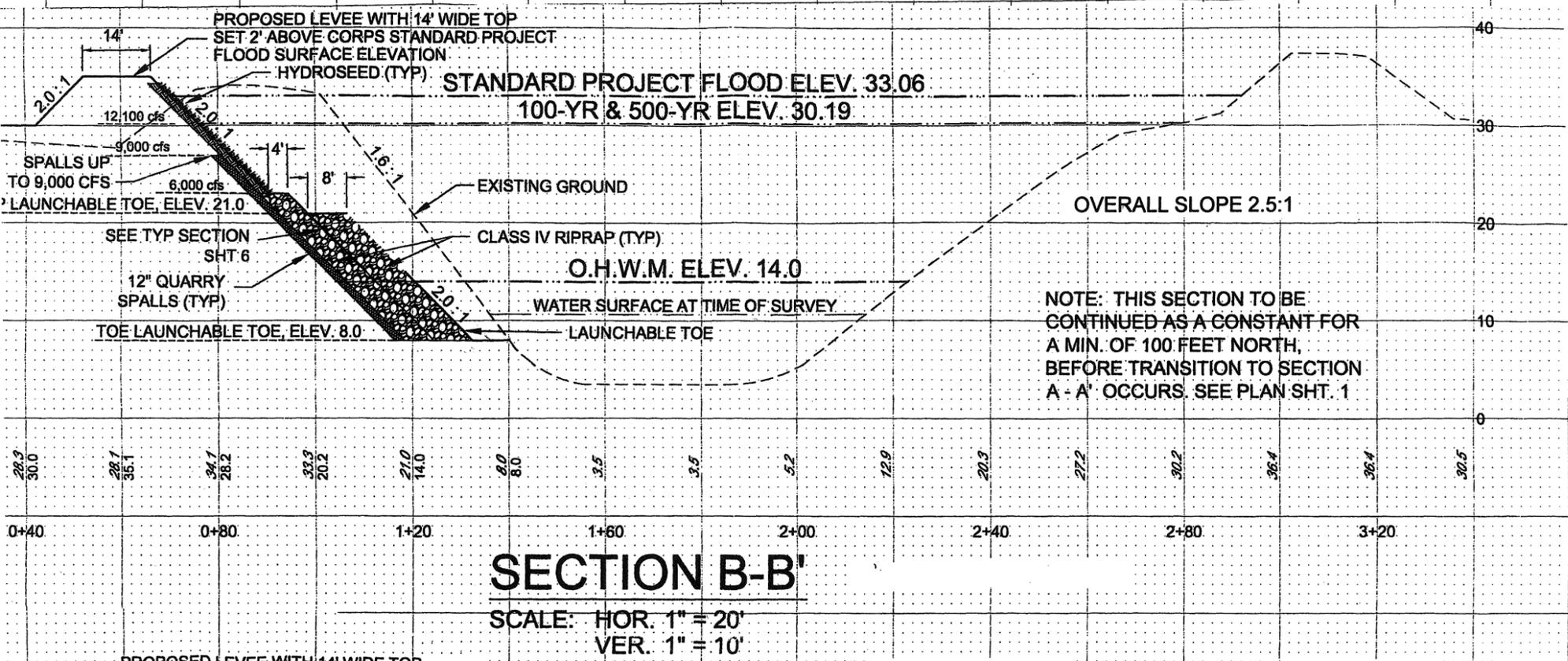
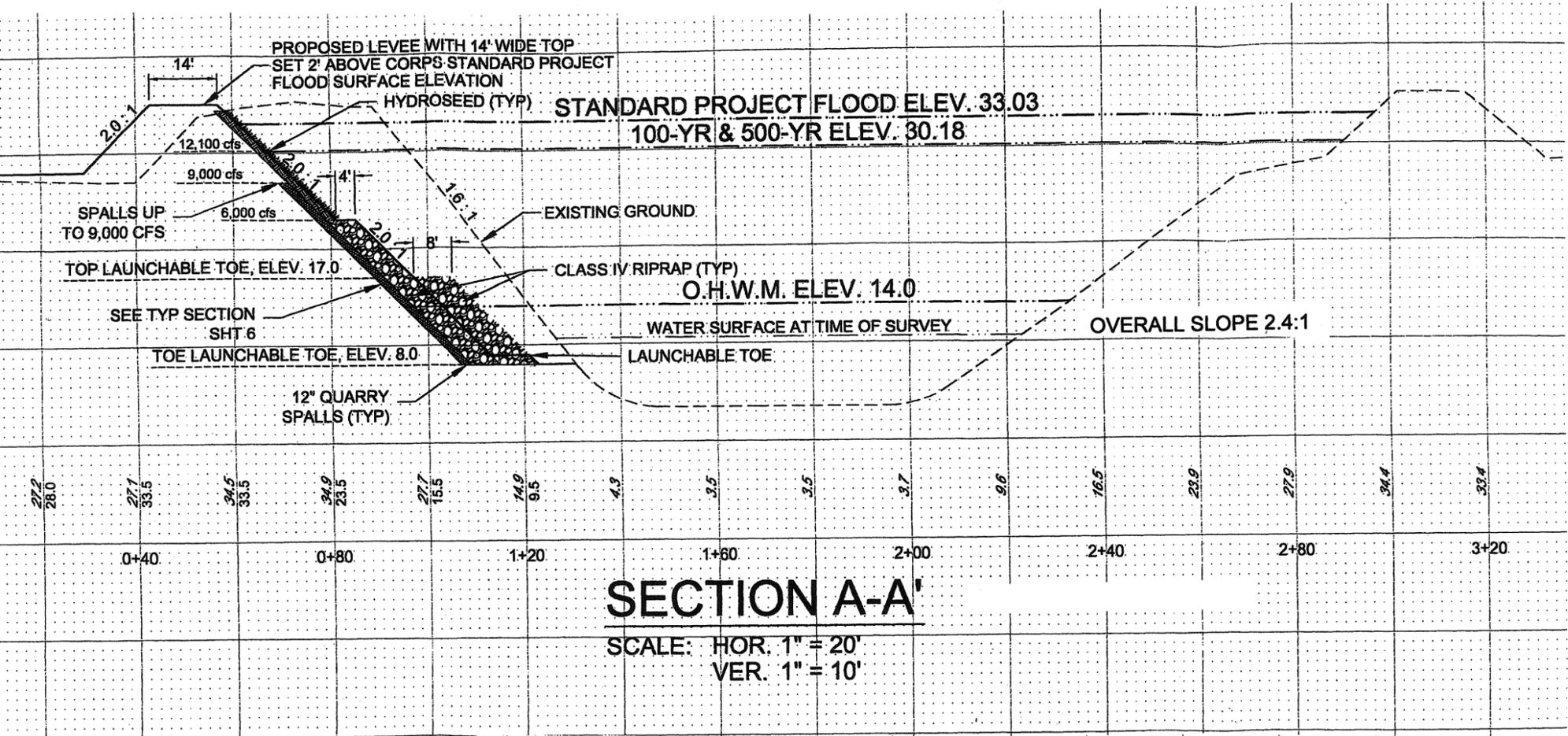
C. If the above conditions are demonstrated, and the proposed development is not subject to the Parks Impact Fee, alternative provisions for meeting public access are required and include:

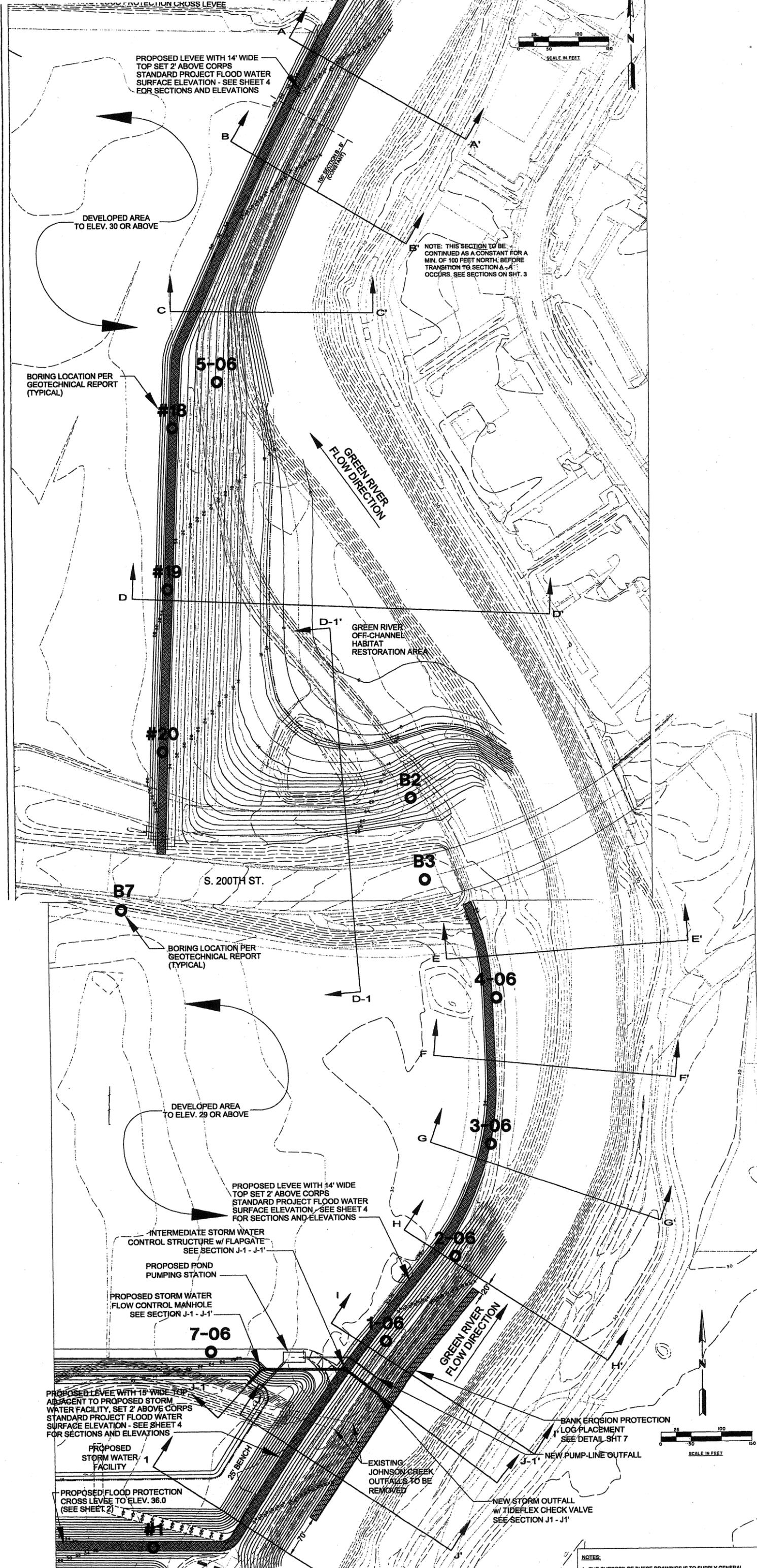
1. Development of public access at an adjacent street end;
2. Protection through easement or setbacks of landmarks, unique natural features or other areas valuable for their interpretive potential
3. Contribution of materials and/or labor, toward projects identified in the Parks and Recreation Master Plan, the Shoreline Restoration Plan, or other City adopted plan.

Tukwila South Levee Cross Sections

On the reverse of this sheet is a map of the proposed levee reconstruction project for Tukwila South that has been submitted to the Corps of Engineers for approval. At the north end is the existing cross-valley levee at 196th and the regional detention pond at 204th is the southern end. The off-channel fish habitat is in the center, just north of 200th.

There are three representative cross sections of the proposed Tukwila South levee profile on this sheet. The location of each of the cross sections is indicated on the map by a letter and line. The riverward side of the proposed levee ranges in overall slope (new toe to crown) from 2.3:1 to 2.5:1. For comparison the City's levee profile discussed in the SMP is also shown at the same scale.





PROPOSED LEVEE WITH 14' WIDE TOP SET 2' ABOVE CORPS STANDARD PROJECT FLOOD WATER SURFACE ELEVATION - SEE SHEET 4 FOR SECTIONS AND ELEVATIONS

DEVELOPED AREA TO ELEV. 30 OR ABOVE

BORING LOCATION PER GEOTECHNICAL REPORT (TYPICAL)

NOTE: THIS SECTION TO BE CONTINUED AS A CONSTANT FOR A MIN. OF 100 FEET NORTH, BEFORE TRANSITION TO SECTION A-A OCCURS. SEE SECTIONS ON SHT. 3

GREEN RIVER FLOW DIRECTION

GREEN RIVER OFF-CHANNEL HABITAT RESTORATION AREA

S. 200TH ST.

BORING LOCATION PER GEOTECHNICAL REPORT (TYPICAL)

DEVELOPED AREA TO ELEV. 29 OR ABOVE

PROPOSED LEVEE WITH 14' WIDE TOP SET 2' ABOVE CORPS STANDARD PROJECT FLOOD WATER SURFACE ELEVATION - SEE SHEET 4 FOR SECTIONS AND ELEVATIONS

INTERMEDIATE STORM WATER CONTROL STRUCTURE w/ FLAPGATE SEE SECTION J-1 - J-1'

PROPOSED POND PUMPING STATION

PROPOSED STORM WATER FLOW CONTROL MANHOLE SEE SECTION J-1 - J-1'

PROPOSED LEVEE WITH 18' WIDE TOP ADJACENT TO PROPOSED STORM WATER FACILITY, SET 2' ABOVE CORPS STANDARD PROJECT FLOOD WATER SURFACE ELEVATION - SEE SHEET 4 FOR SECTIONS AND ELEVATIONS

PROPOSED STORM WATER FACILITY

PROPOSED FLOOD PROTECTION CROSS LEVEE TO ELEV. 36.0 (SEE SHEET 2)

GREEN RIVER FLOW DIRECTION

BANK EROSION PROTECTION LOG PLACEMENT SEE DETAIL SHT 7

J-1' NEW PUMP-LINE OUTFALL

NEW STORM OUTFALL w/ TIDEFLEX CHECK VALVE SEE SECTION J1 - J1'

EXISTING JOHNSON CREEK OUTFALLS TO BE REMOVED

NOTES:
1. THE PURPOSE OF THESE DRAWINGS IS TO SUPPLY GENERAL