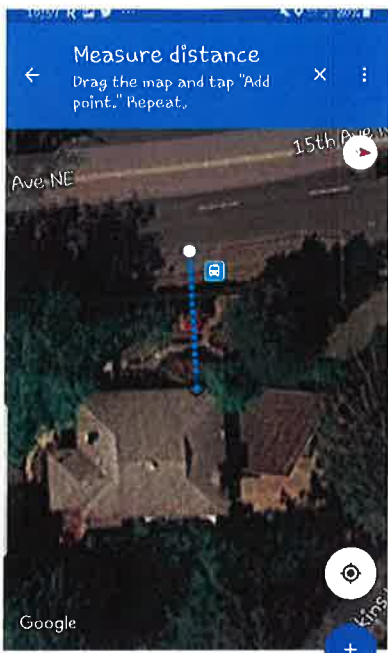
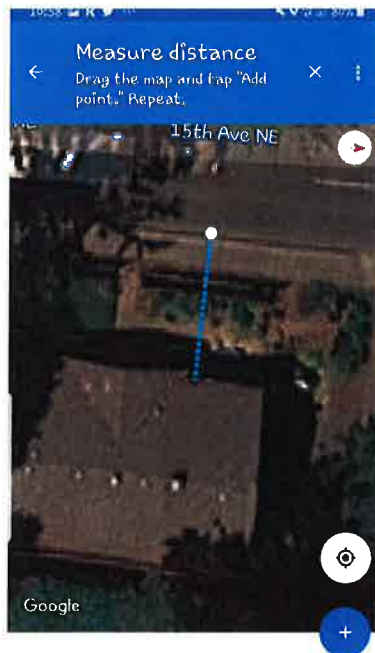


35mph



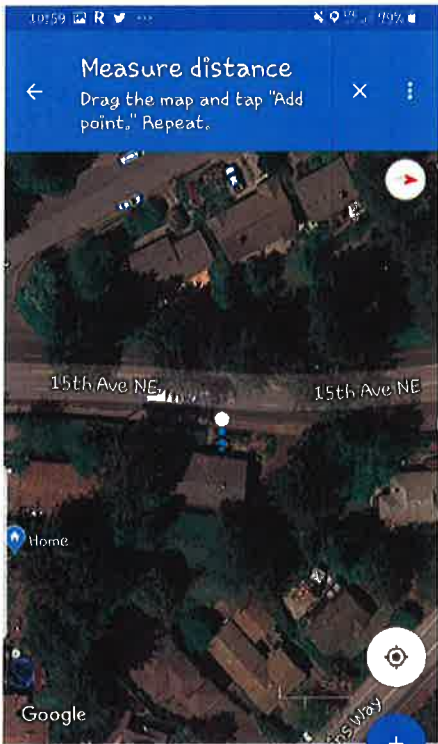
33 ft

Add point



23 ft

Add point

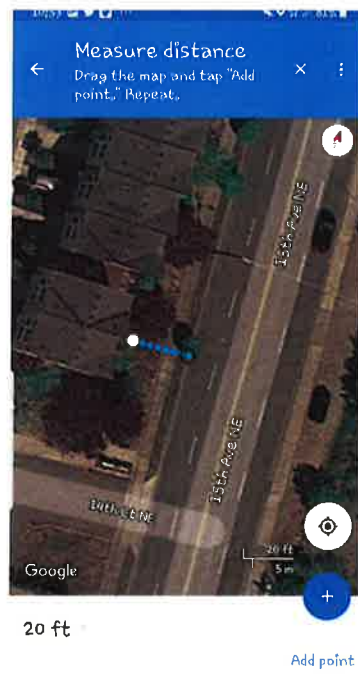


16 ft

Add point

PLN18-0186
EXHIBIT #13

35mph





30mph



25 mph



35 mph



Mar 10, 2018 at 16:38 • 📷

15th ave ne and Perkins way ne Shoreline
wa..what an awful driver !



From: Rachael Markle <rmarkle@shorelinewa.gov>
Sent: Tuesday, August 7, 2018 4:10 PM
To: MARIUSZ
Cc: Kate Skone
Subject: RE: [EXTERNAL] Didenko Site Plan Option

Hi Mariusz,

That's great (regarding 30% tree retention)!

I spoke with Kate Skone, the planner that prepared the pre application summary for this project, about the retaining wall and the fill you asked me about during our meeting. She clarified that this comment was in reference to SMC 20.80.224(F)(3) – please see excerpt from Development Code below:

F. Design Criteria for Alteration of Very High Risk Landslide Hazard Areas. Development within a very high risk landslide hazard area and/or buffer shall be designed to meet the following basic requirements unless it can be demonstrated that an alternative project design provides greater short- and long-term slope stability while meeting all other provisions of this chapter. The requirement for long-term slope stability shall exclude designs that require regular and periodic maintenance to maintain their level of function. The basic development design criteria are:

1. The proposed development shall not decrease the factor of safety for landslide occurrences below the limits of 1.5 for static conditions and 1.2 for dynamic conditions. Proposed alteration of natural slopes, that does not include structures, shall not decrease the factor of safety for landslide occurrences below the limits of 1.3 for static conditions and 1.0 for seismic. Where the existing conditions are below these limits, the proposed development shall increase the factor of safety to these limits or will not be permitted. Analysis of dynamic conditions shall be based on the seismic event as established by the current version of the International Building Code;
2. New structures and improvements shall be clustered to avoid geologic hazard areas and other critical areas;
3. New structures and improvements shall minimize alterations to the natural contour of the slope, and foundations shall be tiered where possible to conform to existing topography;

4. New structures and improvements shall be located to preserve the most critical portion of the site and its natural landforms and vegetation;
5. The proposed development shall not result in greater risk of the hazard or a need for increased buffers on neighboring properties;
6. Where the existing natural slope area cannot be retained undisturbed with native vegetation, the use of retaining walls that allow the maintenance of existing natural slope area is preferred over graded artificial slopes; and
7. Development shall be designed to minimize impervious lot coverage and preserve native vegetation and trees to the maximum extent practicable.

We will be looking for a design that meets this criteria and if this is not possible then an explanation from the Geotechnical Engineer in the Geotechnical Report. It sounded like the design that was the basis for the pre application meeting included a ten (10) foot retaining wall that would be backed with fill to level out the site whereby removing the contours. The design you and I worked from at our meeting seemed to work with grade contours to some degree so I'm not sure if the design I saw had advanced since the pre application meeting? Regardless, the design shall be tiered where possible to conform to the existing topography and if it is not possible the Geotechnical Report needs to describe why it is not possible.

Please let me know or Kate if you have any questions. Looks like you are making progress on the design and we hope to see you soon for permitting.

Sincerely,

Rachael Markle

City of Shoreline

Director, Planning & Community Development

(206)801-2531

New Hours of Operation for Permit Center, starting August 27, 2018: