

ORIGINAL

ORDINANCE NO. 338

AN ORDINANCE OF THE CITY OF SHORELINE, WASHINGTON AMENDING THE CITY'S DEVELOPMENT CODE TO ADOPT THE KING COUNTY FIRST NORTHEAST TRANSFER STATION MASTER PLAN GENERALLY LOCATED AT 2300 NORTH 165TH STREET

WHEREAS, certain properties used for the King County First Northeast Transfer Station, located at 2300 North 165th Street, Shoreline, WA, are designated on the Comprehensive Plan Map as Essential Regional Public Facilities; and

WHEREAS, owners of these properties, with tax parcel numbers 2065600020, 2065600030, 2065600035, 5727500380, 5727500390 and 5727500410, have filed an application to amend the City's Development Code to adopt the King County First Northeast Transfer Station Master Plan; and

WHEREAS, on June 19, 2003 and August 7, 2003, public hearings on the application to amend the City's Development Code to adopt the King County First Northeast Transfer Station Master Plan was held before the Planning Commission for the City of Shoreline pursuant to notice as required by law; and

WHEREAS, on August 7, 2003, the Planning Commission recommended approval with conditions to amend the City's Development Code to adopt the King County First Northeast Transfer Station Master Plan and entered findings and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council does concur with the findings, conclusions and recommendation of the Planning Commission, specifically that to amend the City's Development Code to adopt the King County First Northeast Transfer Station Master Plan generally located at 2300 North 165th Street is consistent with the Comprehensive Plan and appropriate for this site;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SHORELINE DO
ORDAIN AS FOLLOWS:**

Section 1. Findings. The Findings and Recommendation on File No. 201219 as set forth by the Planning Commission on August 7, 2003 and as attached hereto as Exhibit 1 are hereby adopted.

Section 2. New Chapter and Zoning Map Amendment.

A. The Development Code, Shoreline Municipal Code, Title 20, is hereby amended by adding a new Chapter 20.100 Special Districts, *First Northeast Transfer Station Master Plan*, as set forth in Exhibit 2.

Chapter 20.100 Special Districts

20.100.010 First Northeast Transfer Station Master Plan

The First Northeast Transfer Station Master Plan, given *Clerk's Receiving Number 2346*, is adopted herein by reference.

- B. The Shoreline Zoning Map is amended to designate the area generally located at 2300 North 165th Street (tax parcel numbers 2065600020, 2065600030, 2065600035, 5727500380, 5727500390 and 5727500410) and further described and depicted in Exhibit 3 attached hereto as Special Overlay (SO).

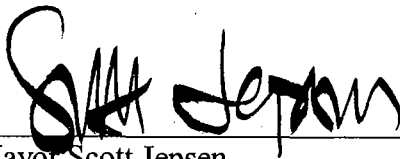
Section 3. Amendment. Section 20.40.050A of the Shoreline Municipal Code is amended to read as follows:

A. Special Overlay District. The purpose of the special overlay (SO) district is to apply supplemental regulations as specified in this code to a development of any site, which is in whole or in part located in a special overlay district (Chapter ~~20.80~~ 20.100 SMC, Special Districts.) Any such development must comply with both the supplemental SO and the underlying zone regulations.

Section 4. Severability. If any provision of this ordinance or the application of a provision to any person or circumstance, is declared invalid, then the remainder of this Agreement, or the application of such provision to other persons or circumstances, shall not be affected.

Section 5. Effective Date. A summary of this ordinance consisting of its title shall be published in the official newspaper of the City and the ordinance shall take effect and be in full force five (5) days after the date of publication.

PASSED BY THE CITY COUNCIL ON SEPTEMBER 8, 2003.

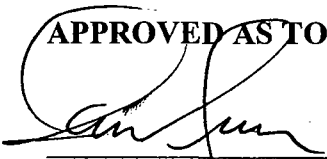


Mayor Scott Jepsen

ATTEST:



Sharon Mattioli, CMC
City Clerk

APPROVED AS TO FORM:


Ian Sievers
City Attorney

Date of Publication: September 11, 2003
Effective Date: September 16, 2003

ORIGINAL

FINDINGS, CONCLUSIONS AND RECOMMENDATION OF THE CITY OF SHORELINE PLANNING COMMISSION

King County First Northeast Transfer Station Master Plan
Development Code Amendment Request, Application #201219

Summary-

After reviewing and discussing the King County First Northeast Transfer Station Master Plan application to amend the Development Code on August 7, 2003 the City of Shoreline Planning Commission did find and conclude that the application is in compliance with applicable codes and is not detrimental to the health, safety, or welfare of the City of Shoreline, and therefore recommended approval of such action with conditions.

I. FINDINGS

1. Project Description -

- 1.1 Action: A Development Code amendment to adopt the King County First Northeast Transfer Station Master Plan.
- 1.2 Site: 2300 North 165th Street
- 1.3 Comprehensive Plan Land Use Map Designation: Essential Regional Public Facility
- 1.4 Development Code Zoning Map Designation: Residential Six Units/Acre (R-6)

2. Procedural History -

- 2.1 Continued public hearing held by the Planning Commission: August 7, 2003
- 2.2 Public hearing held by the Planning Commission: June 19, 2003
- 2.3 Complete Application Date: May 23, 2003
- 2.4 No prior action or approvals related to this application have been taken.

3. Public Comment -

- 3.1 Written Comments have been received from:
 - Boyd Brannan 2001 North 164th Place, Shoreline WA
 - Larry Bendiksen 16733 Corliss Avenue North, Shoreline WA
 - Lynn Grigsby 1840 North 165th Street, Shoreline WA
 - Riva Zeff 2009 North 164th Place, Shoreline, WA

PC FINDINGS, CONCLUSIONS & RECOMMENDATION

- 3.2 Public Testimony was given during the August 7, 2003 continued Public Hearing by:
Kevin Rodgers 14509 Meridian Avenue North, Shoreline WA
Mark Rodgers 14509 Meridian Avenue North, Shoreline WA
- 3.3 Public Testimony was given during the June 19, 2003 Public Hearing by:
Yaakov Medrash 2009 North 164th Place, Shoreline WA
John Delano 2004 North 163rd Place, Shoreline WA
Steve Brooks 16441 Meridian Avenue North, Shoreline WA
Young Lim 2002 North 164th Place, Shoreline WA
Janet Groden-Thertcher 16510 Meridian Avenue North, Shoreline WA
Kaye Pethe 4621NE 175th Street, Lake Forest Park WA
Janet Way 940 NE 147th Street, Shoreline WA
Sal Ziz 1826 North 165th Street, Shoreline WA
Jan Troubridge 1826 North 165th Street, Shoreline WA

4. SEPA Threshold Determination -

- 4.1 King County is the lead agency for the environmental review of this application. An environmental checklist was prepared on March 19, 2003 and issued on April 17, 2003 with a SEPA Threshold Determination of Non-significance (DNS).

5. Approval Criteria -

- 5.1 The proposal has been evaluated and found to be consistent with the Development Code amendment approval criteria detailed in Shoreline Municipal Code Section 20.30.350.
- 5.2 Approval of this Development Code amendment application does not constitute approval for any other development proposal. All applicable permits and/or reviews shall be obtained prior to construction. Permit and/or review applications shall show compliance with this Master Plan and all other applicable regulations.

II. CONCLUSIONS

1. **Consistency** - The Development Code amendment application is consistent with the designation of the site as an Essential Regional Public Facility, identified future land use patterns, applicable Master Plan policies and transfer station policies of the City of Shoreline Comprehensive Plan.
2. **Compatibility** - The Development Code amendment application will continue to allow the site to function as an Essential Regional Public Facility and operate the existing primary uses. Measures are proposed to mitigate the resulting environmental impacts from the site to the immediate vicinity. A condition to ensure completion of the proposed mitigation for the Thornton Creek buffer is required.

3. **Building Height Regulation** - The maximum building height can be regulated with greater accuracy and efficiency by using elevations instead of a numeric height. A numeric height requires the calculation of average existing grades around a building footprint, which could increase the possible height of a structure on a site with existing berms. Elevations establish maximums that will not change with alterations on a site.
4. **Right-of-Way Improvements** - To ensure the safe movement of pedestrians, a condition to provide continuous sidewalks on Meridian Avenue North is required. Concern regarding queuing onto Meridian Avenue North must be examined further as well as general ingress/egress improvements.
5. **Environmental Review** - King County is the lead agency for the environmental review of this proposal. An environmental checklist was prepared on March 19, 2003 and issued on April 17, 2003 with a SEPA Threshold Determination of Non-significance (DNS).

III. RECOMMENDATION

Based on the aforementioned Findings and Conclusions, the Planning Commission unanimously recommends approval of a Development Code amendment to adopt the King County First Northeast Transfer Station Master Plan, Application #201219 for the site located at 2300 North 165th Street with the following conditions:

1. The proposed mitigation for the Thornton Creek buffer shall be completed prior to the issuance of a Certificate of Occupancy for the new transfer station building.
2. The proposed maximum building height of 85 feet shall be deleted.
3. The new transfer station building shall have a maximum eave line elevation of 426 feet and a maximum roof peak elevation of 446 feet.
4. The maximum building height for any other structure at the site shall be 35 feet as calculated by SMC 20.50.050.
5. Sidewalks shall be installed by the applicant on the eastside of Meridian Avenue North between North 172nd Street and North 175th Street as detailed in the SEPA Environmental Checklist, Appendix D, Page 2.
6. Queuing on Meridian Avenue North near the entrance to the site shall be decreased to the maximum possible extent and ingress/egress improvements should be considered including the installation of a right turn only lanes to and from Meridian Avenue North.

City of Shoreline Planning Commission

Brian F. Deunelrud
Chairperson

9/4/03
Date

First Northeast Transfer Station Master Plan

Sections:

20.100.010	Purpose
20.100.020	Permitted Uses
20.100.025	Operating Hours
20.100.030	Review and Approval of Projects
20.100.040	Dimensional Standards
20.100.050	Street Frontage Standards
20.100.060	Visual Impact and Mitigation
20.100.070	Noise Impact and Mitigation
20.100.080	Light Impact and Mitigation
20.100.090	Landscape
20.100.100	Critical Area Buffer
20.100.110	Stormwater Management and Water Quality
20.100.120	Traffic Flow

20.100.010 Purpose

This Chapter establishes the First Northeast Transfer Station Master Plan, and contains the land use requirements for improvements to the First Northeast Transfer Station. These requirements reflect the long-range goals and plans in King County Solid Waste's *First Northeast Transfer Station 2003 Facility Master Plan (KCSW FMP)*, published March 2003. The project location is shown in Figure 20.100.010(a) Vicinity Map.

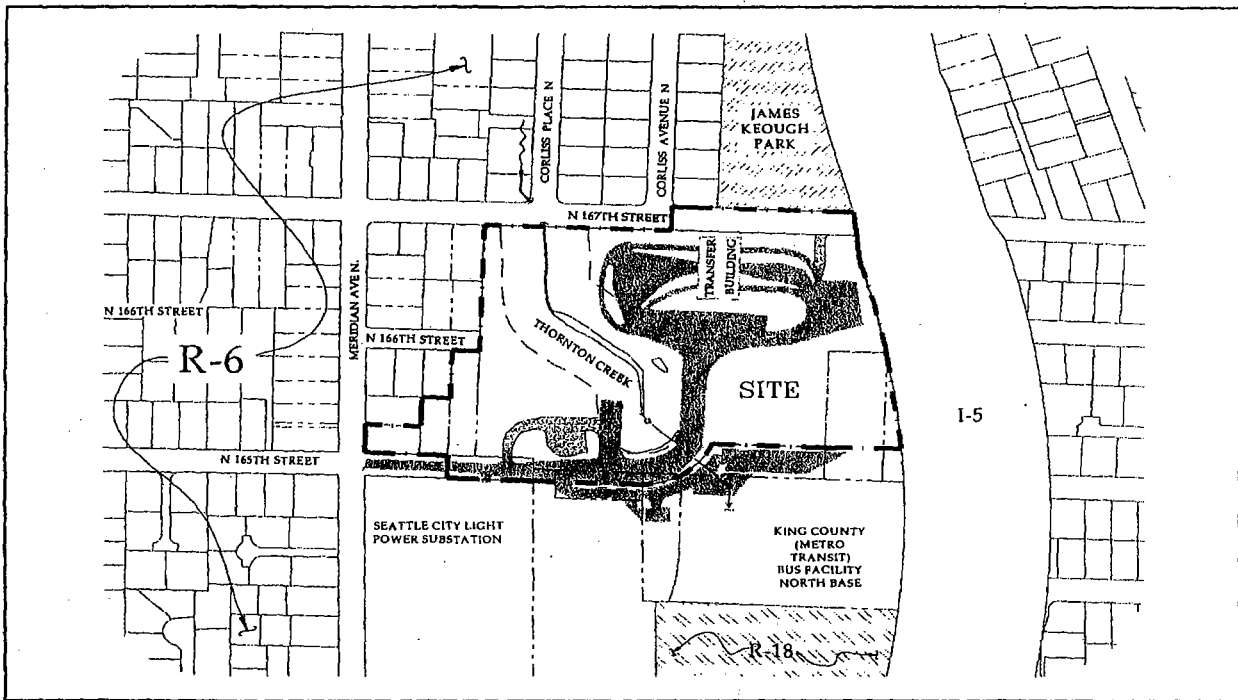


Figure 20.100.010(a): First Northeast Transfer Station Vicinity Map

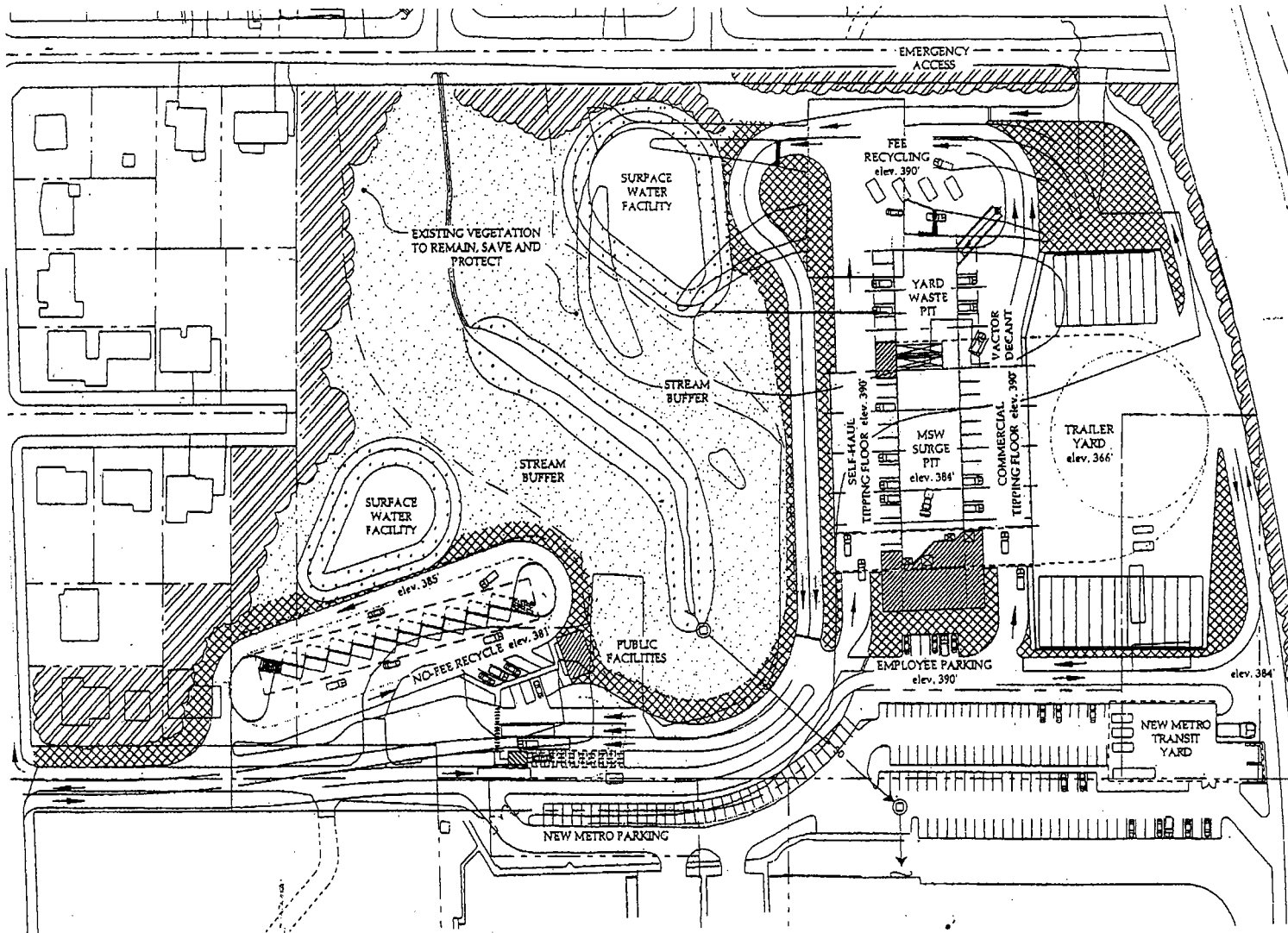
Proposed actions on this site that are in general conformance to the First Northeast Transfer Station Master Plan Site Development Plan, Figure 20.100.010(b) shall be permitted uses and may be reviewed under the City of Shoreline's building permit process.

Sustainable design shall be applied to site improvements, with the intent of achieving the KCSW FMP goal of a LEED™ (Leadership in Energy and Environmental Design) Silver Certification.






First Northeast Transfer Station

Figure 20.100.010 (b)

Site Development Plan

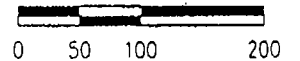


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-  PERIMETER BUFFER AREAS: MIXED CONIFER WITH NATIVE UNDER STORY
-  CREEK SIDE AND/OR WETLAND VEGETATION; NATIVE RIPARIAN RESTORATION (FINAL PLANT MATERIAL TO BE SELECTED IN COLLABORATION WITH THE THORNTON CREEK ALLIANCE GROUP).
-  LOW GROWING NATIVE PLANTING (PER HEALTH DEPT APPROVAL)
-  NATURAL AREAS: LOW GROWING NATIVE PLANTS WITH MIXED DECIDUOUS TREE PLANTINGS.
-  LITTER BARRIER OR SCREEN

NOTE:

1. Surge pit style transfer station configuration illustrated. Final configuration may alternatively be stepped floor configuration.
2. Elevation information approximate.
3. Indicated site boundary is preliminary.



KPG
Architecture
Landscape Architecture
Civil Engineering
Urban Design
March, 2003

20.100.020 Permitted Uses

- A. A transfer station is a permanent, fixed, supplemental collection and transportation facility, used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle for transport to a solid waste handling facility. Transfer stations may also include recycling facilities, and compaction/baling systems.
- B. The First Northeast Transfer Station may include the following uses:
1. Municipal Solid Waste (MSW) Transfer
 - a. Waste Receiving (Self-Haul and Commercial)
 - b. Waste Screening
 - c. Waste Processing
 - d. Waste Storage
 - e. Vector Waste Receiving
 2. Non-Fee Recycling
 - a. Unattended Containers for:
 - Mixed Paper
 - Newspaper
 - Cardboard
 - Glass Bottles
 - Aluminum Cans
 - Steel ("Tin") Cans
 - #1/ #2 Plastic Bottles
 - (Rigid) Plastic Containers
 - Christmas Trees
 - Scrap Metal
 - Film Plastics / Bags
 - Other Approved Items
 - b. Attended Stations/Containers for:
 - Scrap Metal
 - Appliances
 - Carpet and Carpet Pads
 - Reusable Building Materials
 - Textiles
 - Household Batteries
 - Fluorescent Tubes
 - Household Hazardous Waste (HHW)
 - Other Approved Items
 3. Paid Recycling
 - a. Attended Stations/Containers for:
 - Primary and Secondary Recyclables
 - White Goods (Appliances with/ without Refrigerants)
 - Yard Waste
 - Food Waste
 - Wood Waste
 - Electronics
 - Construction, Demolition and Landclearing (CDL) Waste
 - Tires
 - Mattresses
 - Household Porcelain Items
 - Household Hazardous Waste (HHW)
 - Other Approved Items
 - b. Trailer / Container Maneuvering and Parking
 - c. Scalehouse with Associated Parking

- d. Employee Facilities with Associated Parking
 - Offices
 - Visual Oversight of Operations
 - Meeting and Break Area
 - Restrooms
 - Storage
 - Training
 - e. Public Facilities with Associated Parking
 - Environmental Education
 - Public Art
 - Vending
 - Restrooms
- C. Additional uses, in general conformance with the First Northeast Transfer Station Master Plan, are also permitted.

20.100.025 Operating Hours

- A. Under normal conditions, the First Northeast Transfer Station may be open daily, for all public uses, from 8:00 am until 6:00 pm.
- B. The First Northeast Transfer Station may operate from 6:00 to 8:00 am and from 6:00 to 8:00 pm for set-up, close down, facility maintenance and administration.
- C. The First Northeast Transfer Station's hours of operation may be extended under a King County emergency response.
- D. Transfer truck activities and traffic may extend beyond these operation hours if the vehicles directly access I-5, bypassing residential streets.

20.100.030 Review and Approval of Projects

- A. Review Process for Actions/Uses In The First Northeast Transfer Station Master Plan shall be reviewed under existing SMC site, building and utility permit processes, as a permitted use.
- B. These standards will supplement and/or modify the development standards specified in Chapter 20.50 SMC. In the event of a conflict between the standards, the standards of this chapter shall prevail. SMC Chapters 20.10 - 20.70 shall be applied in accordance with the underlying zoning of the First Northeast Transfer Station Master Plan site for development standards and procedures not addressed in the overlay zone.
- C. Review Process for Actions/Uses In General Conformance with the First Northeast Transfer Station Master Plan after staff determination that they are in general conformance, shall be reviewed under existing SMC site, building and utility permit processes.
- D. Review Process for Actions/Uses Not In General Conformance with The First Northeast Transfer Station Master Plan shall require a Special Use Permit (SMC 20.40.140 Other Uses/Regional/Transfer Station).
- E. For any proposed project action, the City of Shoreline, acting as the Lead Agency under SEPA, shall require an Environmental Checklist and shall perform a threshold determination.
- F. Buildings and structures shall conform to Section 20.100.040, illustrated in Figure 20.100.040, ensuring that they are in scale with adjacent residential uses.
- G. Public Art: The First Northeast Transfer Station shall participate in the King County Public Art Program ("1% For Art"), to develop accessible artwork, integrated into the architecture and site of the facility. Such art shall further an educational message and center on a selected, site-appropriate theme.

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20.100.040 Dimensional Standards

Table 20.100.040 Dimensional Standards

Standards	First Northeast Transfer Station
Minimum Lot Width	100 ft
Minimum Lot Area	500,000 sf
Minimum Front Setback	50 ft ⁽¹⁾
Minimum Rear Setback	50 ft ⁽¹⁾
Minimum Side Setback	50 ft ⁽¹⁾
Maximum Transfer Station Building Height	Eave Line Elevation 426 ft; Roof Peak Elevation 446 ft
Maximum Building Coverage	35% ⁽²⁾
Maximum Impervious Surface	50% ⁽²⁾

⁽¹⁾ The actual distance shall be that needed to place the main structure(s) far enough from any residential use that the effective height of such structure(s) is equivalent to a 30' - 35' residential building. See Figure 20.100.040.

⁽²⁾ Coverage calculated based on gross site area.

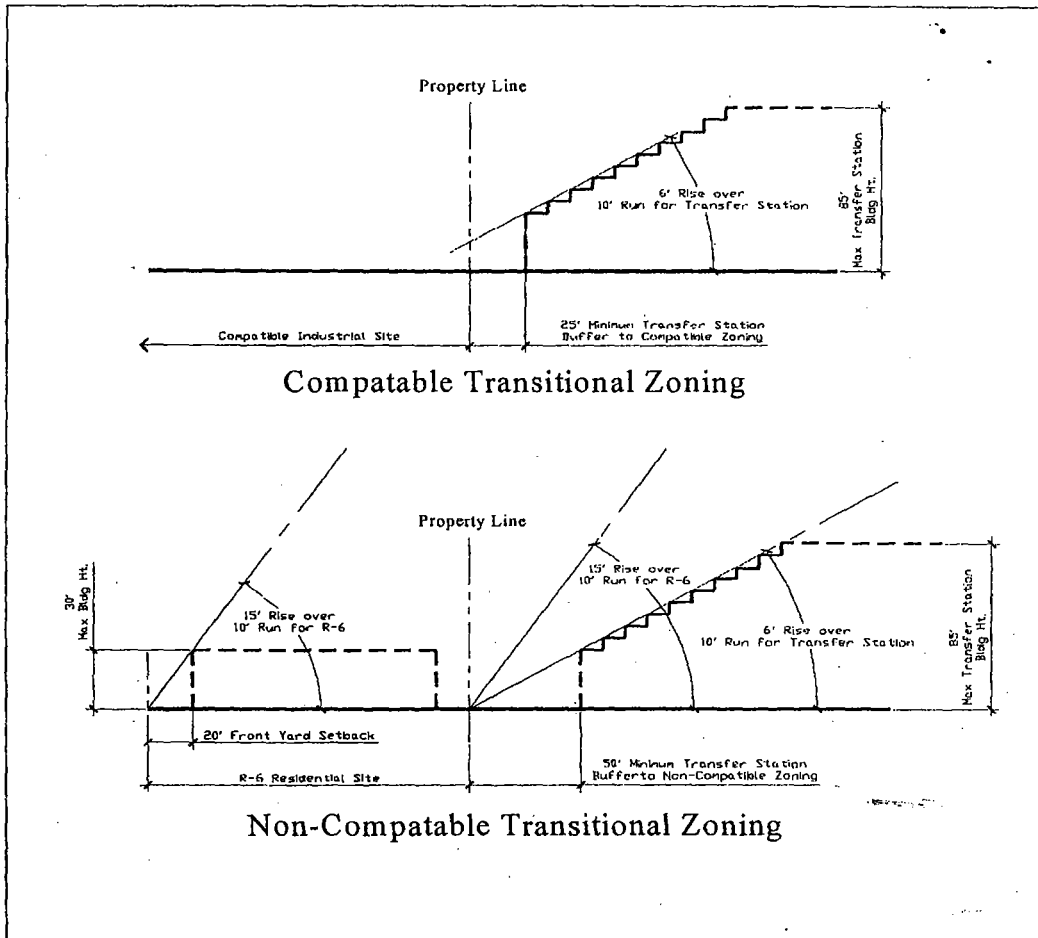


Figure 20.100.040
Maximum Building Height / Building Setback Diagram

20.100.050 Street Frontage Standards

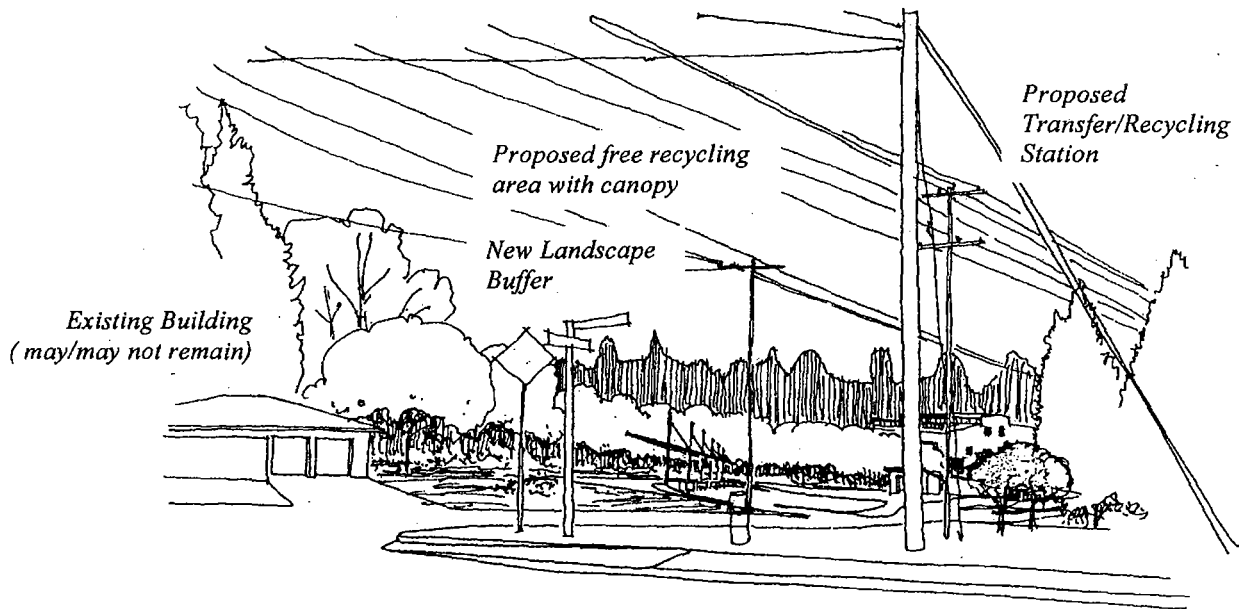
This Section addresses the uses that may be permitted at each point where the First Northeast Transfer Station fronts a public street, and their general character, but does not eliminate the requirements of relevant SMC Sections relating to street design.

- A. N 165th Street and Meridian Avenue N Frontage
 - 1. Vehicle access shall be located in the southern portion of this frontage, close to the existing City Light Substation.
 - 2. The remainder of the frontage shall be used for perimeter buffer planting. See Figure 20.100.090 Conceptual Landscape Plan, for the location of the proposed Perimeter Buffer Areas, consisting of mixed, native conifers with native understory plants.
- B. N 166th Street Frontage
 - 1. This street is to remain a dead end, with no site access.
 - 2. The street frontage shall be used for perimeter buffer planting.
- C. N 167th Street Frontage
 - 1. One existing emergency access shall remain in the northeast corner, opposite Keough Park.
 - 2. The remainder of the street frontage shall be used for Perimeter Buffer, Creek Side and/or Wetland Vegetation, and Natural Area (in the Thornton Creek Buffer) planting. See Figure 20.100.090 Conceptual Landscape Plan.
 - 3. A portion of the value of any normally required street improvements may be used, in lieu of such improvements, to enhance the habitat and buffer around Thornton Creek, in the 167th Street right-of-way.

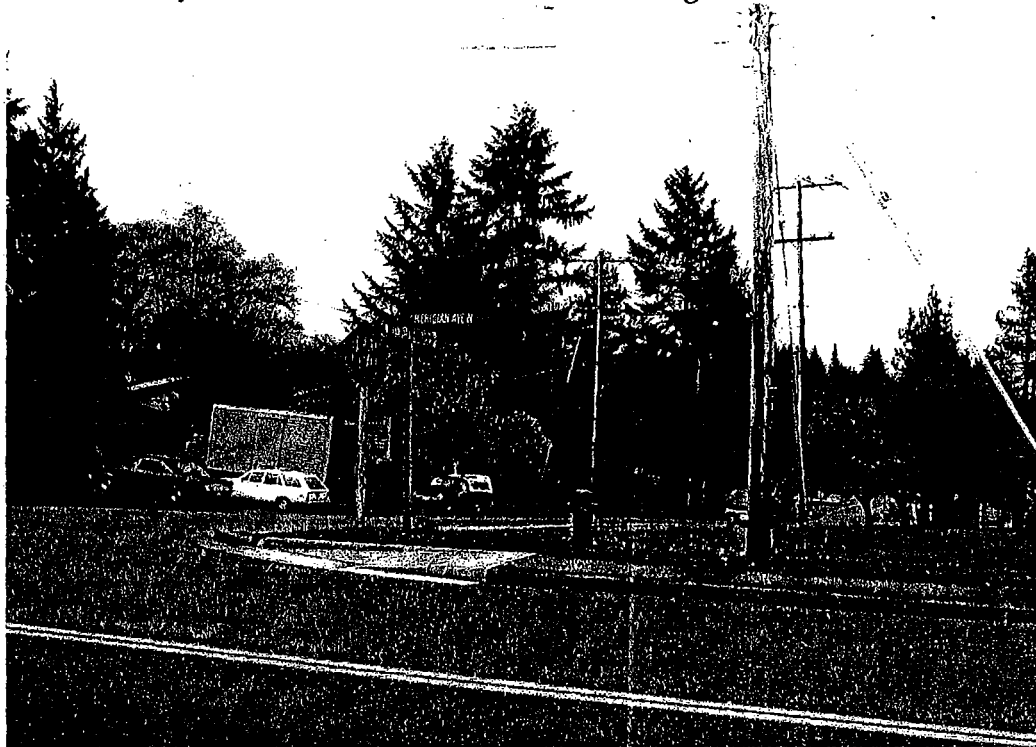
20.100.060 Visual Impact and Mitigation

- A. Visual impact mitigation shall be achieved, in general, by adherence to Section 20.100.040, illustrated in Figure 20.100.040 and the perimeter buffer planting to the west and north, between the First Northeast Transfer Station and existing residential property. See Figure 20.100.090 Conceptual Landscape Plan, for the location of the proposed Perimeter Buffer Areas, consisting of mixed, native conifers with native understory plants. To the extent feasible, non-public operational areas shall be screened to minimize visibility from offsite locations.
- B. Visual Impact Mitigation shall be achieved, at specific offsite and onsite locations by:
 - 1. East / From I-5: the Transfer Station structures and site shall be designed to achieve a subdued visual presence. Perimeter buffer planting or structures shall provide screening and blend the Transfer Station into the existing freeway corridor.
 - 2. East / From Ridgecrest Park (across I-5): No mitigation is needed, given the intervening freeway corridor.
 - 3. South / From North Base and Substation: No mitigation is needed between compatible land uses.
 - 4. West / From Meridian Avenue: perimeter buffer planting shall blend the wider entrance into the background Thornton Creek buffer. Building design shall not draw the driver's eye. See Figure 20.100.060(1).
 - 5. Internal / From No-Fee Recycle Area and Public Facilities: clear circulation patterns, consistent building and structure design, integrated lighting and consistent signage shall be used to reduce visual clutter.
 - 6. West and Northwest / From Residences: perimeter buffer planting, site grading and controlled lighting shall be used. These residences will also be separated from most of the active site areas by the full, double width of Thornton Creek's 100' buffers.
 - 7. North / From Keough Park: perimeter buffer planting integrated with the existing landscape shall be used to screen structures. See Figure 20.100.060 (2).

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View from Meridian Avenue/165th looking NE (Sketch "A")

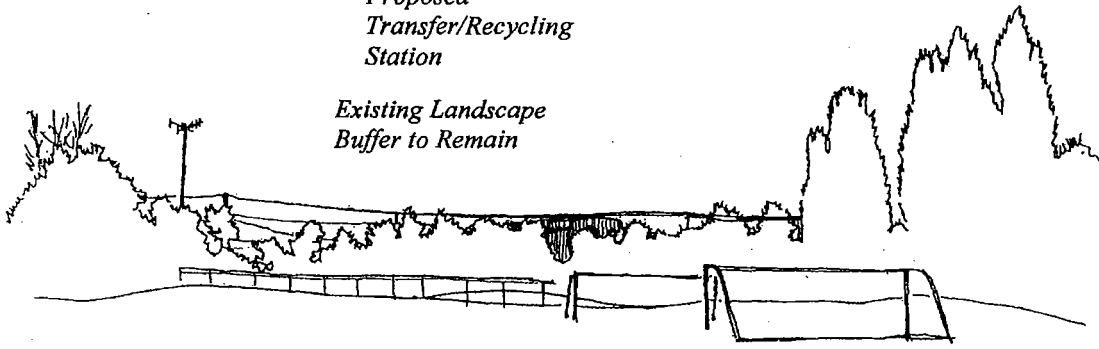


View from Meridian Avenue/165th looking NE (Photograph "A")

Figure 20.100.060 (1)

*Proposed
Transfer/Recycling
Station*

*Existing Landscape
Buffer to Remain*



*View from North End of Keough Park looking South
(Sketch "C")*



*View from North End of Keough Park looking South
(Photograph "C")*

Figure 20.100.060 (2)

20.100.070 Noise Impact and Mitigation

- A. The SMC has no numerical noise limits applicable to industrial or commercial operations, so the following regulatory noise limits are adopted and shall apply at the First Northeast Transfer Station site.
- B. Table 20.100.070 – Noise Limits at the First Northeast Transfer Station

Noise Duration	Daytime Limit (dbh)	Nighttime Limit (dbh)
1.5 minutes/hour or less (L_{max})	75	65
5 minutes/hour	70	60
15 minutes/hour	65	55
More than 15 minutes/hour	60	50

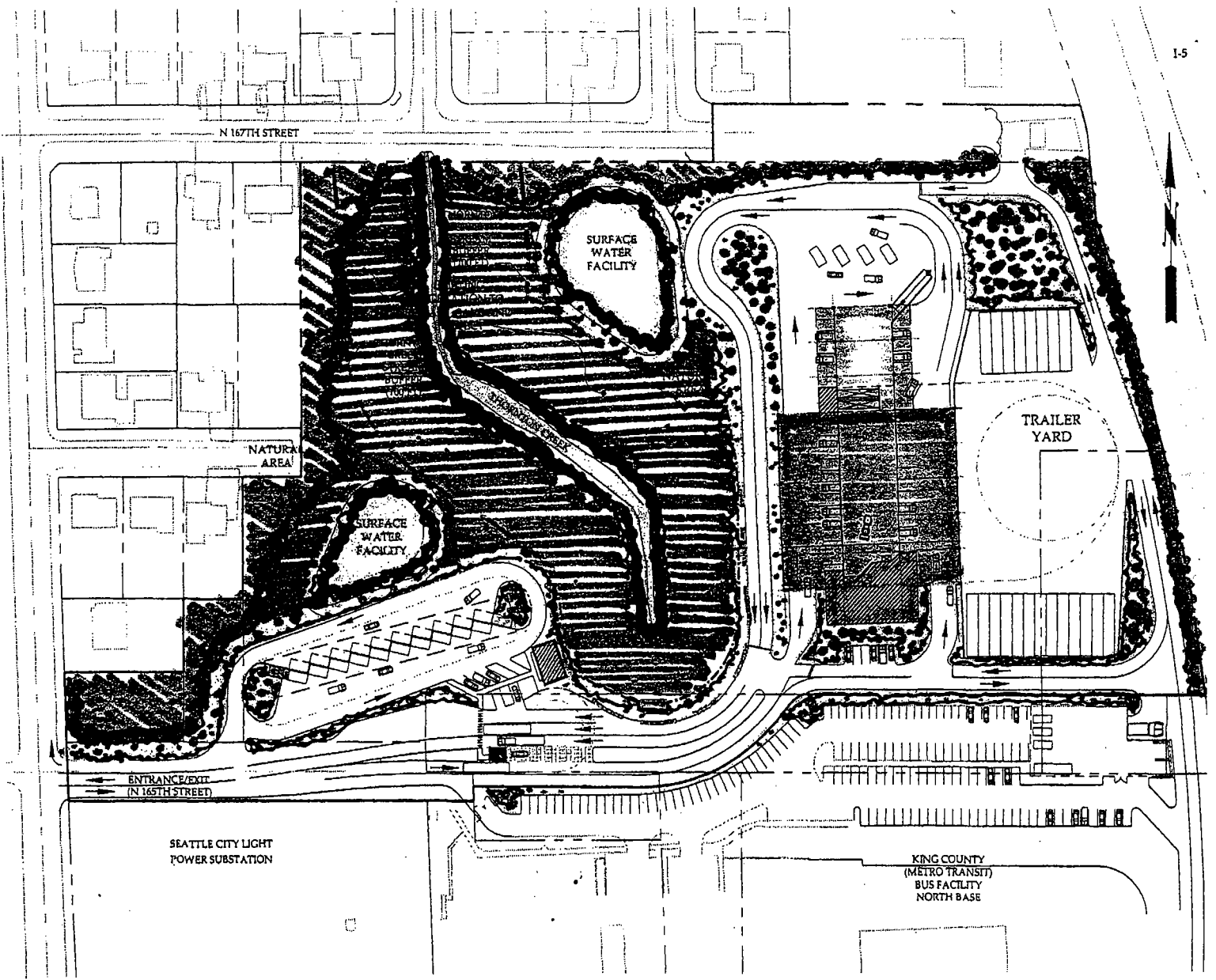
Note: of these limits, the criterion for daytime L_{max} is the most relevant noise limit, because short-term noise spikes have the greatest potential to be objectionable. Normally, only limited nighttime operations are anticipated or allowed. See Section 20.100.025 Operating Hours.

20.100.080 Light Impact and Mitigation






- A. All site lighting shall conform to SMC Section 20.50.115 Lighting – Standards, which requires that “any lighting should be nonglare and shielded to minimize direct illumination of abutting properties and adjacent streets.”
- B. All lighting adjacent to residential property shall have full-cutoff, shielded luminaires.
- C. All site lighting shall be designed to focus only on the surface to be illuminated, eliminating light trespass on the night sky.
- D. To the extent feasible, onsite vehicle lights should be screened from adjacent residential properties.
- E. Building and pole mounted electric lighting shall illuminate exterior operational areas around the transfer station and new scalehouse. Outdoor lighting may be illuminated between dusk and dawn, for public and non-public uses (and shall be maintained at reduced levels at night, for security).


20.100.090 Landscape

- A. Conceptual Landscape Plan: The proposed landscape may be seen in Figure 20.100.090: Conceptual Landscape Plan. Vegetation plantings within the immediate vicinity of the transfer and recycling structures shall be minimal, due to King County Department of Health requirements to maintain a rodent-free environment around solid waste facilities, including transfer stations. To the extent feasible, the banks of Thornton Creek, and any stormwater detention ponds, shall be restored/planted with native, riparian vegetation. The 100' wide creek buffer zones shall be enhanced with low-growing native materials and native deciduous trees like Red Alder (*Alnus rubra*) and Big Leaf Maple (*Acer macrophyllum*). Portions of the site perimeter shall be enhanced with a mixed native understory and conifers like Western Red Cedar (*Thuja plicata*), Douglas Fir (*Pseudotsuga menziesii*) and Western Hemlock (*Tsuga heterophylla*).
- B. Irrigation: No irrigation shall be installed. Planted areas shall use larger quantities of smaller stock in anticipation of a higher initial mortality rate.
- C. Significant Trees: While there may be trees in the existing northern creek stand that meet the specific dbh (diameter breast high) standard for significant trees, it is more important that they are part of a stand, with closed canopy, providing critical riparian habitat, and shall be actively managed for that purpose. See Section 20.100.100: Critical Area Buffer. Moving the No-Fee Recycling Area out of the 100' creek buffer will result in the removal of at least five significant conifers west of the entrance to the existing No-Fee Recycling Area. This impact cannot be mitigated through horticultural BMPs, because of extreme changes in grade (to accommodate bi-level tipping) and increased paving.



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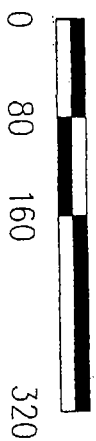
-  PERIMETER BUFFER AREAS: MIXED CONIFER WITH NATIVE UNDER STORY
-  CREEK SIDE AND/OR WETLAND VEGETATION: NATIVE RIPARIAN RESTORATION (FINAL PLANT MATERIAL TO BE SELECTED IN COLLABORATION WITH THE CITY OF SHORELINE & THE THORNTON CREEK ALLIANCE GROUP).
-  LOW GROWING NATIVE PLANTING (PER HEALTH DEPT APPROVAL)
-  NATURAL AREAS: LOW GROWING NATIVE PLANTS WITH MIXED DECIDUOUS TREE PLANTINGS.
-  LITTER BARRIER OR SCREEN

 Department of Natural Resources
King County Solid Waste Division

First Northeast Transfer Station

Conceptual Landscape Plan

Figure 20.100.090



KPG
Architecture
Landscape Architecture
Civil Engineering
Urban Design

SMC 20.50.360: Tree Replacement and Site Restoration, allows the removal of "up to six significant trees and associated vegetation per parcel with no replacement of trees required." Site improvements shall meet this standard. If the removal of more than six significant trees is necessary, they shall be replaced under Section 20.50.360 (C.). Such replacements shall follow the Conceptual Landscape Plan, Figure 2, in the *First Northeast Transfer/Recycling Station Facility Master Plan Implementation Final Environmental Checklist*, published March 2003. A formal evaluation shall be provided during project permit submittals, under SMC Subchapter 5: Tree Conservation, Land Clearing and Site Grading Standards.

20.100.100 Critical Area Buffer

- A. To the extent feasible, existing active uses shall be removed from Thornton Creek's 100-foot buffers.
- B. The First Northeast Transfer Station may utilize "Buffer Averaging," if final design requires it.
- C. Surface water facilities and perimeter buffer planting adjacent to residences shall be designed as part of an overall vegetation, habitat and water quality management plan.
- D. Removal of any existing trees shall be part of the vegetation, habitat and water quality management plan, to provide (as an example) openings for the introduction of uneven-aged, native conifer clusters to reduce the existing stand's monoculture and increase habitat diversity.
- E. The proposed mitigation for the Thornton Creek buffer shall be completed prior to the issuance of a Certificate of Occupancy for the new transfer station building.

20.100.110 Stormwater Management and Water Quality

- A. General: Surface water design shall meet the current City of Shoreline requirements. Additional measures may be implemented to achieve compliance with the requirement or guidelines of other agencies, or to meet sustainability goals.
- B. Leachate Management: Site design, impervious capping, the hydraulic separation of leachate draining surfaces from the general stormwater system and other BMPs (Best Management Practices) shall be used to ensure that any waters in contact with MSW (Municipal Solid Waste) shall be collected in the sanitary sewer system and not drain to Thornton Creek.
- C. Stormwater Facility: Open drainage facilities shall be integrated into the overall landscape and habitat management plans to compliment the Thornton Creek buffer and planned natural areas.

20.100.120 Traffic Flow

- A. The use of recycling, compaction and other technologies shall be used to reduce the number of required transfer vehicle trips.
- B. Internal Traffic Flow:
 - 1. Onsite roadways shall avoid at-grade conflicts by utilizing counter-clockwise site circulation.
 - 2. Multiple lanes, modern scales and consistent signage shall be used to avoid excessive vehicle queuing.
 - 3. Parking shall be limited to designated Staff and Public areas.
- C. Traffic Flow at Meridian Avenue N:
 - 1. Perimeter buffer planting shall not limit exiting/entering driver vision.
 - 2. Two exit lanes shall be used to limit internal queuing and improve the merge of exiting vehicles into north- and south-bound traffic.
 - 3. The potential for direct access to Metro Transit's freeway ramps shall be diligently pursued, to further reduce the waste transfer traffic on residential streets.
 - 4. Curbs shall be located to allow safe intersection use by all commercial haulers, waste transfer vehicles and Metro Transit.
 - 5. Queuing near the entrance to the site shall be decreased to the maximum possible extent and ingress/egress improvements should be considered including the installation of a right turn only lanes to and from Meridian Avenue N.
 - 6. Sidewalks shall be installed on the eastside of Meridian Avenue N. between N 172nd Street and N 175th Street.

Parcel Numbers:

572750-0410
572750-0390
572750-0380
206560-0020
206560-0035
206560-0030

Exhibit 3

Location & Legal Description:

The main entrance to the site is at the intersection of N.E. 165th Street at Meridian Avenue N.E. The site is located at the SW 1/4 of Section 8, Township 26 North, Range 4 East. The legal description of the site and affected adjacent parcels is as follows:

All of Tracts 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, and 73 of Murphy's Interurban Acres according to plat recorded in Volume 17 of Plats, pages 83, in King County, Washington, excepting:

The south 50' of Tract 63
The south 50' of Tract 64
The south 50' of Tract 67
The south 50' of Tract 68
The south 50' of Tract 71
That portion of Tract 61 condemned in King County Superior Court Case 586860 for Primary State Highway No. 1

also

Lots 4 and 8 of Donna Claire addition according to plat recorded in Volume 61 of Plats, page 63, in King County, Washington.

Subject to

An easement of record to the City of Seattle for the operation of overhead power lines.

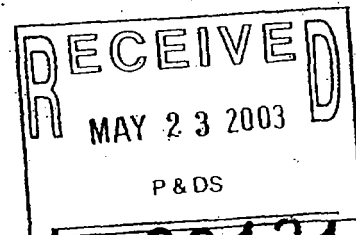
Additional properties adjacent to the project to be acquired:

The two parcels in the southeast corner of the site (portions of Tracts 59 and 60 of Murphy's Interurban Acres, Lot 6 and Lot 7 of the Donna Claire Addition, Tax Lots 206560-0035 and 206560-0030) are to be acquired. These properties are currently attached to the King County Metro Transit North Base and used for storage and staging (a "bone yard"). This acquisition will include a land swap that will give the transit base some current transfer station property. Portions of the transit base and the transfer station operations currently cross their respective boundaries into the adjacent facility. The property lines will be adjusted to match the actual facility use boundaries.

Near the site's west entrance, Lots 6 and 7 of Donna Claire addition are to be acquired (currently single family residences).

The portion of N. 165th Street from the existing facility entrance to Meridian Avenue North will be acquired from the City of Shoreline.

That portion of N.E. 167th Street lying easterly of the east right-of-way line of Corliss Avenue North and westerly of the west right-of-way of Interstate 5.



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ORIGINAL

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