



# Land Use Permit Application

**Development Services Department**  
425-489-2754 • 17301 133<sup>rd</sup> Avenue NE • Woodinville, WA 98072  
Desk Hours • Monday – Thursday 7:30am – 5:00pm • Friday 7:30am – 4:00pm

<b>PROJECT NAME:</b> Sammamish River Bridge and Road (SR 202) Widening Project		<b>PERMIT NO:</b>
<b>PROJECT ADDRESS:</b> SR 202 (NE 175th St), MP 0.31 to MP 0.55	<b>Unit #</b>	<b>PARCEL NO:</b> See attached JARPA
<b>OWNER INFORMATION</b>		<b>APPLICANT</b>
<b>NAME:</b> City of Woodinville, Public Works Department		<b>NAME:</b> Same as Owner
<b>ADDRESS:</b> 17301 133rd Avenue NE Woodinville, WA 98072		<b>ADDRESS:</b>
<b>PHONE NUMBER:</b> 425-877-2291		<b>PHONE NUMBER:</b>
<b>EMAIL ADDRESS:</b> tomh@ci.woodinville.wa.us		<b>EMAIL ADDRESS:</b>
<b>PRIMARY CONTACT / AGENT</b>		<b>ARCHITECT / ENGINEER</b>
<b>NAME:</b> Thomas E. Hansen		<b>NAME:</b> Bryan Huschka, AECOM
<b>ADDRESS:</b> 17301 133rd Avenue NE Woodinville, WA 98072		<b>ADDRESS:</b> 1501 4th Avenue, Suite 1400 Seattle, WA 98101
<b>PHONE NUMBER:</b> 425-877-2291		<b>PHONE NUMBER:</b> 206-438-2281
<b>EMAIL ADDRESS:</b> tomh@ci.woodinville.wa.us		<b>EMAIL ADDRESS:</b> bryan.huschka@aecom.com
<b>PROJECT DESCRIPTION:</b> Widen State Route (SR) 202 (NE 175th Street) from the intersection of 131st Avenue NE (MP 0.31) to Woodinville-Redmond Road NE (MP 0.55). The project includes constructing a new bridge adjacent to the existing bridge, road widening, and lane reconfiguration.		

<b>PROJECT TYPE</b>		<input type="checkbox"/> <i>Check if consolidated review is preferred</i>
<input type="checkbox"/> Land use approval <input type="checkbox"/> Design review <input checked="" type="checkbox"/> SEPA (environmental) review <input checked="" type="checkbox"/> Critical areas <input type="checkbox"/> Determination <input type="checkbox"/> Alteration <input type="checkbox"/> Exception <input type="checkbox"/> Reasonable use permit <input type="checkbox"/> Tree removal <input type="checkbox"/> Master signage plan <input type="checkbox"/> Variance <input type="checkbox"/> Wireless service facility	<input type="checkbox"/> Boundary line <input type="checkbox"/> Binding site plan <input type="checkbox"/> Subdivision <input type="checkbox"/> Short plat <input type="checkbox"/> Preliminary plat <input type="checkbox"/> Final plat <input type="checkbox"/> Modification <input type="checkbox"/> Conditional use <input type="checkbox"/> Special use permit <input type="checkbox"/> Temporary use permit <input type="checkbox"/> Administrative Interpretation	<input checked="" type="checkbox"/> Shoreline permit <input checked="" type="checkbox"/> Substantial development permit <input checked="" type="checkbox"/> Conditional use permit <input type="checkbox"/> Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Annexation <input type="checkbox"/> Zoning code amendment <input type="checkbox"/> Comprehensive plan amendment <input type="checkbox"/> Development Agreement <input type="checkbox"/> Zoning map amendment <input type="checkbox"/> Area-wide <input type="checkbox"/> Site-specific <input type="checkbox"/> Subdivision vacation

I certify under penalty of perjury that I am the owner or authorized agent of the above property and the information furnished by me is true and correct to the best of my knowledge. I certify that all applicable federal, state, county, and City of Woodinville requirements for the work authorized by this permit shall be met. I grant permission for City staff to enter areas covered by this permit application for the sole purpose of inspecting work completed under this permit application and enforcing provisions related to the issuance or approval of the permit.

*Tom Hansen*  
Owner / Owner's Agent

Date 04/06/16 **RECEIVED**

APR 06 2016

Letter of Transmittal

To	Jenny Ngo, Senior Planner, City of Woodinville	Page 3
CC	Tom Hansen, Director of Public Works, City of Woodinville Rick Roberts, Assistant Director of Public Works, City of Woodinville Bryan Huschka, Project Manager, AECOM	
Subject	Sammamish River Bridge and Road (SR 202) Project Woodinville Shoreline Master Program – Shoreline Conditional Use Analysis	
From	Linda Howard, Environmental Task Manager, AECOM	
Date	March 8, 2016	

Please find attached the Woodinville Shoreline Master Program - Conditional Use analysis submitted for the Sammamish River Bridge and Road (SR 202) Project (project) in January 2012. A Shoreline Conditional Use Permit was issued for the project on November 26, 2012. However, the Shoreline Conditional Use Permit for the project has expired, and because the project has not been constructed due to delays in right-of-way acquisition for the project, it is necessary to resubmit a new Shoreline Conditional Use Permit application for the project. The January 2012 conditional use analysis for the project was based on the City of Woodinville Shoreline Master Program, first adopted in August 2008 and last updated in December 2009, and is still valid. However, in 2016 the project was revised to include the relocation of utilities on the bridge and within the roadway as part of the project, and a new paved access path to the Sammamish River trail to provide a temporary construction detour around the project site. An updated JARPA form that includes the utility relocations and paved access path as part of the project is being submitted to the City as part of the Shoreline Permit application. This memo serves as an addendum to the updated JARPA and the 2012 conditional use analysis for the revised project that includes the utility relocations and the paved access path within the shoreline district.

Shoreline Environment Designations in the project area include Aquatic, Conservancy, and Urban Conservancy. The Aquatic Environment includes all areas waterward of the ordinary high water mark (OHWM). The Conservancy Environment includes all areas 100 feet landward of the OHWM. The Urban Conservancy Environment includes the outer 100 feet of the Shoreline District.

The elements of the revised project that are within the shoreline district include:

Utilities

Overhead electrical power distribution lines, telephone, and cable extended across the Sammamish River over the bridge would be offset from their current location by relocating power poles on each side of the bridge to the back of sidewalk of the widened roadway. One power pole is located approximately 70 feet from the ordinary high water mark of the river and is within the Shoreline District within the Conservancy Environment. The electric power and communications lines that would be offset from their current location extend across the Aquatic, Conservancy, and Urban Conservancy Environments. Additionally, a 6-inch PVC conduit is attached to the south side of the existing bridge. No utility has claimed ownership of this

Sammamish River Bridge and Road (SR 202) Project  
Shoreline Conditional Use Analysis  
March 8, 2016

conduit, so construction will involve accessing the conduit to determine whether it has a live utility in it. If not, it would be removed. The PVC conduit also extends across the Aquatic, Conservancy, and Urban Conservancy Environments. The electric power and communications facilities that would be relocated as part of the project are utility service lines that meet the definition of "accessory facilities." Accessory facilities are small-scale distribution services connected directly to the uses along the shoreline. Utility service lines are a Permitted use in the Urban Conservancy Environment and are permitted as a Conditional Use in the Aquatic and Conservancy environments.

#### Natural Gas Distribution

Vents for a natural gas distribution pipeline hanging beneath the existing Sammamish River Bridge would be relocated to accommodate the widened bridge. There is one vent on each side of the bridge on the south side of the roadway and the vent piping from the natural gas pipeline will need to be lengthened to accommodate the widened bridge. The vents are located within 100 feet landward of the OHWM and within the Conservancy Environment area. The natural gas distribution pipeline the vents that would be relocated to accommodate the widened bridge are permitted as a Conditional Use in Conservancy Environment area.

#### Bicycle/Pedestrian Paths

New 8-foot wide by 246-foot paved pathway would be installed in City right-of-way on the north side of SR 202 east of the Sammamish River Bridge to provide a temporary construction detour of the Sammamish River Trail that crosses beneath the bridge. This new pathway will not be removed after construction of the project and will remain as a permanent recreational pedestrian/bicycle pathway. This paved pathway in City right-of-way will remain as a permanent access path to the Sammamish River Trail from the sidewalk on the north side of SR 202. Bicycle and pedestrian paths are permitted in the Conservancy and Urban Conservancy environments, and do not require a Conditional Use permit.

#### *Conditional Use Analysis:*

According to WAC 173-27-160 (Review criteria for conditional use permits) uses which are classified or set forth in the applicable master program as conditional uses may be authorized provided:

1. The proposed use is consistent with the policies of RCW 90.58.020 and the master program;
  - The project to construct a new (parallel) bridge for SR 202 recognizes both statewide and local interests in improving transportation access.
  - The project preserves the natural character and protects the resources and ecology of the shoreline by minimizing the footprint of the bridge supports, staying landward of the OHWM and outside of the 100-year floodplain, and removing invasive vegetation and replanting with native species.
  - The project results in long term over short term benefits.
  - The relocation of the existing electrical power and communications accessory facilities to accommodate the widened bridge is consistent with the City of Woodinville SMP Development Standards and Use Policies for Aquatic Environment areas that encourage multiple uses of over-water facilities to reduce the impacts of shoreline development and increases the effective use of water resources.
  - The relocation of the existing electrical power and communications accessory facilities to accommodate the widened roadway on both sides of the bridge is consistent with the City of Woodinville SMP Development Standards and Use Policies for Conservancy

- Environment areas requiring that the proposed use be compatible with uses and activities in adjacent environments.
2. The proposed use, including the relocation of utilities to accommodate the widened bridge and roadway will not interfere with the normal public use of public shorelines;
    - Over the long term, the bridge project will continue to accommodate the recreational trail along the Sammamish River.
    - During construction, a safe detour will be provided and notice of the detour will be posted in advance of temporary closure.
  3. The proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
    - The proposed new bridge is compatible with the existing transportation corridor serving the existing industrial and retail land uses in the immediate area and the designated future industrial and central business land uses.
    - As a conditional use, the bridge is compatible with the other authorized uses in the shoreline environment.
    - As a conditional use, the utility relocations to accommodate the widened bridge and road are compatible with other authorized uses in the shoreline environment.
  4. The proposed use, including the utility relocations and new bicycle/pedestrian pathway to the Sammamish River trail would cause no significant adverse effects to the shoreline environment in which it is to be located; and
    - A SEPA environmental checklist has been prepared and the analysis suggests that the lead agency will issue a determination of non-significance (DNS) for the revised Sammamish River Bridge and Road Project, which includes the utility relocations and new bicycle/pedestrian pathway to the Sammamish River trail.
  5. The public interest suffers no substantial detrimental effect.
    - The bridge will improve traffic flow in the vicinity; the public interest will not suffer substantial detrimental effects. Public interest will suffer if this bridge is not built due to increased congestion, slower travel speeds, increased air pollution due to traffic delays, etc.

The proposed use, including the utility relocations and new bicycle/pedestrian pathway to the Sammamish River trail, also meets criteria in WAC 173-27-140 (Review criteria for all development):

- (1) No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.
  - As summarized above, the bridge project, including the utility relocations, is consistent with the policies of the Shoreline Management Act and the Woodinville Shoreline Master Program.
- (2) No permit shall be issued for any new or expanded building or structure of more than thirty-five 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 except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.
  - The bridge project, including the utility relocations, is permitted as a conditional use in the shoreline environment. There are no residences in the project area and residential views in adjacent areas will not be obstructed.

# Attachment

Sammamish River Bridge and Road (SR 202) Project  
Woodinville Shoreline Master Program – Conditional Use Analysis  
January 25, 2012



# **M E M O**

Date: January 25, 2012

To: Tom Hansen, P.E. – Director of Public Works  
Rachel Speer, P.E. – Assistant Public Works Director  
17301 133<sup>rd</sup> Avenue NE  
Woodinville, WA 98072

From: Jan Mulder, AICP  
AECOM

Subject: Sammamish River Bridge and Road Project – MP 0.31 – MP 0.55  
Woodinville Shoreline Master Program – Shoreline Conditional Use analysis

The Sammamish River bridge project is permitted as a conditional use under the Woodinville Shoreline Master Program; the road (SR 202) is a permitted use and does not require conditional use approval. According to WAC 173-14-140 *Review criteria for conditional use permits*, the bridge may be authorized if:

- a. The proposed use is consistent with the policies of RCW 90.58.020 and the master program;
  - The project to construct a new (parallel) bridge for SR 202 recognizes both statewide and local interests in improving transportation access.
  - The project preserves the natural character and protects the resources and ecology of the shoreline by minimizing the footprint of the bridge supports, staying outside of the 100-year floodplain, and removing invasive vegetation and replanting with native species.
  - The project results in long term over short term benefits.
- b. The proposed use will not interfere with the normal public use of public shorelines;
  - Over the long term, the bridge project will continue to accommodate the recreational trail along the Sammamish River.
  - During construction, a safe detour will be provided and notice of the detour will be posted in advance of temporary closure.
- c. The proposed use of the site and design of the project is compatible with other authorized uses within the area and with uses planned for the area under the comprehensive plan and shoreline master program;
  - The proposed new bridge is compatible with the existing transportation corridor serving the existing industrial and retail land uses in the immediate area and the designated future industrial and central business land uses.
  - As a conditional use, the bridge is compatible with the other authorized uses in the shoreline environment.

- d. The proposed use will cause no significant adverse effects to the shoreline environment in which it is to be located; and
  - A SEPA environmental checklist has been prepared and the analysis suggests that the lead agency will issue a determination of non-significance (DNS) for the Sammamish River Bridge and Road Project.
- e. The public interest suffers no substantial detrimental effect.
  - The bridge will improve traffic flow in the vicinity; the public interest will not suffer substantial detrimental effects. Public interest will suffer if this bridge is not built due to increased congestion, slower travel speeds, increased air pollution due to traffic delays, etc.

The bridge also meets criteria in WAC 173-27-140 *Review criteria for all development*:

- (1) No authorization to undertake use or development on shorelines of the state shall be granted by the local government unless upon review the use or development is determined to be consistent with the policy and provisions of the Shoreline Management Act and the master program.
  - As summarized above, the bridge project is consistent with the policies of the Shoreline Management Act and the Woodinville Shoreline Master Program.
- (2) No permit shall be issued for any new or expanded building or structure of more than thirty-five 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 except where a master program does not prohibit the same and then only when overriding considerations of the public interest will be served.
  - The bridge project is permitted as a conditional use in the shoreline environment. There are not residences in the area and residential views will not be obstructed.

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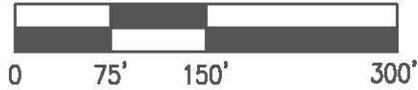
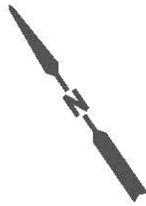


<b>KING COUNTY</b> SECTION: 9 RANGE: 5E TOWNSHIP: 26N	LONGITUDE = 122° 08' 45" W LATITUDE = 47° 43' 57" N
[Red Outline] Project Area [Yellow Outline] Woodinville City Limits	0 250 500 Feet 

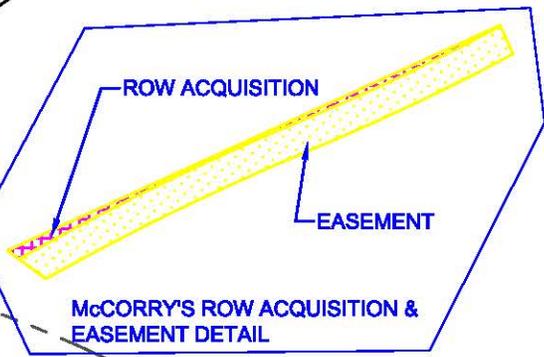
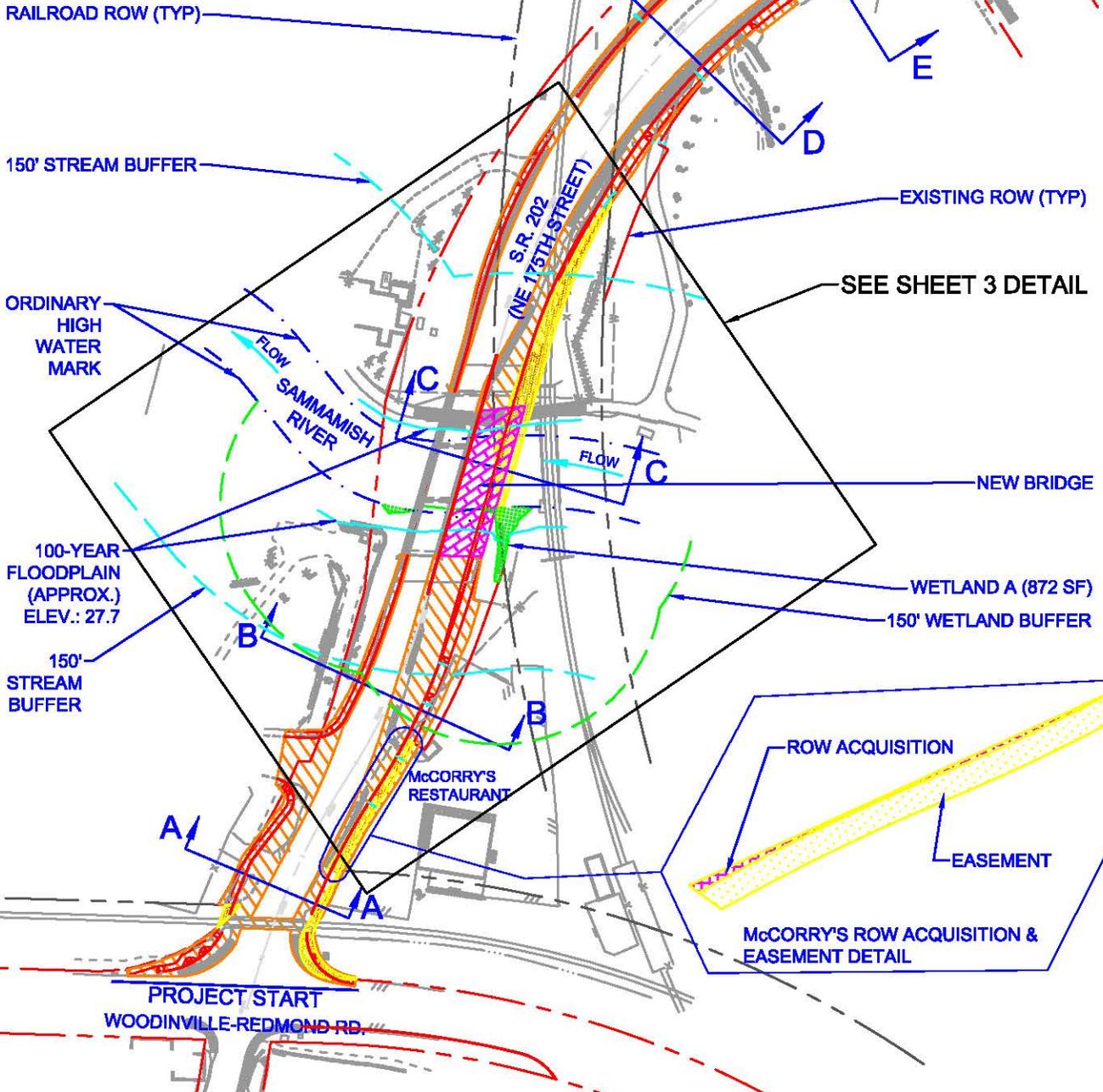
**PURPOSE:** CONGESTION RELIEF, SAFETY, INCREASE CAPACITY  
**DATUM:** NAVD 88  
**ADJ PROP OWNER:**  
 1. SEE ATTACHMENT "A"

**NAME:** SAMMAMISH RIVER BRIDGE AND ROAD PROJECT  
**LOCATION:** SR 202 (NE 175TH ST), MILEPOST 0.31 - 0.55, WOODINVILLE, WA  
**REFERENCE #:**  
**DATE:** 2/25/16 **DRAWN:**

**PROPOSED:** BRIDGE CONSTRUCTION  
**IN:** SAMMAMISH RIVER  
**NEAR/AT:** WOODINVILLE  
**COUNTY:** KING **STATE:** WA  
**SHEET 1 OF 5**



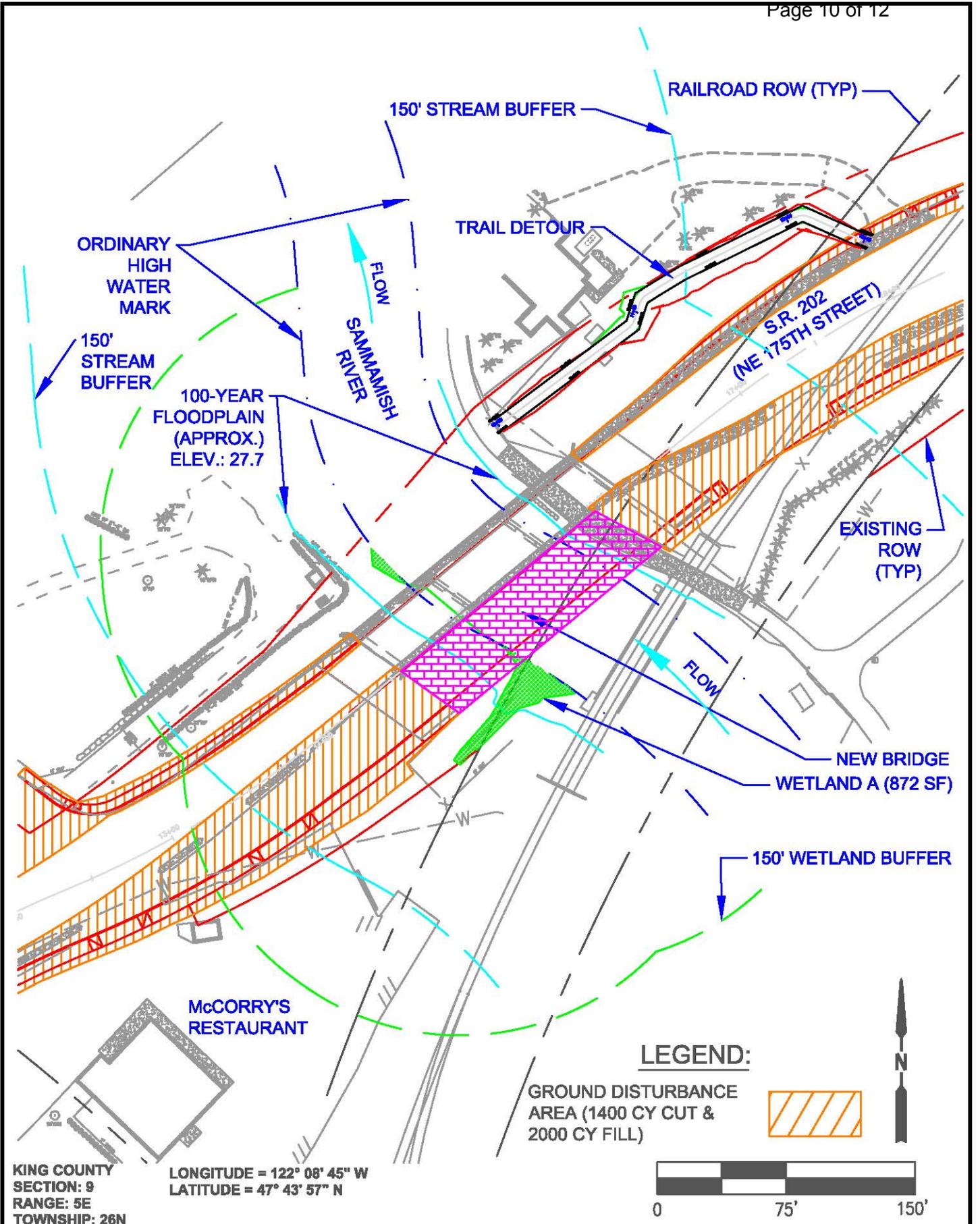
**LEGEND:**  
 GROUND DISTURBANCE AREA (1400 CY CUT & 2000 CY FILL)   
 EASEMENT   
 ROW ACQUISITION 



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KING COUNTY SECTION: 9 RANGE: 5E TOWNSHIP: 26N	LONGITUDE = 122° 08' 45" W LATITUDE = 47° 43' 57" N	NAME: SAMMAMISH RIVER BRIDGE AND ROAD PROJECT LOCATION: SR 202 (NE 175TH ST), MILEPOST 0.31 - 0.55, WOODINVILLE, WA REFERENCE #: DATE: 2/25/18 DRWN:	PROPOSED: BRIDGE CONSTRUCTION IN: SAMMAMISH RIVER NEAR/AT: WOODINVILLE COUNTY: KING STATE: WA
PURPOSE: CONGESTION RELIEF, SAFETY, INCREASE CAPACITY DATUM: NAVD 88 ADJ PROP OWNER: 1. SEE ATTACHMENT "A"		SHEET 2 OF 5	

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KING COUNTY  
SECTION: 9  
RANGE: 5E  
TOWNSHIP: 26N

LONGITUDE = 122° 08' 45" W  
LATITUDE = 47° 43' 57" N

**LEGEND:**

GROUND DISTURBANCE  
AREA (1400 CY CUT &  
2000 CY FILL)

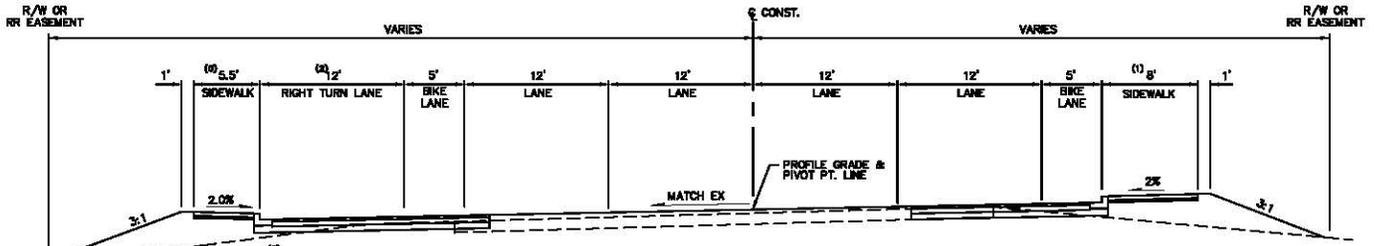


PURPOSE: CONGESTION RELIEF, SAFETY,  
INCREASE CAPACITY  
DATUM: NAVD 88  
ADJ PROP OWNER:  
1. SEE ATTACHMENT "A"

NAME: SAMMAMISH RIVER BRIDGE AND ROAD  
PROJECT  
LOCATION: SR 202 (NE 175TH ST),  
MILEPOST 0.31 - 0.55, WOODINVILLE, WA  
REFERENCE #:  
DATE: 2/25/16 DRWN:

PROPOSED: BRIDGE CONSTRUCTION  
IN: SAMMAMISH RIVER  
NEAR/AT: WOODINVILLE  
COUNTY: KING STATE: WA

**SHEET 3 OF 5**

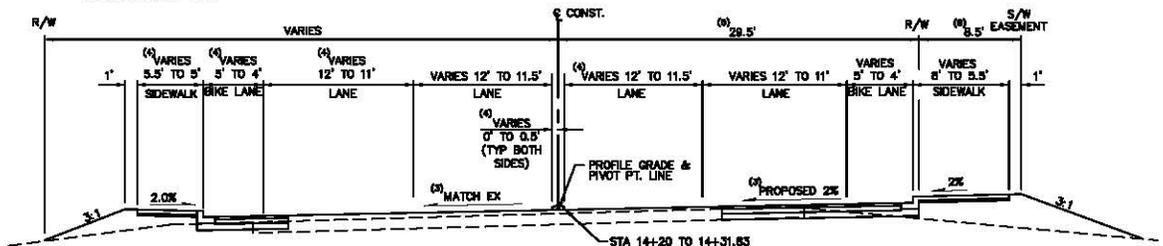


(0) STA WR 100+82.85 TO 10+88.31  
VARIES FROM 5.8' TO 10'. SEE PLANS

(1) STA WR 98+31.99 TO 10+84.98  
WIDTH = 5.5'

(2) STA 11+26.50 TO 11+82.70  
VARIES FROM 12' TO 0'

**ROADWAY SECTION A - SR 202**  
STA 10+26 TO STA 11+88.80



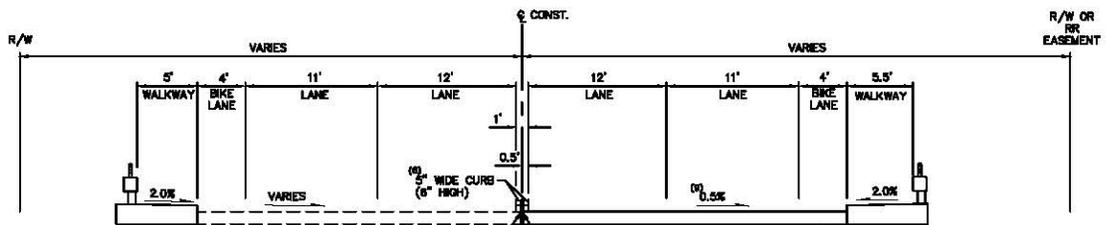
(2) SUPERELEVATION VARIES FROM STA 13+68.33 TO 14+31.83 FROM 2% TO 0.1%

(3) STA 12+90.75 TO 14+31.83 R/W VARIES FROM 49.3' TO 58.73'

(4) STA 12+90.75 TO 14+31.83 S/W EASEMENT = 0'

(5) WIDTH VARIES FROM STA 13+85 TO 14+20

**ROADWAY SECTION B - SR 202**  
STA 11+88.80 TO STA 14+31.83



(7) APPROACH SLAB STA 14+31.83 TO 14+58.83 STA 16+16.36 TO 16+41.35

(8) INSTALL PRECAST CONCRETE DUAL SLOPED MOUNTABLE CURB ON APPROACH SLAB INSTEAD OF 2 EA.-5" WIDE CURBS

**ROADWAY SECTION C - SR 202**  
STA 14+31.83 TO STA 16+41.35

(9) SUPERELEVATION VARIES FROM STA 14+31.83 TO 14+58.83 FROM 0.1% TO 0.5%

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KING COUNTY  
SECTION: 9  
RANGE: 5E  
TOWNSHIP: 26N

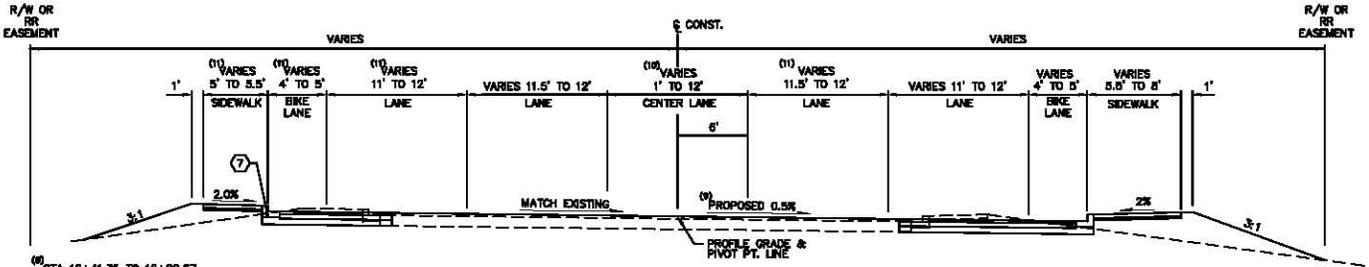
LONGITUDE = 122° 08' 45" W  
LATITUDE = 47° 43' 57" N

PURPOSE: CONGESTION RELIEF, SAFETY,  
INCREASE CAPACITY  
DATUM: NAVD 88  
ADJ PROP OWNER:  
1. SEE ATTACHMENT "A"

NAME: SAMMAMISH RIVER BRIDGE AND ROAD  
PROJECT  
LOCATION: SR 202 (NE 175TH ST),  
MILEPOST 0.31 - 0.55, WOODINVILLE, WA  
REFERENCE #:  
DATE: 2/25/16

PROPOSED: BRIDGE CONSTRUCTION  
IN: SAMMAMISH RIVER  
NEAR/AT: WOODINVILLE  
COUNTY: KING STATE: WA

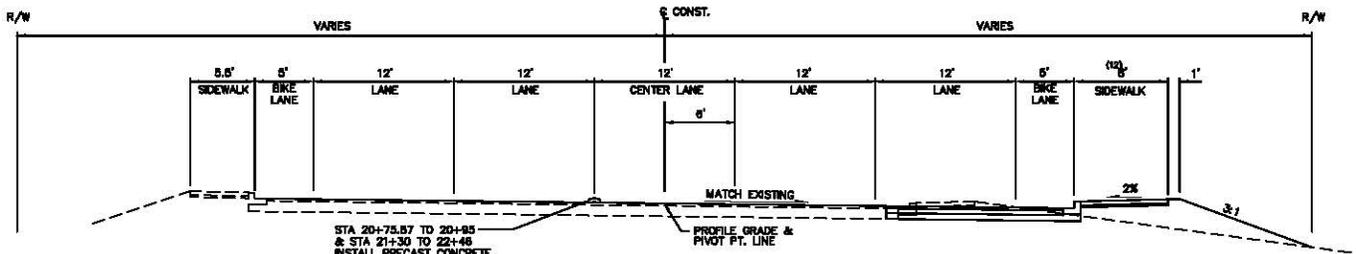
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**ROADWAY SECTION D - SR 202**

STA 16+41.35 TO STA 20+75.87

- (90) STA 16+41.35 TO 16+80.67  
SUPERELEVATION = 0.5%
- STA 16+80.67 TO 20+75.85  
MATCH EXISTING SLOPE
- (10) STA 16+41.35 TO 18+50  
WIDTH = 1' WITH PRECAST CONCRETE DUAL FACED SLOPED MOUNTABLE CURB (SEE ROADWAY SECTION B)
- STA 18+50 TO 18+00  
WIDTH VARIES FROM 1' TO 12'
- STA 18+00 TO 20+75.87  
WIDTH = 12'
- STA 20+00 TO 20+75.87, 6" LT  
INSTALL PRECAST CONCRETE DUAL FACED SLOPED MOUNTABLE CURB (SEE ROADWAY SECTION E)
- (11) WIDTH VARIES FROM STA 16+50 TO 18+00



**ROADWAY SECTION E - SR 202**

STA 20+75.87 TO STA 22+85

- (12) STA 21+90 TO 22+15  
SIDEWALK VARIES FROM 8' TO 7.5'
- STA 22+15 TO 22+65  
SIDEWALK = 7.5'

KING COUNTY  
SECTION: 9  
RANGE: 5E  
TOWNSHIP: 26N

LONGITUDE = 122° 08' 45" W  
LATITUDE = 47° 43' 57" N

PURPOSE: CONGESTION RELIEF, SAFETY,  
INCREASE CAPACITY  
DATUM: NAVD 88  
ADJ PROP OWNER:  
1. SEE ATTACHMENT "A"

NAME: SAMMAMISH RIVER BRIDGE AND ROAD  
PROJECT  
LOCATION: SR 202 (NE 175TH ST),  
MILEPOST 0.31 - 0.55, WOODINVILLE, WA  
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DRWN:

PROPOSED: BRIDGE CONSTRUCTION  
IN: SAMMAMISH RIVER  
NEAR/AT: WOODINVILLE  
COUNTY: KING STATE: WA