

The Department of Planning and Development (DPD) is currently reviewing the applications described below and will hold a public meeting to gather comments on project impacts and mitigation.

Project Name: State Route 520 Bridge Replacement

Project Numbers: 3011843, 3012585, 3012591, 3012586, 3012587, 3012592, 3012593, 3012594, 3012595

INFORMATION AVAILABLE

A copy of the plans and other application materials are available at the DPD Public Resource Center, 700 5th Avenue, Suite 2000 (206) 684-8467. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

OPEN HOUSE AND PUBLIC MEETING

An open house and public meeting to provide an overview of review this application will be held on Wednesday, October 5. The open house will begin at 5:30pm and will have information and displays available regarding the project and associated mitigation sites. The public meeting will begin at 7pm. Both the open house and the public meeting will be held in the auditorium of the Museum of History and Industry, 2700 24th Avenue East. Written and/or oral comments may be submitted at the public meeting.

This facility is accessible. Print and communication access available on request. Please contact the Public Resource Center (206) 684-8467 as soon as possible to request accommodation for a disability.

Project Descriptions

Project: 3011843 Address: 2430 43RD AVE E

SR 520 Replacement Project – Floating Bridge (Seattle Portion). Shoreline Substantial Development Permit to allow replacement of the existing floating bridge in an environmentally critical area. Proposed bridge will be 6 lanes wide, measure 21' in height from the water line to the top of the railing, and be 3,790 feet in length in the City of Seattle portion. Work includes 11,366 cu. yds. of grading. Project includes construction of a temporary 4 lane bridge. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow construction of a bridge in the Conservancy Recreation and Conservancy Navigation (CR & CN) environments.

Project: 3012585 Address: 2548 B BOYER AVE E

SR 520 Replacement Project – Portage Bay Bridge Portion. Shoreline Substantial Development Permit to allow replacement of the existing Portage Bay Bridge in an environmentally critical area. Proposed bridge will be 6 lanes with a height of 84' from the water line to the top of guardrail on the west end and a height of 27' from the water line to the top of guardrail on the east end, with a total length of 2,700'. Work includes 50,341 cu. yds. of grading. Project includes construction of temporary work bridges and off-site mitigation. Mitigation site review under Project 3012591. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow construction of a bridge in the Conservancy Recreation, Conservancy Management and Urban Residential (CR, CM and UR) environments.

Project: 3012591 Address: 7400 SAND POINT WAY NE

SR 520 Replacement Project – Magnuson Park Mitigation Site for Portage Bay Bridge Portion (Project #3012585). Shoreline Substantial Development Permit to allow enhancement of shoreline habitat and existing wetlands and creation of new wetlands in an environmentally critical area. Work includes grading of 18,608 cu.yds. of material, installation of native plant species, bulkhead removal, and associated work. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow grading for habitat mitigation in the Conservancy Management (CM) environment.

Project: 3012586 Address: 2950 B MONTLAKE BLVD E

SR 520 Replacement Project – Montlake Bridge Portion. Shoreline Substantial Development Permit to allow construction of a second draw bridge, 3 lanes wide, east of and parallel to the existing Montlake Bridge in an environmentally critical area. Work includes 6,929 cu. yds. of grading and new approaches on the north and south side of the Montlake Cut. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development to allow construction of a bridge and street in the Conservancy Management, Conservancy Navigation and Urban Residential (CM, CN and UR) environments.

Project: 3012587 Address: 2400B E LAKE WASHINGTON BLVD

SR 520 Replacement Project – West Approach Portion (Montlake to floating bridge). Shoreline Substantial Development Permit to allow replacement of existing roadway and west approach to the floating bridge with 2 new structures a total of 6 lanes wide. Project includes a landscaped lid over a portion of the new roadway and development of a wetland for storm water treatment in an environmentally critical area. The overall height of the new bridge ranges from 21' to 60' from the water line to the top of the railing. Construction includes temporary work bridges and grading of 154,916 cu.yds. of material and off-site mitigation. Mitigation site review under Projects 3012592, 3012593, 3012594 and 3012595. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow development in the Conservancy Preservation, Conservancy Management, Conservancy Navigation and Conservancy Recreation (CP, CM, CN and CR) environments.

Shoreline Conditional Use to allow construction of a street and bridge in the Conservancy Preservation (CP) environment.

Project: 3012592 Address: 3681 NE 41ST ST

SR 520 Replacement Project – Union Bay Natural Area Mitigation Site for West Approach Portion (Project #3012587). Shoreline Substantial Development Permit to create 2.6 acres of new wetland, enhance 9.2 acres of existing wetland and enhance 8.4 acres of native upland grassland and forest in an environmentally critical area. Project includes grading of 6,425 cu. yds. of material. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow grading for habitat mitigation in the Conservancy Preservation and Conservancy Recreation (CP and CR) environments.

Shoreline Conditional Use to allow landfill for creation/enhancement of habitat as mitigation in the Conservancy Preservation (CP) environment.

Project: 3012593 Address: UNADDRESSABLE

SR 520 Replacement Project – WSDOT Peninsula Mitigation Site (Adjacent to Arboretum) for West Approach Portion (Project #3012587). Shoreline Substantial Development Permit to create 5.3 acres of wetland, and to enhance 1.3 acres of existing wetland and 2.3 acres of wetland buffer in an environmentally critical area. Project includes grading of 28,200 cu. yds. of material. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow development in the Conservancy Preservation (CP) environment.

Shoreline Conditional Use to allow landfill for creation/enhancement of habitat as mitigation in the Conservancy Preservation (CP) environment.

Project: 3012594 Address: 5898 LAKE WA BLVD S

SR 520 Replacement Project – Seward Park Mitigation Site for West Approach Portion (Project #3012587). Shoreline Substantial Development Permit to remove an existing bulkhead and enhance existing shoreline habitat in four areas of Seward Park. Environmental documents prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow development in the Conservancy Preservation and Conservancy Recreation (CP and CR) environments.

Shoreline Conditional Use to allow landfill/dredging for creation/enhancement of habitat as mitigation in the Conservancy Preservation (CP) environment.

Project: 3012595 Address: 10034 Rainier Av S

SR 520 Replacement Project – Taylor Creek Mitigation Site for West Approach Portion (Project #3012587). Shoreline Substantial Development Permit to enhance the channel, delta and adjacent riparian area of Taylor Creek. Project includes grading of 4,000 cu. yds. of material in an environmentally critical area. FEIS prepared by Washington State Department of Transportation (WSDOT) and the Federal Highway Administration. Future demolition of existing structures under separate permit.

The following approvals are required:

SEPA to approve, condition or deny pursuant to 25.05.660.

Shoreline Substantial Development Permit to allow grading for habitat enhancement in the Urban Residential and Conservancy Recreation (UR and CR) environments.

Notice of Design Review Early Design Guidance Meeting

Area: Downtown/Central **Address:** 1601 9TH AVE

Project: 3012469 **Zone:** DOWNTOWN OFFICE CORE2 500/300, DOWNTOWN FIRE DISTRICT; ARTERIAL WITHIN 100FT, LANDMARK, URBAN VILLAGE OVERLAY, SCENIC VIEW WITHIN 500FT, AIRPORT HEIGHT DISTRICT, ZONING SPECIAL ST WITHIN 100FT

Notice Date: 09/15/2011

Contact: BRIAN RUNBERG - (206)956-1970

Planner: Scott Kemp - (206)233-3866

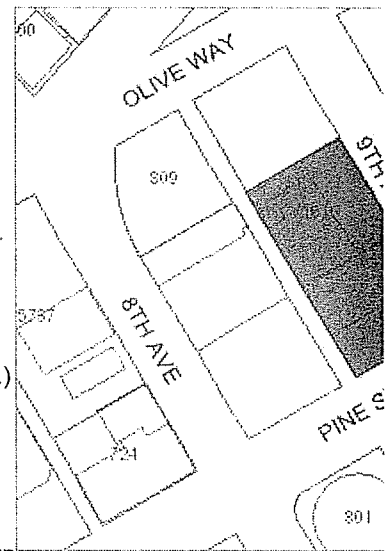
The Director of DPD is convening the Design Review Board for an early design guidance meeting.

PROJECT DESCRIPTION

The proposal is for a six-story building containing 74 residential units, ground level retail (3,135 sq. ft.) Parking for 34 vehicles will be provided.

PROCESS

The applicants have applied for Design Review related to development of this site. At the early design guidance meeting, the applicants will present information about the site and vicinity. The public may offer comments regarding the design and siting of a development on the subject site; and the Design Review Board members will also offer comments and identify those Citywide Design Guidelines of highest priority in developing the site.



(Top of image is north)
Map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in DPD's files will control.