

October 18, 2018

Sound Transit

Attn: Jonathan Childers jonathan.childers@soundtransit.org

401 South Jackson Street
Seattle, WA 98104

**Subject: Sound Transit Lynnwood Light Rail Extension (LLE)
Conditional Use, Site Development Plan, and Reasonable Use Exception
Applications (File Nos. PCU-18-0001, PSD-18-0001, and PSE-18-0005)**

Submittal Status: INCOMPLETE

Dear Mr. Childers,

The City received the above-referenced applications to construct the Mountlake Terrace portion of the Lynnwood Link Light Rail Extension (LLE) on September 20, 2018. Upon review of the materials, the City has determined the applications to be *incomplete* pursuant to MTMC 18.05.370 due to missing information necessary to begin technical review and/or provide adequate public notice. In order to make the applications complete, please address the following comments:

1. LIGHTING:

Sufficient information on lighting design, including security lighting, for developed areas that will have lighting is missing from the application. Note, photometric calculations are not required per previous discussion, but information that clearly indicates light pole/fixture locations, what they will look like, what the expected light shed area will be and how fixtures will be shielded to prevent spillover onto surrounding properties and light pollution is required. This information is needed to evaluate potential impacts on surrounding properties and applies to permanent, interim, and construction conditions at all applicable locations. This item was referenced in our letter to you dated September 14, 2018. *Note: light shed diagrams and proposed mitigation to address spillover and light pollution should be provided separately from the "Site Plans/Proposed Improvements" given the concern that this detail may make those plans too difficult to read. We would like the site plans/proposed improvements to show the locations of proposed light poles/fixtures.*

2. SITE PLANS (PROPOSED IMPROVEMENTS):

The site plans identified as "Plot Plans" and dated September 20, 2018, show only existing conditions. The City requires similar plans showing all proposed above-ground improvements. These are essential for fully understanding site context as we begin consistency/technical review, and for providing adequate public notice. Please provide a set of site plans at identical scale to the plot plans *for each site* showing all proposed

above-ground improvements and consistent with the following requirements from the Filing Requirements Checklist item 6.c, summarized here:

- A. Basic map information: north arrow, project name, site address, property lines (fully dimensioned), and legend to symbols and abbreviations;
NOTE: Bearings are not required for this request.
- B. Right-of-way within 100 feet of the site boundaries with street names and dimensions;
- C. *Not required for this request;*
- D. Location, and setbacks to property line of proposed structures;
- E. Proposed easements, including type and whether temporary or permanent;
- F. Access and parking configuration, fully dimensioned;
- G. *Not required for this request;*
- H. Proposed frontage improvement and transportation facilities within 100 feet of site, including: bus stops, right-of-way dedications, driveways, sidewalks, signage, and roadway improvements;
- I. Proposed tree removal plan;
- J. Proposed landscaping: Show landscape type, width of planters, and existing plants to be retained;
- K. Proposed lighting pole/fixture locations (also see Item #2 above);
- L. *Not required for this request;*
- M. *Not required for this request;*
- N. Proposed trash/recycling receptacle area(s).

(NOTE: Lettered items directly reference the Filing Requirements Checklist)

Please submit two 11-inch by 17-inch sets and one full-size set of the 13 sites.

NOTE: Of most importance is showing what proposed features above ground will look like in these plans.

3. HEARING EXAMINER MATRICES:

Specific sites are required to have Hearing Examiner Decision Process matrices per the Specific Sites and Narrative Checklist (item II.B.6). Templates for these matrices were transmitted to you via e-mail on June 23, 2017 and are attached to this letter. Although the information requested in the matrices may be included in your applications, it is required to be consolidated into the Hearing Examiner Decision Process Parts 1 and 2 matrix templates.

4. CRITICAL AREAS REPORT:

The submitted Critical Areas Report covers wetlands, streams, wildlife habitat, geologic hazard areas, flood hazard areas, and aquifer recharge areas. A mitigation statement and compensation plan are also provided. Locations of regulated critical areas within WSDOT ROW has been thoroughly documented, as well as adjacent properties that granted access. During review, however, the City identified the following items in need of clarification or additional information:

Wetlands and Streams

- a. Wetland WMT7 shows estimated boundaries (refer to Sheet 10 in Appendix F). Please provide a wetland delineation and confirmation for Wetland WMT7.
- b. Impacts to wetlands, streams, and their buffers shown on exhibits in Appendix F are based on the December 2017 Configuration Lock. The report states that the LLE design in progress at the time of the report preparation was utilized to determine impacts (January 9, 2018). The geologic hazards memo is based on the In-Progress 90% Submittal. Please clarify if there are any changes between these different review sets that would change the impacts to critical areas and, if so, provide updated information for any out-of-date critical areas reporting or evaluation.

Geologic Hazard Areas

- c. Please provide the following supplemental documents referenced in the Critical Areas Report: Sound Transit Geotechnical Considerations Report, Sound Transit LLE Contract 300 Geotechnical Recommendations Report, L300 Geotechnical Data Report. Submit two sets of requested information.

At this time, your applications are placed on hold pending submittal of the requested information pursuant to MTMC 18.05.370(B). Once the requested information is received, the City will continue processing your applications. Please be aware that this determination does not preclude the City from requesting additional information.

Please submit two sets of the requested information in hard copy unless otherwise noted above. Please also submit one flash drive containing a complete set of all responsive information. Sound Transit should make a single responsive submittal addressing all of the comments listed above; the City will not accept multiple revision submittals addressing the comments piecemeal. Pursuant to MTMC 18.05.370, revisions must be submitted within 90 days of the date of this letter or your applications will expire.

Revision packages can be submitted to Mountlake Terrace City Hall, Attn: Community and Economic Development Department, 6100 219th Street SW, Mountlake Terrace, WA 98043. If you have any questions, please feel free to contact me at cosborn@ci.mlt.wa.us or 425.744.6281.

Sincerely,



Christy Osborn

Community and Economic Development Director

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