

May 28, 1997  
WestHillHghtsPUD:rb

Introduced by: Maggi Fimia

Proposed No.: 97-306

MOTION NO. **10220**

A MOTION granting an extension of the approval  
for the West Hill Heights PUD (DDES File Nos.  
S90P0102 and S90V006)

WHEREAS, the West Hills Height PUD was granted preliminary  
approval on June 20, 1994, and

WHEREAS, in 1996, the applicant was granted a one year  
Administrative Extension of the approval period effective until June 20,  
1997, and

WHEREAS, the council may grant an additional one year  
extension through the provisions of K.C.C. 21.56.030.B, and

WHEREAS, the applicant has submitted a written request for a  
one year extension, outlining the need for the extension and the  
substantial progress made towards completion during the current  
Administrative Extension period, and

WHEREAS, if the council does not grant the proposed extension,  
the PUD approval will be void, and

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17

WHEREAS, the applicant will not be able to submit a new PUD application in order to complete the project since new PUDs are no longer authorized by King County Code, and

WHEREAS, The written request for extension was submitted by the applicant in a timely manner, and

WHEREAS, Substantial progress has been made in complying with the conditions of preliminary PUD approval.

WHEREAS, If this motion were denied, the applicant cannot reapply for a new PUD and would have no recourse to continue the project on which substantial improvements and investments have been made, and

WHEREAS, An extension authorized by this motion cannot be for more than twelve months beyond the expiration of the current administrative extension.

1 NOW, THEREFORE BE IT MOVED by the Council of King

2 County:

3 Preliminary approval for the West Hill Heights PUD, (DDES File Nos. S90P0102 and  
4 S90V006) is granted an extension to expire June 20, 1998.

5 PASSED by a vote of 12 to 0 this 2nd day of June,

6 1997

7 KING COUNTY COUNCIL  
8 KING COUNTY, WASHINGTON

9  
10 Gene Hague  
Chair

11 ATTEST:

12 Genevieve  
13 Clerk of the Council  
14

15 Attachments: 1) Letter of request for extension dated May 19, 1997

May 19, 1997

Councilperson Maggi Fimia  
King County Council  
King County Courthouse  
516 3rd Avenue, Room 1200  
Seattle, Washington 98104

**Re: West Hill Heights PUD, Request for Extension (S90P0102 & S90V006)  
File No. 3-1997-2105**

Dear Ms. Fimia:

On behalf of our client, The Quadrant Corporation, we are contacting you to request a twelve month extension of the existing PUD approval for the above referenced project. We clearly understand the importance of this step and the complexity of the request requiring the review and approval of the King County Council.

Our understanding is that the current PUD approval, granted to the previous developer, and the administrative extension request granted to Quadrant in 1996, will expire on June 20, 1997, unless "substantial progress" is demonstrated. Therefore, the intent of this letter is to highlight the progress achieved during the past months as well as to illustrate how the requested time extension will be utilized towards completing the development.

## 1. Project Background and History

West Hill Heights is a twelve acre residential infill PUD project located in Northern King County, adjacent to the southwesterly City limits of Bothell. Specifically, the property sits above Wayne Golf Course, north of SR 522 at 91st Avenue Northeast and Northeast 175th Street. The original application was proposed by United Pacific Partners in 1991. The property has been approved as a PUD/Plat by King County in 1994. United Pacific Partners initiated this proposal in 1989 when they assembled the six properties and began applications and meetings with King County. In January 1996, United Pacific Partners and the six property owners agreed to sell the development rights and the land to The Quadrant Corporation. Since that time, Quadrant has extended the purchase option agreements with each of the property owners and has continued the financial payments to each owner.

In 1996, Quadrant requested and successfully received, an Administrative Extension to the PUD. The following information will highlight the stewardship of the past twelve months. Due to the extensive public hearing history and public interest in the initial applications by United Pacific Properties, Quadrant has strategically elected to incrementally address the outstanding issues and

Ms. Maggi Fimia  
May 19, 1997  
Page 2

permits. Consequently, Quadrant has methodically focused thoroughly on each high risk issue to insure success for the project.

The current project schedule anticipates submittal and review of the site improvement engineering design drawings, as soon as the offsite issues are resolved. We anticipate this should be possible by August 1997. Therefore, home construction is scheduled to begin in 1998.

## **2. Offsite and Downstream Stormwater Drainage**

The offsite and downstream drainage issues represent the largest high risk issue unresolved through the plat process. The following will highlight the issue in detail:

### **a. Omission of Drainage Issues in Preliminary Plat Approval**

The development proposal has historically been encumbered with an extraordinary number of unusual offsite development and mitigation issues. Unfortunately, the single largest offsite issue (Stormwater Management System) was not addressed in the earlier staff review and Hearing Examiners Recommendations. The plat is within King County; however, the downstream portion of the system is within the City limits of Bothell. The preliminary approval of the preliminary plat was relatively silent on issues of the Stormwater System, creating a void in the plat's ability to promptly move ahead. Therefore, the completion of this void has required sufficient resolution to be achieved prior to beginning the typical post Pre-Plat Hearing design activities, such as onsite engineering design and review.

### **b. Insufficient Downstream System**

Additionally, this unresolved issue is exacerbated by the inadequate, undersized and insufficient downstream conveyance system. Currently, the stormwater and runoff from the site and neighboring properties is directed down the hill to the north side of SR 522. Here the water is directed under the highway by several 18-inch diameter culverts, spaced approximately 300 feet apart. Unfortunately, on the south side of the highway the water is left unmanaged. This is where the stormwater continues to create a public nuisance as well as a health and safety hazard. Currently, the runoff situation is creating a nuisance and a hazard by: the flooding of private property causing damage to real estate and buildings; the flooding of highway property; causing standing water on a key link and high use portion of the Burke Gilman Bicycle Trail; as well as flooding of a private business venture, the Wayne Golf Course.

Ms. Maggi Fimia  
May 19, 1997  
Page 3

**c. The Solution to Downstream Conveyance**

In order for the plat to proceed, the downstream system requires restoration and improvements. The improvements (public and private) are proposed to be constructed at the expense of Quadrant's plat. Consequently, the beneficiaries of the improvements will be the public as well as private property owners. Specifically, the benefits include: (1) this segment of the Burke Gilman Trail will not receive the seasonal standing water currently experienced, (2) the State Highway Department will experience a cleaner system of catch basins and conveyance pipe, and therefore reduced maintenance costs, (3) the Wayne Golf Course will experience an improved ground water condition in the vicinity of the first green, and (4) the Kolstad property will experience significantly less flooding of grounds and buildings.

**d. Easements and Offsite Lease Agreements**

To achieve the described solution, a complex and costly series of easements and leases are required. Easement agreements are necessary from two land owners, Mr. Hethcock and Mr. Ludlow (owner of the Kolstad property). Numerous routing alternatives have been considered by all associated parties. The ultimate and optimal solution provides for a minimal disruption to each property as well as optimizing future flexibility and development options for the respective properties. The purchase of easements, cost of surveyors, legal counsel and consultant support has been over \$75,000.

Additionally, coordination with the King County Parks Department is necessary. A portion of the downstream conveyance will run parallel to the Burke Gilman Trail as well as cross under the trail. To achieve this, Quadrant is required to negotiate a lease agreement. To date, we have initiated this conversation and site visit to Mr. Joe Wilson of the District.

**e. The Discretionary Review and Permits Required**

The review and permits required are extensive. The initial review is the responsibility of the City of Bothell - Shoreline Management Program. This Shoreline Permit application required a full set of downstream engineering design plans, as well as detailed field survey and topographic information. Additionally, the permit review triggered a SEPA review and environmental determination. The final review of the permit is the responsibility of the State of Washington, Department of Ecology. Upon approval by the DOE, the City of Bothell will issue the Shoreline Development Permit for construction of the Stormwater conveyance system. This review and permitting process has consumed approximately eight months. No appeals have been filed to date.

---

Ms. Maggi Fimia  
May 19, 1997  
Page 4

**f. Summary**

In summary, the past twelve months have been spent aggressively pursuing the resolution to the offsite stormwater issues. At this point, the City of Bothell has completed and approved the Shoreline Permit and SEPA review, and has recently sent the permit request on to DOE for final issuance. As you recognize, the process is tedious and loaded with financial risk and exposure to significant losses. However, Quadrant is highly confident and optimistic about the future of this residential infill project in Northern King County and intends to proceed through buildout.

**3. Additional Site Development Issues**

**a. King County DDES**

Currently, we are coordinating with County staff to confirm the extent of the site plan/preplat modification. This is necessary due to the slightly modified site plan configuration to reflect Quadrant's single family detached housing program.

**b. Seattle Water Department**

Coordination is necessary to ensure viable and safe road crossing over the Tolt River Pipeline. The road crossing easements are a time consuming activity requiring legal counsel review. This activity is anticipated to be completed by August 1997.

**c. Washington Department of Transportation**

Improvements are proposed on SR 522 associated with this development proposal. Therefore, Quadrant is coordinating with DOT staff as necessary to ensure compliance with the Conditions of Approval. Turn lane improvement and financial mitigation is required.

**Conclusion**

In conclusion, Quadrant is seeking the King County Council's approval for a twelve month extension to the Plat/PUD. The proposal continues to be consistent with GMA, relative to infill developments and the County's Comprehensive Plan's Goals and Objectives. The additional twelve months will provide an opportunity to complete the typical post pre-plat approval activities and permit the beginning of the building of new homes. The implications of denial of the request will result in the expiration of the PUD and Plat. The current County codes do not permit PUDs. Therefore, it is not possible for another applicant to pick up this property and propose a PUD/Plat. Additionally, the termination of the PUD will result in the continuation of downstream flooding.

10220

Ms. Maggi Fimia  
May 19, 1997  
Page 5

cancellation of turn lane improvements on SR 522, and lost mitigation fees for schools, utility districts and traffic impacts. However, the biggest loss will be to the families who will purchase one of the 50 single family homes.

Thus we encourage your support of Quadrant's request.

We have enclosed several items for your reference.

1. Project schedule May 1997 - June 1998.
2. Revised PUD site plan graphic.

Please do not hesitate to contact us with any questions. We sincerely appreciate your prompt attention to this request.

Sincerely,

**W&H PACIFIC, INC.**



Steve Calhoon  
Senior Planner

SGC:ceo  
I:\PROPOSAL\1997\2105.06

enclosures

cc: Mr. Gary Kohler, King County Department of Development and Environmental Services  
Mr. Brian McCabe, The Quadrant Corporation

---



## Development Timeline Schedule Quadrant - West Hill Heights

ID	Task Name	Dur	Start	Finish	1997																
					5/97	6/97	7/97	8/97	9/97	10/97	11/97	12/97	1/98	2/98	3/98	4/98	5/98				
1	KC-DDES Modification Determination	6w	6/2/97	7/11/97		█															
2	WS-DOE Shoreline Dev. Permit	4w	5/23/97	6/19/97		█															
3	City of Bothell-Shoreline Dev. Permit	2w	6/20/97	7/3/97			█														
4	WS-Dept of Fisheries Permits	26w	5/23/97	11/20/97		█															
5	W+HP Prelim. Engineering Design	4w	5/26/97	6/20/97		█															
6	Seattle Public Utilities-Tolt Pipe Esmt	18w	6/23/97	10/24/97			█														
7	KC-Parks Dept. Lease Agreement	26w	5/19/97	11/14/97		█															
8	W+HP Final Engineering Design	5w	6/19/97	7/23/97			█														
9	KC-DDES Plan Review & Approval	35w	7/24/97	3/25/98			█														
10	Quadrant Site Development Begins	44d	4/1/98	6/1/98														█			
11	WS-DOT Review & Coord.	26w	6/23/97	12/19/97		█															

10220

Project: West Hill Heights Date: 5/19/97	Task		Summary		Rolled Up Progress	
	Progress		Rolled Up Task			
	Milestone		Rolled Up Milestone			