Debbie Beadle

From: Rick Tomkins <rtomkins@triadassociates.net>
Sent: Thursday, December 06, 2012 4:51 PM
To: Debbie Beadle
Cc: James Osgood; Samuel Rodabough
Subject: Osgood Comments - Public Hearing on ECA updates
Attachments: Letter to Planning Commission, Osgood Proposal.pdf

Debbie -

Please see a letter attached in pdf format for the Public Hearing on the ECA update. The letter is on behalf of my client, Jim Osgood, and concerns the No-Disturbance Area within the Erosion Hazard Near Sensitive Water Bodies Overlay.

Thank you,

- Rick

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EXHIBIT NO. 276.

TRIAD ASSOCIATES

Sammamish Planning Commission
Attn: Kathy Richardson, Chair and Commission Members
801 228th Avenue SE
Sammamish, WA 98075

Re: OSGOOD PROPOSAL
No-Disturbance Area in Erosion Hazard Near Sensitive Water Bodies Overlay

Dear Chair and Commission Members:

I am writing on behalf of my client, Mr. Jim Osgood, the owner of property located 19661 SE 24th Way, Sammamish. His 3.87-acre property is located within the No-Disturbance Area within the Erosion Hazard Near Sensitive Water Bodies Overlay.

My reason for writing is to voice my support for Mr. Osgood's request to amend the City's regulations with respect to allowing subdivision within the No-Disturbance Area. Specifically, I recommend that the Planning Commission adopt the proposed language set forth in the attached Appendix. This language is intended to be included as an acceptable alternative within the proposed "pilot program."

It is my professional opinion that the mitigations set forth in Mr. Osgood's proposal will provide an opportunity for a reasonable level of development while protecting downstream properties and the water quality of Lake Sammamish.

The proposal would allow sub-division of properties that cannot infiltrate or tightline to the lake, so long as Level 3 Flow Control is provided. This standard will limit peak flows and the duration of peak flows discharged from the site to that which would occur under completely forested conditions. Like many of his neighbors, Mr. Osgood's property has largely been cleared, and contains his residence with associated driveway, outbuildings and pasture. As a consequence, application of the Level 3 standard will significantly reduce the rate and duration of runoff over that currently discharged to the roadside ditch that fronts his property and is part of a manmade conveyance system that eventually drains into the lake. This will be the case for all properties not fully forested - and the potential for downstream erosion or flooding following development will be reduced compared to existing conditions. Further ensuring protection of the downstream conveyance system is language requiring peer-reviewed quantitative analysis of the system all the way to the lake - with any indicated capacity or armoring improvements being the responsibility of the developing property owner.

In addition to requiring Level 3 Flow Control, Mr. Osgood's proposal would limit effective impervious coverage on each lot to 50%, require a minimum of 15% open space, require reforestation of that open space, and require a minimum of 15% of each lot to be revegetated with native drought-tolerant plantings. Each residential lot is also required to provide a rainwater harvesting system sufficient to provide toilet flush water for a family of four. These are all low impact development measures that will serve to substantially reduce the volume of storm water runoff released from the developed site.

With the above stringent runoff flow and durational controls provided, together with the described runoff volume reduction measures, and assurance that offsite manmade receiving/conveyance systems will be provided with adequate capacity and armoring, Mr. Osgood offers a pilot program alternative

that provides for reasonable development, while protecting downstream properties and the water quality of Lake Sammamish.

I urge the Planning Commission to adopt the proposed language set forth in the attached Appendix.

Sincerely,

TRIAD ASSOCIATES

Richard Tomkins, P.E.
Vice President

APPENDIX

Where access to Lake Sammamish is only available via connection to an existing offsite, manmade conveyance, the applicant shall design a project consistent with the following:

(A) The project site must be less than 5 acres in size;

(B) Permanent stormwater treatment and flow control facilities shall be installed consistent with current City standards. In addition, these facilities shall remove 60 percent of total phosphorus;

(C) Stormwater detention shall be enhanced to achieve Level 3 flow control or equivalent based upon the adopted surface water design manual;

(D) All treatment and flow control facilities, tightlines, and connections to existing offsite, manmade conveyances shall be designed by a professional engineer, using the adopted surface water design manual. The off-site manmade conveyance shall be evaluated per section 1.2.4.2 of the KCSWDM. A downstream analysis of all open channel elements of the off-site, manmade conveyance shall be required. The analysis shall address the entirety of the conveyance from the project site to Lake Sammamish and shall include a field inspection, geotechnical review, and quantitative hydraulic analysis. The analysis shall be subject to a third-party peer review at the applicant's expense. Any necessary repairs or improvements to the existing offsite, mandmade conveyance, as identified in the downstream analysis, shall be required to ensure that the conveyance can function properly without creating or exacerbating erosive or flooding conditions within the conveyance or on other affected areas;

(E) Temporary erosion and sediment control improvements, in particular temporary flow attenuation and active water quality treatment, shall be installed in accordance with current City standards;

(F) Effective impervious surface coverage on each residential lot shall be limited to a maximum of 50 percent of the lot area;

(G) A minimum of 15 percent of the gross project site area shall be retained as open space. This open space shall be in addition to the open space otherwise required for recreational use, and shall be established in dedicated tracts that may include stormwater management facilities;

(H) In addition to meeting current tree retention standards per SMC 21A.35.210(1)(a), all dedicated open space areas shall be revegetated. Revegetation shall consist of: native trees (70% evergreen), provided at a rate of 1 per 200 square feet and spaced no more than 40 feet on center; native shrubs, provided at a rate of 1 per 20 square feet; and groundcover pursuant to SMC 21A.35.080. Revegetation shall apply to disturbed areas not otherwise occupied by storm water management facilities or recreation area;

(I) A minimum of 15 percent of each residential lot shall contain drought-tolerant native plantings;

(J) Each single-family residence developed shall provide roof rainwater harvesting (collection, storage, and distribution) facilities sufficient to flush toilets for a family of four; or