- *Meetings may be viewed on the City of Anacortes website, on the City of Anacortes YouTube Channel, or on TV Channel 10.*
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- *The public is encouraged to comment via email to pced@anacorteswa.gov, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221. Public comments received prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.*
- *Complete guidelines for virtual participation in Anacortes Planning Commission meetings are available here. View the quick video example for connecting to the meeting here.*

Anacortes Planning Commission

Municipal Building - Council Chambers
904 6th Street

November 12, 2025
6:00 PM

PRELIMINARY AGENDA
Packet Materials / Watch Meeting

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Minutes**
   a. Minutes of 09/24/2025
   b. Minutes of 10/01/2025
   c. Minutes of 10/22/2025
4. **Public Comment**
5. **Public Hearings**
   a. Public Hearing & Decision - Shoreline Substantial Development Permit - Depot Plaza Expansion - SDP-2025-0004
6. **Other Business**
7. **Planning Department Update**
8. **Adjournment**

**Citizens wishing to comment on items not on the agenda may do so under Public Comment. Citizens wishing to comment during a public hearing may do so as those items are considered by the Planning Commission during the course of the meeting.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Anacortes Planning Commission Minutes - September 24, 2025

Roll Call

Chairperson Linda Martin called to order the Anacortes Planning Commission meeting of September 24, 2025 at 6:00 p.m. Commissioners Paul Ryan, Will McCombs, Frank Jeretzky and Luke Currier were present. Commissioner Paul Ryan participated in the meeting remotely via Zoom. Commissioners Jim Stoneman and Mike Mills were absent and Will McCombs moved to excuse Jim Stoneman and Mike Mills. Paul Ryan seconded. All Ayes.

Pledge of Allegiance

Minutes

There were no minutes submitted for approval.

Public Comment

No public comment taken.

Other Business

2025 Comprehensive Plan Update - Development regulation amendments discussion

Libby Grage spoke on agenda item #5a. 2025 Comprehensive Plan Update: Title 19 Division 5 Community Design, the public street improvements required, public street design and probate driveways and access points. Chris Comeau went over the community design, and said that the work that has been completed. Development regulation and the updates that need to be done so when the something happens on the street they can see what is being done. 19.50 section E, we are linking this with the active transportation network map provided in the maps in the tables listed. Chris Comeau then advised that there are no changes in code, minor changes made. Wanted to make sure that the most recent edition to Trip Generation Manual has been published and can be reviewed. Just updated to the 12th edition being referenced. They are replacing the word roadways to streets. Making sure to reference the ADA compliancy to stay consistent. Some of the language changed or removed. Minor edits such as other words like sidewalks being changed to street frontage since it includes pedestrians and bicycles. Chris Comeau then moves on to 19.52 section to go over classifications map. The point of functional classifications shown on the map, determined in different colors, are to show where the community can enter into the more high trafficked areas. Highway is in red, minor streets in yellow and the purple is how the residences move toward the city areas. Local streets are listed in white, which this will determine if there is any funding or grants. Map is static and doesn't change much, but you want to reflect on any changes made.

Chris Comeau then advised that we are moving on to some definitions for Principle Arterials and really refining them. The principal arterial within the city include the following streets: Commercial Ave between SR20 and 12th St, 12th street, between A Ave and Commercial Ave, and Oakes Ave, between the ferry terminal and A Ave. The graphic reflects the changes and what they are trying to achieve. He then went over the cross-sections and what will happen to that specific cross-sections to adapt and the correct section that might be needed in those areas. Linda Martin asks about alternative changes to remove parking on one side and to help with the width of the road. I would definitely would get rid of the parking on one side to make it bigger for larger trucks to make the turn for 12th and Commercial. She would be in favor of the ideas of removing the parking on one side to help with those trucks and to make it wider for everyone. Chris Comeau, advised that there is an opportunity to make changes and these are exceptions that are being made to allow Public Works director to make the decision or allow the flexibility. Give them the tools to adapt.

Chris Comaeu, moving down to minor arterial, which includes the local streets. He then showed the list of all the minor arterials, and what would need to change to meet code or would need to make sure they are currently meeting code. Linda Martin then asked the question from before about primary and secondary and what the differences are? Because the paper shows both. Chris Comeau advised that we will review later,

but the principal arterial is only for the primary cross-section, there are some areas that have more traffic areas and want to cross-section or separation between them. But there are no secondary sections for the cross-sections. He then went over Figure 3 showing what they would like to see. The minor artieral shows fewer traffic areas and went over another figure to show an example. Chris Comeau talks about another section for the cross-section and the image. Advising a multi-use path, with graphics to show. Another configuration showing more options for multi-use paths. All being called out because they are unique. Different sections allow for more options. Public Works director has to review the traffic and would provide a recommendation of what they should pick for safety and traffic. He then goes over the secondary portion figures showing all the differences and exceptions being made. This calls out the roads that may not meet now but may meet the standard later, 8th street for example. Parking may not be needed in certain areas, making a difference. Chris Comeau then mentioned March's Point Street (March's Pont Road and Reservoir Road). Given the mix of and distance between land used in the area, these streets may not require the same cross-sectional elements as typical Minor Arterial streets. According to the Public Works Director, this area of the city may or may not be required to provide the sidewalk, separation buffer, and parking facilities shown in Figure 3. Collector arterial are listed below. These are all the streets that assemble and concentrate residential traffic and direct it toward the higher order arterial system. Chris Comeau advised the idealized cross-section for those types of roads. For the secondary version, they have a different cross-section for certain types of roads such as J Ave. This street does have an exception. And there are recommended ways to meet the standard above, same situation with H Ave as well. Linda Martin showed concerned with the elementary school on J Ave; between the school, pool and other items, how is the safety of the children being considered? This road has a lot of children on it. Chris Comeau advised that they should not be affected by this, but will review the area to confirm. Linda Martin advised that traffic backs up for the school all the way to 29th and that will not help, when the road is already narrow. Chris Comeau then spoke on local streets. Shared use of facilities and how that affects this. He then pointed out that they are calling them local streets now. Before, they were listed as high volume and low volume, but that has been removed. Went over a typical street view with exceptions. The last section will now be related to some tables listed and the changes made to the writing. They are defining more and putting them in order for review. Another reference to a table and what has not been addressed before. Linda Martin asked if there were any questions.

Linda Martin then asked about page 78. Chris Comeau advised, just about there. Chris Comeau then goes over the cross-sections, tables, the facilities and the angled parking and the deviations to that, or exceptions that can be made. Linda Martin asked about the angled parking and backend parking. Are they leaving those parking spots? Chris Comeau advised that no new changes are being made to existing areas, but for proposals on future plans. The existing angled parking will remain at this time, outside this scope. Martin asked about curbside parking. Some streets do not have curbs and want to remain that way, because a group does not want them. So, because a certain group of people don't want it, we are not developing there? Chris Comeau advised that the people and community have advised that they do not want the curbs or sidewalks in certain areas. This is up to the Public Works Director and their discretion. Street frontage construction in lou of that developer may have to move the development somewhere else. We will not lose the development. Linda Martin is concerned with certain areas of the city, for example, Skyline and how many of the streets do not have sidewalks and how that affects the safety of the community. Chris Comeau spoke on the flexibility for the streets and that it is up to the Public Works Director to make those decisions. Just adding flexibility, but ultimately it is a city council decision. Linda Martin would like the language to be changed. I don't like that people can throw their weight around enough so that they will get what they want. Will McCombs concurs with Linda Martin, but believes people should be able to make decisions. But it gives Public Works a lot of access to grant changes. Chris Comeau advised that they would make changes to the verbiage about it. Luke Currier talks about the city council meeting from this week or the notion of allowing changes or bonds to make these changes. He believes that they are allowing a fund to allocate expansion in other areas. Chris Comeau advised that he is not the legal staff to make sure there isn't a conflict with transportation fees. Frank Jeretzky advised that in the past you could choose to put the sidewalk/curb or can

put in a certain amount of money into a fund. An area that is far more important. Chris Comeau said he noted the changes, along with the J street. Chris Comeau then went over the new tables and how they were cleaned up. Organized by street classifications. Have been divided up into different tables. Then advised on the whole section of notes for any clarification. Linda Martin advises that there is no mention of the parklets and if there should be?
Chris Comeau advised that might be something in the sub-area plan. But that is not a typical feature of a street standard for the street. That is a little outside of what we are talking about. Specific design into the specific street. Chris Comeau then moves onto chapter 19.53 Private Driveways and Access. This was added in last minute with minor edit and language changes, listed in blue, based on local circumstances. Giving Public Works Director more authority to approve driveway curb cut widths. Libby Grage then went over the upcoming schedule. Will be missing October 8th. No one will be available for that meeting.

Questions or concerns, no.

Public Hearings

2025 Comprehensive Plan Update - Continued public hearing on Draft 2025-2045 Comprehensive Plan, PC deliberation and recommendation

Libby Grage spoke on agenda item #6a. 2025 Comprehensive Plan Update: Volume II updates overview, public comments overview, staff recommendation, public hearing to close the public hearing and deliberations with recommendations. Advised on the 2025 Comprehensive Plan Contents: Volume I and Volume II. In Volume II there are 2 areas for updates since it has been 10 years, which include data and figures. Chris Comeau then provided a brief overview of the background information for the cycle, such as roadway inventory, freight routes, air travel, rail travel, functional classification, which are the types of roads. The old map was replaced with a new map. However, the text is being updated. This also reviews the new truck route map. Chris advised that the report also advised on the intersections and the list of ones that will be updated and addressed during the process. The indication is that there are only a couple of intersections that will not maintain the level of service over the 20-year plan. ADA (American with Disabilities Act Transition Plan) provides the new plan for the sidewalks network and bike lanes. Chris advised that there is a new section as a part of the new GMA requirement to establish a new active transportation network (ATN) that supports the multi-level strategy. This will be coordinated with the state highway, they have special requirements. He advised that there is a safety process to be in ADA compliance with the state highway system. The active transportation network and the status showing if complete, incomplete or missing from the system. Updating the information for the transport system, marine travel, air travel and ferries. He also advised on the Future Transportation Needs, which takes existing conditions and forecasts the 20 years ahead, along with a travel demand model system. Viewed map showing what is compliant to what is missing from the existing intersections. Chris also spoke about what the future transport system needs and segments of the city. Making sure that they can fund the new updates needed with possible adjustment costs. Linda Martin asked, was a little confused between the primary and the secondary active transit network and the differences? Chris Comeau answered that the primary is focused on the higher classification streets and roads. The larger streets and higher volume streets need updates to have bikes on the road, along with pedestrians near the road. 12th and Oakes is suggesting that maybe a separator for pedestrians would be needed. Libby Grage then went over Agenda item #6a, Volume II updates for the Land Use elements. They also updated the section for the Land Use requirements for state law and policies. They also updated the section regarding the countywide planning policies with the population and the growth information regarding land capacity on the map. Linda Martin asked if the growth elements had been addressed. Libby Grage advised that they had been. Libby Grage then spoke about the new housing updates with the added table describing GMA requirements, updated CPP discussion to reflect the updated adopted version, removed the Envision Skagit 2060 discussion, updated community profile data, along with adding the summary of the 2023 HAP public engagement process. New sections that were added

describing housing inventory, production, and cost tends. Along with a new section about housing and service needs, projected housing needs by income bands, etc. Linda Martin asked if we (the commissioners and staff) have seen the update? Libby Grage then advised, yes, that has all been reviewed and all the same information from the land capacity.

Libby Grage, then spoke on the economic development background, advised that the report for the economic development strategic plan in 2025 from Western Washington University has been revised and reviewed. New sections were added for development landscape from the report, including SWOT and describing other related plans and local organizations involved in economic development. They also updated population and employment conditions, marine industry and visitor industry conditions data. Linda Martin then asked what was the resource for those? Libby Grage communicated that for the visitor conditions it was developed by a consultant. Linda Martin asked, how does that work? Did they get a group of community members together to gather the information? Libby advised that they borrowed information from the Maritime Strategic Plan for this plan and that this information was adopted by the city in 2022. Source information is provided at the bottom of the report. Next is the Environment and Conservation background, with some revisions of added language. This goes back to the elements of the environment and how they tie into the Growth Management Act, such as: land, water, marine shoreline, lakes, streams, and flora and fauna. Animal section will be updated on a later date. Atmosphere information was updated with existing conditions, along with critical areas such as wetlands, flood lands. Other sections have been relocated into climate elements such as wildfires. Linda Martin wants to know if they would want to approve this to move this forward to the city council tonight, if somethings still needs to be updated, how would that work? Libby Grage advised that if this is okay with the planning commission, that it would be a part of the recommendations that would be to adopt the comprehensive plan written with the following changes which can be submitted. Otherwise, nothing will be updated from what is listed. Libby Grage then spoke about Parks and Recreation — Updates to the inventory of existing facilities and the list of items that have been changed and updated with the department's programming. Since the last comprehensive plan in 2016, the city of Anaortes has taken over the activities of the senior community center. She also spoke on the level of service standards for the parks and facilities. Funding for the parks and recreation with the improvements to it. Linda Martin asked if there are priorities for these projects?

Libby Grage advised yes that there are certain priorities and that the funding options do address the long-term needs of maintenance, improvements, expansion and development of the park system.

Libby Grage then advised on the list of the park improvements. Funding options did not have any updates in this section. Linda Martin asked if a community member was interested in a park. Would they be able to see the changes in the Volume II Comprehensive Plan? Libby Grage advised, ideally, this will show how the city will update and improve over the next 20 years and any member can see the changes to how it plans on changing. This is a broad plan for the next 20 years. However, the 20-year plan is broad, and the 6 year plan does show more details and options that are being considered. Libby Grage then continued on with Capital Facilities background information and content such as the language about green infrastructure, which is a new requirement for the Growth Management Act. Then to continue with the existing Capital Facilities and Future Needs such as water and future facility needs. She also presented the chart for the 20-year capital plan, along with the wastewater system and stormwater. Libby Grage then moved on to the Utilities background — most of the utilities are owned by none city services which have been inventoried. Libby Grage then quickly moved on to the Climate Background, which is all brand new. Taken from reports from the Greenhouse Gas (GHG) Emissions Inventory and Climate Action Plan. City of Anacortes was an early leader in incorporating climate action into long-range city plans. All the information has been presented before but is not implemented into the Comprehensive Plan. Libby Grage then advised the next item; a public comment overview for public comments. Public participation plan resolution 3156 to attend and comment on the new projects. The team has been following the comments and have posted them for the public to review them. She informed that they have also had multiple hearings and advertisements to allow comment periods. Along with written comments, they have been posted to the public webpage for public viewing. A total of 228 feedback correspondence have been provided as of 09/23/25, 113 from 01/2024-

05/15/2025 and 115 from 05/16/2025-09/24/2025. Along with people testifying, 12 for phase 1 and 18 for phase 2. Libby Grage then went over the updated recommendations from staff on the Future Land Use Map Amendments (FLUM). Currently, 8 proposed future land use areas on the map to be changed. Libby Grage then advised that there are more details in the staff report. Each number has been broken down to review it easier on a chart, presented. Overall, the staff recommendation have approved all the changes to parcels except to the commercial marine area, request to change the area advised on the map from commercial to commercial marine. Staff recommends that the area in green be changed to commercial marine, minus the red area. That area in red is to remain as commercial, along with the marine tech college to stay as marine mixed-use. Will McCombs then asked what would be the difference or implication for the change of zone use? Libby Grage advised that due to its location near the water, it has a water relationship, which makes sense and the other side of the street does not have the same relationship to the water, which is an informal gravel pit. Libby Grage then noted on #6 (the request by the city for the UGA adjustment) that it was approved and should be FLUM designated as public. Linda Miller then talks about #7 for the Olsen building, which was discussed previously and would like to bring it back up later. Libby Grage advised, with staff recommendation, the other changes and reviews for land use and capital facilities elements in the Comprehensive Plan. Critical areas were suggested to be updated as well and reviewed within the Land Use element. "Ensure that all development complies with the adopted critical areas regulation in the Anacortes Municipal Code. Critical areas include wetlands, frequently flooded areas, fish and wildlife habitat conservation areas, geologically hazardous areas, and areas with a critical recharging effect on aquifers used for potable water." John Coleman pointed out that no new changes to that plan, just a review. Libby Grage advised that the staff ask for the language that needs to be updated or removed in the Environment and Conservation Element. Some changes be made to conservation elements to remove tsunamis and that it should remain and not be removed. The additional recommendations to provide updates, legible critical areas map in volume II. Linda Martin and Will McComb advised on verbiage. Missed-spelled words and an unnecessary word. Libby Grage, lastly, went over to the language and made tweaks to open space connectivity. John Coleman then advised that they have provided the 2 memos on this recommendation to have it all consolidated and provided the language if they want to include it in the Comprehensive plan for the motion tonight. Linda Martin then asked about the Glossary that was provided on their desk. Is it recommended that it be included in the Comprehensive Plan? Libby Grage, advised yes.

Public hearing open:

Pat Barret, who lives in Anacortes, is asking about the Olsen building and the change of the zoning. The Olsen building was a part of the purchase when the Port purchased the hardware building, that the Olsen building should be gifted to COA for affordable housing in the deed. One of the challenges is that this building is rated as MS and the gaol is to rezone it as commercial, for parking issues. They cannot provide the parking for the building and that would help. A letter was provided by Jon DeMose about the important details and how to deal with residents in a commercial area and wanting to work with the port for parking. The city council seems to be onboard with it, along with the community. Asking to have them vote. Not a perfect project, but they want to use the facilities that we have.

Paul Whitrock, from Anacortes, is here to speak on a zone change, between the depo and city hall, (4th and house authority building). It has been made clear that the zoning does not reflect the neighborhood. Is now CBD but was a transitional zone and was working. However, it does not work with it any longer. They do not want it to be a CBD area with high rise buildings and all the commercial buildings in the area. Wants a new zone, mixed-use zoning or a transitional zone. Heights would be restricted, along with setbacks and a neighborhood where people still want to live and not another commercial avenue. Ryna Walters has provided a letter to maybe help them change the zoning area.

Julia Henry, from Anacortes, with the same issue. The neighborhood is a small pocket area and wants it not

to be the same as the other areas. People stop and take images of the area and want to keep it different from the rest of Anacortes.

Bret Lundsford, Anacortes, the Anacortes museum director. He is behind the people on the zone change. The building was built in 1910 and it the oldest building in use. Recommends the change.

Public hearing closed.

Commission discussion open.

Paul Ryan asked if we had already gone over the red lines in chapter 19? John Coleman advised that chapter 19 will be reviewed on a later date and no deliberations today. Linda Martin wants to talk about the future land use map and last time we talked about the Olsen building. Half the street will be zoned one way with the other side a different way. They want to alien interest and avoid conflicts through a formal easement and that the Port owns 3 sides of the building. How does everyone feel about this? Will McCombs spoke about the Port's concerns about the lite industrial work which will create things such as noise, dust, pollution around the affordable housing. Luke Currier advised that it might not be changing and that the port is just advising on the work that will happen around the area. Paul Ryan, reminded the commissioners about the parking for the Olsen parking. The Port has already taken 2nd ave for parking, so when it comes to parking the port does have it from the next 30 years. Linda Martin, made note that we are talking about the Comprehensive plan at this time. Frank Jeretzky advised whatever problems there are, they will still remain, changing the zoning will not correct it. Should have an attorney to review this and make a recommendation. Whether it is safe or fair? John Coleman advised that an attorney will not be needed, doesn't change anything. The use will still be affected the same way. Frank Jaretzky asked if there was any feeling or if they will be dropping the plan for the Port to just have the area? John Colman believes they are not backing down from the project. Luke Currier asked if there was a conflict with the plan? How will that change and didn't see a conflict? John Coleman advised that he doesn't think there is any conflict from the Port and it being used for housing. The Port is not objecting. Luke Currier, as far as the zoning request, would there be a difference for that block? Since it doesn't appear to be a conflict with the zoning. John Colemen spoke answered with how the zoning lines go everywhere. They are combined and mixed already and this is not a conflict. Will McCombs asked Coleman about the future plan, if there are plans to update zoning? John Coleman answered, yes, with the annual update cycle, people request zoning changes, which have been entertained at that time.

Motion:
Will McCombs motioned for the alternate recommended motion. Frank Jeretzky asked about the unfinished portion and if they are voting with that information missing? Will McCombs added that they would want to the motion that they would want to further review that information later. Luke Currier, second that. Linda Martin briefed on the motion to adopt the proposed comprehensive plan amendments and the future land use map amendments, with 6 additional amendments and the consolidated staff recommendations with the addition to the glossary and in addition an unfinished section pertaining to wildlife in section 2. All Ayes! Motion passes.

Planning Department Update

John Coleman, went over the presentation that went on last week. Talked about the planning and building department, along with transparency.
No questions.

Adjournment

Linda Martin adjourned the meeting at 8:15pm.

Anacortes Planning Commission Minutes - October 1, 2025

Roll Call

Chairperson Mike Mills called to order the Anacortes Planning Commission meeting of October 1, 2025 at 6:00 p.m. Commissioners Jim Stoneman, Frank Jeretzky, and Luke Currier were present.
Commissioner Will McCombs participated in the meeting remotely via Zoom. Commissioners Linda Martin and Paul Ryan were absent.
Jim Stoneman moved to excuse Linda Martin and Paul Ryan. Frank Jeretzky seconded it. All Ayes.

Pledge of Allegiance

Minutes

There were no minutes submitted for approval.

Public Comment

There was no public comment taken.

Public Hearings

Other Business

2025 Comprehensive Plan Update - Development Regulation Amendments (continued discussion)

Libby Grage stated that the goals for tonight are to complete the discussion of the proposed 2025 development regulation amendments and to identify any issues or further discussion and questions from the Commissioners. She pointed out that an updated packet went out this afternoon which included additional public comments and the response from Transpo regarding the Commissioners' questions about street standards. She said the public hearing for the draft Development Regulation Amendments will be on October 22nd and written comments are due by 3:00p.m. that day to be included in the Planning Commission review.
Ms. Grage said the commissioners should reference the staff memo dated 9/25/25, Attachment A and the draft Development Regulation Amendments. She started with the allowed uses section. This is a follow-up item regarding indoor recreation. We've had 2 amendments requests from property owners asking to change the code to allow recreation in the LM1 and Industrial zones. The Commissioners expressed concerns about not wanting to open those zones that don't fit the purpose of those zones. There were also concerns about potential conflicts between recreational uses and uses already occurring in these zones. Staff has some proposals regarding the language for zone specific standards for indoor recreation that would limit them. She reviewed the proposed language.
Mike Mills wondered how staff came to the occupancy limit of 20 people.
Libby Grage said it was intended to keep these at a small scale.
Frank Jeretzky expressed concern that limiting these to that small of a size may not be economically feasible to develop.
Ms. Grage clarified that these could include conversions of existing buildings that are currently unused. She agreed it may not be economically viable for new development.
Jim Stoneman expressed concern at the 20-person limit. He would like the language to be more flexible. He suggested not limiting this to an occupancy number.
Mike Mills asked if there are minimum or maximum size limits for these.
Libby Grage pointed out this is for less than 10,000 sq.ft.
John Coleman said this proposed language is based on the Commissioners discussion last week. Staff tried to strike a balance between having non-industrial uses in an Industrial zone being used 2 hours a day, but did not want the new uses to impact the industrial uses.
Mike Mills referenced the examples of types of activities, he agrees that the proposed occupancy limit is too

restrictive.
Jim Stoneman suggested removing the number and saying something like “the maximum occupancy should take into account that this is an industrial area and it should not impact industrial operations”. This would leave it at the Director’s discretion.
Luke Currier pointed out that in other communities, a 5,000 sq.ft. space would have 50-60 people in attendance.
John Coleman pointed out that staff included an occupancy number so we have a metric. We tried to have the language reflect the intent. A number gives us some enforceability. He said that having a square foot limit is another way to have metrics.
Mr. Stoneman suggested language that said “should not exceed 30 occupants, but at the discretion of the Director can be waived”.
Libby Grage said it could be updated to “maximum occupancy may not exceed 20 people unless the Director determines that the increase won’t adversely affect the adjacent uses. She moved on to the request to allow Heavy Service and Self-storage in the Industrial zone. The draft Development Regulations proposed including heavy service as an allowed use in that zone, but staff did not recommend self-storage in the Industrial zone.
Ms. Grage moved on to the form and intensity standards proposed changes in the Marine Mixed Use (MMU) zone and Land Use designation. She reviewed the background of that zone. The standards apply based on if the zone is east or west of Q Avenue. In the 2016 Comprehensive Plan update process, it established a new MMU zone. There was a workshop to see what the citizens and property owners envisioned for that area. The Development Regulations were created for the new MMU zone. She reviewed these, including the bonus height incentives. The request from MJB (property owner) regarding one of the public amenities in the list is to provide space for a public park equal to at least 5% of the gross floor area of the building but not less than 10,000 sq.ft in area on a site agreed by and dedicated to the City. The request in the staff report proposes to change the minimum from 10,000 to 5,000 sq.ft and not require dedication to the City. Staff’s recommendation is to keep the minimums, but consider making this a double bonus, meaning it would be worth 20 additional feet. Staff expressed concern that a park less than 10,000 sq.ft is not usable and not in line with the original intent. With regard to not requiring dedication to the City, staff feels there could be flexibility. There may need to be additional requirements added; such as, maintenance requirements.
Jimmy Blais, representing MJB properties. He said the intent of this was to make it equitable for everyone. We support the 5% requirement, but the 10,000 sq.ft requirement translates to a 200,000 sq.ft building, which is a massive building. We support the city’s recommendation to make this a double bonus if 10,000 sq.ft. is the minimum. We would appreciate the consideration not requiring dedication to the city. There are often issues with maintenance.
Frank Jeretzky pointed out that 60% of the overall site can be used for single use residential. He asked how much of the remaining 40% could be other types of development.
Libby Grage said that it all could be non-residential development. There are several allowed uses that could be developed. She clarified that this list of bonus incentives is above and beyond the minimum requirements that apply to a single building. There is no park requirement in the minimum requirements.
Frank Jeretzky wondered if the area non used for buildings can be included in the amount needed to get the bonus incentive for the additional height.
Jimmy Blais said there are open space requirements for the development that we cannot take this 10,000 sq.ft cannot be applied to the waterfront corridors and parks.
Mike Mills clarified that by transferring the park to the City, we would be required to maintain it.
Libby Grage pointed out it would be a public park maintained by the City. It would be open to the public.
Luke Currier pointed out that the proposal gives the developer the option to not transfer it to the city and maintain it.
Ms. Grage agreed. There are still things to consider to ensure it is available to the public and maintained to a certain level.

Mike Mills the incentives are there to maintain the park. He likes the 10,000 sq.ft, would like for it not to be dedicated to the city but have public access.
Luke Currier and Jim Stoneman agreed.
Libby Grage pointed out that staff will need to update the language based on Planning Commission direction. The intent is to maintain the public space that provided the height bonus.
Will McCombs concurred with the discussion.
Libby Grage moved on to AMC 19.42.120 building height calculations, exceptions and modifications. Talking about number 5 for MMU zone east of Q ave and the building heights. She presented a map of the max heights in the area. The goal is to reduce the overall scale in the height structures, to ensure there is visibility to the water. The request from the MJB is to eliminate the height requirement or maximum height of 150ft and to just have 200ft. From staff's perspective, they do feel it is an important part with the regards of marine views and with minimal tall buildings. Departures to subsections (C)(5)(b) and (c) of this section will be considered per AMC 19.20.220, provided site and building design features are included to reduce the perceived scale of such buildings, add visual interest, and enhance east-west pedestrian access and marine views. Grage advised that the bottom line is that there are exceptions.
Jimmy Blais advised this zone was the only zone in the area that has this requirement, later additional provisions were added. Making sure that you can still see the water and they do not impact the perception to the waterfront. This is reducing the ability to develop in a cost-effective manner.
Libby Grage spoke on that for a moment and that the view study applies to the marine mixed-use zone west of Q Ave. This does not add any additional procedures that would not be already required for the area. Instead this is intended to be reviewed as part of the underline review process. No additional reviewing or permitting needed.
Mike Mills confirmed that the CUP would not be required.
Libby Grage agreed.
Jim Stoneman feels it is reasonable. Leave it at 150ft for the departure instead.
Frank Jeretzky disagrees and wants it to be the 200ft for a 65ft building.
Luke Currier sees the need and the max for the space and would want it to be 200ft.
Will McCombs wants to stick with it as is. 200ft is too high, 150ft is needed.
Mike Mills, agrees with the staff recommendation. Split vote on the recommendation right now.
Luke Currier feels that it would not be hard to get there.
Mike Mills, spoke that he agrees from his understanding and that there is no need for a separate process for a CUP.
Libby Grage will keep it as is for now.
Commission is slightly leaning that way.
Libby Grage advised we will not make any changes and will leave it alone and vote on it later, after the public hearing. The next one is on page 6 of 15 in the staff memo. CBD and MMU zone setback requirements for building height standards and the mixed-use and where the tallest buildings are allowed in the city. They are requesting that buildings have a min 8ft horizontal setback for the front of the building. A way to reduce the pedestrian level reduced the bulk of the building. The request was to remove the setback requirements in 19.42.120. She advised that the facade is only the front of the building and not all sides. Suggestions were made to entertain to reduce the provision to less than 50%. Also advised that there are multiple routes to go, we can propose another option.
Jimmy Blais spoke to provide clarification, and it is only for exceeding the max height only, reducing setback by 8ft back. Clarification that once that height max was met, the entire building or 75% of the building facade did not need to meet that new setback, just anything above can be closer.
Mike Mills asked if Libby Grage agreed with Jimmy Blais.
Libby Grage advised that it does not need to be the top of it for the setback of the 8ft but will need to research more on it.
Mike Mills advised last sentence is clear but not the previous one.
Libby Grage will not be able to provide clear clarification without research.

Mike Mills thinks the image is not clear either, the words are but the image is not.
Libby Grage will clarify. She will bring that back up next time. Moving on to the AMC 19.43 uses, rooming houses. Staff are recommending deleting the rooming house and boarder terms from the code. Co-living type replaces those. The recommended code edits are mentioned.
John Coleman advised that there are not a lot of differences between them, however the co-living house has a much larger term for more options. He advised that Grage will review that. Possibly sharing kitchens with their own bathroom is co-living houses. Co-living better covers these areas and removes the other terms.
John Coleman is suggesting removing rooming houses, since it is an older term. However, John Coleman is also suggesting that co-living for residential and for multi-family living.
Frank Jeretzky asked how that would work.
John Coleman advised about oxford houses are slightly different. Example a large SFH, can rent out rooms, but still an SFH. State law protects people to allow them to rent out their rooms. With no limits.
Libby Grage then advises that she cannot find the specific code but moves on. She then shows 19.43.117 code and added a new section and advised on changes and was moved from group living. Staff are recommending to just remove the words from it. She then advises on deleting boarder. Next is AMC 19.43.070 for townhouses zone specific standards. Same language in each section and maintaining it. Then she goes over MMU zone east of Q Ave for the 60 percent of the site use area. She read off AMC 19.43.070(C)(3) Townhouse zone-specific standards. MJB is requesting to consider amending the subsection below to exclude associated landscaping and open space areas from the maximum site area coverage (60%) permitted for single-purpose residential or assisted living uses in the MMU zone east of Q Ave. There is an additional process to exceed this, per director.
Jimmy Blais then spoke on the proposal to remove the landscaping open space out of the 60 percents for townhouses, assisted living or multi-family areas. Essentially, if we go in and add a park associated with one of the buildings up to 10,000sqft that amount could count against that amount. What the code is doing is pushing us to minimize landscaping and public open space areas and forcing it on commercial sites. Not allowing a cohesive development that allows for more landscaping and more open spaces. Jimmy Blais did advise that they go through the framework development to get around this, which requires a city council decision with a hearing, but still want to request this to not have to go through this process.
Libby Grage then spoke on, staff does not recommend parceling out landscaping areas because they are associated with that part of the development that requires them and this doesn't help to meet the large-scale requirements.
Mike Mills commented on the change of percentage.
Will McCombs clarified on the percentage and landscaping for residential properties and how hard it would be to accommodate that amount.
Mike Mills thinks it is commercial only.
Will McCombs asked about taking the 60 percent for building, so where does the landscaping go? Jimmy Blais advised that it would eat into the commercial side, some landscaping is needed and parking, and the park space would not be included in that.
Jimmy Blais advised that if a new building is developed and there is park space greater then the 60 percent that it would not go against it.
Mike Mills then commented on this and said that would not count for the park space.
Will McCombs asked about the 40 and not the 60.
Libby Grage agrees, that the landscaping or open space that are required as a minimum, it is reasonable that it is not included. Will need clarification on the language for this.
Mike Mills agrees.
Libby Grage advised the same issue with the other type of living: Multi-family and assisted living facilities. On to division 6 page 9 in staff memo. She talks about the relationship with the buildings, such as balconies to adjacent properties. AMC 19.62.030(C), light and air access. Buildings or portions thereof containing multi-family dwelling units whose only solar access (windows) is from the applicable side of the building (facing towards the interior side property line) must be setback from the applicable interior side of rear

property lines at least 15 feet. Balconies may be allowed to project up to 6ft into the required 15ft setback. She presented an example with windows only on one side of the building. Those buildings should be setback 15ft instead since they will be allowed solar. Whereas the units on the corner have solar access from other windows and can go within the 15ft setback. The request is that the code needs to clarify on if balconies would be allowed to encroach into the 15ft setback.
John Coleman spoke on the image, showing that the porch and the decks will not encroach into the setback for other residents. The change would be that the porches and decks can be within the setback and that the building only needs to be in the 15ft setback.
Mike Mills asked the committee and seeing head nods.
Will McCombs asked if there was a limit to how much the balcony could protrude into the setback?
Libby Grage advised 6ft would be the limit.
Will McCombs advised that he sees that it is reasonable.
Next, Libby Grage advised is limited to internal open space AMC 19.62.040. Advised on some edits such as the shared roof decks and with all the options for the open space. Shared open space, ground level individual outdoor space, balconies, common indoor recreation areas, and shared roof decks. She provided examples of the current code and the edits. Only allowing multifamily buildings up to 50 percent of the required open space can be provided using a shared open space deck. Housing action plan (HAP 2.5.4) for verbiage in green, that suggestion was remove the applicability between single-purpose multifamily buildings compared to mixed-use buildings, to allow intermediate level roof decks, and to ensure access is available to all residents. MJB has requested amending this section, LEG-2024-28 to allow horizontal mixed-use development to fulfill 100% of their required internal open space requirements with shared roof decks. However, LEG-2024-28 and HAP recommendations are not aligned.
Jimmy Blais spoke on the proposal and wanting them to align so will follow up.
Will McCombs had a question, so for single family residents is that up to 50 or 100?
Libby Grage advised up to 50 for residential and for mix-uses.
Libby Grage then moved on to miscellaneous follow-up items. Adult concessions code, MS and CBD development standards and rooming houses. Staff found that in 2013 there was a significant change in this area. This topic was documented in the findings from that report. She then presented a map of where the adult concessions are permitted to be. Staff recommendation is not revising this and that 2013 was significant during that time.
Mike Mills stated that it seems that they did a lot during that time and should we reconsider it, or has the state made any significant changes since, state or local?
Libby Grage advised no, not aware of any. Staff memo included the information for the MS and CBD development standards. PC requested additional information about development regulations applicable within the MS zone. She advised in the staff memo that the development in the MS zone is exempted from many of the requirements for the development standards. That would mean that any new development in that area would need to comply with the frontage appearance, such as: window design, transparency, minimum design, commercial use, window covers. Provided with that information, any questions or concerns? No, from all. One more item, change indoor animal care from C to P in CBD zone. Staff is proposing requirements from a conditional use to permitted use instead.
Mike Mills, would this apply to only animal activity to all indoor facilities with the care of animals?
Libby Grage advised yes, no outdoor activity associated with the care of animals. She then went over the upcoming schedule.
Mike Mills asked about page 7 in the memo about the map, needs to be clarified and maybe needs to include proposed.

Planning Department Update

John Coleman, advised something to report, working with a consultant from First 40 Feet, and they are looking to improve the downtown streets. They are bringing experts in to look at the downtown and how important they are. Focusing on commercial ave. There will be a public workshop in this room on Oct 15th. Coleman wants First 40 Feet to be able to talk with the community and how to make changes. Recommendations to come

later. All welcome, including staff and publishing findings, and will not be attending in a meeting setting. Oct 15 at 5:30pm.

Adjournment

Mike Mills adjourned the meeting at 8:07pm.

Anacortes Planning Commission Minutes - October 22, 2025

Roll Call

Chairman Linda Martin called to order the Anacortes Planning Commission meeting of October 22, 2025 at 6:00pm. Commissioners Mike Mills, Paul Ryan and Jim Stoneman were present. Commissioners Will McCombs, Frank Jeretzky and Luke Currier were absent and Jim Stoneman moved to excuse them. Paul Ryan seconded. All Ayes.

Pledge of Allegiance

Minutes

Minutes of 09/10/2025, 09/17/2025, 09/24/2025 & 10/01/2025 were submitted for approval.

Minutes from September 10, 2025, were submitted for approval. Mike Mills moved to approve the minutes as submitted. Jim Stoneman seconded. All ayes. The minutes from September 17, 2025, were submitted for approval. Jim Stoneman moved to approve the minutes as submitted. Mike Mills seconded. All ayes. The minutes from September 24, 2025, were submitted for approval and were sent back. The minutes from October 1, 2025, were submitted for approval and were sent back.

Public Comment

No public comments taken.

Public Hearings

2025 Comprehensive Plan Periodic Update - Devleopment Regulation Amendments (Public Hearing)

Libby Grage: Went over order of meeting agenda, which included development regulations amendment summary and reviewed staff memo for recommendations.

Libby Grage: Went over, in detail, all the staff recommendations per Commissioner Mike Mills request.

Paul Ryan: Had concerns about removing the term 'boarder' since it is apart from the property code. Will it still be enforced?

Libby Grage: Understands the concern, but the building official has no issues for enforcement. Will not be using the same code for enforcement.

Libby Grage: Continued to review additional staff recommendations.

John Coleman: Advised about a concern that was just presented by the Housing Authority. Title 19.12.020 Definitions defines affordable housing, but section 19.42.050 (D) (3) (a) also has a definition for affordable housing. He proposes that 19.42.050 (D) (3) (a) be changed to refer to 19.12.020 for the definition instead.

Jim Stoneman: Is the city code wrong?

John Coleman: This is a part of the code that was not changing but just needs to be cleared up for all codes to match.

Libby Grage: Continued to review additional staff recommendations.

Linda Martin: Had questions and concerns about removing the P from Single-Family, small lot sizes in OT (Old Town) zone. Would exceptions be made for smaller lots?

Libby Grage: Advised that they are not prohibited to build on lots smaller than 6,000sqft, it would just be conditioned.

Linda Martin: Wants to make sure that OT has the same density as other zones. Such as zone R3.

Libby Grage: Advised that R2A and OT are comparable and that both would be conditioned and not permitted for that same lot size.

Linda Martin: OT was being treated "variability" or was receiving special favors compared to other zones.

Mike Mills: Spoke on how they want to eliminate differences that are not needed or unnecessary. Exceptions can be provided when needed.

Libby Grage: Advised that if the planning commission wants to keep that as a permitted use, would trigger

other changes in the comprehensive plan and in 19.42 in the municipal code.
Linda Martin: Wants to confirm that it is not a permitted use now.
Libby Grage: Confirmed yes, cannot create new lots that are 5,000sqft or less.
Linda Martin: Wants to make sure that the density increase is consistent throughout all zones.
John Coleman: Then provided clarification that OT was comparable to R2A and R2, which is still consistent. R3 is a higher density area than R2 and R2A.
Libby Grage: Planning Commission can recommend that the P be left for OT, with the minimum lot size change in other sections, to the City Council.
Mike Mills: Asked to see the lot size minimums. Showed concerns on minimum lot size for duplexes and needed explanation.
Libby Grage: Advised on the lot changes for duplexes.
Paul Ryan: Points out that the whole thing with affordable housing is to increase density and reduce traffic issues. Need to make the city more walkable, OT is the most walkable zone to downtown.
Libby Grage: Continued to review additional staff recommendations. Provided definition for NFA- Net Floor Area.
Jim Stoneman and Mike Mills: Talked about the confusion from the previous meeting, about the graphic on the horizontal stepback requirement.
Linda Martin: Showed concern about a public comment on the assisted living update.
Libby Grage: Advised, the information was reviewed and there is no concern for this zone, and this would provide more clarification on the public comment.
Libby Grage: Continued to review additional staff recommendations.
Linda Martin: Pointed out that J Avenue between 22nd and 29th street had not been changed from the last suggestions/recommendations. An exception was made for that street but looks exactly like before.
Libby Grage: Advised it was re-reviewed and that it was acknowledged that there are a school and a pool on that stretch but no impact to it. Also advised that there is no room to include a separate bike lane on that stretch of street. However, she will review the memo about the changes to that street.
Libby Grage: Continued to review additional staff recommendations.

Public hearing opened.
No public comments taken.
Public hearing closed.

Discussion:
Started discussion on the draft Development Regulation Amendments Summary and Recommendations. Only discussed the pages in question but did not go over every page from the draft.
Mike Mills: Page 8 clarification. Plan commission has no decision on this, but there is a recommendation listed for planning commission in the last 2 columns, Type 3 and Type 4.
Libby Grage: Advised that the table needs updates to remove planning commission from decisions in Column 4.
Mike Mills: Page 16. Minimum lot size for a single-family residence for R4 zones. Concerns with sub-dividing.
Libby Grage: Advised it would still need to meet current code and cannot just split lots.
Linda Martin: Discussed the density in OT and went over what Paul Ryan had discussed earlier. Staff recommendation is to remove it and planning commission wants to keep it the same that Matrix recommended.
All four agree that it needs to stay with adding the P for smaller lots in OT. To allow more density in OT.
Libby Grage: Page 23. What should the minimum lot size be for a single-family dwelling in OT be?
Paul Ryan: 4,500sqft is recommended.
Libby Grage, Linda Martin and John Coleman: Discussed and agreed that the minimum lot size for duplexes should be re-considered as well. Too dramatic of a change.

Mike Mills: agrees too dramatic and should remove the “or/*” in the duplex minimum lot size. To provide consistency across the board.
Jim Stoneman: Ok with this.
Paul Ryan: Disagrees with changes.
3 out of 4 want to move forward in removing the additional square footage for duplexes, removing the “or” and * from the options.
Linda Martin: Wanted to point out that state law is forcing density and the city does not need to push it any further, not wanting to make too much of a change to the city. Opens it up to the commissioners.
Jim Stoneman: Wants the change.
Mike Mills: Stays with his previous statement in agreement.
Paul Ryan: Is willing to hold on density but not favoring it.
Going back to the Single-Family Residence minimum lot size in OT.
John Coleman: Asking planning commission what their suggestion is for minimum lot size in OT should be?
Linda Martin: Advised 6,000sqft.
John Coleman: Page 16. SF small lot allowing permitting and not conditional or removing it?
Paul Ryan: Agrees to keep it.
All agree.
Mike Mills: Page 28. Small parks to city, not in the cities best interest to take in the responsibility to maintain the open spaces.
Linda Martin: Went over page 24, Housing Action Plan 2.4.4 minimum density.
Mike Mills: Page 56. Impact fees process. There is a max amount that can be charged according to state law.
Mike Mills: Page 58. 19.50.010 E. Exhibit A: City of Anacortes Active Transportation Network Map. Wants to add wording that it is a planned map or in place.
All commissioners agree that it can be updated.
Mike Mills: Page 67. Oakes and 12th St, when getting expanded with parking.
Linda Martin: The City Council meeting that was on Monday, that 13 spaces are being taken away, with the widening of 12th St.
Linda Martin: Page 73. Has concerns about J Avenue between 22nd and 29th. It is an exception for a collector, cross-section, as secondary active transportation network. She still has concerns with the school and pool on that street.
Libby Grage: Read over the exception and description. Advises that the language does need to be updated, not in a low traffic area. This road is intended to share the lane with bikes and vehicles, but the language needs to be improved.
Linda Martin: Asking if PW director can re-review the recommendation for this area and wants a better choice. Would like options to be provided for this section of road.
Mike Mills: Asking for a motion to send it to city council.
Linda Martin: Yes, along with other motions. 6 changes:
1. The density map 19.42.020, remove "or" and *, removing the smaller amount lot sizes from R2a and R3.
2. Review J Ave exceptions for the collector standards, secondary network active transportation. Between 22nd and 29th St.
3. 19.50.010 E Exhibit E map, add the work "Planned" to title.
4. Retain the single family small lot in OT 19.41.040 in the draft memo and the associated changes.
5. 19.42.050 D.3A to refer to AMC 19.12 definition and any related references.
6. To make the changes to 19.20.030.1, there were 3 changes there related to authority decision-making in the appeals.
Mike Mills: Moves to recommend adopting all the following changes, listed above.
Linda Martin: Reads over all motion items once again, listed above.
Mike Mills: Motion to move.
Jim Stoneman: seconds the motion.

All ayes - motion passes.

Other Business

No other business.

Planning Department Update

John Coleman spoke on planning department updates. Nothing has passed with City Council. Back to regular scheduled planning commissioner meetings. The next planning commissioner meeting is November 12th. November 26th is canceled.

Adjournment

Linda Martin adjourned the meeting at 9:17pm.

Planning Commission Agenda Bill

Meeting Date: November 12, 2025 **Agenda Item:** 5.a.

Subject: Public Hearing & Decision - Shoreline Substantial Development Permit - Depot Plaza Expansion - SDP-2025-0004

Staff Contact: Anna Dewey

Approved for Submittal to Commission by	**Action Type**
Grace Pollard	Public Hearing
John Coleman	

Summary Statement: The City of Anacortes Parks & Recreation Department is seeking a Shoreline Substantial Development Permit to expand the plaza at the Depot Arts & Community Center. The proposal is intended to support the needs of the Anacortes Farmers Market and other public events held on the plaza.

Background: See Staff Report

Previous Action: None

Competing Viewpoints Considered: To be heard at the public hearing.

Recommended Motion: I move that the Planning Commission approve Shoreline Substantial Development Permit SDP-2025-0004 subject to the recommended conditions of approval stated in the November 6th staff report.

Alternative Actions: Approve the permit with additional or revised conditions, or deny the permit.

Attachments (listed in order presented):

1. Staff Report_SDP-2025-0004
2. Exhibits_combined
3. PC DRAFT Findings, Conclusions, and Decision_SDP-2025-0004

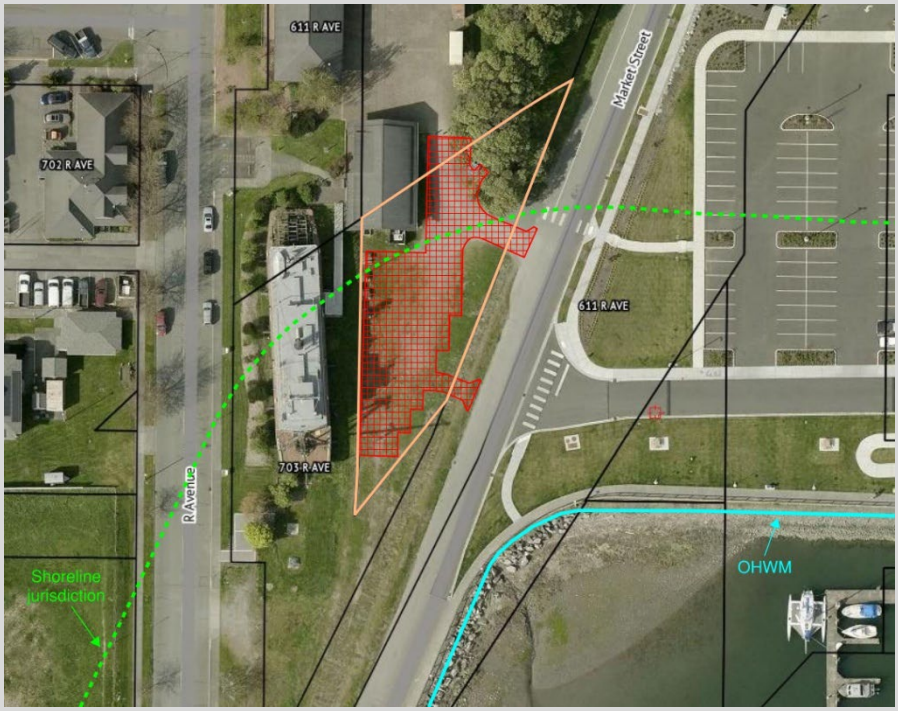
CITY OF ANACORTES

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT: STAFF REPORT

FILE NUMBER	SDP-2025-0004	DATE OF REPORT	November 6, 2025
PROJECT TITLE	Depot Plaza Expansion		
PROJECT LOCATION	703 R Avenue – Jim Rice Civic Park (P32882)		
PROJECT REQUEST	The City of Anacortes Parks and Recreation Department is seeking a Shoreline Substantial Development Permit to build a concrete plaza within Jim Rich Civic Park. The new plaza area will be adjacent to the WT Preston and will be an extension to the existing Depot Plaza to support the Farmers Market and other community events. The plaza addition will be approximately 10,000 sq ft in size.		
APPLICANT	Jonn Lunsford, Director of Parks & Recreation Department		
PUBLIC HEARING BODY & DATE	Planning Commission – Wednesday, November 12, 2025 @ 6pm		
STAFF REPORT PREPARED BY & REVIEWED BY	Anna Dewey, Associate Planner – annad@anacorteswa.gov Grace Pollard, Senior Planner – gracep@anacorteswa.gov		
EXHIBITS	Exhibit A: Application Checklist Exhibit B: Project Narrative Exhibit C: Approved Site Plan Exhibit D: Critical Areas Report Exhibit E: Stormwater Report Exhibit F: Public Notices Exhibit G: Public Comments Received Exhibit H: POA Preliminary West Basin Master Plan Exhibit I: POA 9th Street & R Avenue ROW Vacation Exhibit J: POA & COA Intergovernmental Disposition of Property and Property Use Agreement		

PROJECT LOCATION & SURROUNDING USES



	ZONING / COMPREHENSIVE PLAN DESIGNATION	CURRENT LAND USE
NORTH	Commercial Marine (CM)	Depot Plaza (existing)
SOUTH	Commercial Marine (CM)	Market Street & Cap Sante Marina
WEST	Commercial Marine (CM)	W.T. Preston / Maritime Heritage Center
EAST	Commercial Marine (CM)	Market Street & Cap Sante Marina Parking Lot

SITE INFORMATION

ZONE	Commercial Marine (CM)	COMP PLAN DESIGNTION	Commercial Marine (CM)
SHORELINE ENVIRONMENT	Urban	PRESENT LAND USE	City Park
CRITICAL AREAS	Pursuant to Chapter 6 and Appendix "A" of the Shoreline Master Program (SMP) regulating critical areas, the subject development was reviewed for proximity to critical areas. **SMP A-1: Frequently Flooded Areas** Based on FEMA's National Flood Hazard Mapping, the southern edge of the subject parcel is located inside FIRM panel 5303170040A. Per the City of Anacortes Floodplain Manager, all work is planned to		

	be above the Base Flood Elevation (BFE). A Flood Development Permit will not be required. **SMP A-3: Geologically Hazardous Areas** Based on the City mapping system, the subject property is in an identified area of tsunami hazard and is positioned on modified slopes. As the proposal does not include construction of any buildings there are no applicable critical area regulations regarding tsunami hazards or modified slopes to apply. **SMP A-4: Wetlands** Based on City mapping and USFWS National Wetland Inventory, no wetlands were delineated within the vicinity of the project. **SMP A-5: Fish and Wildlife Conservation Areas** Based on City mapping and WDFW's Priority Habitat and Species (PHS) Map, the project site is within 330 ft of a Marine/Estuarine Wetlands area as well as a Freshwater Emergent and Freshwater Scrub-Scrub Wetlands area. A critical areas report was submitted as part of this application.

ADJACENT DEVELOPMENT PROPOSAL

There are currently land use permit applications in process with the PCED Department from the Port of Anacortes proposing a new master plan of the Cap Sante West Basin Uplands area. Though the Port's West Basin proposal and the Park's Plaza proposal are not formally linked by permit there are aspects of the Port's proposal that involve collaboration with the Parks Department. The below exhibits are for informational purposes only.

- Port of Anacortes 9th Street & R Avenue Public Right-of-Way Vacation Request Approval. (Exhibit I)
- Port of Anacortes Cap Sante West Basin Redevelopment Plan and Market Street Realignment. (Exhibit H)
- An Intergovernmental Disposition of Property and Property Use Agreement (COA #25-169-LEG-001) was signed in June 2025 by the Port of Anacortes and the City of Anacortes. This agreement included establishment of a 10-foot-wide vegetated screen between the proposed new alignment of Market Street and the area of Jim Rice Civic Park containing the Altair-Americus Memorial Park. This landscaping will be installed by the City and paid for by the Port as part of the Port's Cap Sante West Basin Redevelopment Project. (Exhibit J)

PROCEDURAL

1. **REVIEW TYPE.** According to AMC Table 19.20.030-1 and 18.16.100(B), shoreline substantial development permit applications for projects valued less than $1 million on a site less than three acres are considered a Type 3 review. For Type 3 reviews, the Planning Commission holds an open record public hearing and renders the final decision.

2. **PROJECT HISTORY.**

   - Per AMC 19.20.090(B)(2) the PCED Director waived the pre-application conference due to the proposal having few development-related issues. The mandatory preapplication neighborhood meeting was held on July 1, 2025.

- The City of Anacortes has a Right of Way and Road Maintenance Agreement with the Port of Anacortes regarding the maintenance of Market Street (AFN 201201050054).

3. **INTEGRATION OF ENVIRONMENTAL REVIEW.** The City of Anacortes, as lead agency, has determined that this project is categorically exempt from obtaining a SEPA threshold determination based on the flexible threshold for categorical exemption under AMC 18.04.120(A)(5) which exempts minor new construction of fill / excavation under 500 cubic yards.

4. **PUBLIC NOTICE.** A notice of application with a 30-day public comment period was published in the Anacortes American, posted on the project site and mailed to property owners within 300 ft. (Exhibit F)

Application Submitted	August 7, 2025
Determination of Completeness Issued	August 29, 2025
Notice of Application & Public Hearing Published	September 24, 2025
Open Record Public Hearing & Decision (Planning Commission)	November 12, 2025

5. **REVIEWING DEPARTMENTS / AGENCIES.** The project application was routed for review to applicable City departments and outside agencies.

6. **CONSIDERATION OF TIMELY RECEIVED COMMENTS.** The 30-day public comment period ended October 24, 2025. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C).

   - Applicable comments received from city staff have been incorporated into this staff report. At the time of writing this staff report five (5) public comments have been received. (Exhibit G)
     - Old Anacortes Rowing and Sailing Society (OARS)
     - Port of Anacortes (POA)

DEPARTMENT REVIEW – FINDINGS OF FACT

1. The application was submitted by Jonn Lunsford, Director of the City of Anacortes Parks and Recreation Department, for the extension of the existing Depot Plaza to facilitate expansion of the Farmers Market and to accommodate other community events.

   1.1. Parks, plazas, and open spaces are outright permitted uses in the Commercial Marine (CM) zone. (AMC Table 19.41.050)

   1.2. The project is within Jim Rich Civic Park. Located within the boundaries of the park are the WT Preston, Depot Center, Madrona Grove, Depot Plaza and Altair/Americus Memorial Park.

   1.3. The area of the proposed project site is currently undeveloped with no structures or active use of the land. It is currently gravel fill with scattered grass vegetation.

   1.4. The new plaza will connect to the existing Depot Plaza and will be approximately 10,000 sq. ft. in size.

2. Improvements will include the installation of a new concrete plaza with a new asphalt entrance as well as general surface restoration. In addition, the current gravel approach off Market Street will be paved.
3. The project site covers an area of approximately 0.37 acres, and the runoff within the area is generally directed to the southeast through the new biofiltration swales into a 12-inch CMP pipe which outfalls into Fidalgo Bay.
    3.1. The project will result in long-term improvements to stormwater quality with the installation of an updated drainage system within the plaza footprint, which will connect to bioswales adjacent to the project site and provide water quality improvements for the receiving waters of Fidalgo Bay.
4. Site preparation will involve leveling the site (site elevations range from 12 ft to 14 ft) and clean gravel will be brought to the site as a base layer for the proposed plaza.
5. Construction will be timed so that ground disturbing activities fall outside of the rainy season to reduce sedimentation and erosion potential.
    5.1. This project will utilize equipment and construction methods typical for clearing, grading and paving including, but not limited to, bulldozers, compactors, excavators, dump trucks, and similar earth moving equipment.
    5.2. Fill material will be clean and procured from an engineer approved source prior to use on site.
6. All construction activities are to occur above the ordinary high-water mark (OHWM). No in-water work is proposed.
7. In accordance with AMC 19.70.015(B)(1) critical areas occurring within shoreline jurisdiction are regulated and protected through the Anacortes Shoreline Master Program (SMP). Activities occurring within shoreline jurisdiction are reviewed through the shoreline permit review and issuance process.
    7.1. Per the submitted critical areas report by GeoEngineers the proposed improvements will not modify the Cap Sante Marina shoreline and will maintain the ecological integrity of the shoreline and other critical areas in proximity to the project site.
    7.2. The NWI freshwater wetlands area north of the project site was previously estimated (GeoEngineers, 2023) to have a maximum buffer of 150 ft per AMC 19.70.235(C) based on an estimated moderate habitat score and proposed high intensity of adjacent land use. The estimated maximum wetland buffer is well outside of the proposed Depot Plaza expansion project.
8. Shoreline Master Program (SMP) Chapter 4 Section 5: Public Access Element. The goal of the Public Access Element of the SMP is to have developments within shoreline jurisdiction provide, maintain, and enhance a safe, convenient, and balanced system of public access, both physical and visual: a system that increases the amount and diversity of opportunity for the public to enjoy the shorelines of the state, including access for people with disabilities to the extent feasible, while respecting the rights of private ownership; a system that is respectful of fragile natural features of the shorelines; and strives to maintain the character of the community.
    8.1. SMP Policy 4.5.1 – Provide for public access to shorelines in City parks and recreation plans.

8.2. SMP Policy 4.5.3 – Use street ends abutting shorelines for public access and view easements and develop lateral access along the waterfront connecting access points unless an alternative public access plan has been agreed to by the City.

8.3. SMP Policy 4.5.9 – Promote a coordinated system of connected pathways, sidewalks, passageways between buildings, beach walks, and shoreline access points that increase the amount and diversity of opportunities for walking and chances for personal discoveries.

9. SMP Chapter 4 Section 6: Recreational Element. The goal of the Recreational Element of the SMP is to develop and maintain appropriate public and private recreational opportunities that are compatible with adjacent uses and that minimize and mitigate for disruption and degradation of the shoreline environment, recognizing the importance of existing park, trail, and recreation areas.

   9.1. SMP Policy 4.6.1 – Increase opportunities for water-oriented recreation in coordination with the Port of Anacortes and Skagit County.

10. The subject site is located within shoreline jurisdiction in the Urban shoreline environment designation. The purpose of the Urban designation is to provide for commercial, industrial, and recreational uses; residential uses in some locations; and public land uses while seeking opportunities for protection and restoration of ecological functions.

    10.1. According to Table 5.1 of the SMP, the proposed plaza expansion is considered a water-enjoyment recreational use which is an outright permitted in the Urban shoreline environment designation.

    10.2. Due to the scope of work, the proposed project meets the SMP's definition of "development" due to the import of fill materials within shoreline jurisdiction. The proposal meets the SMP's definition of "substantial development" as the total cost or fair market value of the proposal exceeds that which is established under the Revised Code of Washington (RCW 90.58.030(3)(e)), which is currently $8,504.00. The project thus is not exempt from a Shoreline Substantial Development Permit.

    10.3. SMP Policy 5.10.1 – Give priority to water-oriented uses over non-water-oriented uses. First priority should be given to water-dependent uses. Second priority should be given to water-related uses and third priority to water-enjoyment uses. […]

        10.3.1. The subject property does not have shoreline frontage, is separated from the water by a 30-foot-wide street and is a public park. For these reasons water-oriented and water-dependent uses are not feasible.

    10.4. SMP Policy 5.10.3 – Ensure that, where applicable, improvements within this district are reviewed for compatibility and consistency with the Design Standards codified in the zoning code.

    10.5. SMP Policy 5.10.7 – Encourage designs that enhance pedestrian traffic without impeding vehicular traffic through the use of paving textures, fencing, landscaping, and signage that make a greater distinction between automobile traffic and pedestrian circulation systems.

    10.6. Development Regulation (DR) 5.10.2 – Development that can be classified as water-dependent, water-related, or water-enjoyment use shall be permitted.

10.6.1. Water-enjoyment use is defined in the SMP as a "*shoreline recreational use such as a park, pier or other use that facilities public access to the shoreline as a primary characteristic of the use; or, a use that provides for passive/active recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general character of the use and which, through location, design, and operation assure the public's ability to enjoy the physical and/or aesthetic qualities of the shoreline*."

10.7. Per Section 5.12(A)(9), except as otherwise stated, the comprehensive plan, zoning regulations, subdivision regulations, health regulations, and other adopted regulatory provisions apply within shoreline jurisdiction. In the event the provisions of this SMP conflict with provisions of other responsible local government regulations, the more protective of shoreline resources shall prevail.

11. SMP Chapter 6 of the SMP provides policies and general regulations for environmental protection within shoreline jurisdiction. Based on the application materials, *the proposed project is an expansion of the existing use of the site and will not result in a loss of ecological function or an adverse impact to critical areas*. Therefore, no compensatory mitigation measures are proposed with the construction of the plaza expansion.

    11.1. Development Regulation (DR) 6.3.1 – All shoreline development and activity shall be located, designed, constructed, and managed in a manner that avoids, minimizes, and/or mitigates adverse impacts to the environment.

    11.2. Development Regulation (DR) 6.5.3 – All clearing and grading activities shall be limited to the minimum necessary for the intended development.

    11.3. Erosion control measures will be implemented during construction, and the site will have operations source control best management practices (BMPs) in place to minimize any adverse impacts to the shoreline environment.

    11.4. The site is already highly modified from the natural state, and the improvements will be entirely within the footprint of the existing park. There is no existing vegetation on site except for scattered grass.

    11.5. The project's construction and operation will not affect shoreline processes as designed.

    11.6. The project will not extend to or below the ordinary high-water mark (OHWM).

    11.7. Construction noise associated with a variety of construction equipment will occur for the duration of the project. The construction noise would only occur during daylight hours as permitted by the City of Anacortes noise ordinances.

12. SMP Chapter 7 provides specific policies and regulations to maintain and enhance public access to the shorelines in Anacortes. The public access policies and strategies included in this Master Program build on those established in past planning documents.

    12.1. SMP Policy 7.3.1 – Seek to maintain and enhance public access, both physical and visual, throughout the City's shoreline. Access should be provided for a range of users including pedestrians, bicyclists, boaters and, to the extent feasible, people with disabilities.

    12.2. SMP Policy 7.3.2 – Locate and design public access in a manner that does not result in a net loss of ecological functions or wildlife habitat.

12.3. Development Regulation (DR) 7.4.2 – Except as provided in regulations 7.4.4 and 7.4.5, shoreline substantial developments or conditional uses shall provide access where any of the following conditions are present: […] (e) Where development or use is located on public land or is managed by a public entity, unless access is incompatible with safety, security, or environmental protection.

13. SMP Chapter 8 provides specific policies and regulations for specific uses. The performance standards contained herein augment standards established through other land development regulations. Where conflict arises between these and other applicable controls, the regulations that provide more protection to the shoreline area shall apply.

    13.1. Recreational Facilities

        13.1.1. SMP Policy 8.10.4 – Locate and design recreational facilities to minimize adverse impacts including those related to stormwater runoff, water quality, visual qualities, public access, and vegetation and habitat maintenance.

        13.1.2. SMP Policy 8.10.5 – Encourage physical and visual access to shorelines and surface waters.

        13.1.3. SMP Policy 8.10.9 – Recreational development shall achieve no net loss of ecological processes and functions.

        13.1.4. Development Regulation (DR) 8.10.7 – Signs associated with recreational facilities shall be kept to a minimum in number and size and shall be erected as informational or directional aids only.

14. SMP Chapter 9 provides specific shoreline modification policies and regulations for specific uses. The performance standards contained herein augment standards established through other land development regulations. Where conflict arises between these and other applicable controls, the regulations that provide more protection to the shoreline area shall apply.

    14.1. Fill

        14.1.1. Fill is defined in the SMP as "*the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.*"

        14.1.2. SMP Policy 9.7.1 – Fill should be located, designed, and constructed to protect shoreline ecological processes and functions.

        14.1.3. SMP Policy 9.7.2 – Fill landward of the ordinary high-water mark should be permitted when necessary to support permitted uses, and when significant impacts can be avoided or mitigated.

        14.1.4. Development Regulation (DR) 9.7.2 – Fill shall be permitted only when in conjunction with a proposal or activity otherwise permitted under the SMP.

        14.1.5. Development Regulation (DR) 9.7.4 – Projects shall be located and designed to minimize the area of fill necessary to accommodate the use.

        14.1.6. Development Regulation (DR) 9.7.6 – Fill shall be provided with some means for erosion control and/or shoreline stabilization consistent with the policies and regulations of Section 9.11, *Shoreline Stabilization Measures and Flood Protection Works*.

14.1.7. Development Regulation (DR) 9.7.7 – Fill material shall be sand, gravel, soil, rock, or similar material. […]

14.1.8. Development Regulation (DR) 9.7.9 – Fill shall be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes.

CONCLUSIONS OF LAW

1. Improvements that are considered a water-enjoyment recreational use are permitted in the Urban shoreline environmental designation per the Anacortes Shoreline Master Program.
2. The shoreline permit was reviewed for conformance with all applicable Shoreline Master Program regulations, including but not limited to, the above list.
3. As conditioned below the subject proposal is consistent with the Washington State's Shoreline Management Act & City of Anacortes' 2010 Shoreline Master Program.
4. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
5. Staff reserves the right to supplement the record of the case to respond to matters and information raised subsequent to the writing of this report.

RECOMMENDATIONS

Based upon the application materials, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission ***approve with conditions*** shoreline substantial development permit SDP-2025-0004 subject to the following:

1. Pedestrian connectivity from the plaza expansion to the shoreline shall be provided per Shoreline Master Program requirements prior to the expiration of this approval. Collaboration with the Port of Anacortes is encouraged as the Cap Sante West Basin Redevelopment Project progresses.
2. The applicant shall work with the Port of Anacortes in coordination with the Port's Cap Sante West Basin Redevelopment project to satisfy the landscaping requirements of the Anacortes Shoreline Master Program as outlined under the Intergovernmental Disposition of Property and Property Use Agreement.
3. Trees located within the madrona grove adjacent to the project site will not be permitted to be removed, limbed, or otherwise altered during construction. Construction fencing shall be installed around the tree's drip line prior to commencement of construction activities to ensure protection of the trees.
4. The scope of the project shall not exceed that as set out in the shoreline permit application and shall be valid only for the improvements described within the application materials, except as modified by this decision or other jurisdictional agencies.
5. Prior to commencing construction, a Clear & Grade Permit must be obtained showing stormwater approval and compliance with this decision.
6. The project shall comply with all applicable state law requirements regarding preservation of archaeological and historic resources, including provisions to stop work

and notify the appropriate agencies should protected resources be uncovered during excavation.

7. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to those listed in the staff report.

8. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:

   8.1. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.

   8.2. 5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.

CITY OF ANACORTES

PLANNING, COMMUNITY, and ECONOMIC DEVELOPMENT DEPARTMENT

Application Submittal Checklist

Shoreline Permit

To be used for the following permit types:

• Substantial Development • Shoreline Variance • Shoreline Conditional Use • Anacortes Shoreline Master Program (ASMP)

REQUIRED SUBMITTAL DOCUMENTS

ALL APPLICATION TYPES:

☒ This checklist, completed and signed
☐ Agent Authorization Form, *if applicable*
☒ Project Description
☒ Shoreline Site Development Plan Set
☒ Stormwater Minimum Requirements (MR-1 to 9)
☐ Stormwater Minimum Requirement 2 (SWPPP), ***only if*** *MR 1 to 9 are not required*.
☐ State Environmental Policy Act SEPA checklist (if not exempt per WAC 197-11-800 and AMC 18.04.120)
☐ Joint Aquatic Resources Permit Application (JARPA form), for projects that include work below the OHWM or if another agency permit is required (visit the Governor's ORIA Permitting website to determine other agency permits that may be needed for your project).
☒ Supplemental studies and reports, if applicable (e.g., no net loss analysis and mitigation plan, habitat assessment, biological assessment, critical areas report, geotechnical study, view impact analysis, cultural resource survey, etc.)

CONDITIONAL USE OR VARIANCE PERMITS ONLY:

☐ Conditional Use Permit Responses to Criteria - SMP Section 3.1(D)
☐ Variance Permit Responses to Criteria – SMP Section 3.2

IF APPLICABLE:

For projects occurring 1) Waterward of the OHWM. 2) Within the shoreline setback. 3) On a site containing a critical area or buffer. 4) Requiring a CUP or Variance. 5) Otherwise required to do so by the Anacortes SMP the following is also required:

☐ A Shoreline No Net Loss Analysis and Mitigation Plan (including DOE-recommended components)

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☐ Completed checklist: Design techniques for avoiding and minimizing shoreline buffer impacts (for projects proposing development within a shoreline buffer, setback, or vegetation conservation area)

DEFERRED SUBMITTALS

☐ Copies of Federal, State, and Local Permits and Approvals (required prior to building permit issuance).
☐ Financial guarantees for performance or maintenance.
☐ As-built drawings of infrastructure and/or mitigation installation (Ecology DIY template can be used for residential and other small mitigation projects).
☐ Mitigation monitoring report (Ecology DIY template can be used for residential and other small mitigation projects).
☐ Title notice documents.

X Jonn Lunsford 06-16-2025

Sign and date form verifying all required application submittal checklist items are complete.

REVIEWED FOR CODE COMPLIANCE CITY OF SEQUIM SUBJECT TO CONDITIONS

CITY OF ANACORTES

PLANNING, COMMUNITY, and ECONOMIC DEVELOPMENT DEPARTMENT

Project Description

Shoreline Permit

Pursuant to WAC 173-27-180 a complete application for a substantial development, conditional use, or variance permit shall contain the following information:

1. Provide a general description of the proposed project that includes the proposed use or uses and the activities necessary to accomplish the project (i.e. detail the construction methods, list the type of equipment to be used, provide cut & fill volumes and include source & composition, describe any proposed clearing and vegetation to be retained, etc.)

   The proposal is to build a concrete plaza adjacent to the WT Preston to facilitate expansion of the Farmers Market and host other community events. The site is currently dirt and scattered grass vegetation. The site will be leveled, drainage will be put in within the plaza footprint to connect to adjacent bioswales. Clean gravel will be brought into the site as a base layer. The current gravel approach off of Market Street will be paved.

2. Provide a general description of the property as it now exists including its physical characteristics and improvements and structures.

   No structures exist on site. It is a mostly level surface of with bare dirt and patches of grass.

3. Provide a general description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvement, intensity of development, and physical characteristics.

   The project is within Jim Rich Civic Park in Anacortes. Located within the park are the WT Preston, Depot Center, Madrona Grove, Depot Plaza and Altair/Americus Memorial Park. This new plaza construction will connect to the existing Depot Plaza to support the Farmers Market and other events. The plaza will be approximately 10,000 sqft in size directly east of the WT Preston.

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Exhibit B
Page 21 of 271

Page 1 of 2

4. Provide photos of existing conditions, *if not provided elsewhere in your submittal documents*.
(To upload additional pictures, click within the highlighted picture section and click on the blue plus sign '+' that appears in the outer bottom righthand corner of the section.)

Click or tap here to enter accompanying text.

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SDP-2025-0004

City of Anacortes PCED Dept.

Site Plan Approval

11/05/2025 4:39:27 PM

R AVENUE

JAMES RICE CIVIC PARK

ELEVATED TIMBER PLANTER

CONC. PAD (DEMOLISHED)

CONC. PAD W/ PICNIC TABLE

CONC. PAD

SPRINKLER HEAD, TYP.

STEEL I-BEAM SUPPORTS, TYP.

APPROX. LIMITS OF WT PRESTON

SEE PLAZA LAYOUT DETAIL, SHEET 11

CONTRACTION JOINT, TYP.

EXPANSION JOINT, TYP.

METAL ACCESS RAMP AND SUPPORTS

CONC. WALKWAY

TYP

Approximate location of shoreline jurisdiction boundary.

Existing Crosswalk

MARKET STREET

CITY OF ANACORTES
703 R AVENUE
P32877

CITY OF ANACORTES
611 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

10' 5' 0 10' 20'
SCALE: 1"=10'

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
REGISTERED
PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

RESTORATION PLAN

REVIEWED FOR CODE COMPLIANCE
CITY OF ANACORTES

SHEET:

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\PLAN.dwg, 6/6/2025 12:57 PM, KEVIN BROWN

GeoEngineers
554 West Bakerview Road
Bellingham, Washington 98226
360.647.1510

August 7, 2025

City of Anacortes
Parks and Recreation
PO Box 547
Anacortes, Washington 98221

Attention: Jonn Lunsford, Parks and Recreation Director

Subject: City of Anacortes - Parcel P32882 - Depot Plaza Project
Critical Areas Letter Report
Anacortes, Washington
File No. 00382-065-00

Introduction and Project Understanding

GeoEngineers, Inc. (GeoEngineers) was contracted by the City of Anacortes Parks and Recreation Department (City) to perform a wetland, and fish and wildlife habitat conservation areas (FWHCAs) and shoreline habitat assessment in support of the proposed Parcel #P32882 Depot Plaza (project) in Anacortes, Washington as shown in Figure 1, Vicinity Map. It is our understanding that the proposed project will include the installation of an approximately 10,000-square-foot plaza for use in the City's Farmers Market. See Appendix A, Depot Plaza Preliminary Design Plans for a Conceptual Design of the plaza. This report is intended to provide baseline critical areas (wetland, stream and FWHCAs) and shoreline habitat data in accordance with the City of Anacortes Shoreline Master Plan (SMP; Anacortes 2010) (Anacortes Municipal Code [AMC] Chapter 18.16) and Critical Areas Code (AMC Chapter 19.70). In addition, this report provides an analysis of potential project impacts to the shoreline environment from review of concept designs as currently presented for the project and discusses how the project will result in no net loss of ecological functions per the goals, policies and regulations of the Anacortes SMP (AMC Chapter 18.16).

PROJECT LOCATION AND SITE DESCRIPTION

The project is located east of the Maritime Heritage Center in Anacortes, Washington within Section 18 of Township 35 Range 02E of the Willamette Meridian (W.M.) and located within Water Resource Inventory Area (WRIA) 3 Lower Skagit/Samish and Hydrologic Unit Code (HUC) 17110002 Strait of Georgia. The approximately 0.5-acre assessment area was investigated for the presence (or absence) of wetlands, streams and other FWHCAs (Figure 2, Site Plan). The entirety of the assessment area is already heavily disturbed due to the existing gravel parking lot and adjacent roadways and infrastructure. The parcel largely consists of gravel and fill material, with a couple inches of disturbed topsoil in areas along the western and southern parcel boundaries. There is no vegetation present on site other than a section of mixed grasses

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and weedy species growing in the disturbed topsoil along the western parcel boundary. The assessment area is across the street (Market Street) from the Cap Sante Marina on Fidalgo Bay. Shoreline within the marina area is covered in quarry spall/riprap armoring with scattered weedy species.

Data Review

The US Fish and Wildlife Service (USFWS) National Wetland Inventory (NWI) map depicts no wetlands within the assessment area. NWI maps a Palustrine Scrub-Shrub Wetland and a freshwater pond north of the assessment area in addition to a Palustrine Emergent wetland to the east and an Estuarine and Marine Wetland to the southeast. The estuarine wetland and its associated buffer is physically separated from the assessment area by surrounding roadways (Market Street and the driveway to the existing farmers market building) while the emergent wetland is now a paved parking area (USFWS 2025a). The Palustrine scrub-shrub wetland was observed during the site investigation to be more than 200 feet away from the project area. The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey maps the entirety of the assessment area as Xerorthents, 0 to 5 percent slopes (USDA-NRCS 2025), which does not have a major component on the national hydric soils list but does have a minor component (i.e., Bow) on the national hydric soils list (USDA-NRCS 2015).

Portions of the proposed project located within 200 feet of the OHWM of the marine shoreline are within shoreline jurisdiction and are subject to review under the Anacortes SMP (AMC Chapter 18.16). The project area has an Urban shoreline environmental designation with an associated shoreline setback of 25 feet (Figure 2) per Table 5.2 (Shoreline Development Standards Matrix) of the Anacortes SMP. The City shoreline slope stability mapper depicts the assessment area as an area of modified slope stability (Anacortes 2025).

According to the Federal Emergency Management Agency (FEMA) National Flood Hazard Mapper the southern edge of the assessment area is depicted as being located within the 100-year floodplain (i.e., a special flood hazard area, Zone AE[1]) with a base flood elevation (BFE) of 7 feet (North American Vertical Datum of 1988 [NAVD88]) (FEMA 2025). The remaining assessment area is mapped as an area of minimal flood hazard (Zone X) (FEMA 2025). Elevations within the project area are between 12 and 14 feet (NAVD88) and are therefore above the BFE (Appendix A).

Similar to NWI, the Washington Department of Fish and Wildlife (WDFW) Priority Habitat and Species (PHS) mapping tool depicts no wetlands within the assessment area and depicts Estuarine and Marine, Freshwater Emergent and Freshwater Scrub-Shrub wetlands within 330 feet of the assessment area.

The USFWS Information for Planning and Consultation (IPaC) report (USFWS 2025b) for the assessment area lists six threatened, endangered or candidate species and one critical habitat on the species list (potential to occur at the project site) including:

- Marbled Murrelet (*Brachyramphus marmoratus*) – Threatened
- Yellow-billed Cuckoo (*Coccyzus americanus*) - Threatened

[1] Defined by FEMA as areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods.

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- Bull Trout (*Salvelinus confluentus*) - Threatened
- Dolly Varden (*Salvelinus malma*) - Proposed Similarity of Appearance (Threatened)
- Monarch Butterfly (*Danaus plexippus)* – Proposed Threatened
- Suckley's Cuckoo Bumble Bee (*Bombus suckleyi)* – Proposed Endangered

Despite being listed as potentially occurring within the general project area, Bull Trout and Dolly Varden are marine and aquatic fish species and thus will not occur at the project site and the terrestrial bird and insect species are highly unlikely to utilize the project site given the area is largely a gravel lot with mowed grasses and lacks suitable habitat features.

The National Oceanic and Atmospheric Administration (NOAA) Fisheries *Status of ESA Listings & Critical Habitat Designations for West Coast Salmon & Steelhead* report (NOAA 2025) includes a total of two threatened salmon and Steelhead species and their critical habitat with potential to occur at the project site including Puget Sound Steelhead (*Oncorhynchus mykiss*, Threatened and Critical Habitat) and Puget Sound Chinook Salmon (*Oncorhynchus tshawytscha* – Threatened and Critical Habitat). Steelhead and Chinook are marine and anadromous fish species and thus will not occur at the project site.

Maps and data reports from the file review are included in Appendix B, Background Maps and Data.

Field Assessment Methods

A GeoEngineers' biologist conducted a field investigation on July 18, 2025, to review the assessment area for field indicators of wetland conditions, streams, FWHCAs or other protected critical areas. The assessment for potential wetlands was conducted in accordance with guidelines presented in AMC Chapter 19.70 Part 2 (Wetlands). The *U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual* (Environmental Laboratory 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (USACE 2010) were used to identify potential wetland habitat. The boundary and associated buffer of the mapped Palustrine scrub-shrub wetland north of the assessment area was previously estimated by GeoEngineers' biologists during a site assessment in 2023 for the Anacortes North and West Basin Upland Redevelopment Project (GeoEngineers 2025[3]).

The OHWM of the nearby Cap Sante Marina shoreline was delineated previously by GeoEngineers during the 2023 site assessment for the North and West Basin Upland Redevelopment Project (GeoEngineers, 2025). During that assessment, the OHWM of the Cap Sante Marina shoreline was identified by examining breaks in the topography and shifts in vegetation according to USACE protocol as referenced from Regulatory Guidance Letter (No. 05-05) (Riley 2005), Ordinary High Water Mark Identification, December 7, 2005, and according to the Washington State Department of Ecology (Ecology) 2016 guidance (Anderson et al. 2016). The Washington Administrative Code (WAC) was also referenced for the definition of OHWM (WAC 173-22-030 § 11).

[3] The 2023 Critical Areas Report was updated in 2025.

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Figure 2 depicts the assessment area, the previously delineated marine shoreline OHWM of Fidalgo Bay, shoreline jurisdiction, shoreline setback and the previously estimated offsite wetland boundary and buffer. A photographic record was also collected during the field investigation to document existing site conditions. Representative photos are included in Appendix C, Site Photographs.

FIELD ASSESSMENT RESULTS

No wetland indicators or streams were observed within the assessment area (Figure 2). The NWI mapped Palustrine scrub-shrub wetland north of the assessment area was previously estimated to have a maximum buffer of 150 feet per AMC 19.70.235(C) based on an estimated moderate habitat score and proposed high intensity of adjacent land use (GeoEngineers 2025). No formal wetland rating was completed during the previous assessment (GeoEngineers 2025), however the high intensity of the surrounding land use and significant presence of invasive plants in the Palustrine scrub-shrub wetland make it highly likely to have a moderate habitat score. The estimated maximum wetland buffer is well outside of the Depot Plaza project area.

The assessment area is across the street from the marine waters of Fidalgo Bay. The previously delineated OHWM of the adjacent Fidalgo Bay shoreline (GeoEngineers 2025) was used to map the extent of shoreline jurisdiction, defined as areas within 200-feet of the marine OHWM. Figure 2 shows the assessment area boundary in relation to the OHWM and projected shoreline jurisdiction; the majority of the project work area is within shoreline jurisdiction.

The assessment area is a gravel lot that appears to receive regular vehicle usage. The lot is heavily compacted and has gravel fill to the surface for the majority of the site. Along the western edge of the assessment area, adjacent to the Maritime Heritage Center, is a small strip (about 5 feet wide) where there is about 1 to 2 inches of topsoil before reaching the gravel fill layer. The only vegetation present within the assessment area was within this small strip and consisted of mixed grasses and weedy species such as English plantain (*Plantago lanceolata*), velvet grass (*Holcus lanatus*), Himalayan blackberry (*Rubus armeniacus*), red clover *(Trifolium pratense*) and red sorrel (*Rumex acetosella).*

Shoreline Jurisdiction, Buffers, Setbacks and Other Relevant Municipal Code

Portions of the proposed project located within 200 feet of the OHWM of the marine shoreline, are within shoreline jurisdiction and are subject to review under the Anacortes SMP (AMC 18.16, SMP 2.3). Per AMC 18.16.010, “All proposed uses and development occurring within shoreline jurisdiction must conform to Chapter 90.58 RCW, the Shoreline Management Act and this master program whether or not a permit is required.” All new structures or additions to structures on any lot shall meet all buffer, setback, height and other construction requirements of the Master Program and the Shoreline Management Act. The project area is located within an Urban shoreline environmental designation (Anacortes 2025). Per Table 5.2 (Shoreline Development Standards Matrix) of the Anacortes SMP, projects within an Urban environmental

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designation outside of Burrows Bay are subject to a shoreline setback[4] of 25 feet (for non-water-dependent uses), a maximum structure height of 50 feet and a lot coverage maximum[5] of 50 percent.

Areas immediately adjacent to Fidalgo Bay are located within shoreline buffer area. According to Chapter 12 of the Anacortes SMP, a buffer is defined as:

> "The zone contiguous to an environmentally sensitive critical area that is required for the continued maintenance, function, and/or structural stability of the critical area. Buffer widths vary depending on the relative quality and sensitivity of the area being protected. Unlike zoning setbacks, buffer areas are intended to be left undisturbed, or may need to be enhanced to support natural processes, functions and values. The critical functions of the riparian buffer (those associated with an aquatic system) include shading, input of organic debris and coarse sediments, uptake of nutrients, stabilization of banks, interception of sediments, overflow during high water event, protection from disturbance by humans and domestic animals, maintenance of a wild habitat, and room for variation of aquatic system boundaries over time due to hydrological or climatic effects. The critical functions of terrestrial buffers include protection of slope stability, attenuation of surface water flows from stormwater runoff and precipitation, and erosion control."

The Anacortes SMP does not stipulate specific buffers for marine shorelines. According to Anacortes SMP A-5.3(G) (Buffers) of the shoreline specific Critical Areas Regulations contained in Appendix A of the SMP:

> "The city shall require the establishment of buffer areas for activities adjacent to habitat conservation areas on a case by case basis based on a critical area report when needed to protect habitat conservation areas. Buffers shall consist of an undisturbed area of native vegetation or areas identified for restoration established to protect the integrity, functions, and values of the affected habitat. Required buffer widths shall reflect the nature of the existing vegetation, sensitivity of the habitat, and the type and intensity of human activity proposed to be conducted nearby."

In addition, Anacortes SMP A-5.3(G)(4) Buffer Isolation, states:

> "If a portion of a required buffer is effectively isolated from the remainder of the buffer or its associated habitat areas by existing development such as a road, building, paving, etc. in such a way that it cannot perform the usual functions of a buffer, it need not be designated as a buffer."

Fidalgo Bay is an inlet within Puget Sound that supports Endangered Species Act (ESA)-listed and priority species. Existing conditions within the areas immediately adjacent to Fidalgo Bay generally consist of riprap armoring with weedy vegetation colonized on top and paved areas, parking lots and roadways. Based on the presence of listed and priority species in Fidalgo Bay combined with the developed urban setting, a buffer of 25 feet will provide habitat value while allowing for the density and public access associated with urban waterfronts. A 25-foot buffer is similar to other urban waterfront shoreline buffers (e.g., Bellingham SMP).

[4] Setback shall be the minimum distance measured in feet from the OHWM on a horizontal plane perpendicular to the shoreline.

[5] Buildings or structures in the Shoreline Area shall not occupy a greater percentage of a lot than indicated.

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Due to the presence of paved areas immediately adjacent to Fidalgo Bay, including the esplanade, parking areas and Market Street, much of the existing 25-foot marine riparian buffer is already hardened. Additionally, the proposed project footprint is outside of the 25-foot buffer zone.

The City critical areas code provides requirements for assessment and reporting of all shoreline areas, floodplains, wetlands, streams, other critical areas, and related buffers within 300 feet of a proposed project area and provides requirements for proposed mitigation of any impacts to critical areas or their buffers (AMC 19.70.115 and 19.70.220). All wetlands that are located within shoreline jurisdiction are subject to Appendix A of the Anacortes SMP, "Shoreline Critical Areas Regulations". Appendix A of the Anacortes SMP summarizes protections to critical areas within shoreline jurisdiction (AMC 18.16).

Proposed Best Management Practices (BMPs) During Construction

Proposed construction methods and timing for the project are summarized below.

In general, construction will be timed so that ground disturbing activities generally fall outside of the rainy season to reduce sedimentation and erosion potential. Construction methods will be typical for this type of project using equipment and methods typical for clearing, grading and paving including, but not limited to, bulldozers, compactors, excavators, dump trucks and similar earth moving equipment. Fill material will be clean and procured from an engineer approved source prior to use on site.

A preliminary temporary erosion and sediment control (TESC) plan is included in Appendix A. A final TESC plan will be in place prior to construction with appropriate BMPs to prevent sedimentation and erosion controls. Adequate materials and procedures to respond to unanticipated weather conditions or accidental releases of materials (sediment, petroleum hydrocarbons, etc.) will be available on-site. The contractor will have appropriate spill containment and management materials available at the site at all times. Short-term impacts to water quality would be avoided and minimized by the implementation of construction BMPs. BMPs such as construction fencing, silt fence, inlet protection, a stabilized construction entrance and covered stockpiles will be implemented as applicable to contain sediment and prevent stormwater discharge off site. If there are periods of time when construction is idle, exposed soils will be protected with methods that may include jute matting, seeding, application, or mulch or other means.

The project will result in long-term improvements to stormwater quality due to the installation of a bioswale feature as part of the proposed work. Installation of updated stormwater infrastructure will be completed to meet Ecology stormwater management standards. Stormwater collection will be directed (with grading and curbing) to this updated system in compliance with local and state standards.

There will be short-term noise impacts while constructing the plaza but noise will return to normal following completion of the project. Through implementation of construction BMPs, timing the work generally for drier times and by following the project TESC plan, short-term impacts to water quality resulting from the proposed project would be avoided and minimized. In addition, improvements to collection, conveyance and treatment of stormwater will provide water quality improvements for the receiving waters of Fidalgo Bay. Therefore, construction of the project will result in no net loss of shoreline ecological functions.

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Potential Project Impacts and No Net Loss Assessment

Based on review of concept designs as currently presented, below is an analysis of potential project impacts to the shoreline environment from the proposed project and a discussion of how the project will result in no net loss of ecological functions per the goals, policies and regulations of the Anacortes SMP (AMC Chapter 18.16).

The majority of the assessment area as well as much of the surrounding area is already developed as paved roads and gravel parking areas. The proposed project will result in the installation of new impervious surface within the assessment area (approximately 10,000 square feet). However, the existing area is a heavily compacted gravel lot, so the additional impervious surface is unlikely to alter the existing site hydrology and drainage patterns as the lot is so heavily compacted it likely acts as an aquitard in its current state.

The only area of existing vegetation includes a thin strip (approximately 5 feet wide) of vegetation (mostly non-native grasses and weedy species) along the western edge of the assessment area, adjacent to the Maritime Heritage Center. This vegetated strip is just outside the proposed plaza location; however, may be impacted during site construction due to its close proximity to the work area. Just north of the assessment area (across the compacted gravel roadway) is a strip of Pacific madrone (*Arbutus menziesii)* trees. However, these trees are all outside of the assessment area and will not be disturbed during the proposed project work. Thus, no significant existing native vegetation impacts are anticipated for the proposed project. Additionally, the entire assessment area is surrounded by paved and compacted gravel roadways [greater than 8 feet per AMC 19.70.235(M)] and is therefore physically separated from the adjacent shoreline and associated buffer. Stormwater from the project area will be treated, collected and conveyed to an existing Stormwater Control Device or Basin (SCDB) and discharged via an existing outfall into Fidalgo Bay near the estuarine wetland, thus maintaining freshwater inputs from shoreline uplands to the estuarine wetland. Based on the existing conditions at the project site, the proposed stormwater treatment and proposed construction methods, the project, will result in no long-term or cumulative impacts to shoreline ecological functions (no net loss).

Summary

GeoEngineers performed wetland, FWHCAs and shoreline habitat assessment services for the Parcel #P32882 Depot Plaza Project in Anacortes, Washington. No wetland indicators, streams or FWHCAs were observed within the assessment area. The NWI mapped Palustrine scrub-shrub wetland north of the assessment area was previously estimated (GeoEngineers 2025) to have a maximum buffer of 150 feet, which is well outside of the Depot Plaza project area. The OHWM of the nearby Fidalgo Bay shoreline was delineated during a previous site assessment and used to determine shoreline jurisdiction for the proposed project (GeoEngineers 2025). Portions of the proposed project located within 200 feet of the OHWM of the marine shoreline are within shoreline jurisdiction and are subject to review under the Anacortes SMP (AMC 18.16) and Critical Areas Code (AMC 19.70).

Based on review of concept designs as currently presented, an analysis of potential project impacts to the shoreline environment from the proposed project was performed. The existing lot is heavily disturbed with minimal vegetation present. The entire assessment area is surrounded by buildings and paved and compacted gravel roadways and is therefore considered physically separated from the adjacent shoreline and associated buffer and is not anticipated to impact shoreline ecological functions. Within existing weedy

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and compacted areas outside of the proposed paved plaza, soil will be installed of a quality and depth per BMP T5.13 of the latest Department of Ecology Stormwater Management Manual for Western Washington and those areas will be seeded of with an erosion control grass mix , improving existing site conditions. In addition, improvements to collection, conveyance and treatment of stormwater will provide water quality improvements for the receiving waters of Fidalgo Bay. For project construction, implementation of BMPs, phasing the work, timing the work generally for drier times and by following the project TESC plans, short-term impacts to water quality will be avoided and minimized. Therefore, the project will result in no net loss of ecological functions per the goals, policies and regulations of the Anacortes SMP (AMC Chapter 18.16).

Limitations

GeoEngineers has prepared this critical areas letter report in general accordance with the scope and limitations of our proposal. Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices for critical areas assessments in this area at the time this report was prepared. No warranty or other conditions, express or implied, should be understood.

This letter has been prepared for the exclusive use of the City of Anacortes Parks and Recreation Department, authorized agents and regulatory agencies, following the described methods and information available at the time of the work. No other party may rely on the product of our services unless we agree in advance to such reliance in writing. The information contained herein should not be applied for any purpose or project except the one originally contemplated.

The applicant is advised to contact all appropriate regulatory agencies (local, state and federal) prior to design or construction of any development to obtain necessary permits and approvals.

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Sincerely,
GeoEngineers, Inc.

Hannah V. Callahan
Biologist

Fiona M. McNair, MRM, PWS
Associate Biologist

HVC:FMM:kjb

Attachments:
Figure 1. Vicinity Map
Figure 2. Site Plan
Appendix A. Depot Plaza Preliminary Design Plans
Appendix B. Background Maps and Data
Appendix C. Site Photographs

One electronic copy submitted

Disclaimer: Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by GeoEngineers, Inc. and will serve as the official document of record.

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Figures

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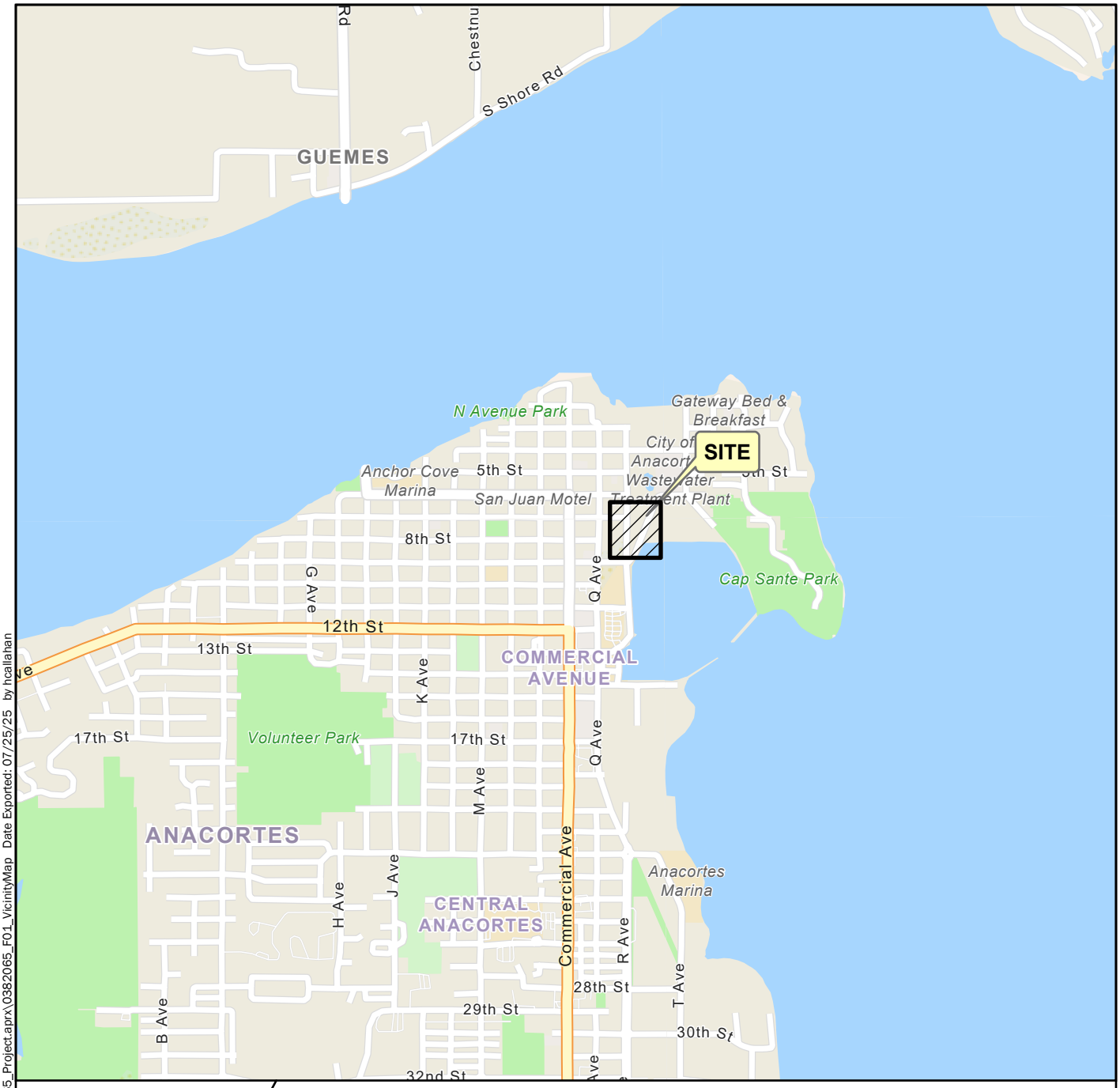
CITY OF SAN DIEGO
1891



Source(s):
- ESRI

Coordinate System: NAD 1983 UTM Zone 10N

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Vicinity Map

Parcel P32882 - Depot Plaza Project
Anacortes, Washington

GeoEngineers

Figure 1

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Exhibit D
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\\geoengineers.com\WAN\Projects\0\0382065\GIS\0382065_Project\0382065_Project.aprx\0382065_F01_VicinityMap Date Exported: 07/25/25 by hcallahan

Legend

- Assessment Area
- OHWM
- Shoreline Jurisdiction
- Shoreline Setback (25 feet)
- Estimated Wetland Boundary
- Estimated Maximum Wetland Buffer (150 feet)

0 200
Feet

N

Source(s):
North and West Basin Upland Redevelopment Project (GeoEngineers, 2023)

Coordinate System: NAD 1983 StatePlane Washington North FIPS 4601 Feet

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Site Plan

Parcel P32882 - Depot Plaza Project
Anacortes, Washington

GeoEngineers

Figure 2

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Appendices

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CITY OF SAN JOSE
1891

Appendix A

Depot Plaza Preliminary Design

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CITY OF SAN LUIS OBISPO
1891

CITY OF ANACORTES

SKAGIT COUNTY

WASHINGTON

DEPOT PLAZA

CITY OFFICIALS

MATT MILLER
Mayor

CHRISTINE CLELAND-MCGRATH **TJ FANTINI** **AMANDA HUBIK**
City Council

BRUCE MCDOUGALL **CAROLYN MOULTON** **RYAN WALTERS** **ANTHONY YOUNG**
City Council

ANDREW RHEAUME
PUBLIC WORKS DIRECTOR

JONN LUNSFORD
PARKS AND RECREATION DIRECTOR

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

JUNE 2025
G&O #24567

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Exhibit D
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L:\Anacortes\24567.00 Depot Plaza\07 Design\PLANSET\General\COVER.dwg, 6/16/2025 10:23 AM, YVONNE PAWTOWSKI

ABBREVIATIONS

AC	ASBESTOS CEMENT PIPE
ADJ	ADJUST
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ANGLE POINT
ASPH	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AVE	AVENUE
BF	BLIND FLANGE
BLDG	BUILDING
BLK	BLOCK
BO	BLOW OFF
BOP	BEGINNING OF PROJECT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
C	CONDUIT
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CICL	CAST IRON CLASS
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUED/CONTINUOUS
CPEP	CORRUGATED POLYETHYLENE PIPE
CPLG	COUPLING
CTR	CENTER
CY	CUBIC YARD
℄	CENTER LINE
D	DRAIN
DC	DEGREE OF CURVATURE
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DOT	DEPARTMENT OF TRANSPORTATION
DWGS	DRAWING(S)
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EOP	END OF PROJECT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EXIST	EXISTING
FIG	FIGURE
FIN	FINISHED
FL	FLANGE
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
L	LENGTH
LB	POUND
LF	LINEAR FEET
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	PLAIN END
PERF	PERFORATED
PI	POINT OF INTERSECTION
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
QTY	QUANTITY
R	RADIUS
R/W	RIGHT-OF-WAY
RED	REDUCER
REINF	REINFORCE
REQD	REQUIRED
RET	RETAINING
RR	RAILROAD
S	SOUTH
SCH	SCHEDULE
SF	SQUARE FEET
SHT	SHEET
SL	SLOPE
SPECS	SPECIFICATIONS
SQ	SQUARE
STA	STATION
STD	STANDARD
TB	THRUST BLOCK
TC	TOP OF CURB
TEL	TELEPHONE
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
THRD	THREADED
THRU	THROUGH
TYP	TYPICAL
VERT	VERTICAL
W	WEST
W/	WITH
W/O	WITHOUT
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

LINETYPES

EXISTING	PROPOSED	DESCRIPTION
	SURFACE FEATURES	
		CURB (TYPE AS NOTED)
		CURB & GUTTER
		ASPHALT PAVEMENT
		GRAVEL SURFACING
		CONCRETE SURFACING
		CEMENT CONC. SIDEWALK
		HYDROSEEDING
x x		FENCE/RAILING (TYPE AS NOTED)
		SHRUB/TREE/VEGETATION LINE
		EDGE OF LANDSCAPING
		HIGH VISIBILITY SILT FENCE
	SURVEY	
		RIGHT-OF-WAY LINE
		CENTERLINE OF RIGHT-OF-WAY
		PROPERTY LINE
		PERMANENT EASEMENT LINE
10	10	CONTOUR LINE
	C C	APPROXIMATE TOP OF CUT
	F F	APPROXIMATE TOE OF FILL
		SAWCUT LINE (APPROXIMATE LOCATION)
	UTILITIES	
OH		OVERHEAD UTILITIES
E		BURIED ELECTRICAL
T		BURIED TELEPHONE/COMMUNICATIONS
G		GAS MAIN (SIZE AS NOTED)
W	W	WATER MAIN (SIZE AS NOTED)
S		SANITARY SEWER MAIN (SIZE AS NOTED)
D	D	STORM DRAIN (SIZE AS NOTED)
D	D	CULVERT (SIZE & TYPE AS NOTED)
		DITCH CENTERLINE/THALWEG

WATER SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		WATER METER
		GATE VALVE
		SPIGOT
		WATER SERVICE CONNECTION

GAS/POWER/TELEPHONE SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		GAS METER
		PAD MOUNT TRANSFORMER
		UTILITY PEDESTAL

SURVEY SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		CONTROL POINT
		MONUMENT (IN CASE)
		MONUMENT (SURFACE)
		IRON PIPE

SANITARY/STORM SEWER SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN MANHOLE/TYPE 2 CATCH BASIN (ACTUAL DIMENSION SHOWN FOR PROPOSED)
		STORM DRAIN CATCH BASIN, CONCRETE INLET, OR YARD/AREA DRAIN (ACTUAL DIMENSION SHOWN FOR PROPOSED)
		SANITARY SEWER MANHOLE (ACTUAL DIMENSION SHOWN FOR PROPOSED)
		CLEAN OUT (SAN. SEWER OR STORM)

SURFACE FEATURES/LANDSCAPING

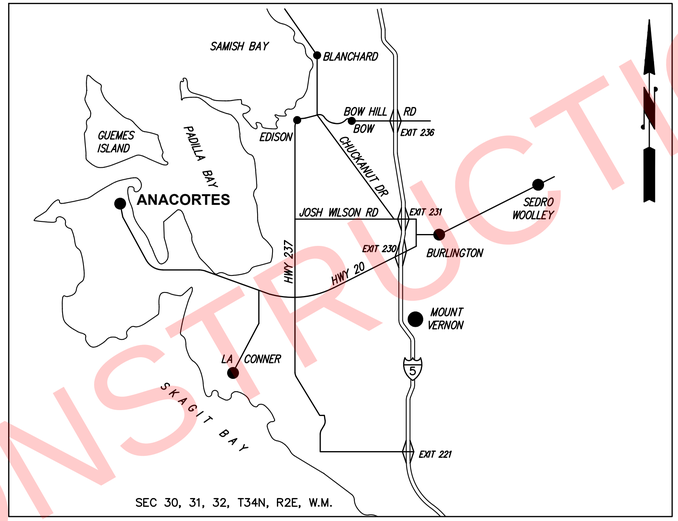
EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		BUILDING EAVES
		SIGN
		SHRUB
NOTED	NOTED	TREE (CONIFER)
NOTED	NOTED	TREE (DECIDUOUS)
		INLET PROTECTION

SHEET INDEX

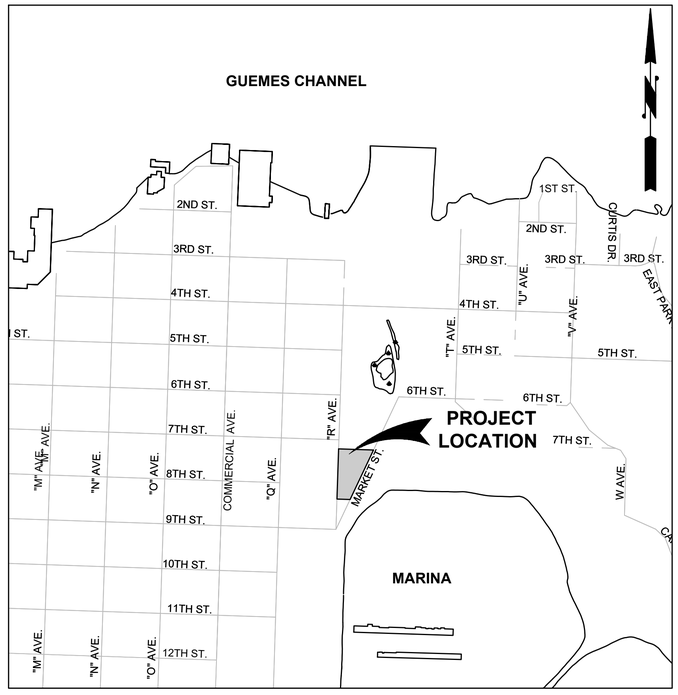
SHEET NO.	DESCRIPTION
--	COVER SHEET
1	LEGEND
2	SURVEY CONTROL
3	TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
4	TESC DETAILS
5	TESC DETAILS
6	GRADING PLAN
7	UTILITY PLAN
8	UTILITY DETAILS
9	STORM DRAINAGE DETAILS
10	RESTORATION PLAN SCHEDULE A
11	RESTORATION PLAN SCHEDULE B
12	RESTORATION DETAILS
13	RESTORATION DETAILS

GENERAL TRAFFIC CONTROL NOTES

1. APPROPRIATE METHODS OF PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL, INCLUDING FLAGGERS, SHALL BE EMPLOYED BY THE CONTRACTOR TO THE EXTENT DEEMED NECESSARY BY THE TRAFFIC CONTROL SUPERVISOR AND AS REQUIRED BY THE APPLICABLE AGENCY TO PROTECT WORKERS OR THIRD PARTIES.
2. THE CONTRACTOR AND/OR HIS AGENTS SHALL NOT PARK IN ANY PRIVATE PARKING LOTS / DRIVEWAYS WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
3. SEE ALSO SPECIFICATIONS AND SPECIAL PROVISIONS, INCLUDING WSDOT STANDARD SPECIFICATION SECTION 1-07.23(1).
4. ALL WARNING SIGNS SHALL BE 48" X 48". FOR OTHER SIGN SIZES REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WSDOT SIGN FABRICATION MANUAL M55-05.



VICINITY MAP
NTS



LOCATION MAP
SCALE: 1"=500'

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	SEM
G & O JOB NO.:	24567.00
FILE:	LEGEND.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

LEGEND

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET: 1 OF 13

Exhibit D
Page 7 of 56

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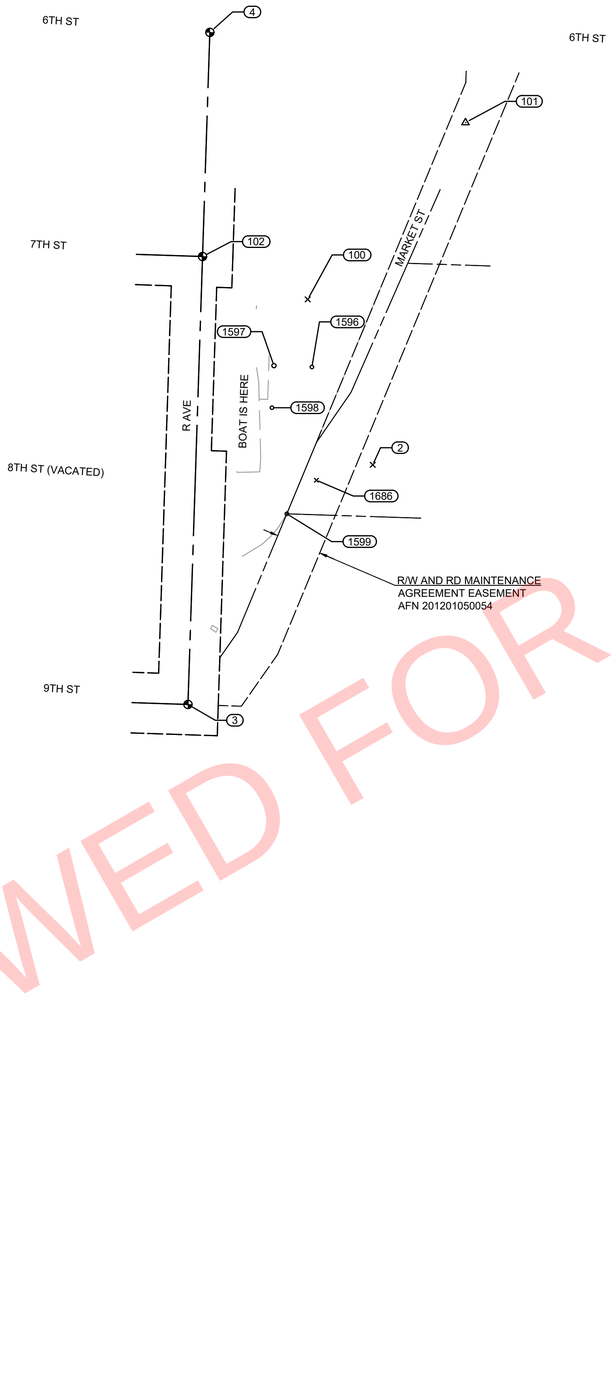

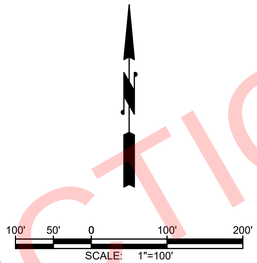

SURVEY CONTROL & MONUMENTATION				
HORIZONTAL DATUM:	**NAD83/2011**			
WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE, GRID NORTH				
MODIFIED GROUND COORDINATES, SCALED TO GROUND USING AVG. CGF OF 0.99996851 AT BASE POINT G&O #1				
(WSDOT "GP29020-78")				
VERTICAL DATUM:	**NAVD88**			
HOLDING WSDOT PUBLISHED ELEVATION ON WSDOT "GP29020-78" (G&O #1)				

POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
1	556705.08	1209215.31	18.56	SFM=FOUND SURFACE MONUMENT, WSDOT "GP29020-78". MONUMENT ID: 2488.
2	557931.06	1210215.71	13.21	SSC=SCRIBED "X" IN CONCRETE, ON SE CORNER OF CONTECH STORM STRUCTURE. E SIDE MARKET ST AT SE QUADRANT DRIVEWAY TO MARINA PARKING LOT.
3	557614.78	1209971.80	12.20	SFMC=FOUND MONUMENT IN CASE, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.4' IN CASE. INTX "R" AVE & 9TH ST.
4	558501.71	1210000.66	17.26	SFMC, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.4' IN CASE. INTX "R" AVE & 6TH ST.
100	558149.39	1210129.87	15.57	SSN=SET NAIL, 60-D NAIL IN BRICK PLAZA SEAM. 20' N20°E OF NE CORNER OF MARITIME MUSEUM BUILDING.
101	558382.69	1210338.07	11.77	SSNT=SET NAIL W/ "G&O CONTROL" TAG. CENTER OF PAINTED LINE ON W SIDE OF MARKET ST. 54' S OF N END OF PAINTED LINE.
102	558205.94	1209991.03	14.84	SFMC, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.5' IN CASE. INTX "R" AVE & 7TH ST.
103	557035.76	1209572.08	12.76	SFMC, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.3' IN CASE. INTX "Q" AVE & 11TH ST. AT E END OF "Q" AVE CENTERLINE & CENTERLINE OF 11TH ST.
104	557048.25	1209192.50	18.71	SFMC, OLD CONCRETE W/ DIVOT AT CENTER. NO EVIDENCE OF BRASS MONUMENT. SHOT CENTER. DOWN 0.8' IN CASE. INTX 11TH ST & COMMERCIAL AVE.
1596	558060.13	1210135.35	13.74	SFR=FOUND REBAR, 1/2" REBAR IN GRAVEL.
1597	558061.85	1210085.29	14.11	SFRC=FOUND REBAR W/ CAP, 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "SKA 17651." BENT 0.1' TO N.
1598	558006.39	1210082.63	12.82	SFP=FOUND PIPE, 1 1/2" INSIDE DIAMETER IRON PIPE. LEANING 0.05' TO WSW.
1599	557866.39	1210102.24	12.17	SFR, 1/2" REBAR, SHOT AT BEND.
1686	557910.66	1210141.38	11.57	SFN=FOUND NAIL, OLD MAG NAIL W/ ORANGE FLAGGING.

NOT REVIEWED FOR CONSTRUCTION

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

RICHARD A. BOND
STATE OF WASHINGTON
40097
REGISTERED
PROFESSIONAL LAND SURVEYOR

CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	SEM
G & O JOB NO.:	24567.00
FILE:	SURV.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SURVEY CONTROL

SHEET: **2** OF: **13**

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

Exhibit D
Page 14 of 56

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\General\SURV.dwg, 6/16/2025 10:23 AM, YVONNE PAWTOWSKI

EROSION/SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL SUBMIT TEMPORARY WATER POLLUTION/EROSION CONTROL PLAN PER THE CONTRACT SPECIFICATIONS.
2. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION SHALL BE OBSERVED DURING CONSTRUCTION.
3. ALL REQUIRED SEDIMENTATION/EROSION CONTROL FACILITIES MUST BE IN OPERATION PRIOR TO LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND /OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO EROSION/SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE EROSION AND SEDIMENTATION CONTROL SYSTEMS DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND AS UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE CONTRACTOR SHOULD ANTICIPATE THAT MORE EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE PROPOSED SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND THE WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEM.
5. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SEDIMENT. ALL CATCH BASINS, CONVEYANCE LINES AND DITCHES SHALL BE CLEANED PRIOR TO PAVING.
6. THE CONTRACTOR SHALL REMOVE MATERIAL DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE CITY RIGHT-OF-WAY OR INTO THE EXISTING STORM DRAINAGE SYSTEM. DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINAGE SYSTEM.
7. TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSPECTED WEEKLY AND MAINTAINED WITHIN 24 HOURS FOLLOWING A STORM EVENT. SEDIMENT SHALL BE REMOVED TO INSURE THE FACILITIES WILL FUNCTION PROPERLY. THE FACILITIES SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
8. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. NO DISTURBED SOIL SHALL REMAIN UNSTABILIZED FOR MORE THAN TWO DAYS.

10' 5' 0 10' 20'
SCALE: 1"=10'

R AVENUE
JAMES RICE CIVIC PARK
ELEVATED TIMBER PLANTER
CONC. PAD (DEMOLISHED)
CONC. PAD W/ PICNIC TABLE
CONC. PAD
SPRINKLER HEAD, TYP.
STEEL I-BEAM SUPPORTS, TYP.
APPROX. LIMITS OF WT PRESTON
METAL ACCESS RAMP AND SUPPORTS
CONC. WALKWAY
CITY OF ANACORTES 703 R AVENUE P32877
CITY OF ANACORTES 611 R AVENUE P32877
PORT OF ANACORTES (NO ADDRESS) P32881
PORT OF ANACORTES (NO ADDRESS) P136034
MARKET STREET
1596
1597
1598
1599
1686
N=557909.32 E=1210073.11
N=557907.77 E=1210120.50
N=558073.19 E=1210078.47
N=558055.45 E=1210181.81
N=558079.10 E=1210180.20
N=558107.59 E=1210170.60
N=558116.23 E=1210162.53
N=558128.87 E=1210162.94
N=558102.50 E=1210165.42
N=558085.84 E=1210164.88
HIGH VISIBILITY SILT FENCE, TYP.
INLET PROTECTION, TYP.
12" CPEP
15.00'
50'
CONSTRUCTION ENTRANCE. SEE DETAIL SHEET 5
PROTECT EXISTING TREES DURING CONSTRUCTION

NOT REVIEWED FOR CONSTRUCTION

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

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DRAWN BY:	
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0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN

SHEET: 3 OF: 13

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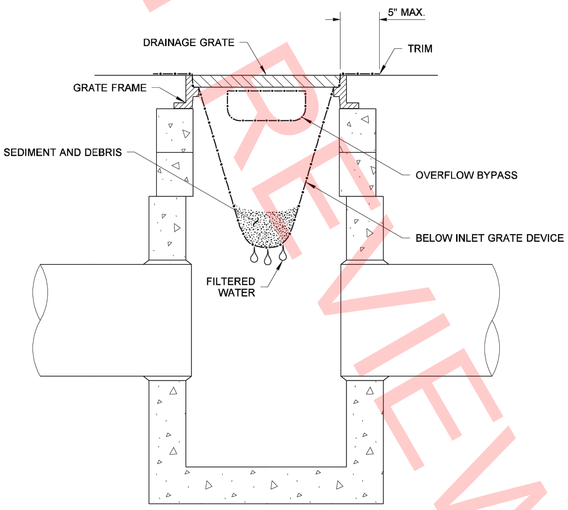
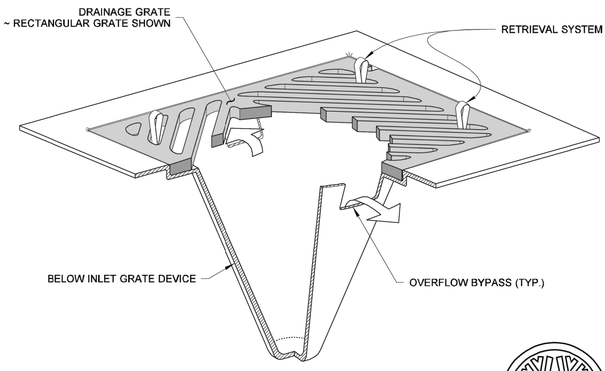
DRAWN BY: LISA CYFORD



SECTION VIEW
NOT TO SCALE



ISOMETRIC VIEW

NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000598

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

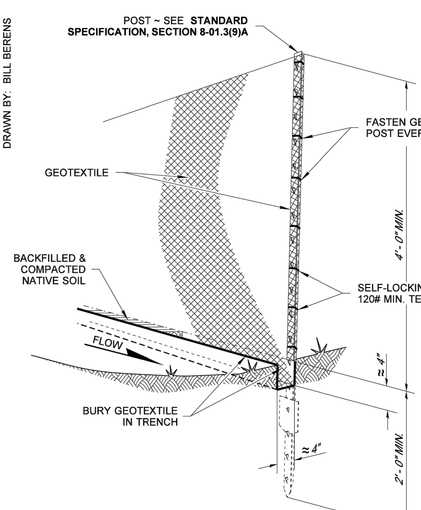
STORM DRAIN INLET PROTECTION

STANDARD PLAN I-40.20-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Pasco Bakotich III 09-20-07
STATE DESIGN ENGINEER — DATE
Washington State Department of Transportation

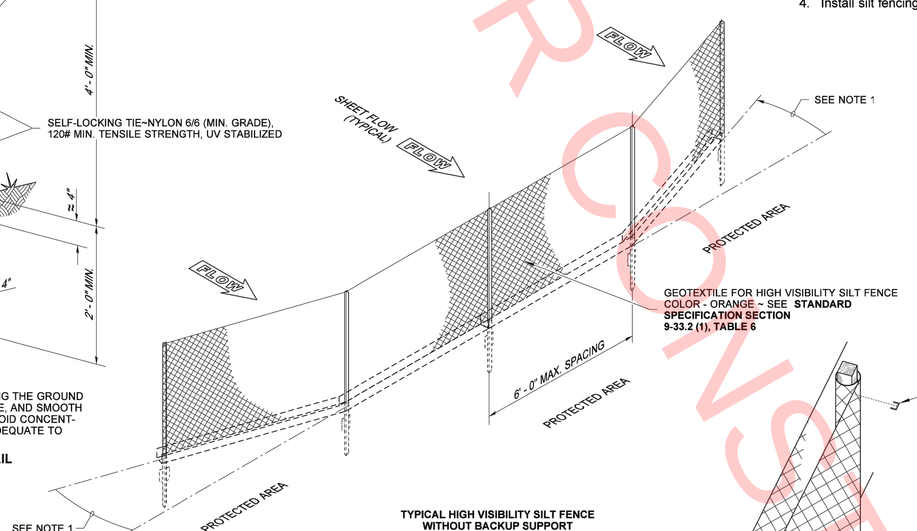
DRAWN BY: BILL BERENS



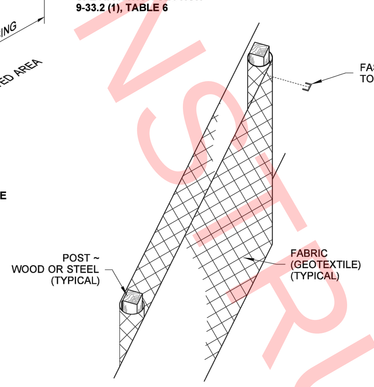
NOTE

DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

TYPICAL INSTALLATION DETAIL
(STEEL POSTS SHOWN)



TYPICAL HIGH VISIBILITY SILT FENCE WITHOUT BACKUP SUPPORT
ISOMETRIC
(STEEL POSTS SHOWN)



SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

SPLICE DETAIL
(WOOD POSTS SHOWN)

NOTES

1. Angle Terminal end uphill 24" (in) to 48" (in) to prevent flow around fence (Typical).
2. Perform maintenance in accordance with **Standard Specification, Sections 8-01.3(9)A and 8-01.3(15)**.
3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
4. Install silt fencing parallel to mapped contour lines.

STATE OF WASHINGTON
JULIE DEE HARTWIG
NO. 1422 EXP. 06/21/2021
LANDSCAPE ARCHITECT
Hartwig, Juli
Jun 4 2019 10:48 AM

HIGH VISIBILITY SILT FENCE

STANDARD PLAN I-30.17-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Jun 12 2019 7:42 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

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CHECKED BY: YBP
DRAWN BY:
Q & O JOB NO: 24567.00
FILE: TESC DETAILS.DWG

TWO INCHES AT FULL SCALE
IF NOT, SCALE ACCORDINGLY
0 1" 2"

TESC DETAILS

SHEET: 4

CITY OF ANACORTES
DEPOT PLAZA
611 R AVENUE
ANACORTES, WA 98221

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — PROFESSIONAL ENGINEER — 24567
KEVIN W. HARTON — STATE OF WASHINGTON — PROFESSIONAL ENGINEER — 24567

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 188TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

REVIEWED FOR CONFORMANCE CITY OF ANACORTES
Exhibit D
Page 30 of 56

ISOMETRIC VIEW

STABILIZED CONSTRUCTION ENTRANCE

STABILIZED CONSTRUCTION ENTRANCE SHALL MEET THE REQUIREMENTS OF **STANDARD SPECIFICATION SECTION 8-01.3(7).**

X = 1' - 0" FOR SLOPES 4H:1V OR FLATTER
X = 1' - 6" FOR SLOPES STEEPER THAN 4H:1V

TYPICAL SECTION

COMPOST BERM DETAIL

PARTIAL PLAN VIEW OF BERM
SHOWN LARGER FOR CLARITY

LONGITUDINAL SECTION

NOTE
PLACE GEOTEXTILE UNDER THE SPILLWAY AND SIDE SLOPES. PROVIDE A CONTINUOUS LAYER BETWEEN THE GRAVEL/ROCK AND THE NATIVE EARTHEN MATERIAL.

TEMPORARY SEDIMENT TRAP

DRAWN BY: FERN LUDDELL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
JULI DEE HARTWIG
LICENSE NO. 1422
DATE 06-21-17

MISCELLANEOUS
EROSION CONTROL DETAILS
STANDARD PLAN I-80.10-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jul 15 2016 2:39 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
REGISTERED
PROFESSIONAL ENGINEER

CITY OF ANACORTES
1891

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

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DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	TESC DETAILS.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

TESC DETAILS

SHEET: 5 OF 13

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Exhibit D
Page 21 of 56

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TOP OF CONCRETE PANEL / PAVERS

Point #	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation
1001	557919.06	1210081.43	12.57	1015	557918.27	1210105.42	12.79
1002	557935.05	1210081.95	12.73	1016	557934.26	1210105.94	12.95
1003	557951.04	1210082.48	12.89	1017	557934.00	1210113.94	12.86
1004	557975.03	1210083.26	13.13	1018	557949.99	1210114.46	13.02
1005	557991.02	1210083.78	13.29	1019	557949.73	1210122.46	12.92
1006	558015.01	1210084.57	13.53	1020	557961.73	1210122.85	13.04
1007	558054.98	1210085.88	13.93	1021	557973.72	1210123.24	13.16
1008	557918.53	1210097.42	12.89	1022	557973.46	1210131.24	13.07
1009	557934.53	1210097.95	13.05	1023	557989.45	1210131.76	13.23
1010	557950.52	1210098.47	13.21	1024	557989.19	1210139.75	13.13
1011	557974.50	1210099.25	13.45	1025	558013.18	1210140.54	13.37
1012	557990.50	1210099.78	13.61	1026	558012.91	1210148.53	13.27
1013	558014.48	1210100.56	13.85	1027	558053.69	1210125.44	13.96
1014	558054.46	1210101.87	14.25	1028	558052.89	1210149.84	13.29

TOP OF ASPHALT

Point #	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation
1101	558072.18	1210126.04	14.36	1114	558063.32	1210163.91	14.18
1102	558121.10	1210127.64	15.39	1115	558059.26	1210173.15	14.13
1103	558131.79	1210127.99	15.79	1116	558073.91	1210179.60	13.63
1104	558071.38	1210150.45	13.87	1117	558068.03	1210192.95	13.15
1105	558114.02	1210151.84	14.75	1118	558051.39	1210191.04	12.61
1106	558130.87	1210156.16	15.46	1119	558071.28	1210197.99	12.82
1107	558078.58	1210168.97	14.36	1120	557961.47	1210130.84	12.94
1108	558084.32	1210162.32	14.44	1121	557960.44	1210137.24	13.33
1109	558092.80	1210160.02	14.66	1122	557971.53	1210141.84	13.39
1110	558103.57	1210163.57	14.09	1123	557955.00	1210150.35	12.70
1111	558109.31	1210158.08	14.29	1124	557966.14	1210154.82	12.95
1112	558113.90	1210155.42	14.53	1125	557948.42	1210153.14	11.59
1113	558120.19	1210155.63	14.62	1126	557968.84	1210161.33	11.63

SWALE FLOWLINE

Point #	Northing	Easting	Elevation
1201	557927.59	1210120.07	11.24
1202	557929.42	1210120.82	11.22
1203	557955.04	1210131.46	11.64
1204	557979.45	1210141.65	11.77
1205	558012.95	1210155.50	12.31
1206	558032.24	1210159.67	12.61
1207	558045.42	1210160.10	12.81
1208	558048.90	1210161.68	12.87
1209	558050.25	1210165.26	12.93
1210	558050.00	1210172.85	13.04

FILTER STRIP FLOWLINE

Point #	Northing	Easting	Elevation
1301	557919.29	1210074.43	12.23
1302	557935.28	1210074.96	12.25
1303	557951.27	1210075.48	12.32
1304	557975.26	1210076.26	12.21
1305	557991.25	1210076.79	12.49
1306	558015.23	1210077.57	12.49
1307	558055.18	1210079.88	13.93

SCALE: 1"=10'

CONSTRUCTION NOTES

1. PROTECT EXISTING PAVEMENT, CURB, PAVERS, FENCE, WALL, BUILDING & OVERHANG, METAL ACCESS RAMP, TREE, LANDSCAPING, DURING CONSTRUCTION.
2. SAWCUT EXISTING PAVEMENT AND SEAL JOINT (WHERE APPLICABLE) THEN APPLY SAND BLANKET TO THE SURFACE JOINT.

NOT REVIEWED FOR CONSTRUCTION

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

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PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

GRADING PLAN

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET: 6 OF: 13

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\PLAN.dwg, 6/16/2025 10:24 AM, YVONNE PAWTOWSKI

R AVENUE

JAMES RICE CIVIC PARK

ELEVATED TIMBER PLANTER

CONC. PAD (DEMOLISHED)

CONC. PAD W/ PICNIC TABLE

CONC. PAD

SPRINKLER HEAD, TYP.

STEEL I-BEAM SUPPORTS, TYP.

APPROX. LIMITS OF WT PRESTON

1" WATER SERVICE PIPE
SEE DETAIL SHEET XX.

CB NO. 3
N=557931.38
E=1210074.34
RIM=12.2
IE=9.64 12" CPEP E
INSTALL FRAME AND GRATE

1" PVC CONDUIT

1" PVC CONDUIT

NEW ELECTRICAL PANEL, BY OTHERS

METAL ACCESS RAMP AND SUPPORTS

CITY OF ANACORTES
703 R AVENUE
P32877

44 LF 12" CPEP
S=0.005

CB NO. 2
N=557929.42
E=1210120.82
RIM=11.22
IE=9.42 12" CPEP W
IE=9.42 12" CPEP E
INSTALL FRAME AND BEEHIVE GRATE

CULVERT END
N=557955.04
E=1210131.46
IE=11.64 12" DI SE

26 LF 12" DI CULVERT
S=0.005

CULVERT END
N=557979.45
E=1210141.65
IE=11.77 12" DI SE

13 LF 12" CPEP
S=0.005

8 LF 12" CPEP
S=0.005

CB NO. 1
N=557928.58
E=1210135.99
RIM=11.35
IE=9.35 12" CPEP W
IE=9.35 12" CPEP SE
INSTALL FRAME AND SOLID LID

EX. CB
N=557924.74
E=1210145.25
RIM=11.56
IE=9.31 12" CPEP SE
IE=9.31 12" CPEP NW

12" CPEP

CONC. WALKWAY

CITY OF ANACORTES
611 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

MARKET STREET

1596 1597 1598 1599 1686

CONSTRUCTION NOTES

1. PROTECT EXISTING PAVEMENT, CURB, PAVERS, FENCE, WALL, BUILDING & OVERHANG, METAL ACCESS RAMP, TREE, LANDSCAPING, DURING CONSTRUCTION.
2. CONNECT NEW STORM PIPE TO EXISTING CATCH BASIN. CORE DRILL IF KNOCK OUT IS NOT PRESENT.
3. INSTALL WATER SERVICE CONNECTION PER DETAIL SHEET 8.
4. INSTALL 1" DOUBLE CHECK VALVE ASSEMBLY PER DETAIL SHEET 8.
5. INSTALL WEATHERPROOF LOCKABLE RECEPTACLE. MOUNT ON SAME POST AS WATER HOSE BIB.

10' 5' 0 10' 20'
SCALE: 1"=10'

NOT REVIEWED FOR CONSTRUCTION

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
REGISTERED
PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	
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FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

UTILITY PLAN

SHEET: 7 OF: 13

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

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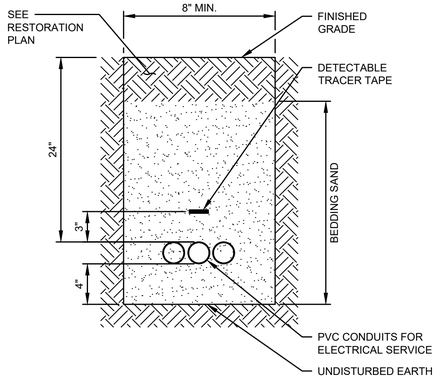
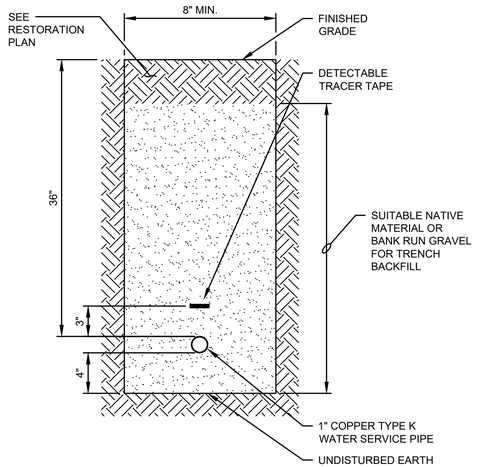


ELECTRICAL TRENCH SECTION
NTS



WATER SERVICE TRENCH SECTION
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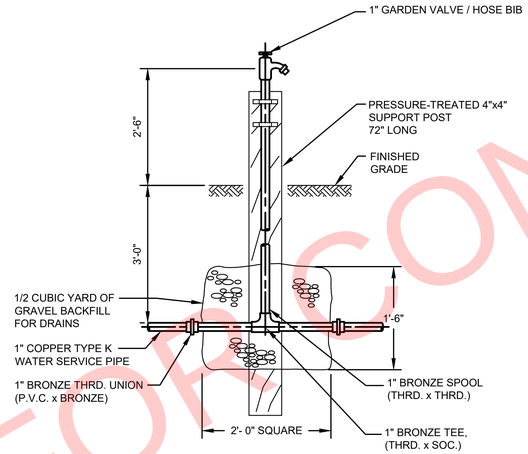
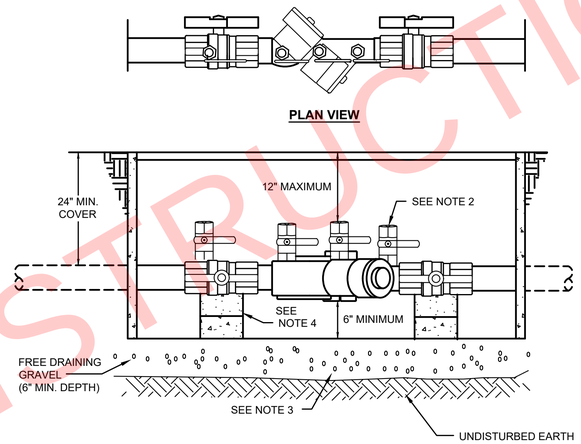


WATER SERVICE CONNECTION DETAIL
NTS



NOTES:

1. 13"x24"x18" METER BOX W/SOLID LID.
2. ASSEMBLY SHALL BE LISTED ON THE MOST CURRENT COPY OF "ACCEPTED CROSS-CONNECTION CONTROL ASSEMBLIES" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF HEALTH. THE ASSEMBLY SHALL INCLUDE A TIGHTLY CLOSING RESILIENT SEATED SHUT-OFF VALVE ON EACH END OF THE BODY AND THE ASSEMBLY SHALL BE FITTED WITH FOUR PROPERLY LOCATED RESILIENT TEST COCKS.
3. SUFFICIENT DRAINAGE MUST BE PROVIDED TO PREVENT ASSEMBLY FROM BEING SUBMERGED.
4. PROVIDE SUPPORT BLOCKS AS NEEDED.
5. THOROUGHLY FLUSH THE LINE, PRIOR TO THE INSTALLATION OF THE DCVA.

DOUBLE CHECK VALVE ASSEMBLY
NTS

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(360) 454-5490

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39319
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CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

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0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

UTILITY DETAILS

SHEET: 8 OF 13

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Exhibit D
Page 24 of 56

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NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section.**
7. All pickup holes shall be grouted full after the basin has been placed.

PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

JULIE HEILMAN — STATE OF WASHINGTON — 21808 — REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
2020.09.01 07:52:50 -07'00'

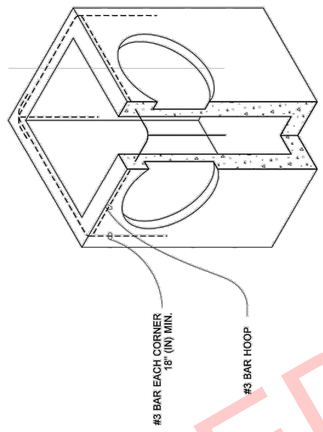
CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

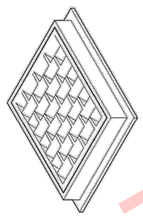
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER

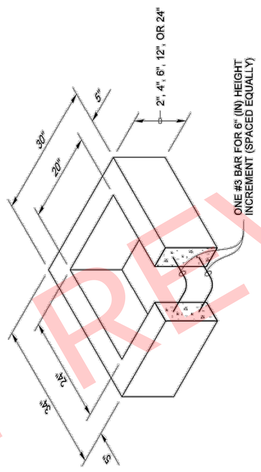
Washington State Department of Transportation



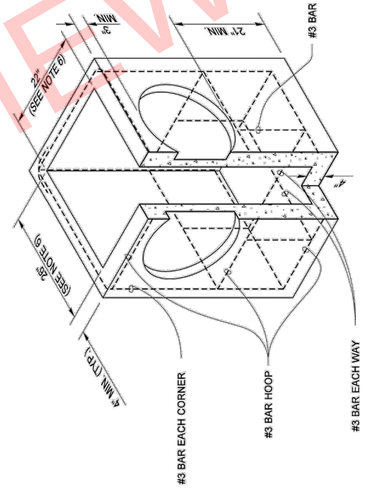
ALTERNATIVE PRECAST BASE SECTION (SEE NOTE 1)



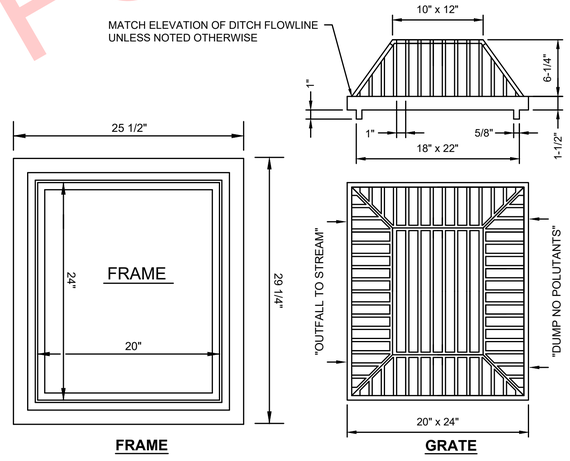
FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION



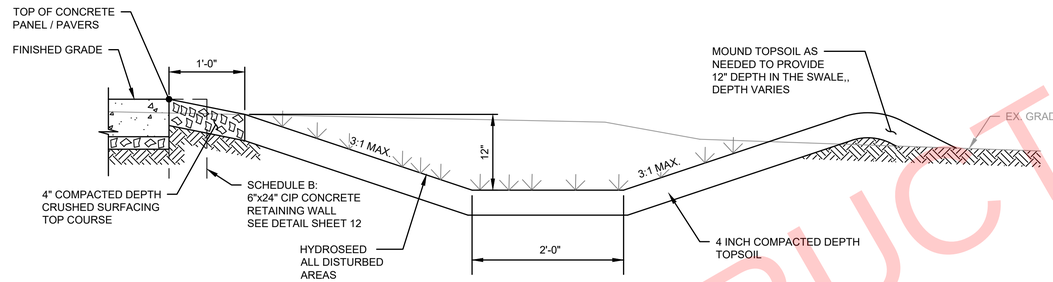
FRAME **GRATE**

NOTES:

1. MATERIAL SHALL CONFORM TO SECTION 9-05.15 "METAL CASTINGS" OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PUBLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.
2. DIMENSIONS SHALL HAVE A +/- 1/16" TOLERANCE, EXCEPT AS NOTED.
3. EDGES SHALL HAVE 1/8" RADIUS.
4. WELDING IS NOT PERMITTED.

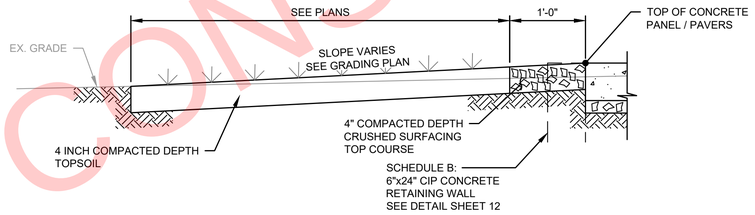
BEEHIVE FRAME AND GRATE DETAIL

NTS



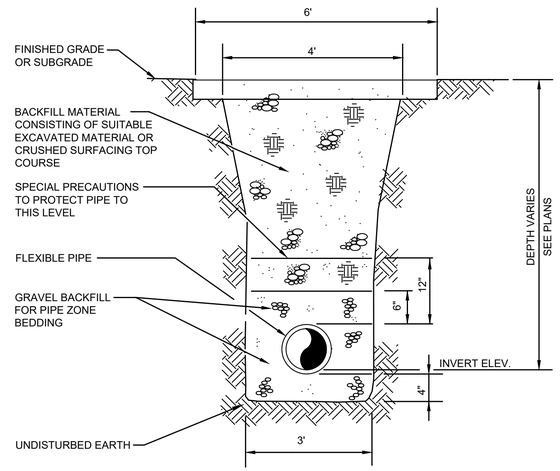
BIOFILTRATION SWALE CROSS-SECTION

NTS



FILTER STRIP CROSS-SECTION

NTS



TRENCH SECTION - FLEXIBLE PIPE

NTS

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CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

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G & O JOB NO.:	24567.00
FILE:	STORMDET.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

STORM DRAINAGE DETAILS

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET: 9 OF 13

DRAWN BY: FERN LIDDELL

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Exhibit D
Page 8 of 56

R AVENUE

JAMES RICE CIVIC PARK

ELEVATED TIMBER PLANTER

CONC. PAD (DEMOLISHED)

CONC. PAD W/ PICNIC TABLE

CONC. PAD

SPRINKLER HEAD, TYP.

STEEL I-BEAM SUPPORTS, TYP.

APPROX. LIMITS OF WT PRESTON

SEE PLAZA LAYOUT DETAIL, SHEET 12

METAL ACCESS RAMP AND SUPPORTS

EXPANSION JOINT, TYP.

CONTRACTION JOINT, TYP.

TYP.

CONC. WALKWAY

MARKET STREET

CITY OF ANACORTES
611 R AVENUE
P32877

CITY OF ANACORTES
703 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

CONSTRUCTION NOTES

1. PROTECT EXISTING PAVEMENT, CURB, PAVERS, FENCE, WALL, BUILDING & OVERHANG, METAL ACCESS RAMP, TREE, LANDSCAPING, DURING CONSTRUCTION.
2. INSTALL GATE PER DETAIL SHEET 13.
3. INSTALL REMOVABLE BOLLARD PER DETAIL SHEET 13.
4. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER DETAIL SHEET 12.
5. FOR NON-STORMWATER, VEGETATED AREAS (I.E. LANDSCAPED AREAS) PROVIDE SOIL QUALITY AND DEPTH PER BMP T5.13 OF THE LATEST DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON AND DETAIL SHEET 12.

10' 5' 0 10' 20'
SCALE: 1"=10'

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CONSULTING ENGINEERS
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ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
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41853
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CITY OF ANACORTES

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FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

RESTORATION PLAN SCHEDULE A

SHEET: 10 OF: 13

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Exhibit D
Page 21 of 56

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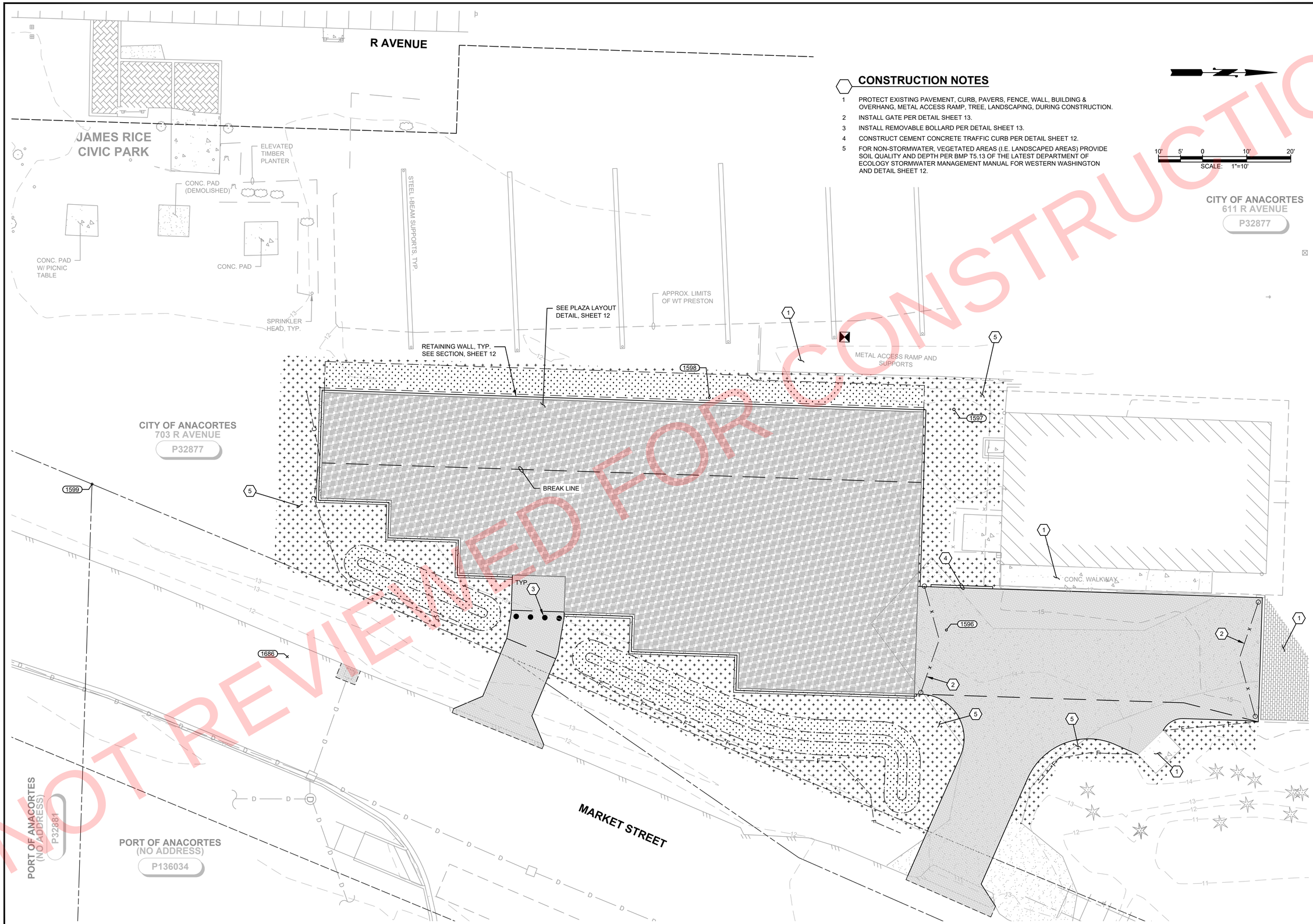

CONSTRUCTION NOTES

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10' 5' 0 10' 20'
SCALE: 1"=10'

NOT FOR CONSTRUCTION
NOT REVIEWED FOR

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3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

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STATE OF WASHINGTON
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41853
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G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

RESTORATION PLAN SCHEDULE B

SHEET: 11 OF: 13

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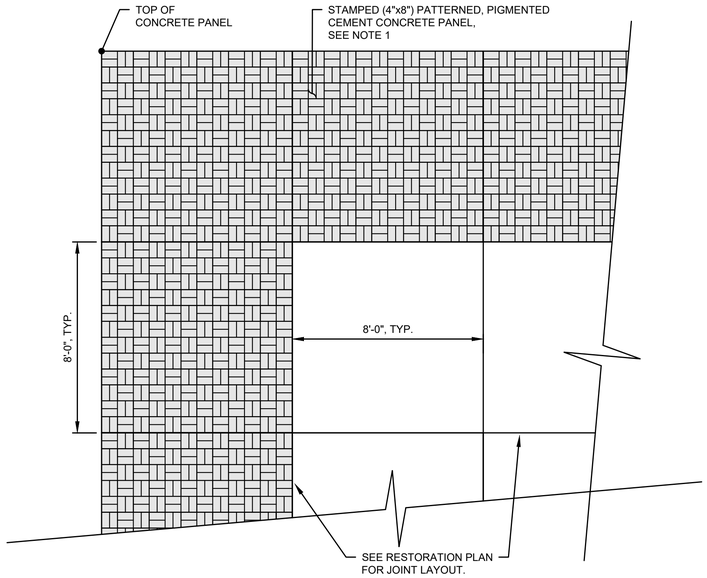
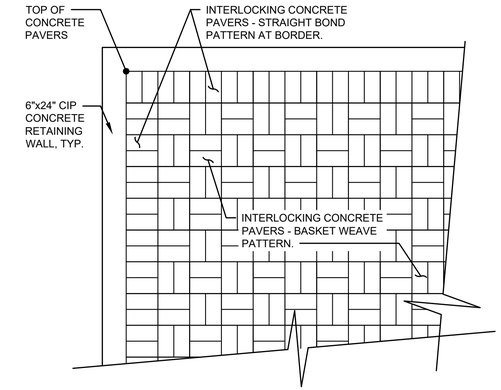


NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS, COLORS AND PATTERN WITH THE CONTRACTING AGENCY PRIOR TO ORDERING MATERIALS.
2. ALL COLORS SHALL BE INTEGRAL.
3. APPLY PIGMENT AND DOSAGE PER MANUFACTURER'S RECOMMENDATIONS.
4. CEMENT CONCRETE SHALL BE THREE DAY MIX CLASS 4000.

PLAZA LAYOUT - SCHEDULE A

NOT TO SCALE

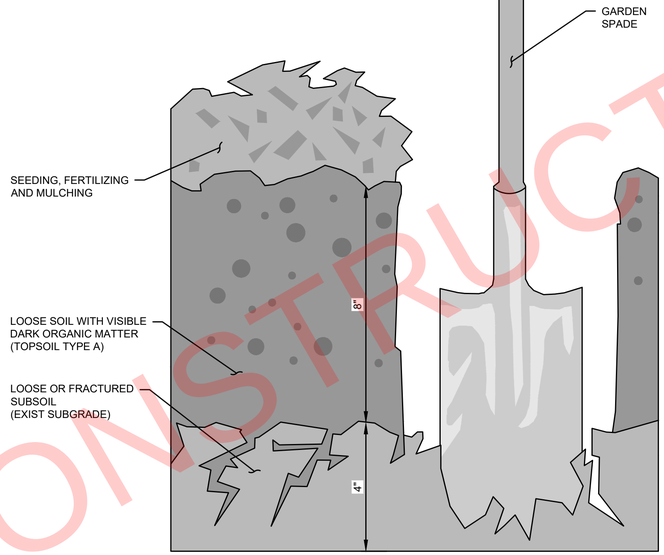


NOTES:

1. SEE PLAZA LAYOUT - SCHEDULE A AND RESTORATION PLAN FOR JOINT LAYOUT.

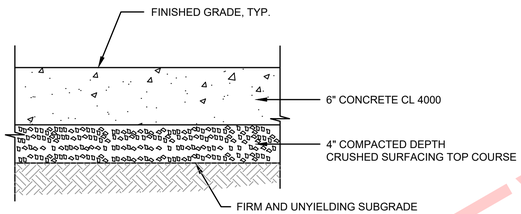
PLAZA LAYOUT - SCHEDULE B

NOT TO SCALE



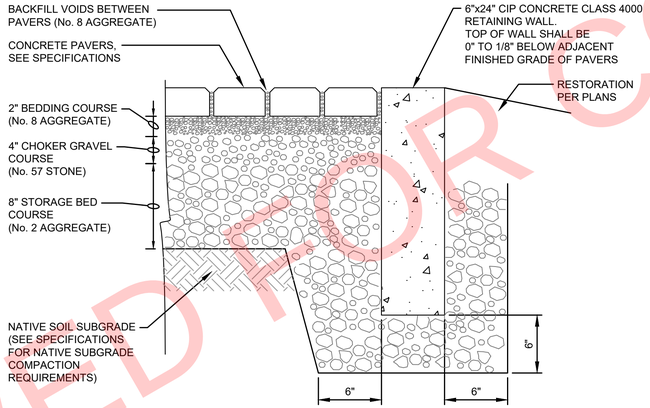
SOIL QUALITY AND DEPTH REQUIREMENTS

NOT TO SCALE



TYPICAL PLAZA SECTION - SCHEDULE A

NOT TO SCALE



TYPICAL CROSS SECTION - SCHEDULE B

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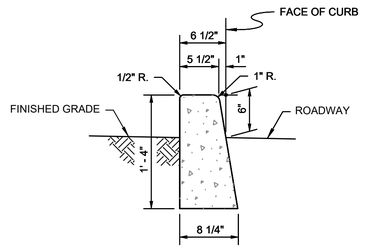
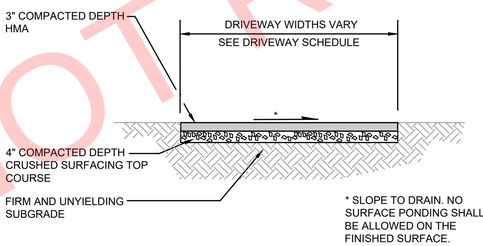


NOTES:

1. CEMENT CONCRETE SHALL BE CLASS 3000 PSI.
2. PROVIDE 45° CHAMFER AT EACH END OF CURB.
3. PROVIDE BROOM FINISH ON ALL EXPOSED SURFACES.

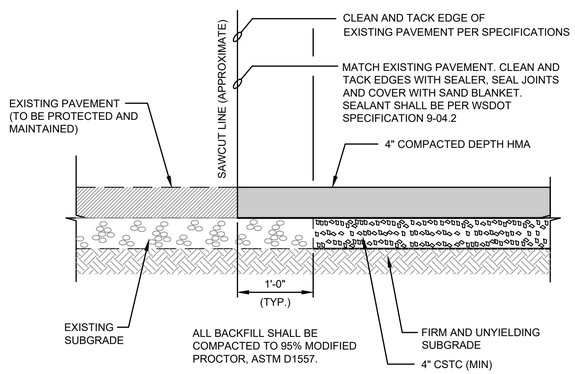
CEMENT CONCRETE TRAFFIC CURB

NOT TO SCALE



HOT MIX ASPHALT DRIVEWAY REPAIR

NOT TO SCALE

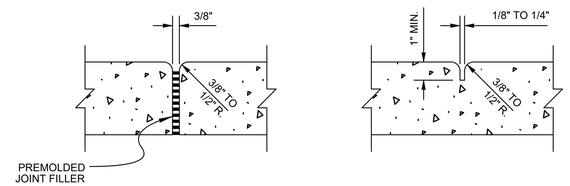


NOTES:

1. ALL JOINTS SHALL BE FULL DEPTH SAW CUT.
2. ALL CATCH BASINS, VALVES AND OTHER APPURTENANCES SHALL BE TACK COATED WITH AN ASPHALT EMULSION PRIOR TO THE APPLICATION OF ASPHALT CONCRETE.
3. COMPACTED ASPHALT CONCRETE SHALL NOT EXTEND MORE THAN 1/8" ABOVE THE EXISTING SURFACE.

HMA BUTT JOINT DETAIL

NOT TO SCALE



EXPANSION JOINT

CONTRACTION JOINT

CEMENT CONCRETE PANEL JOINTS

NOT TO SCALE

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CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
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39319
REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
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CITY OF ANACORTES
1891

CITY OF ANACORTES

DEPOT PLAZA

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ANACORTES, WA 98221

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0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

RESTORATION DETAILS

SHEET: 12 OF: 13

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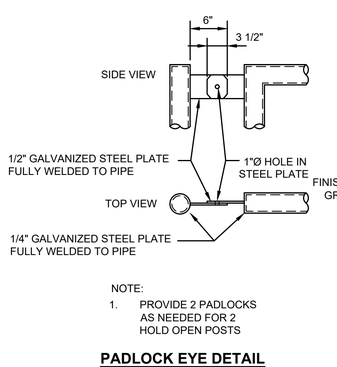
Exhibit D
Page 28 of 56

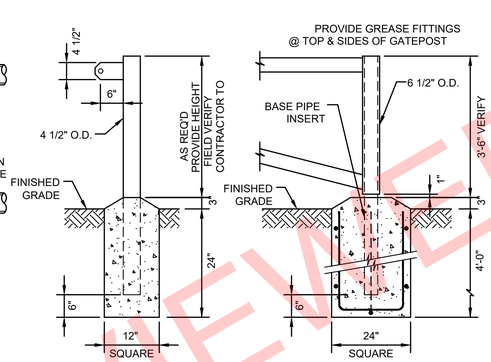
NOT REVIEWED FOR CONSTRUCTION

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\RestDet.dwg, 6/16/2025 10:25 AM, YVONNE PAWTOWSKI



NOTE:
1. PROVIDE 2 PADLOCKS AS NEEDED FOR 2 HOLD OPEN POSTS

PADLOCK EYE DETAIL

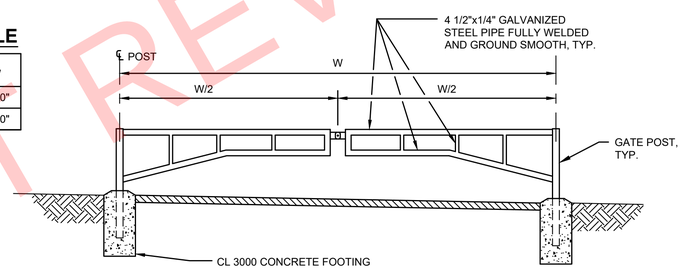


HOLD OPEN POST DETAIL

GATE SUPPORT DETAIL

GATE SCHEDULE

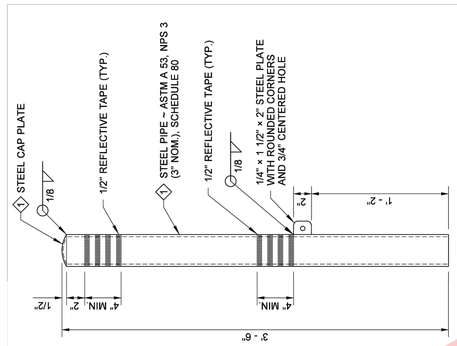
APPROXIMATE LOCATION	W
NORTH OF MUSEUM	26'-0"
SOUTH OF MUSEUM	24'-0"



NOTE:
CEMENT CONCRETE SHALL BE CLASS 3000 PSI.

DOUBLE SWING BARRIER GATE

NOT TO SCALE

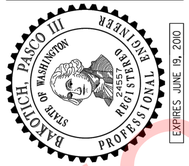


POST

NOTE

This bollard does not have an effective breakaway design feature and cannot be installed within the Design Clear Zone.

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED PLANS, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST



BOLLARD TYPE 1

STANDARD PLAN H-60.10-01

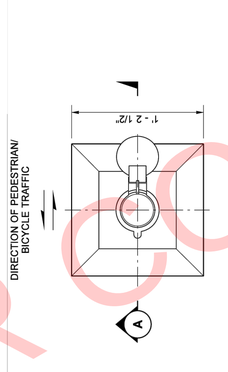
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III — STATE DESIGN ENGINEER

07-03-08 — DATE

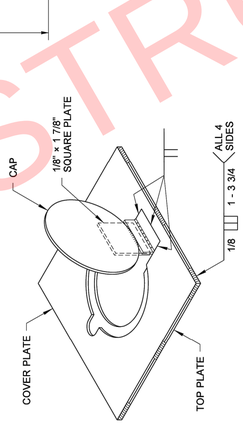
Washington State Department of Transportation



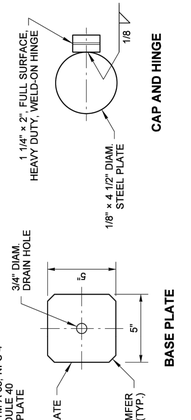
SQUARE FOOTING

PAINT ASSEMBLY WITH A "HIGHLY VISIBLE" COLOR. (SAFETY YELLOW IS ACCEPTABLE)

PLAN VIEW

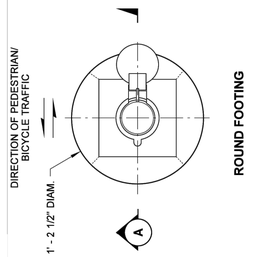


BASE ASSEMBLY

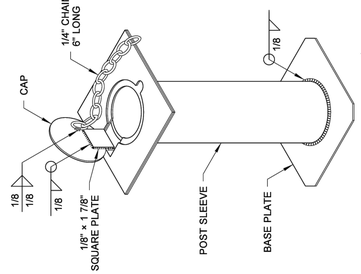


CAP AND HINGE

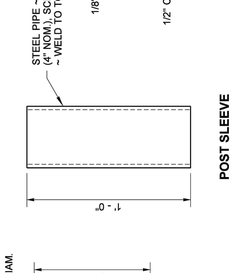
BASE PLATE



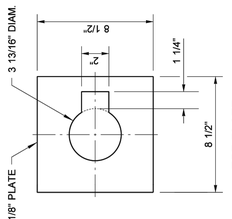
ROUND FOOTING



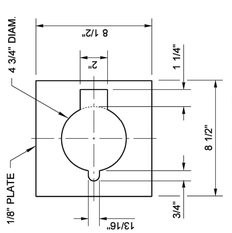
BASE ASSEMBLY



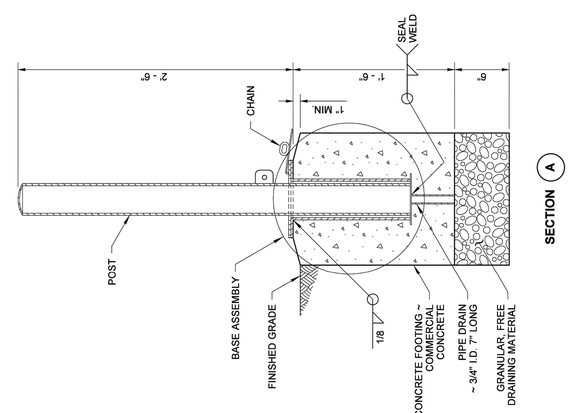
POST SLEEVE



TOP PLATE



COVER PLATE



SECTION A

DRAWN BY: BILL BERENS

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:

PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	SEM
G & O JOB NO.:	24567.00
FILE:	RESTDET.DWG

0 — 1" — 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

RESTORATION DETAILS

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET: 13 OF 13

NOT REVIEWED FOR CONSTRUCTION

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\RestDet.dwg, 6/16/2025 10:25 AM, YVONNE PAWTOWSKI

Appendix B
Background Maps and Data

REVIEWED FOR CODE COMPLIANCE
CITY OF SAN DIEGO
1891

U.S. Fish and Wildlife Service
National Wetlands Inventory

NWI

July 16, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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National Wetlan
This page was produced

Soil Map—Skagit County Area, Washington
(USDA Soil)

Map Scale: 1:545 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 5 10 20 30

Feet
0 25 50 100 150

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES 1891

Exhibit D
Page 32 of 56

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

REVIEWED FOR CODE COMPLIANCE CITY OF
Exhibit D
Page 33 of 56

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Clallam-Urban land complex, 0 to 8 percent slopes	0.0	3.0%
165	Xerorthents, 0 to 5 percent slopes	0.5	97.0%
Totals for Area of Interest		**0.5**	**100.0%**

REVIEWED FOR CODE COMPLIANCE CITY OF SAN JUAN ISLANDS 1891
Exhibit D
Page 67 of 271
Page 34 of 56

Skagit County Area, Washington

165—Xerorthents, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2htw
Elevation: 0 to 250 feet
Mean annual precipitation: 15 to 60 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 180 days
Farmland classification: Not prime farmland

Map Unit Composition

Xerorthents and similar soils: 95 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Xerorthents

Setting

Landform: Flood plains, hillslopes
Parent material: Human transported and disturbed material

Typical profile

H1 - 0 to 7 inches: variable
H2 - 7 to 60 inches: stratified extremely gravelly sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 24 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 2.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Bow

Percent of map unit: 5 percent
Landform: Terraces
Other vegetative classification: Seasonally Wet Soils (G002XN202WA)

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Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 24, Aug 27, 2024

REVIEWED FOR CODE COMPLIANCE CITY OF SEDRO-WOOLLEY 1891

ArcGIS Web Map

7/16/2025, 10:35:00 AM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CountyParcels_04042025

Edge Of Street

Addresses

Street Segments

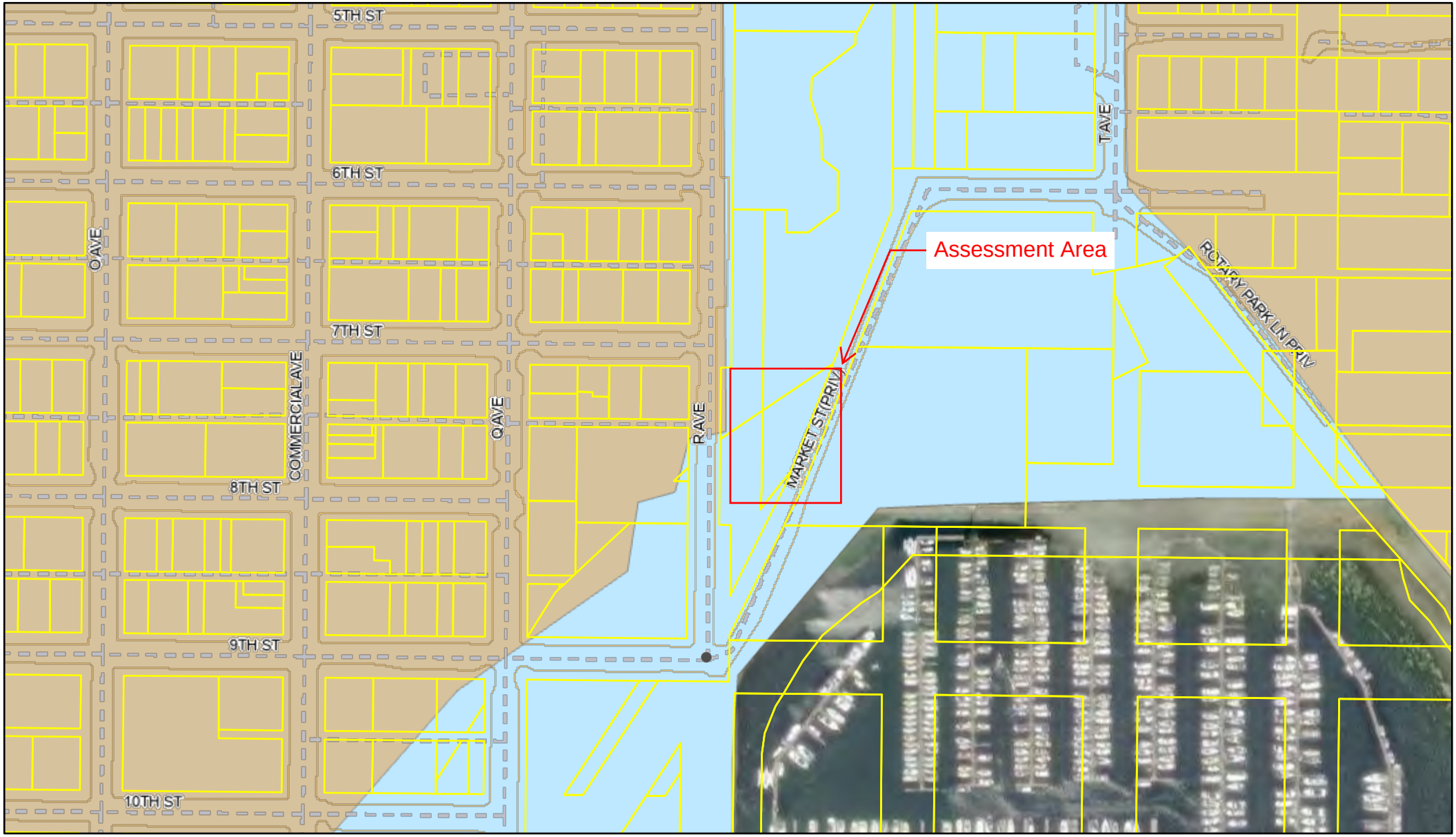
Shoreline Environment Designations

Urban

Exhibit D

Page 7 of 56

Shoreline Slope Stability



7/16/2025, 10:40:59 AM

CountyParcels_04042025

Edge Of Street

Street Segments

Shoreline Slope Stability

Modified

Stable slope

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

CITY OF ANACORTES
APPROVED FOR CODE COMPLIANCE

Exhibit D

National Flood Hazard Layer FIRMette

FEMA

122°36'51"W 48°31'10"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°36'13"W 48°30'46"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/24/2025 at 6:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

REVIEWED FOR CODE COMPLIANCE CITY OF

Priority Habitats and Species on the Web

Buffer radius: 330 Feet

Report Date: 07/24/2025

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Estuarine and Marine Wetland	N/A	N/A	No
Freshwater Emergent Wetland	N/A	N/A	No
Freshwater Forested/Shrub Wetland	N/A	N/A	No

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES 1891

PHS Species/Habitats Details:

Estuarine and Marine Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Estuarine and Marine Wetland - NWI Code: E2USN
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Freshwater Emergent Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Emergent Wetland - NWI Code: PEM1Ch
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

REVIEWED FOR CODE COMPLIANCE CITY OF SAN JUAN ISLANDS 1891

Freshwater Forested/Shrub Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: Freshwater Forested/Shrub Wetland - NWI Code: PSSC
Source Dataset	NWIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Washington Fish And Wildlife Office
510 Desmond Drive Se, Suite 102
Lacey, WA 98503-1263
Phone: (360) 753-9440 Fax: (360) 753-9405

In Reply Refer To: 07/24/2025 18:28:40 UTC
Project Code: 2025-0126473
Project Name: City of Anacortes - Parcel P32882, Depot Plaza Project

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES 1891

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

REVIEWED FOR CODE COMPLIANCE CITY OF SAN 1891

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Washington Fish And Wildlife Office
510 Desmond Drive Se, Suite 102
Lacey, WA 98503-1263
(360) 753-9440

REVIEWED FOR CODE COMPLIANCE CITY OF SAN DIEGO 1891

Exhibit D
Page 345 of 356

PROJECT SUMMARY

Project Code: 2025-0126473
Project Name: City of Anacortes - Parcel P32882, Depot Plaza Project
Project Type: Government / Municipal (Non-Military) Construction
Project Description: It is our understanding that the proposed project will include the installation of an approximately 10,000 square foot plaza for use in the Anacortes, Washington Farmers Market. Construction of the plaza will take place on an existing gravel lot.

Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@48.5159461,-122.60892532048331,14z

Counties: Skagit County, Washington

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Exhibit D
Page 79 of 156

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

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Exhibit D
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BIRDS

NAME	STATUS
Marbled Murrelet *Brachyramphus marmoratus* Population: U.S.A. (CA, OR, WA) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/4467	Threatened
Yellow-billed Cuckoo *Coccyzus americanus* Population: Western U.S. DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3911	Threatened

FISHES

NAME	STATUS
Bull Trout *Salvelinus confluentus* Population: U.S.A., coterminous, lower 48 states There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/8212	Threatened
Dolly Varden *Salvelinus malma* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1008	Proposed Similarity of Appearance (Threatened)

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Suckley's Cuckoo Bumble Bee *Bombus suckleyi* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10885	Proposed Endangered

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

REVIEWED FOR CODE COMPLIANCE CITY OF SAN JOSE 1891

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IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Hannah Haskell
Address: 554 West Bakerview Rd
City: Bellingham
State: WA
Zip: 98226
Email hhaskell@geoengineers.com
Phone: 3609225109

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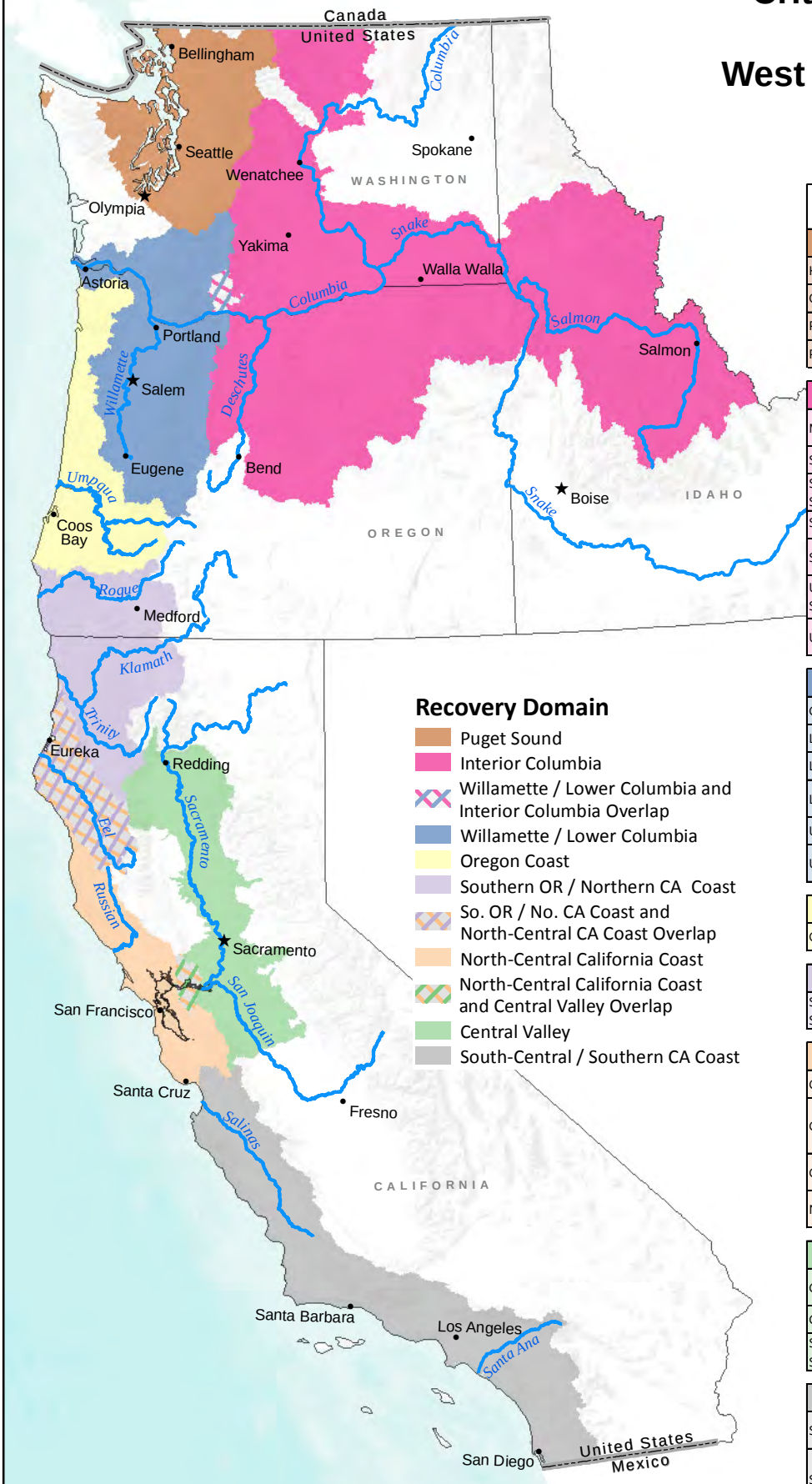
NOAA FISHERIES

Status of ESA Listings & Critical Habitat Designations for West Coast Salmon & Steelhead



Evolutionarily Significant Unit / Distinct Population Segment	ESA Status	Date of ESA Listing	Date of CH Designation
Puget Sound Recovery Domain			
Hood Canal Summer-run Chum Salmon	T	3/25/1999	9/2/2005
Ozette Lake Sockeye Salmon	T	3/25/1999	9/2/2005
Puget Sound Chinook Salmon	T	3/24/1999	9/2/2005
Puget Sound Steelhead	T	5/11/2007	2/24/2016
Interior Columbia Recovery Domain			
Middle Columbia River Steelhead	T	3/25/1999 1/5/2006	9/2/2005
Snake River Fall-run Chinook Salmon	T	4/22/1992	12/28/1993
Snake River Spring / Summer-run Chinook Salmon	T	4/22/1992	10/25/1999
Sockeye Salmon	E	11/20/1991	12/28/1993
Snake River Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Upper Columbia River Spring-run Chinook Salmon	E	3/24/1999	9/2/2005
Upper Columbia River Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Willamette / Lower Columbia Recovery Domain			
Columbia River Chum Salmon	T	3/25/1999	9/2/2005
Lower Columbia River Chinook Salmon	T	3/24/1999	9/2/2005
Lower Columbia River Coho Salmon	T	6/28/2005	2/24/2016
Lower Columbia River Steelhead	T	3/19/1998 1/5/2006	9/2/2005
Upper Willamette River Chinook Salmon	T	3/24/1999	9/2/2005
Upper Willamette River Steelhead	T	3/25/1999 1/5/2006	9/2/2005
Oregon Coast Recovery Domain			
Oregon Coast Coho Salmon	T	2/11/2008	2/11/2008
Southern Oregon / Northern California Coast Recovery Domain			
Southern OR / Northern CA Coasts Coho Salmon	T	5/6/1997	5/5/1999
North-Central California Coast Recovery Domain			
California Coastal Chinook Salmon	T	9/16/1999	9/2/2005
Central California Coast Coho Salmon	E	10/31/1996 (T) 6/28/2005 (E) 4/2/2012 (RE)	5/5/1999
Central California Coast Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Northern California Steelhead	T	6/7/2000 1/5/2006	9/2/2005
Central Valley Recovery Domain			
California Central Valley Steelhead	T	3/19/1998 1/5/2006	9/2/2005
Central Valley Spring-run Chinook Salmon	T	9/16/1999	9/2/2005
Sacramento River Winter-run Chinook Salmon	E	11/5/1990 (T) 1/4/1994 (E)	6/16/1993
South-Central / Southern California Coast Recovery Domain			
South-Central California Coast Steelhead	T	8/18/1997 1/5/2006	9/2/2005
Southern California Steelhead	E	8/18/1997 5/1/2002 (RE) 1/5/2006	9/2/2005

ESA = Endangered Species Act, CH = Critical Habitat, RE
E = Endangered, T = Threatened,

Updated July 2016

ACCEPTED FOR CODE COMPLIANCE
CITY OF SEATTLE

Critical Habitat Rules Cited

- 2/24/2016 (81 FR 9252) Final Critical Habitat Designation for Puget Sound Steelhead and Lower Columbia River Coho Salmon
- 2/11/2008 (73 FR 7816) Final Critical Habitat Designation for Oregon Coast Coho Salmon
- 9/2/2005 (70 FR 52630) Final Critical Habitat Designation for 12 ESU's of Salmon and Steelhead in WA, OR, and ID
- 9/2/2005 (70 FR 52488) Final Critical Habitat Designation for 7 ESU's of Salmon and Steelhead in CA
- 10/25/1999 (64 FR 57399) Revised Critical Habitat Designation for Snake River Spring/Summer-run Chinook Salmon
- 5/5/1999 (64 FR 24049) Final Critical Habitat Designation for Central CA Coast and Southern OR/Northern CA Coast Coho Salmon
- 12/28/1993 (58 FR 68543) Final Critical Habitat Designation for Snake River Chinook and Sockeye Salmon
- 6/16/1993 (58 FR 33212) Final Critical Habitat Designation for Sacramento River Winter-run Chinook Salmon

ESA Listing Rules Cited

- 4/2/2012 (77 FR 19552) Final Range Extension for Endangered Central California Coast Coho Salmon
- 2/11/2008 (73 FR 7816) Final ESA Listing for Oregon Coast Coho Salmon
- 5/11/2007 (72 FR 26722) Final ESA Listing for Puget Sound Steelhead
- 1/5/2006 (71 FR 5248) Final Listing Determinations for 10 Distinct Population Segments of West Coast Steelhead
- 6/28/2005 (70 FR 37160) Final ESA Listing for 16 ESU's of West Coast Salmon
- 5/1/2002 (67 FR 21586) Range Extension for Endangered Steelhead in Southern California
- 6/7/2000 (65 FR 36074) Final ESA Listing for Northern California Steelhead
- 9/16/1999 (64 FR 50394) Final ESA Listing for Two Chinook Salmon ESUs in California
- 3/25/1999 (64 FR 14508) Final ESA Listing for Hood River Canal Summer-run and Columbia River Chum Salmon
- 3/25/1999 (64 FR 14517) Final ESA Listing for Middle Columbia River and Upper Willamette River Steelhead
- 3/25/1999 (64 FR 14528) Final ESA Listing for Ozette Lake Sockeye Salmon
- 3/24/1999 (64 FR 14308) Final ESA Listing for 4 ESU's of Chinook Salmon
- 3/19/1998 (63 FR 13347) Final ESA Listing for Lower Columbia River and Central Valley Steelhead
- 8/18/1997 (62 FR 43937) Final ESA Listing for 5 ESU's of Steelhead
- 5/6/1997 (62 FR 24588) Final ESA Listing for Southern Oregon / Northern California Coast Coho Salmon
- 10/31/1996 (61 FR 56138) Final ESA Listing for Central California Coast Coho Salmon
- 1/4/1994 (59 FR 222) Final ESA Listing for Sacramento River Winter-run Chinook Salmon
- 4/22/1992 (57 FR 14653) Final ESA Listing for Snake River Spring/summer-run and Snake River Fall Chinook Salmon
- 11/20/1991 (56 FR 58619) Final ESA Listing for Snake River Sockeye Salmon
- 11/5/1990 (55 FR 46515) Final ESA Listing for Sacramento River Winter-run Chinook Salmon

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Appendix C
Site Photographs

REVIEWED FOR CODE COMPLIANCE
CITY OF SAN DIEGO
1891

Photograph 1. View from the southern end of the Assessment Area, looking north.

Photograph 2. Looking south over the assessment area. The Maritime Heritage Center can be seen on the right side of the photo.

Site Photographs

Parcel P32882 - Depot Plaza Project
Anacortes, Washington

GeoEngineers

Figure 1

Disclaimer: This figure was created for a specific purpose and project. Any use of this figure for any other project or purpose shall be at the user's sole risk and without liability to GeoEngineers. The locations of features shown may be approximate. GeoEngineers makes no warranty or representation as to the accuracy, completeness, or suitability of the figure, or data contained therein. The file containing this figure is a copy of a master document, the original of which is retained by GeoEngineers and is the official document of record.

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Photograph 3. Small vegetated strip along the western edge of the project area, adjacent to the Maritime Heritage Center.

Photograph 4. Example of soils within the vegetated strip with mixed gravels within 1-2 inches from the surface.

00382-065-00 Date Exported: 07/25/25

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Site Photographs

Parcel P32882 - Depot Plaza Project
Anacortes, Washington

GeoEngineers

Figure 2

VIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

Photograph 5. View of gravel driveway (entrance to the farmers market) at the north end of the assessment area, looking north.

Photograph 6. Pacific madrone (*Arbutus menziesii*) trees located north of the project, outside of the assessment area.

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Site Photographs

Parcel P32882 - Depot Plaza Project
Anacortes, Washington

GeoEngineers

Figure 3

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Photograph 7. Cap Sante Marina on Fidalgo Bay, east and southeast of the assessment area. Looking east.

Photograph 8. Shoreline habitat within the Cap Sante Marina area, looking west. The NWI-mapped estuarine wetland is visible on the left side of the photo. The assessment area can be seen across the street (Market Street) on the right side of the photo.

Site Photographs

Parcel P32882 - Depot Plaza Project
Anacortes, Washington

GeoEngineers

Figure 4

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CITY OF ANACORTES

SKAGIT COUNTY **WASHINGTON**

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES 1891 SUBJECT TO FIELD INSPECTION
9/26/2025
Stormwater Review

DEPOT PLAZA IMPROVEMENTS
STORMWATER SITE PLAN

G&O #24567
APRIL 2025

Gray & Osborne, Inc.
CONSULTING ENGINEERS

REVIEWED FOR CODE COMPLIANCE CITY OF

Exhibit E
Page 1 of 147

CITY OF ANACORTES

SKAGIT COUNTY **WASHINGTON**

DEPOT PLAZA IMPROVEMENTS
STORMWATER SITE PLAN

STACEY ANN CLEAR
STATE OF WASHINGTON
38311
REGISTERED
PROFESSIONAL ENGINEER
6-9-25

G&O #24567
APRIL 2025

Gray & Osborne, Inc.
CONSULTING ENGINEERS

REVIEWED FOR CODE COMPLIANCE
CITY OF

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CONVEYANCE SYSTEM ANALYSIS AND DESIGN 8
SWPPP ANALYSIS AND DESIGN 9
SPECIAL REPORTS AND STUDIES 9
OTHER PERMITS 9
OPERATIONS AND MAINTENANCE MANUAL 9
DECLARATION OF COVENANT FOR PRIVATELY MAINTAINED FLOW CONTROL AND TREATMENT FACILITIES 9
DECLARATION OF COVENANT FOR PRIVATELY MAINTAINED ON-SITE STORMWATER MANAGEMENT BMPS 9
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APPENDICES

Appendix A – Preliminary Construction Plans
Appendix B – Soil Information
Appendix C – WWHM Model
Appendix D – Maintenance Requirements
Appendix E – SWPPP Elements

REVIEWED FOR CODE COMPLIANCE CITY OF
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PROJECT OVERVIEW

The City of Anacortes, with financial grant assistance, intends to provide an extension to The Depot Arts and Community Center's existing plaza located at 611 R Avenue (see Figure 1 and preliminary plans in Appendix A). The improvements will generally include the installation of a new concrete plaza with an asphalt entrance as well as general surface restoration. Temporary sediment and erosion control measures addressed in this report shall apply to all portions of this project.

The project site covers an area of approximately 0.37 acres with one Threshold Discharge Areas (TDA). Runoff within the area is generally directed to the southeast through a 12-inch CMP pipe into Fidalgo Bay. The improvements associated with the project will be contained within the existing right-of-way and within the City owned properties west of Market Street (parcel numbers P32877 and P32882) and, therefore difficult site parameters are not anticipated for this area.

The drainage basin for the project site consists of portions of the flat region of the City owned parcels and the western right-of-way related to Market Street. The site is just south of the City's existing Depot Plaza. Elevations range from 12 feet to 14 feet.

This project is subject to the standards provided in the 2019 Washington State Department of Ecology Stormwater Management Manual for Western Washington (2019 SMMWW). This project qualifies as a new development project since less than 35 percent of the project site is currently impervious. New hard surfaces for the project area include a total of 15,937 sf of concrete and asphalt pavement. The total new hard surface areas for the project are greater than 5,000 square feet which triggers Minimum Requirements 1 through 9 for the new hard surfaces. The existing hard surface consists of gravel. This will be replaced with a more impervious surface and therefore, the new hard surfaces will be considered as a "new" hard surface instead of a "replaced" hard surface.

The TDA is exempt from Minimum Requirement 7 (flow control) as runoff from this basin flows directly to Fidalgo Bay. The site will be utilized for food trucks during city events and farmer's markets and, therefore will be considered a pollution generating impervious surface. Since more than 5,000 sf of new pollution generating hard surfaces (see Table 2) will be installed, the project will need to provide water quality treatment per Minimum Requirement 6. The project will install basic treatment as it is exempt from enhanced treatment due to the fact that runoff will be flowing directly into Fidalgo Bay.

Generally, runoff within the TDA will be directed via sheet flow, a biofiltration swale or via 12-inch stormwater pipes to the southeast portion of the site where it will discharge into an existing 12-inch pipe that directs runoff into Fidalgo Bay, approximately 60 feet to the east of the site.

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According to the USDA's National Resources Conservation Service maps, the soils in the project vicinity are xerorthents (see Appendix B). These soils are considered to be excessively drained. A geotechnical investigation has not been completed for this project.

EXISTING CONDITIONS SUMMARY

The existing conditions on the site include primarily impervious gravel and/or grass, pasture-like surfaces. The soils are excessively drained yet the groundwater levels were estimated to be too high to allow for infiltration on the project site.

The TDA contains approximately 0.37 acres which encompasses the western right-of-way of Market Street and portions of city-owned parcels located between Market Street and R Avenue (see Figure 2). Drainage currently infiltrates onsite or sheet flows easterly toward Market Street where it drains into an existing catch basin toward the southeast end of the project area. From here, it discharges directly to Fidalgo Bay. The project site is flat with very little topography. Land use in the area is considered commercial marine. The potential of erosion is low. Appropriate BMPs such as channel lining, check dams and outlet protection may be installed as warranted by site conditions during construction.

Within the existing area, there is no existing stormwater flow or treatment infrastructure which addresses runoff from the project site. The project area appears to be located just outside of the 100-year floodplain and there are no wetlands within the project area.

OFF-SITE ANALYSIS

The project basin either infiltrates on site or discharges directly to Fidalgo Bay through an existing conveyance pipe which is a flow control exempt water body. There is no known record of current flooding problems within or downstream of the project site. The minor addition of flow from the additional impervious areas added as part of this project is not expected to impact this area. The off-site terrain adjacent to the project site is also flat or flows away from the area and therefore, is not anticipated to impact the project area. Therefore, this report will focus solely on the project area itself.

The outfall downstream of the project discharges to an area of Fidalgo Bay that is considered a Category 5 (impaired waterbody) for copper and a Category 2 (water of concern) for bacteria per the Washington Department of Ecology's 303d list of impaired water bodies.

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FIGURE 1 - PROJECT AREA

R AVENUE

POINT TABLE

Point #	Northing	Easting	Elevation
1001	557919.06	1210081.43	12.57
1002	557935.05	1210081.95	12.73
1003	557951.04	1210082.48	12.89
1004	557975.03	1210083.26	13.13
1005	557991.02	1210083.78	13.29
1006	558015.01	1210084.57	13.53
1007	558054.98	1210085.88	13.93
1008	557918.53	1210097.42	12.89
1009	557934.53	1210097.95	13.05
1010	557950.52	1210098.47	13.21
1011	557974.50	1210099.25	13.45
1012	557990.50	1210099.78	13.61
1013	558014.48	1210100.56	13.85
1014	558054.46	1210101.87	14.25
1015	557918.27	1210105.42	12.73
1016	557934.26	1210105.94	12.89
1017	557934.00	1210113.94	12.73
1018	557949.99	1210114.46	12.89
1019	557949.73	1210122.46	12.73
1020	557961.73	1210122.85	12.85
1021	557973.72	1210123.24	12.97
1022	557973.46	1210131.24	12.81
1023	557989.45	1210131.76	12.97
1024	557989.19	1210139.75	12.81
1025	558013.18	1210140.54	13.05
1026	558012.91	1210148.53	12.89
1027	558053.69	1210125.44	13.78
1028	558072.18	1210126.04	14.36
1029	558121.10	1210127.64	15.39
1030	558131.79	1210127.99	15.79
1031	558052.89	1210149.84	13.29
1032	558071.38	1210150.45	13.79
1033	558114.02	1210151.84	14.75
1034	558130.87	1210156.16	15.46
1035	558078.58	1210168.97	14.36
1036	558084.32	1210162.32	14.44
1037	558092.80	1210160.02	14.66
1038	558103.57	1210163.57	14.09
1039	558109.31	1210158.08	14.29
1040	558113.90	1210155.42	14.53
1041	558120.19	1210155.63	14.62
1042	557927.59	1210120.07	11.02
1043	557929.42	1210120.82	11.00
1044	557955.04	1210131.46	11.28
1045	557979.45	1210141.65	11.34
1046	558000.03	1210150.14	11.56
1047	558018.97	1210154.24	11.76
1048	558044.58	1210155.07	12.02
1049	558048.76	1210156.97	12.06
1050	558050.38	1210161.27	12.11
1051	558050.00	1210172.85	12.23

10' 5' 0 10' 20'
SCALE: 1"=10'

CITY OF ANACORTES
611 R AVENUE
P32877

TDA

CITY OF ANACORTES
703 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

MARKET STREET

BIOFILTRATION SWALE
SEE DETAIL SHEET ___

GRADE BREAK

CONSTRUCTION NOTES

1. PROTECT EXISTING UTILITY [POLE, PEDESTAL, VAULT] DURING CONSTRUCTION. SEE GENERAL NOTE 2 SHEET X.
2. PROTECT EXISTING [CURB, SIDEWALK, FENCE, LUMINAIRE, WALL, BUILDING & OVERHANG, TREE, LANDSCAPING, IRRIGATION SYSTEM] DURING CONSTRUCTION.
3. SAWCUT EXISTING PAVEMENT AND SEAL JOINT (WHERE APPLICABLE) THEN APPLY SAND BLANKET TO THE SURFACE JOINT.
4. CONNECT NEW STORM PIPE TO EXISTING CATCH BASIN. CORE DRILL IF KNOCK OUT IS NOT PRESENT.
5. CONSTRUCT [HMA, ASPHALT] DRIVEWAY REPAIR.
6. CONSTRUCT [FIXED, REMOVABLE] BOLLARD PER DETAIL SHEET XX.
7. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER DETAIL SHEET XX.
8. CONSTRUCT BIOFILTRATION SWALE PER DETAIL SHEET XX.
9. FURNISH AND INSTALL NEW WATER METER BOX AND SERVICE LINE PER DETAILS ON SHEET XX.

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA IMPROVEMENTS

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	MAR 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

GRADING PLAN

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET:

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\PLAN.dwg, 3/18/2025 3:56 PM, YVONNE PAWTOWSKI

FIGURE 2 - EXISTING SURFACES

R AVENUE

POINT TABLE

Point #	Northing	Easting	Elevation
1001	557919.06	1210081.43	12.57
1002	557935.05	1210081.95	12.73
1003	557951.04	1210082.48	12.89
1004	557975.03	1210083.26	13.13
1005	557991.02	1210083.78	13.29
1006	558015.01	1210084.57	13.53
1007	558054.98	1210085.88	13.93
1008	557918.53	1210097.42	12.89
1009	557934.53	1210097.95	13.05
1010	557950.52	1210098.47	13.21
1011	557974.50	1210099.25	13.45
1012	557990.50	1210099.78	13.61
1013	558014.48	1210100.56	13.85
1014	558054.46	1210101.87	14.25
1015	557918.27	1210105.42	12.73
1016	557934.26	1210105.94	12.89
1017	557934.00	1210113.94	12.73
1018	557949.99	1210114.46	12.89
1019	557949.73	1210122.46	12.73
1020	557961.73	1210122.85	12.85
1021	557973.72	1210123.24	12.97
1022	557973.46	1210131.24	12.81
1023	557989.45	1210131.76	12.97
1024	557989.19	1210139.75	12.81
1025	558013.18	1210140.54	13.05
1026	558012.91	1210148.53	12.89
1027	558053.69	1210125.44	13.78
1028	558072.18	1210126.04	14.36
1029	558121.10	1210127.64	15.39
1030	558131.79	1210127.99	15.79
1031	558052.89	1210149.84	13.29
1032	558071.38	1210150.45	13.79
1033	558114.02	1210151.84	14.75
1034	558130.87	1210156.16	15.46
1035	558078.58	1210168.97	14.36
1036	558084.32	1210162.32	14.44
1037	558092.80	1210160.02	14.66
1038	558103.57	1210163.57	14.09
1039	558109.31	1210158.08	14.29
1040	558113.90	1210155.42	14.53
1041	558120.19	1210155.63	14.62
1042	557927.59	1210120.07	11.02
1043	557929.42	1210120.82	11.00
1044	557955.04	1210131.46	11.28
1045	557979.45	1210141.65	11.34
1046	558000.03	1210150.14	11.56
1047	558018.97	1210154.24	11.76
1048	558044.58	1210155.07	12.02
1049	558048.76	1210156.97	12.06
1050	558050.38	1210161.27	12.11
1051	558050.00	1210172.85	12.23

10' 5' 0 10' 20'
SCALE: 1"=10'

CITY OF ANACORTES
611 R AVENUE
P32877

Pervious Area

Impervious Area

CITY OF ANACORTES
703 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

MARKET STREET

1599

1686

1597

1030
15.79

1041
14.62

1034
15.46

1038
14.09

CONSTRUCTION NOTES

1. PROTECT EXISTING UTILITY [POLE, PEDESTAL, VAULT] DURING CONSTRUCTION. SEE GENERAL NOTE 2 SHEET X.
2. PROTECT EXISTING [CURB, SIDEWALK, FENCE, LUMINAIRE, WALL, BUILDING & OVERHANG, TREE, LANDSCAPING, IRRIGATION SYSTEM] DURING CONSTRUCTION.
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4. CONNECT NEW STORM PIPE TO EXISTING CATCH BASIN. CORE DRILL IF KNOCK OUT IS NOT PRESENT.
5. CONSTRUCT [HMA, ASPHALT] DRIVEWAY REPAIR.
6. CONSTRUCT [FIXED, REMOVABLE] BOLLARD PER DETAIL SHEET XX.
7. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER DETAIL SHEET XX.
8. CONSTRUCT BIOFILTRATION SWALE PER DETAIL SHEET XX.
9. FURNISH AND INSTALL NEW WATER METER BOX AND SERVICE LINE PER DETAILS ON SHEET XX.

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
REGISTERED
PROFESSIONAL ENGINEER

CITY OF ANACORTES

CITY OF ANACORTES
DEPOT PLAZA IMPROVEMENTS
611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	MAR 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

GRADING PLAN

REVIEWED FOR CODE COMPLIANCE
CITY OF ANACORTES

SHEET:

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PERMANENT STORMWATER CONTROL PLAN

Due to the addition of more than 2,000 square feet of new impervious surface, the 2019 SMMWW states that a Stormwater Site Plan is required and that improvements in the project area must comply with Minimum Requirements 1 through 9 for the new hard surfaces.

The following describes the existing and proposed land use.

SUMMARY (EXISTING SITE HYDROLOGY)

Figure 2 provides a depiction of existing surfaces. Table 1 lists the land use areas for the basin under both predeveloped and developed conditions. The 2019 SMMWW states to model predeveloped conditions as a forested condition and, therefore, is listed as such in Table 1.

TABLE 1

Predeveloped and Developed Conditions

	Predeveloped Conditions		Developed Conditions	
TDA	Pervious Area (acres)	Impervious Area (acres)	Pervious Area (acres)	Impervious Area (acres)
Project Area	0.37 (forest)	0.00	0.13	0.24

SUMMARY (DEVELOPED SITE HYDROLOGY)

As indicated previously, the project consists of constructing an impervious concrete plaza with an asphalt accessway (see Figure 3). Table 2 lists the new hard surface areas associated with the project basins under developed conditions.

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Exhibit E
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TABLE 2

Hard Surfaces Under Developed Conditions

TDA	New PGHS[(1)] Area (Pavement) (sf)	Existing PGHS Area to be replaced or upgraded (Gravel) (sf)	Water Quality Threshold (Based on New PGHS) (sf)	New Non-PGHS (Sidewalk) (sf)	Total New Hard Surface (sf)	Minimum Requirement 7 Trigger (Based on New Hard Surface Area) (sf)
TDA A	10,234	0	5,000	0	10,234	5,000[(2)]

(1) PGHS = Pollution Generating Hard Surface.
(2) Flow is being discharged to an exempt water body and therefore, flow control facilities are not required.

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FIGURE 3 - DEVELOPED SURFACES

R AVENUE

POINT TABLE

Point #	Northing	Easting	Elevation
1001	557919.06	1210081.43	12.57
1002	557935.05	1210081.95	12.73
1003	557951.04	1210082.48	12.89
1004	557975.03	1210083.26	13.13
1005	557991.02	1210083.78	13.29
1006	558015.01	1210084.57	13.53
1007	558054.98	1210085.88	13.93
1008	557918.53	1210097.42	12.89
1009	557934.53	1210097.95	13.05
1010	557950.52	1210098.47	13.21
1011	557974.50	1210099.25	13.45
1012	557990.50	1210099.78	13.61
1013	558014.48	1210100.56	13.85
1014	558054.46	1210101.87	14.25
1015	557918.27	1210105.42	12.73
1016	557934.26	1210105.94	12.89
1017	557934.00	1210113.94	12.73
1018	557949.99	1210114.46	12.89
1019	557949.73	1210122.46	12.73
1020	557961.73	1210122.85	12.85
1021	557973.72	1210123.24	12.97
1022	557973.46	1210131.24	12.81
1023	557989.45	1210131.76	12.97
1024	557989.19	1210139.75	12.81
1025	558013.18	1210140.54	13.05
1026	558012.91	1210148.53	12.89
1027	558053.69	1210125.44	13.78
1028	558072.18	1210126.04	14.36
1029	558121.10	1210127.64	15.39
1030	558131.79	1210127.99	15.79
1031	558052.89	1210149.84	13.29
1032	558071.38	1210150.45	13.79
1033	558114.02	1210151.84	14.75
1034	558130.87	1210156.16	15.46
1035	558078.58	1210168.97	14.36
1036	558084.32	1210162.32	14.44
1037	558092.80	1210160.02	14.66
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10' 5' 0 10' 20'
SCALE: 1"=10'

CITY OF ANACORTES
611 R AVENUE
P32877

Vegetated Filter Strip

Concrete Plaza Area

Biofiltration Swale

Pervious Grass Area, typ.

Biofiltration Swale

Asphalt Area

BIOFILTRATION SWALE SEE DETAIL SHEET ___

GRADE BREAK

MARKET STREET

CITY OF ANACORTES
703 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
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G & O JOB NO.:	24567.00
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0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

GRADING PLAN

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET

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As seen in Table 2, portions of the project site are over the threshold for flow control; however, due to the discharge to an exempt waterbody, flow control will not be provided as part of this project. Water quality treatment is required due to greater than 5,000 sf of pollution generating hard surfaces being implemented. Water quality treatment (Minimum Requirement 6) will be addressed through the use of a biofiltration swale at the east end of the project and a vegetated filter strip on the west side.

PERFORMANCE STANDARDS AND GOALS

The project does not need to adhere to the flow control standard (Minimum Requirement 7). However, the project will implement water quality treatment per Minimum Requirement 6.

Using the surface descriptions provided in Table 2, the following lists the project's applicability to each of the Minimum Requirements (MR) within the Manual.

MR1 (Preparation of Stormwater Site Plan): The project results in greater than 2,000 sf of new and replaced hard surfaces; and therefore, a Stormwater Site Plan will need to be prepared for local government review. The Stormwater Site Plan herein, was prepared in accordance with the 2019 SMMWW.

MR2 (Construction SWPPP): A SWPPP will be required per the Manual since more than 2,000 sf of new or replaced hard surfaces would be involved with the project as part of the Stormwater Site Plan. The project must comply with Construction SWPPP Elements 1 through 13.

The elements include the following:

Element 1: Mark Clearing Limits
Element 2: Establish Construction Access
Element 3: Control Flow Rates
Element 4: Install Sediment Controls
Element 5: Stabilize Soils
Element 6: Protect Slopes
Element 7: Protect Drain Inlets
Element 8: Stabilize Channels and Outlets
Element 9: Control Pollutants
Element 10: Control Dewatering
Element 11: Maintain BMPs
Element 12: Manage the Project
Element 13: Protect LID BMPs

Contract Documents will require the contractor to submit a SWPPP meeting the minimum elements and erosion and sediment control requirements prior to beginning construction. The City will approve these plans, however, a

REVIEWED FOR CODE COMPLIANCE CITY OF
Exhibit E
Page 12 of 47

preliminary plan on how the 13 elements are anticipated to be handled is included in Appendix E. Best management practices will be used to control runoff from the project area.

MR3 (Source Control of Pollution): The City will adhere to the BMP for "Maintenance of Stormwater Drainage and Treatment Systems" and "Landscaping and Lawn Management" (BMP S417 and S411 as described in Volume IV of the Manual).

MR4 (Preservation of Natural Drainage Systems and Outfalls): Runoff from this project currently is disbursed into the ground or sheet flows to the surrounding area. Runoff from the proposed project will continue to disburse into the ground at the project site toward the west or into a bioswale to the east where it will discharge to Fidalgo Bay, the natural discharge point.

MR5 (On-Site Stormwater Management): The project results in greater than 2,000 sf of replaced hard and therefore, on-site stormwater management is required. As this is a flow control exempt project, List 3 will be adhered to as follows.

Lawn and Landscaped areas:

- BMP T5.13 (amended soils) will be utilized for all vegetated areas, if any.

Roofs:

- Not applicable to this project.

Other Hard Surfaces:

- **Sheet Flow/Concentrated Dispersion:** There is insufficient space for sheet flow/concentrated dispersion.

MR6 (Runoff Treatment): The project results in greater than 5,000 sf of new pollution generating surfaces; and therefore, runoff treatment is required. A 120 LF biofiltration swale located east of the project site near Market Street will be provided to treat runoff for the majority of the site. The west 16 feet of the new plaza area will sheet flow toward the west to a 6-foot wide vegetated filter strip located adjacent to the entire west edge of the new plaza. A shallow interceptor swale will be installed at the downstream end of the filter strip to act as redundancy for any excess flow.

MR7 (Flow Control): The project results in greater than 5,000 sf of new hard surfaces however, the site will flow to an exempt waterbody and, therefore flow control will not be provided.

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MR8 (Wetlands Protection): Flow leaving the project area does not impact any known wetlands and therefore is exempt from Minimum Requirement 8.

MR9 (Operation and Maintenance): The operation and maintenance standards provided in Chapter 4, Volume V of the Manual will be adhered to for all stormwater related facilities.

LOW IMPACT DEVELOPMENT FEATURES

No low impact development facilities will be installed as part of this project.

FLOW CONTROL SYSTEM

This project is exempt from flow control (Minimum Requirement 7) due to the direct discharge of runoff to an exempt water body (Fidalgo Bay). Per the Ecology Manual, Section I-3.4.7, this project meets the exemption as follows:

- Project discharges to an exempt water body.
- Project does not discharge to a known wetland.
- The project will discharge to an entirely manmade conveyance system (i.e., stormwater pipes).
- This project is only anticipated to increase flow by less than 0.22 cfs during a 100-year storm. The City's Stormwater Management Plan does not show any known capacity issues in the downstream system. The existing downstream pipe crossing Market Street is anticipated to be adequate to handle the very slight increase in flows.
- Large 3-4 man boulders exist at the existing outfall downstream end of the project and therefore, erosion is not anticipated to be a problem.

WATER QUALITY SYSTEM

A 120 LF biofiltration swale located east of the project site near Market Street will be provided to treat runoff for the majority of the site. The west 16 feet of the new plaza area will sheet flow in a westerly manner toward a 6-foot wide vegetated filter strip located adjacent to the west edge of the new plaza. A shallow interceptor swale will be installed at the downstream end of the filter strip to act as redundancy for any excess flow. Any excess flow entering this swale will be directed east to the existing conveyance pipe crossing Market Street. All sizing calculations for the biofiltration swale and filter strip are provided in Appendix B.

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Page 103 of 214

CONVEYANCE SYSTEM ANALYSIS AND DESIGN

Currently, runoff either infiltrates in the rough grass area or sheet flows toward Market Street and discharges through an existing conveyance system into Fidalgo Bay. Under the proposed project, most drainage will be collected in a biofiltration swale or as overflow from a vegetated filter strip and directed to new catch basins and 12-inch storm pipe that will connect into the existing catch basin in Market Street. Table 3 summarizes the resulting flow rates anticipated for the project area using Department of Ecology's WWHM model whereas Appendix C displays the direct results from the WWHM model. Using these flow rates, the Manning's n equation was used to determine the minimum allowable slope for each basin. The minimal slope anticipated in the project design is 0.5 percent for the project site.

TABLE 3

Developed Flow Rates

	Flow Rate (cfs)
2-Year	0.08
25-Year	0.17
100-Year	0.22

Manning's Equation:

$$Q = \frac{1.49AR^{\wedge 2/3}S^{1/2}}{N}$$

Where: A = pipe area (ft^2) [$=3.14*r^2 = 3.14*(0.5)^2 = 0.785\ ft^2$]
R = Hydraulic Radius (ft) [=d/2 = 1/2 = 0.5 ft]
S = slope (ft/ft) [S = 0.005]
n = Manning's coefficient [n= 0.013]

$$Q = \frac{1.49(0.785)(0.5)^{\wedge 2/3}(0.005)^{1/2}}{0.013}$$

Q =2.53 cfs which is greater than the maximum 0.22 cfs expected from the new developed site.

All proposed conveyance pipes will meet the minimum slopes so that they will have sufficient capacity to carry the 100-year storm event.

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Exhibit E
Page 105 of 214

SWPPP ANALYSIS AND DESIGN

A Stormwater Pollution Prevention Plan (SWPPP) will be prepared for this project by the contractor. The SWPPP will describes which BMPs will be utilized throughout this project. The SWPPP shall include a Spill Prevention, Control and Countermeasure (SPCC) plan which covers measures intended for the unlikely event of a spill on the project site as well as necessary means to keep hazardous construction materials from entering nearby surface water systems.

SPECIAL REPORTS AND STUDIES

No known basin plan exists for this area with the exception of the City's current Stormwater Comprehensive Plan which did not list the downstream conveyance system as being impeded.

OTHER PERMITS

The following permits have or will be submitted for this project:

- City right-of-way permit

OPERATIONS AND MAINTENANCE MANUAL

The biofiltration swale and vegetated filter strip will need to be maintained in the future. Additionally, the conveyance pipes and catch basins will need to be maintained as well. A copy of the Department of Ecology recommended maintenance requirements for the swale, filter strip and catch basin facilities have been included in Appendix D of this Report.

DECLARATION OF COVENANT FOR PRIVATELY MAINTAINED FLOW CONTROL AND TREATMENT FACILITIES

Not applicable.

DECLARATION OF COVENANT FOR PRIVATELY MAINTAINED ON-SITE STORMWATER MANAGEMENT BMPS

Not applicable as the City will maintain the site.

BOND QUANTITIES

A bond will be required from the contractor to complete the work intended for this site.

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Exhibit E
Page 056 of 214

APPENDIX A

PRELIMINARY CONSTRUCTION PLANS

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CITY OF

CITY OF ANACORTES

SKAGIT COUNTY

WASHINGTON

DEPOT PLAZA

CITY OFFICIALS

MATT MILLER
Mayor

CHRISTINE CLELAND-MCGRATH **TJ FANTINI** **AMANDA HUBIK**
City Council

BRUCE MCDOUGALL **CAROLYN MOULTON** **RYAN WALTERS** **ANTHONY YOUNG**
City Council

ANDREW RHEAUME
PUBLIC WORKS DIRECTOR

JONN LUNSFORD
PARKS AND RECREATION DIRECTOR

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JUNE 2025
G&O #24567

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ABBREVIATIONS

AC	ASBESTOS CEMENT PIPE
ADJ	ADJUST
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ANGLE POINT
ASPH	ASPHALT
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY OF TESTING AND MATERIALS
AVE	AVENUE
BF	BLIND FLANGE
BLDG	BUILDING
BLK	BLOCK
BO	BLOW OFF
BOP	BEGINNING OF PROJECT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
C	CONDUIT
CAP	CORRUGATED ALUMINUM PIPE
CB	CATCH BASIN
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CICL	CAST IRON CLASS
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUED/CONTINUOUS
CPEP	CORRUGATED POLYETHYLENE PIPE
CPLG	COUPLING
CTR	CENTER
CY	CUBIC YARD
℄	CENTER LINE
D	DRAIN
DC	DEGREE OF CURVATURE
DI	DUCTILE IRON
DIA	DIAMETER
DIM	DIMENSION
DOT	DEPARTMENT OF TRANSPORTATION
DWGS	DRAWING(S)
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
EOA	EDGE OF ASPHALT
EOP	END OF PROJECT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EXIST	EXISTING
FIG	FIGURE
FIN	FINISHED
FL	FLANGE
FT	FEET
GA	GAUGE
GALV	GALVANIZED
GI	GALVANIZED IRON
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INV	INVERT
L	LENGTH
LB	POUND
LF	LINEAR FEET
MAX	MAXIMUM
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
PC	POINT OF CURVATURE
PE	PLAIN END
PERF	PERFORATED
PI	POINT OF INTERSECTION
PP	POWER POLE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENT
QTY	QUANTITY
R	RADIUS
R/W	RIGHT-OF-WAY
RED	REDUCER
REINF	REINFORCE
REQD	REQUIRED
RET	RETAINING
RR	RAILROAD
S	SOUTH
SCH	SCHEDULE
SF	SQUARE FEET
SHT	SHEET
SL	SLOPE
SPECS	SPECIFICATIONS
SQ	SQUARE
STA	STATION
STD	STANDARD
TB	THRUST BLOCK
TC	TOP OF CURB
TEL	TELEPHONE
TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
THRD	THREADED
THRU	THROUGH
TYP	TYPICAL
VERT	VERTICAL
W	WEST
W/	WITH
W/O	WITHOUT
WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION

LINETYPES

EXISTING	PROPOSED	DESCRIPTION
SURFACE FEATURES		
		CURB (TYPE AS NOTED)
		CURB & GUTTER
		ASPHALT PAVEMENT
		GRAVEL SURFACING
		CONCRETE SURFACING
		CEMENT CONC. SIDEWALK
		HYDROSEEDING
x x		FENCE/RAILING (TYPE AS NOTED)
		SHRUB/TREE/VEGETATION LINE
		EDGE OF LANDSCAPING
		HIGH VISIBILITY SILT FENCE
SURVEY		
		RIGHT-OF-WAY LINE
		CENTERLINE OF RIGHT-OF-WAY
		PROPERTY LINE
		PERMANENT EASEMENT LINE
10	10	CONTOUR LINE
	C C	APPROXIMATE TOP OF CUT
	F F	APPROXIMATE TOE OF FILL
		SAWCUT LINE (APPROXIMATE LOCATION)
UTILITIES		
OH		OVERHEAD UTILITIES
E		BURIED ELECTRICAL
T		BURIED TELEPHONE/COMMUNICATIONS
G		GAS MAIN (SIZE AS NOTED)
W	W	WATER MAIN (SIZE AS NOTED)
S		SANITARY SEWER MAIN (SIZE AS NOTED)
D	D	STORM DRAIN (SIZE AS NOTED)
D	D	CULVERT (SIZE & TYPE AS NOTED)
		DITCH CENTERLINE/THALWEG

WATER SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		WATER METER
		GATE VALVE
		SPIGOT
		WATER SERVICE CONNECTION

GAS/POWER/TELEPHONE SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		GAS METER
		PAD MOUNT TRANSFORMER
		UTILITY PEDESTAL

SURVEY SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		CONTROL POINT
		MONUMENT (IN CASE)
		MONUMENT (SURFACE)
		IRON PIPE

SANITARY/STORM SEWER SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN MANHOLE/TYPE 2 CATCH BASIN (ACTUAL DIMENSION SHOWN FOR PROPOSED)
		STORM DRAIN CATCH BASIN, CONCRETE INLET, OR YARD/AREA DRAIN (ACTUAL DIMENSION SHOWN FOR PROPOSED)
		SANITARY SEWER MANHOLE (ACTUAL DIMENSION SHOWN FOR PROPOSED)
		CLEAN OUT (SAN. SEWER OR STORM)

SURFACE FEATURES/LANDSCAPING

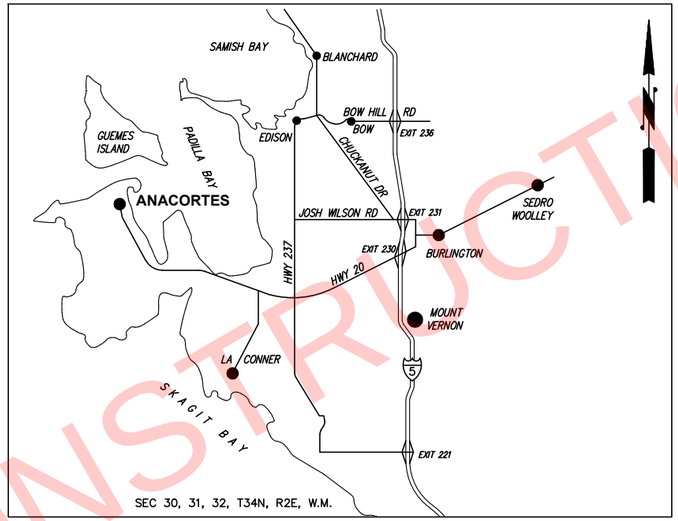
EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		BUILDING EAVES
		SIGN
		SHRUB
NOTED	NOTED	TREE (CONIFER)
NOTED	NOTED	TREE (DECIDUOUS)
		INLET PROTECTION

SHEET INDEX

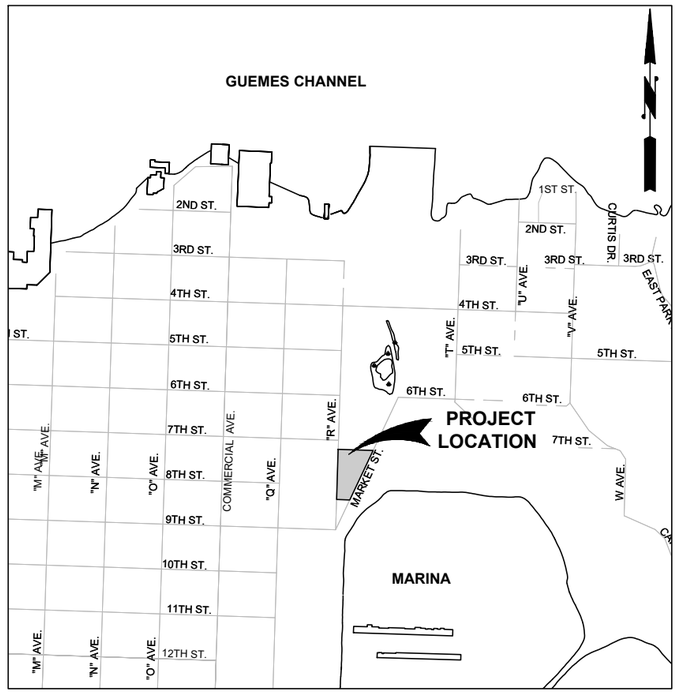
SHEET NO.	DESCRIPTION
--	COVER SHEET
1	LEGEND
2	SURVEY CONTROL
3	TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN
4	TESC DETAILS
5	GRADING PLAN
6	UTILITY PLAN
7	UTILITY DETAILS
8	STORM DRAINAGE DETAILS
9	RESTORATION PLAN
10	RESTORATION DETAILS

GENERAL TRAFFIC CONTROL NOTES

1. APPROPRIATE METHODS OF PEDESTRIAN AND VEHICULAR TRAFFIC CONTROL, INCLUDING FLAGGERS, SHALL BE EMPLOYED BY THE CONTRACTOR TO THE EXTENT DEEMED NECESSARY BY THE TRAFFIC CONTROL SUPERVISOR AND AS REQUIRED BY THE APPLICABLE AGENCY TO PROTECT WORKERS OR THIRD PARTIES.
2. THE CONTRACTOR AND/OR HIS AGENTS SHALL NOT PARK IN ANY PRIVATE PARKING LOTS / DRIVEWAYS WITHOUT WRITTEN PERMISSION FROM THE PROPERTY OWNER.
3. SEE ALSO SPECIFICATIONS AND SPECIAL PROVISIONS, INCLUDING WSDOT STANDARD SPECIFICATION SECTION 1-07.23(1).
4. ALL WARNING SIGNS SHALL BE 48" X 48". FOR OTHER SIGN SIZES REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND WSDOT SIGN FABRICATION MANUAL M55-05.



VICINITY MAP
NTS



LOCATION MAP
SCALE: 1"=500'

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
REGISTERED
PROFESSIONAL ENGINEER

CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

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PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
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CHECKED BY:	YBP
DRAWN BY:	SEM
G & O JOB NO.:	24567.00
FILE:	LEGEND.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

LEGEND

REVIEWED FOR CODE COMPLIANCE
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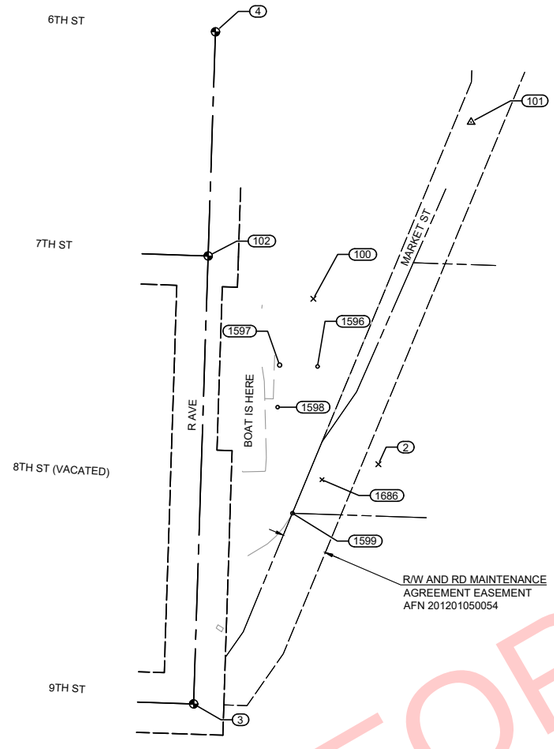

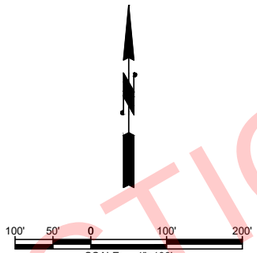

SURVEY CONTROL & MONUMENTATION				
HORIZONTAL DATUM:	**NAD83/2011**			
WASHINGTON PLANE COORDINATE SYSTEM, NORTH ZONE, GRID NORTH				
MODIFIED GROUND COORDINATES, SCALED TO GROUND USING AVG. CGF OF 0.99996851 AT BASE POINT G&O #1 (WSDOT "GP29020-78")				
VERTICAL DATUM:	**NAVD88**			
HOLDING WSDOT PUBLISHED ELEVATION ON WSDOT "GP29020-78" (G&O #1)				
POINT	NORTHING	EASTING	ELEV.	DESCRIPTION
1	556705.08	1209215.31	18.56	SFM=FOUND SURFACE MONUMENT, WSDOT "GP29020-78". MONUMENT ID: 2488.
2	557931.06	1210215.71	13.21	SSC=SCRIBED "X" IN CONCRETE, ON SE CORNER OF CONTECH STORM STRUCTURE. E SIDE MARKET ST AT SE QUADRANT DRIVEWAY TO MARINA PARKING LOT.
3	557614.78	1209971.80	12.20	SFMC=FOUND MONUMENT IN CASE, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.4' IN CASE. INTX "R" AVE & 9TH ST.
4	558501.71	1210000.66	17.26	SFMC, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.4' IN CASE. INTX "R" AVE & 6TH ST.
100	558149.39	1210129.87	15.57	SSN=SET NAIL, 60-D NAIL IN BRICK PLAZA SEAM. 20' N20'E OF NE CORNER OF MARITIME MUSEUM BUILDING.
101	558382.69	1210338.07	11.77	SSNT=SET NAIL W/ "G&O CONTROL" TAG. CENTER OF PAINTED LINE ON W SIDE OF MARKET ST. 54' S OF N END OF PAINTED LINE.
102	558205.94	1209991.03	14.84	SFMC, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.5' IN CASE. INTX "R" AVE & 7TH ST.
103	557035.76	1209572.08	12.76	SFMC, 2" BRASS DISC W/ PUNCH SET IN 4" SQUARE CONC POST. DOWN 0.3' IN CASE. INTX "Q" AVE & 11TH ST. AT E END OF "Q" AVE CENTERLINE & CENTERLINE OF 11TH ST.
104	557048.25	1209192.50	18.71	SFMC, OLD CONCRETE W/ DIVOT AT CENTER. NO EVIDENCE OF BRASS MONUMENT. SHOT CENTER. DOWN 0.8' IN CASE. INTX 11TH ST & COMMERCIAL AVE.
1596	558060.13	1210135.35	13.74	SFR=FOUND REBAR, 1/2" REBAR IN GRAVEL.
1597	558061.85	1210085.29	14.11	SFRC=FOUND REBAR W/ CAP, 1/2" REBAR W/ YELLOW PLASTIC CAP STAMPED "SKA 17651." BENT 0.1' TO N.
1598	558006.39	1210082.63	12.82	SFP=FOUND PIPE, 1 1/2" INSIDE DIAMETER IRON PIPE. LEANING 0.05" TO WSW.
1599	557866.39	1210102.24	12.17	SFR, 1/2" REBAR, SHOT AT BEND.
1686	557910.66	1210141.38	11.57	SFN=FOUND NAIL, OLD MAG NAIL W/ ORANGE FLAGGING.

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Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

RICHARD A. BOND
STATE OF WASHINGTON
40097
REGISTERED
PROFESSIONAL LAND SURVEYOR

CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

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0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

SURVEY CONTROL

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SHEET

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EROSION/SEDIMENTATION CONTROL NOTES

1. CONTRACTOR SHALL SUBMIT TEMPORARY WATER POLLUTION/EROSION CONTROL PLAN PER THE CONTRACT SPECIFICATIONS.
2. ALL LIMITS OF CLEARING AND AREAS OF VEGETATION PRESERVATION SHALL BE OBSERVED DURING CONSTRUCTION.
3. ALL REQUIRED SEDIMENTATION/EROSION CONTROL FACILITIES MUST BE IN OPERATION PRIOR TO LAND CLEARING AND/OR OTHER CONSTRUCTION TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE NATURAL DRAINAGE SYSTEM. ALL EROSION AND SEDIMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION UNTIL SUCH TIME THAT CLEARING AND /OR CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. THE IMPLEMENTATION, MAINTENANCE, REPLACEMENT AND ADDITIONS TO EROSION/SEDIMENTATION CONTROL SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE EROSION AND SEDIMENTATION CONTROL SYSTEMS DEPICTED ON THIS DRAWING ARE INTENDED TO BE MINIMUM REQUIREMENTS TO MEET ANTICIPATED SITE CONDITIONS. AS CONSTRUCTION PROGRESSES AND AS UNEXPECTED OR SEASONAL CONDITIONS DICTATE, THE CONTRACTOR SHOULD ANTICIPATE THAT MORE EROSION AND SEDIMENTATION CONTROL FACILITIES WILL BE NECESSARY TO ENSURE COMPLETE SILTATION CONTROL ON THE PROPOSED SITE. DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES, OVER AND ABOVE THE MINIMUM REQUIREMENTS, AS MAY BE NEEDED TO PROTECT ADJACENT PROPERTIES AND THE WATER QUALITY OF THE RECEIVING DRAINAGE SYSTEM.
5. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND DISPOSING OF THE SEDIMENT. ALL CATCH BASINS, CONVEYANCE LINES AND DITCHES SHALL BE CLEANED PRIOR TO PAVING.
6. THE CONTRACTOR SHALL REMOVE MATERIAL DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO THE CITY RIGHT-OF-WAY OR INTO THE EXISTING STORM DRAINAGE SYSTEM. DEBRIS SHALL NOT BE WASHED INTO THE STORM DRAINAGE SYSTEM.
7. TEMPORARY EROSION CONTROL FACILITIES SHALL BE INSPECTED WEEKLY AND MAINTAINED WITHIN 24 HOURS FOLLOWING A STORM EVENT. SEDIMENT SHALL BE REMOVED TO INSURE THE FACILITIES WILL FUNCTION PROPERLY. THE FACILITIES SHALL BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
8. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
9. NO DISTURBED SOIL SHALL REMAIN UNSTABILIZED FOR MORE THAN TWO DAYS.

SCALE: 1"=10'

R AVENUE

JAMES RICE CIVIC PARK

ELEVATED TIMBER PLANTER

CONC. PAD (DEMOLISHED)

CONC. PAD W/ PICNIC TABLE

CONC. PAD

STEEL I-BEAM SUPPORTS, TYP.

SPRINKLER HEAD, TYP.

APPROX. LIMITS OF WT PRESTON

METAL ACCESS RAMP AND SUPPORTS

CITY OF ANACORTES
611 R AVENUE
P32877

CITY OF ANACORTES
703 R AVENUE
P32877

1598

N=557909.32
E=1210073.11

HIGH VISIBILITY SILT FENCE, TYP.

N=558073.19
E=1210078.47

1597

1599

N=557907.77
E=1210120.50

1686

INLET PROTECTION, TYP.

12" CPEP

HIGH VISIBILITY SILT FENCE, TYP.

CONC. WALKWAY

1596

15.00'

50'

N=558107.59
E=1210170.60

N=558116.23
E=1210162.53

N=558128.87
E=1210162.94

N=558102.50
E=1210165.42

N=558085.84
E=1210164.88

N=558055.45
E=1210181.81

N=558079.10
E=1210180.20

CONSTRUCTION ENTRANCE. SEE DETAIL SHEET 5

PROTECT EXISTING TREES DURING CONSTRUCTION

MARKET STREET

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

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CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
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PROFESSIONAL ENGINEER

CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

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CHECKED BY:	YBP
DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN

REVIEWED FOR CODE COMPLIANCE
CITY OF ANACORTES

SHEET

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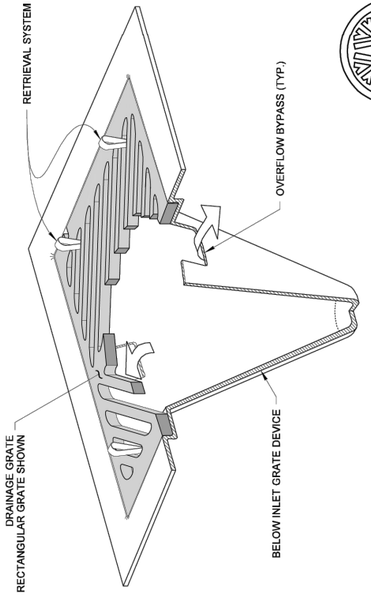
NOTES

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



ISOMETRIC VIEW

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
MARK W. MAURER
CERTIFICATE NO. 000698

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT BUT AN ELECTRONIC DUPLICATE. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, IS ON FILE AT THE OFFICE OF THE ENGINEER. COPY OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

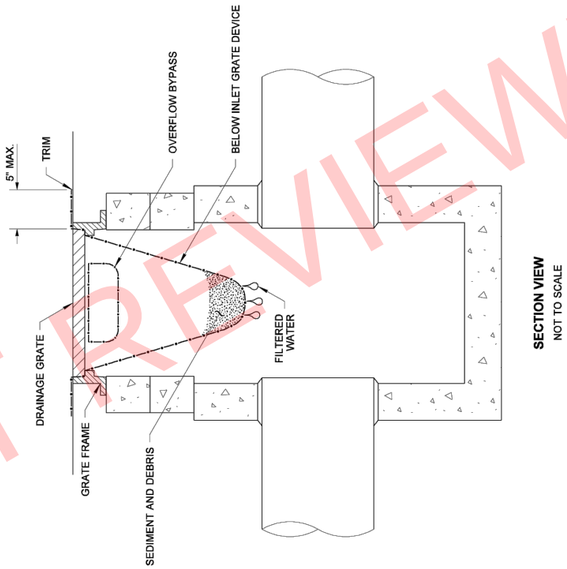
STORM DRAIN INLET PROTECTION
STANDARD PLAN I-40.20-00

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 09-20-07
STATE DESIGN ENGINEER — DATE

Washington State Department of Transportation

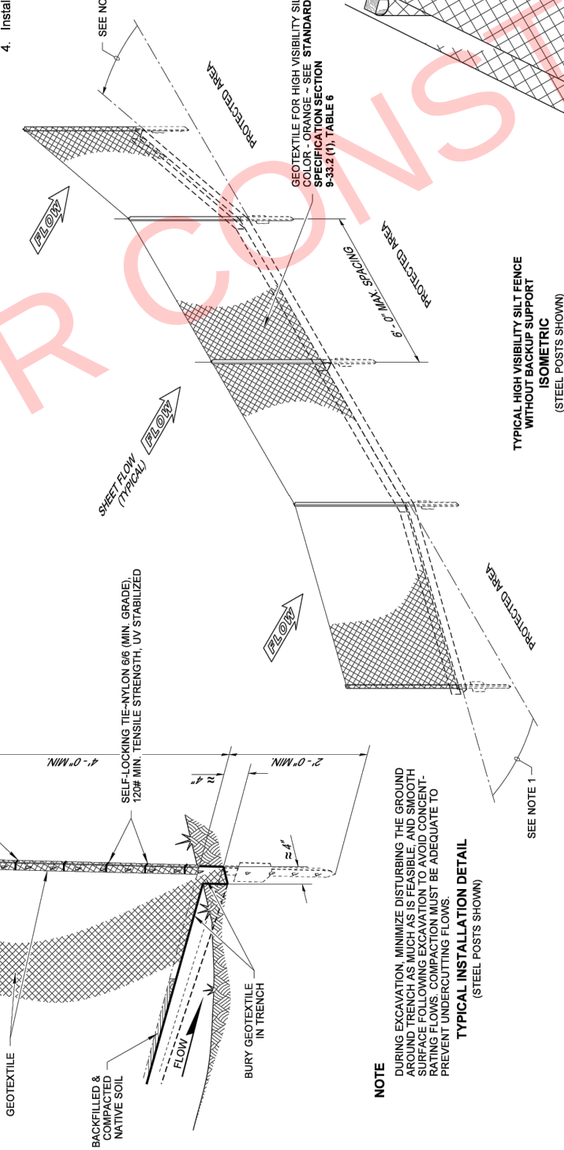


SECTION VIEW
NOT TO SCALE

DRAWN BY: LISA CYFORD

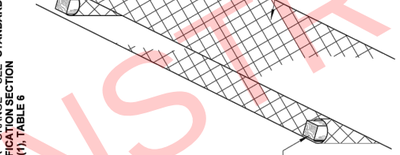
NOTES

1. Angle Terminal end uphill 24" (in) to 48" (in) to prevent flow around fence (Typical).
2. Perform maintenance in accordance with **Standard Specification, Sections 8-01.3(9)A and 8-01.3(15).**
3. Splices shall never be placed in low spots or sump locations. If splices are located in low or sump areas, the fence may need to be reinstalled unless the Project Engineer approves the installation.
4. Install silt fencing parallel to mapped contour lines.



NOTE
DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND THE FENCE AS MUCH AS POSSIBLE AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

TYPICAL INSTALLATION DETAIL
(STEEL POSTS SHOWN)



TYPICAL HIGH VISIBILITY SILT FENCE WITHOUT BACKUP SUPPORT
ISOMETRIC
(STEEL POSTS SHOWN)

STATE OF WASHINGTON · DEE HARTWIG · 21452 · EXP. 08/12/2021 · LANDSCAPE ARCHITECT ·

Hartwig, Juli
Jun 4 2019 10:48 AM
cosgn

HIGH VISIBILITY SILT FENCE
STANDARD PLAN I-30.17-01

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Jun 12 2019 7:42 AM
STATE DESIGN ENGINEER
Washington State Department of Transportation

SPLICED FENCE SECTIONS SHALL BE CLOSE ENOUGH TOGETHER TO PREVENT SILT LADEN WATER FROM ESCAPING THROUGH THE FENCE AT THE OVERLAP. JOINING SECTIONS SHALL NOT BE PLACED IN LOW SPOTS OR IN SUMP LOCATIONS.

SPLICE DETAIL
(WOOD POSTS SHOWN)

DRAWN BY: BILL BERENS

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CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN · STATE OF WASHINGTON · 39319 · REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI · STATE OF WASHINGTON · 41853 · REGISTERED PROFESSIONAL ENGINEER

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DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	TESC DETAILS.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

TESC DETAILS

REVIEWED FOR CODE COMPLIANCE CITY OF

SHEET

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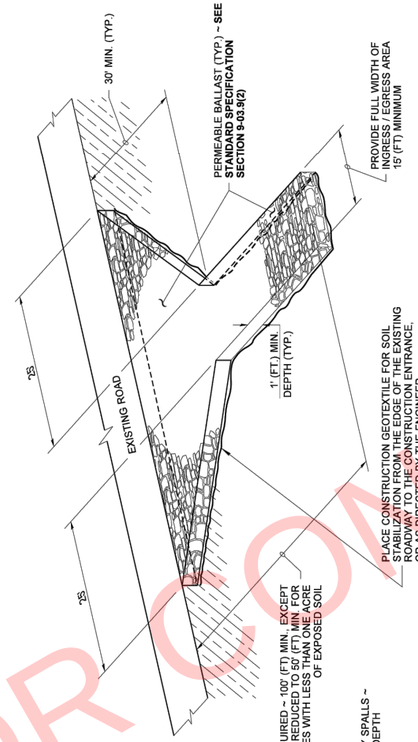
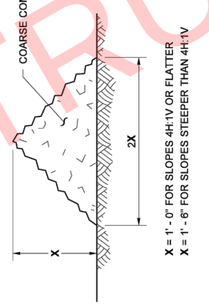


ISOMETRIC VIEW

STABILIZED CONSTRUCTION ENTRANCE

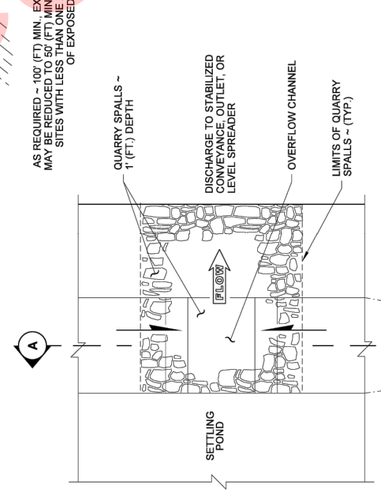
STABILIZED CONSTRUCTION ENTRANCE SHALL MEET THE REQUIREMENTS OF **STANDARD SPECIFICATION SECTION 8-01.3(7).**

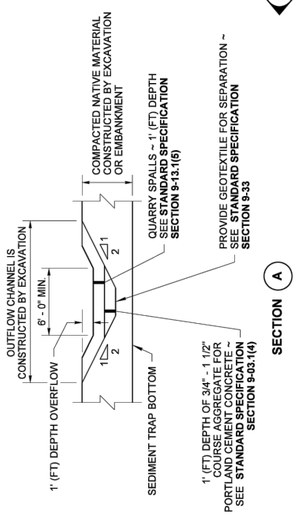


X = 1' - 0" FOR SLOPES 4H:1V OR FLATTER
X = 1' - 6" FOR SLOPES STEEPER THAN 4H:1V

TYPICAL SECTION

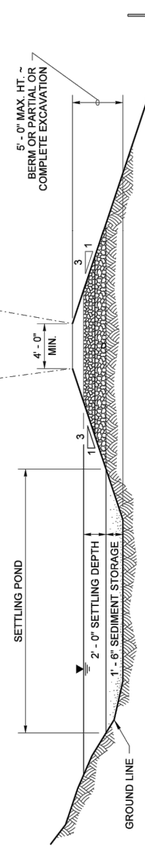
COMPOST BERM DETAIL





SECTION (A)

PARTIAL PLAN VIEW OF BERM
SHOWN LARGER FOR CLARITY



LONGITUDINAL SECTION

NOTE
PLACE GEOTEXTILE UNDER THE SPILLWAY AND SIDE SLOPES. PROVIDE A CONTINUOUS LAYER BETWEEN THE GRAVEL/ROCK AND THE NATIVE EARTHEN MATERIAL.

TEMPORARY SEDIMENT TRAP

DRAWN BY: FERN LIDDELL

STATE OF WASHINGTON ASSOCIATED LANDSCAPE ARCHITECT JULI DEE HARTWIG LICENSE NO. 1422 DATE: 05-21-17

MISCELLANEOUS

EROSION CONTROL DETAILS

STANDARD PLAN I-80.10-02

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
JULY 5, 2017 2:28 PM
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Washington State Department of Transportation

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CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

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0 1" 2"
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TOP OF CONCRETE PANEL

Point #	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation
1001	557919.06	1210081.43	12.57	1015	557918.27	1210105.42	12.79
1002	557935.05	1210081.95	12.73	1016	557934.26	1210105.94	12.95
1003	557951.04	1210082.48	12.89	1017	557934.00	1210113.94	12.86
1004	557975.03	1210083.26	13.13	1018	557949.99	1210114.46	13.02
1005	557991.02	1210083.78	13.29	1019	557949.73	1210122.46	12.92
1006	558015.01	1210084.57	13.53	1020	557961.73	1210122.85	13.04
1007	558054.98	1210085.88	13.93	1021	557973.72	1210123.24	13.16
1008	557918.53	1210097.42	12.89	1022	557973.46	1210131.24	13.07
1009	557934.53	1210097.95	13.05	1023	557989.45	1210131.76	13.23
1010	557950.52	1210098.47	13.21	1024	557989.19	1210139.75	13.13
1011	557974.50	1210099.25	13.45	1025	558013.18	1210140.54	13.37
1012	557990.50	1210099.78	13.61	1026	558012.91	1210148.53	13.27
1013	558014.48	1210100.56	13.85	1027	558053.69	1210125.44	13.96
1014	558054.46	1210101.87	14.25	1028	558052.89	1210149.84	13.29

TOP OF ASPHALT

Point #	Northing	Easting	Elevation	Point #	Northing	Easting	Elevation
1101	558072.18	1210126.04	14.36	1114	558063.32	1210163.91	14.18
1102	558121.10	1210127.64	15.39	1115	558059.26	1210173.15	14.13
1103	558131.79	1210127.99	15.79	1116	558073.91	1210179.60	13.63
1104	558071.38	1210150.45	13.87	1117	558068.03	1210192.95	13.15
1105	558114.02	1210151.84	14.75	1118	558051.39	1210191.04	12.61
1106	558130.87	1210156.16	15.46	1119	558071.28	1210197.99	12.82
1107	558078.58	1210168.97	14.36	1120	557961.47	1210130.84	12.94
1108	558084.32	1210162.32	14.44	1121	557960.44	1210137.24	13.33
1109	558092.80	1210160.02	14.66	1122	557971.53	1210141.84	13.39
1110	558103.57	1210163.57	14.09	1123	557955.00	1210150.35	12.70
1111	558109.31	1210158.08	14.29	1124	557966.14	1210154.82	12.95
1112	558113.90	1210155.42	14.53	1125	557948.42	1210153.14	11.59
1113	558120.19	1210155.63	14.62	1126	557968.84	1210161.33	11.63

SWALE FLOWLINE

Point #	Northing	Easting	Elevation
1201	557927.59	1210120.07	11.24
1202	557929.42	1210120.82	11.22
1203	557955.04	1210131.46	11.64
1204	557979.45	1210141.65	11.77
1205	558012.95	1210155.50	12.31
1206	558032.24	1210159.67	12.61
1207	558045.42	1210160.10	12.81
1208	558048.90	1210161.68	12.87
1209	558050.25	1210165.26	12.93
1210	558050.00	1210172.85	13.04

FILTER STRIP FLOWLINE

Point #	Northing	Easting	Elevation
1301	557919.29	1210074.43	12.23
1302	557935.28	1210074.96	12.25
1303	557951.27	1210075.48	12.32
1304	557975.26	1210076.26	12.21
1305	557991.25	1210076.79	12.49
1306	558015.23	1210077.57	12.49
1307	558055.18	1210079.88	13.93

CONSTRUCTION NOTES

1. PROTECT EXISTING PAVEMENT, CURB, PAVERS, FENCE, WALL, BUILDING & OVERHANG, METAL ACCESS RAMP, TREE, LANDSCAPING, DURING CONSTRUCTION.
2. SAWCUT EXISTING PAVEMENT AND SEAL JOINT (WHERE APPLICABLE) THEN APPLY SAND BLANKET TO THE SURFACE JOINT.

SCALE: 1"=10'

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CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST, BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490

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YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:
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APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

GRADING PLAN

REVIEWED FOR CODE COMPLIANCE — CITY OF ANACORTES

SHEET

Exhibit E
Page 134 of 217

NOT REVIEWED FOR CONSTRUCTION

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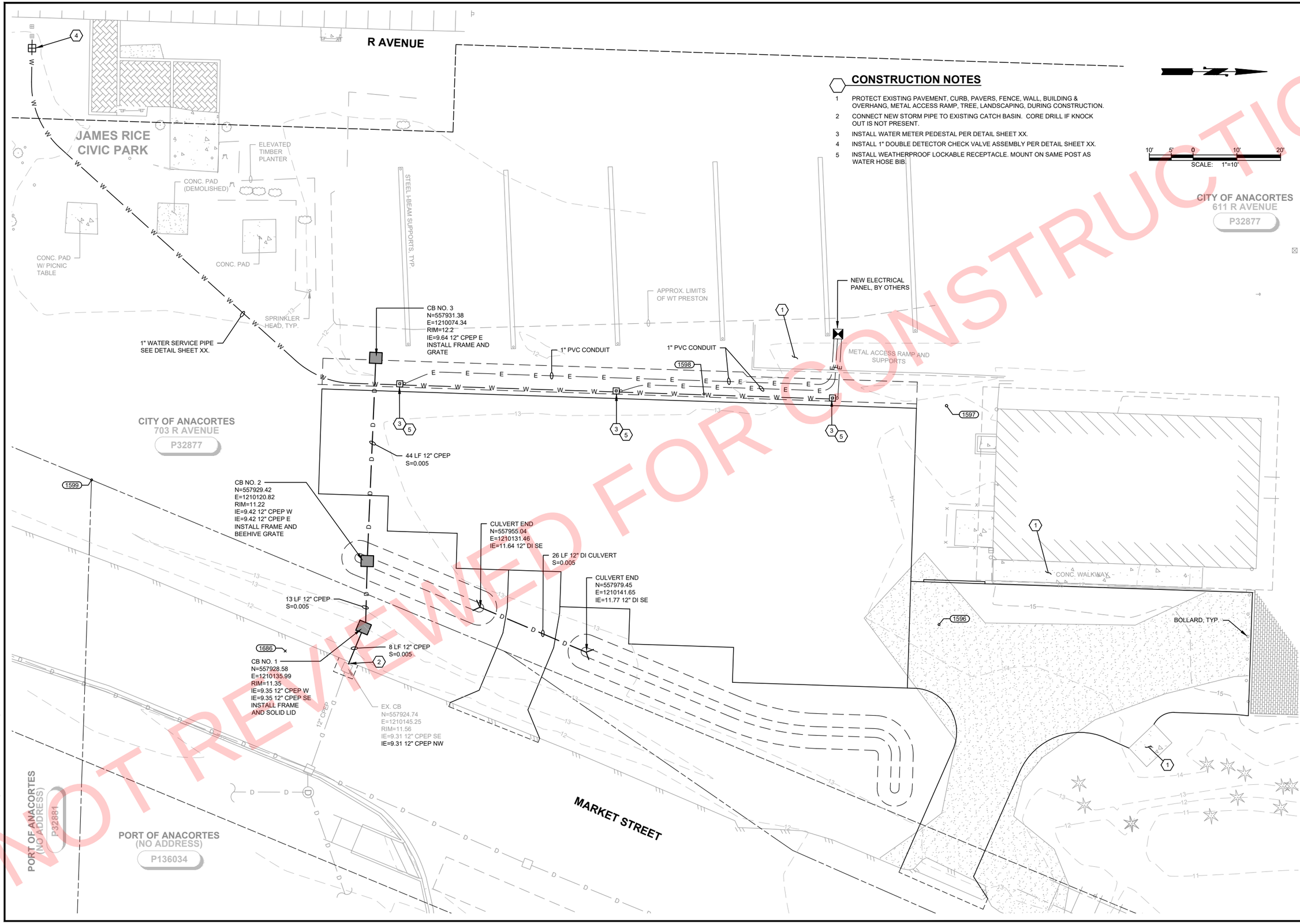

CONSTRUCTION NOTES

1. PROTECT EXISTING PAVEMENT, CURB, PAVERS, FENCE, WALL, BUILDING & OVERHANG, METAL ACCESS RAMP, TREE, LANDSCAPING, DURING CONSTRUCTION.
2. CONNECT NEW STORM PIPE TO EXISTING CATCH BASIN. CORE DRILL IF KNOCK OUT IS NOT PRESENT.
3. INSTALL WATER METER PEDESTAL PER DETAIL SHEET XX.
4. INSTALL 1" DOUBLE DETECTOR CHECK VALVE ASSEMBLY PER DETAIL SHEET XX.
5. INSTALL WEATHERPROOF LOCKABLE RECEPTACLE. MOUNT ON SAME POST AS WATER HOSE BIB.

10' 5' 0 10' 20'
SCALE: 1"=10'

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(360) 454-5490

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STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

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DRAWN BY:	
G & O JOB NO.:	24567.00
FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

UTILITY PLAN

REVIEWED FOR CODE COMPLIANCE
CITY OF ANACORTES

SHEET C2.0

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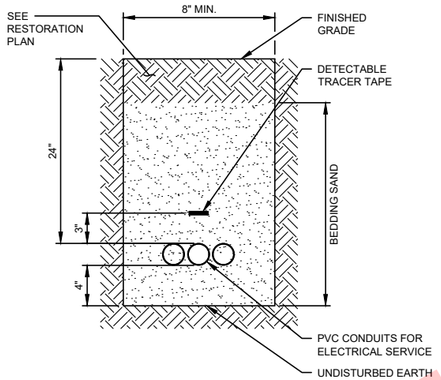
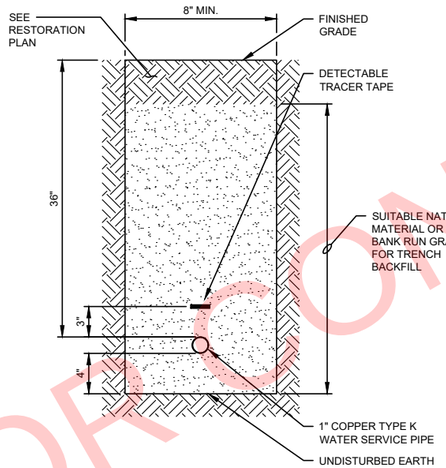
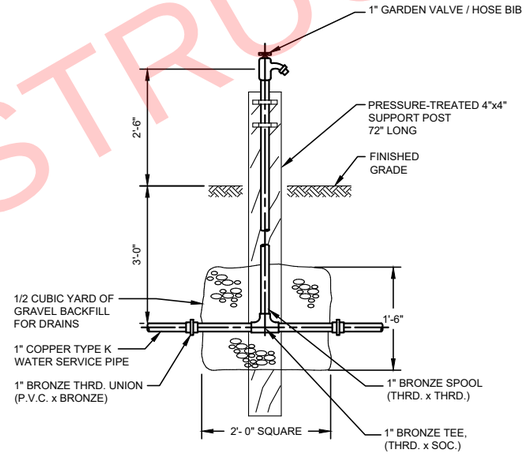


ELECTRICAL TRENCH SECTION
NTS



WATER SERVICE TRENCH SECTION
NTS



WATER SERVICE CONNECTION DETAIL
NTS

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ARLINGTON, WA 98223
(360) 454-5490

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

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FILE:	UTILDET.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

UTILITY DETAILS

REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SH

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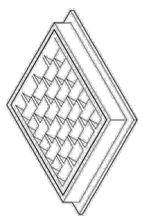
NOTES

1. As acceptable alternatives to the rebar shown in the **PRECAST BASE SECTION**, fibers (placed according to the Standard Specifications), or wire mesh having a minimum area of 0.12 square inches per foot shall be used with the minimum required rebar shown in the **ALTERNATIVE PRECAST BASE SECTION**. Wire mesh shall not be placed in the knockouts.
2. The knockout diameter shall not be greater than 20" (in). Knockouts shall have a wall thickness of 2" (in) minimum to 2.5" (in) maximum. Provide a 1.5" (in) minimum gap between the knockout wall and the outside of the pipe. After the pipe is installed, fill the gap with joint mortar in accordance with **Standard Specification Section 9-04.3**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

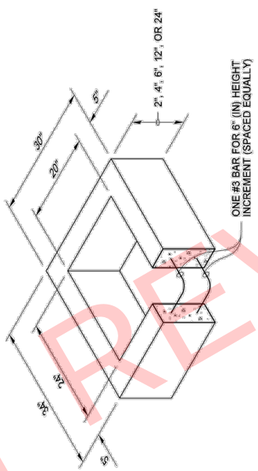
PIPE ALLOWANCES

PIPE MATERIAL	MAXIMUM INSIDE DIAMETER (INCHES)
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP * (STD. SPEC. SECT. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. SECT. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. SECT. 9-05.12(2))	15"

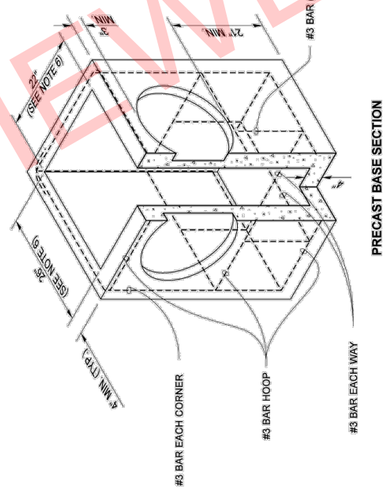
* CORRUGATED POLYETHYLENE STORM SEWER PIPE



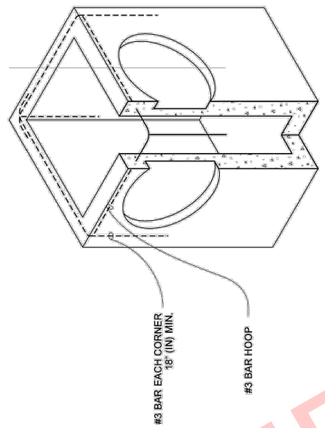
FRAME AND VANED GRATE



RECTANGULAR ADJUSTMENT SECTION



PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION (SEE NOTE 1)

DRAWN BY: FERN LIDDELL

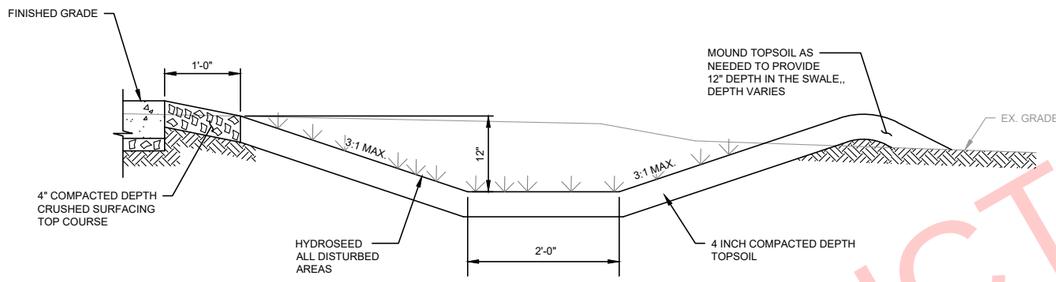
Julie Heilman
2020.09.01 07:52:50 -07'00'

CATCH BASIN TYPE 1

STANDARD PLAN B-5.20-03

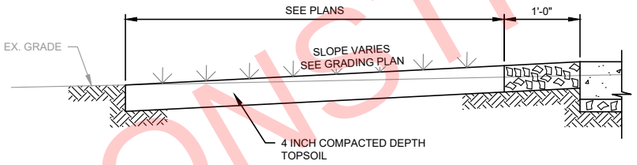
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation



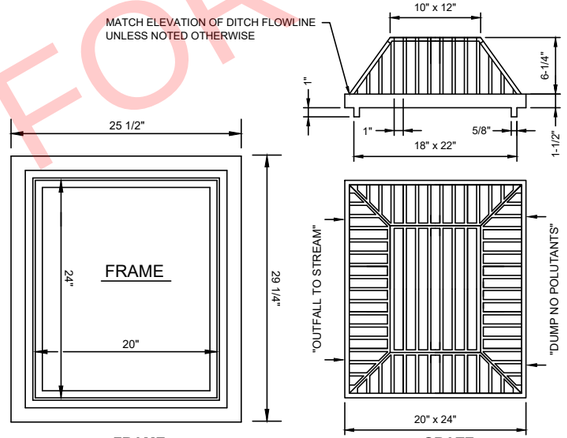
BIOFILTRATION SWALE CROSS-SECTION

NTS



FILTER STRIP CROSS-SECTION

NTS



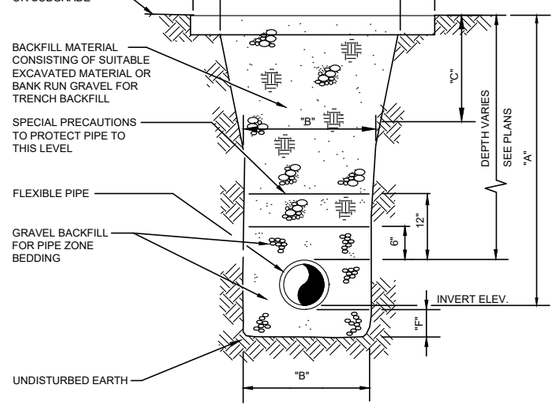
FRAME **GRATE**

NOTES:

1. MATERIAL SHALL CONFORM TO SECTION 9-05.15 "METAL CASTINGS" OF THE "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PUBLISHED BY THE STATE DEPARTMENT OF TRANSPORTATION AND AMERICAN PUBLIC WORKS ASSOCIATION, WASHINGTON STATE CHAPTER.
2. DIMENSIONS SHALL HAVE A +/- 1/16" TOLERANCE, EXCEPT AS NOTED.
3. EDGES SHALL HAVE 1/8" RADIUS.
4. WELDING IS NOT PERMITTED.

BEEHIVE FRAME AND GRATE DETAIL

NTS



NOTES:

1. THE TRENCH SECTIONS SHOWN ON THE PLANS ARE FOR THE PAYMENT LIMITS FOR BANK RUN GRAVEL FOR TRENCH BACKFILL. PAYMENT FOR ALL BANK RUN GRAVEL FOR TRENCH BACKFILL SHALL BE COMPUTED FROM THE MEASUREMENT OF THE CONSTRUCTED TRENCH SECTION, TO THE MAXIMUM LIMITS AS INDICATED IN THE TABLES.
2. WHERE A "NEW ROADWAY SECTION" OR PAVEMENT REPAIR IS PROPOSED, THE TRENCH SECTION PAYMENT LIMIT LINE WILL BE BOUNDED AT THE TOP BY PAVEMENT SUBGRADE, PER TYPICAL ROADWAY SECTION DETAILS.

TRENCH SECTION - FLEXIBLE PIPE

NTS

12" DIAMETER PIPES

	6' OR LESS	8'	10'	12'	14'	16'	18'	20'	22'	24'	26'	28'
A						3.00'						
B						4 in						
C	1.50'	1.50'	1.75'	2.25'	2.75'	3.25'	3.75'	4.25'	4.75'	5.25'	5.75'	6.25'
D	6.00'	6.00'	6.50'	7.50'	8.50'	9.50'	10.50'	11.50'	12.50'	13.50'	14.50'	15.50'
E	7.00'	7.00'	7.50'	8.50'	9.50'	10.50'	11.50'	12.50'	13.50'	14.50'	15.50'	16.50'
F						4 in						

TYPICAL TRENCH EXCAVATION LIMITS STORM SEWER PIPE

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(360) 454-5490

KEVIN W. BROWN — STATE OF WASHINGTON — 39319 — REGISTERED PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI — STATE OF WASHINGTON — 41853 — REGISTERED PROFESSIONAL ENGINEER

CITY OF ANACORTES

DEPOT PLAZA

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ANACORTES, WA 98221

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FILE:	STORMDET.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

STORM DRAINAGE DETAILS

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SH

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R AVENUE

JAMES RICE CIVIC PARK

ELEVATED TIMBER PLANTER

CONC. PAD (DEMOLISHED)

CONC. PAD W/ PICNIC TABLE

CONC. PAD

SPRINKLER HEAD, TYP.

STEEL I-BEAM SUPPORTS, TYP.

APPROX. LIMITS OF WT PRESTON

SEE PLAZA LAYOUT DETAIL, SHEET 11

METAL ACCESS RAMP AND SUPPORTS

CONTRACTION JOINT, TYP.

EXPANSION JOINT, TYP.

CONC. WALKWAY

MARKET STREET

CITY OF ANACORTES
703 R AVENUE
P32877

CITY OF ANACORTES
611 R AVENUE
P32877

PORT OF ANACORTES
(NO ADDRESS)
P32881

PORT OF ANACORTES
(NO ADDRESS)
P136034

CONSTRUCTION NOTES

1. PROTECT EXISTING PAVEMENT, CURB, PAVERS, FENCE, WALL, BUILDING & OVERHANG, METAL ACCESS RAMP, TREE, LANDSCAPING, DURING CONSTRUCTION.
2. INSTALL GATE PER DETAIL SHEET XX.
3. INSTALL REMOVABLE BOLLARD PER DETAIL SHEET 12.
4. CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER DETAIL SHEET 11.
5. FOR NON-STORMWATER, VEGETATED AREAS (I.E. LANDSCAPED AREAS) PROVIDE SOIL QUALITY AND DEPTH PER BMP T5.13 OF THE LATEST DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.

10' 5' 0 10' 20'
SCALE: 1"=10'

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FILE:	PLAN.DWG

0 1" 2"
TWO INCHES AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

RESTORATION PLAN

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CITY OF ANACORTES

SHE

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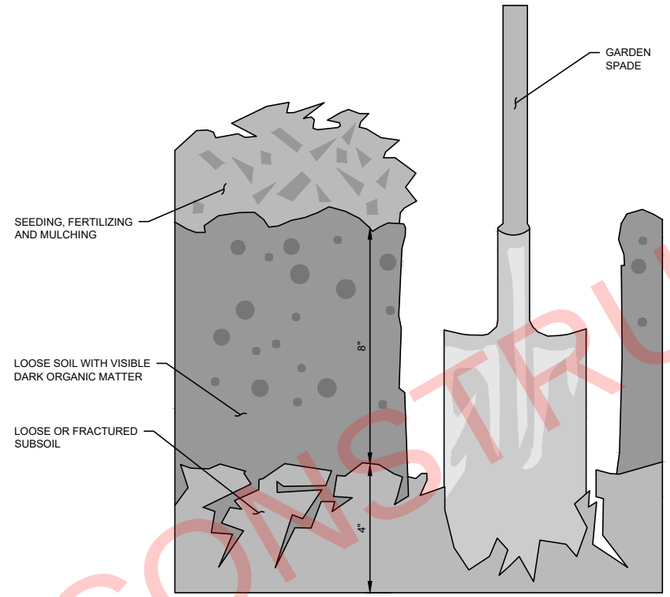
NOTES:

1. CONTRACTOR SHALL VERIFY LOCATIONS, COLORS AND PATTERN WITH THE CONTRACTING AGENCY PRIOR TO ORDERING MATERIALS.
2. ALL COLORS SHALL BE INTEGRAL.
3. APPLY PIGMENT AND DOSAGE PER MANUFACTURER'S RECOMMENDATIONS.
4. CEMENT CONCRETE SHALL BE THREE DAY MIX CLASS 4000.

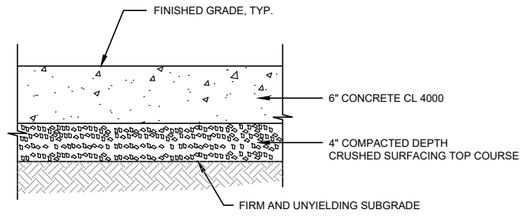
PLAZA LAYOUT

NOT TO SCALE



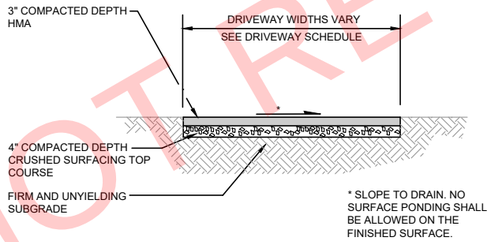
PLANTING BED CROSS SECTION

NOT TO SCALE



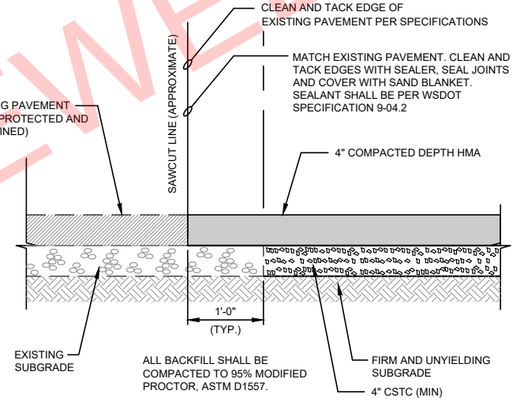
TYPICAL PLAZA SECTION

NOT TO SCALE



HOT MIX ASPHALT DRIVEWAY REPAIR

NOT TO SCALE

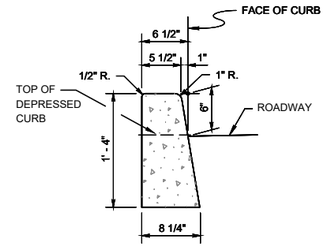


NOTES:

1. ALL JOINTS SHALL BE FULL DEPTH SAW CUT.
2. ALL CATCH BASINS, VALVES AND OTHER APPURTENANCES SHALL BE TACK COATED WITH AN ASPHALT EMULSION PRIOR TO THE APPLICATION OF ASPHALT CONCRETE.
3. COMPACTED ASPHALT CONCRETE SHALL NOT EXTEND MORE THAN 1/8" ABOVE THE EXISTING SURFACE.

HMA BUTT JOINT DETAIL

NOT TO SCALE

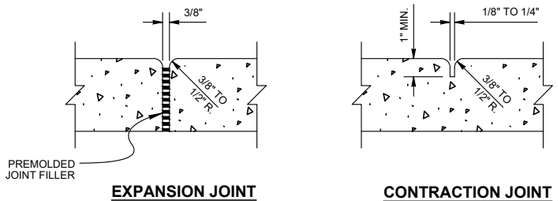


NOTE:

CEMENT CONCRETE SHALL BE CLASS 3000 PSI.

CEMENT CONCRETE TRAFFIC CURB

NOT TO SCALE



EXPANSION JOINT

CONTRACTION JOINT

CEMENT CONCRETE PANEL JOINTS

NOT TO SCALE

NOT REVIEWED FOR CONSTRUCTION

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CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
ANACORTES, WA 98221

No.	DATE	REVISION

ISSUED FOR:

PRELIMINARY, NOT FOR CONSTRUCTION

ISSUE DATE:	JUNE 2025
APPROVED BY:	KWB
CHECKED BY:	YBP
DRAWN BY:	SEM
G & O JOB NO.:	24567.00
FILE:	RESTDET.DWG

0 1" 2"
TWO INCHES AT FULL SCALE. IF NOT, SCALE ACCORDINGLY

RESTORATION DETAILS

SHE

REVIEWED FOR CODE COMPLIANCE CITY OF

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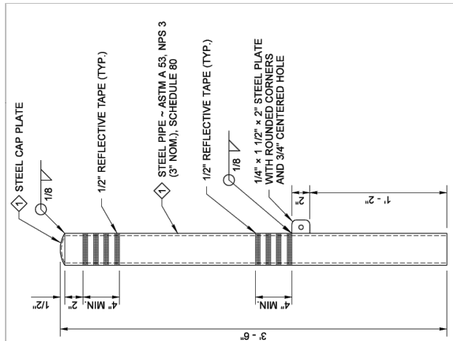
L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\RestDet.dwg, 6/6/2025 12:57 PM, KEVIN BROWN

NOT REVIEWED FOR CONSTRUCTION

Gray & Osborne, Inc.
CONSULTING ENGINEERS
3710 168TH STREET NORTHEAST,
BUILDING B, SUITE 210
ARLINGTON, WA 98223
(360) 454-5490



POST

NOTE

This bollard does not have an effective breakaway design feature and cannot be installed within the Design Clear Zone.

EXPIRES: JUNE 19, 2007

NOTE: THIS PLAN IS NOT A LEGAL ENGINEERING DOCUMENT UNLESS IT BEARS AN ELECTRONIC SEAL. THE ORIGINAL, SIGNED BY THE ENGINEER AND APPROVED FOR PUBLICATION, IS KEPT ON FILE AT THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION. A COPY MAY BE OBTAINED UPON REQUEST.

BOLLARD TYPE 1

STANDARD PLAN H-60.10-01

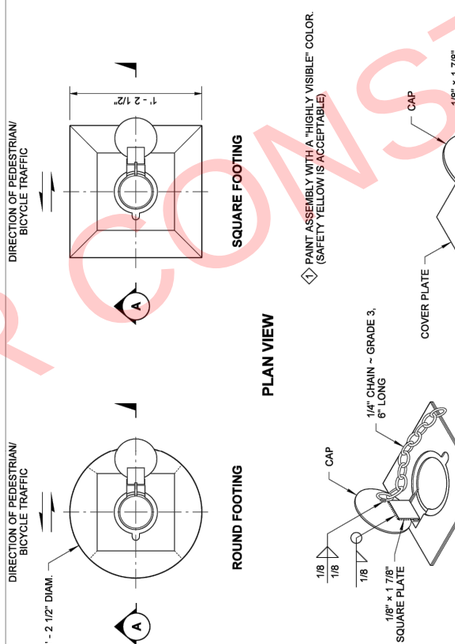
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION

Pasco Bakotich III 07-03-08

STATE DESIGN ENGINEER — DATE

Washington State Department of Transportation



DRAWN BY: BILL BERENS

KEVIN W. BROWN
STATE OF WASHINGTON
39319
REGISTERED
PROFESSIONAL ENGINEER

YVONNE B. PAWTOWSKI
STATE OF WASHINGTON
41853
REGISTERED
PROFESSIONAL ENGINEER

CITY OF ANACORTES

CITY OF ANACORTES

DEPOT PLAZA

611 R AVENUE
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0 1" 2"
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REVIEWED FOR CODE COMPLIANCE CITY OF ANACORTES

SHEET

L:\Anacortes\24567.00 Depot Plaza\01 Design\PLANSET\Civil\RestDet.dwg, 6/6/2025 12:57 PM, KEVIN BROWN

APPENDIX B

SOIL INFORMATION

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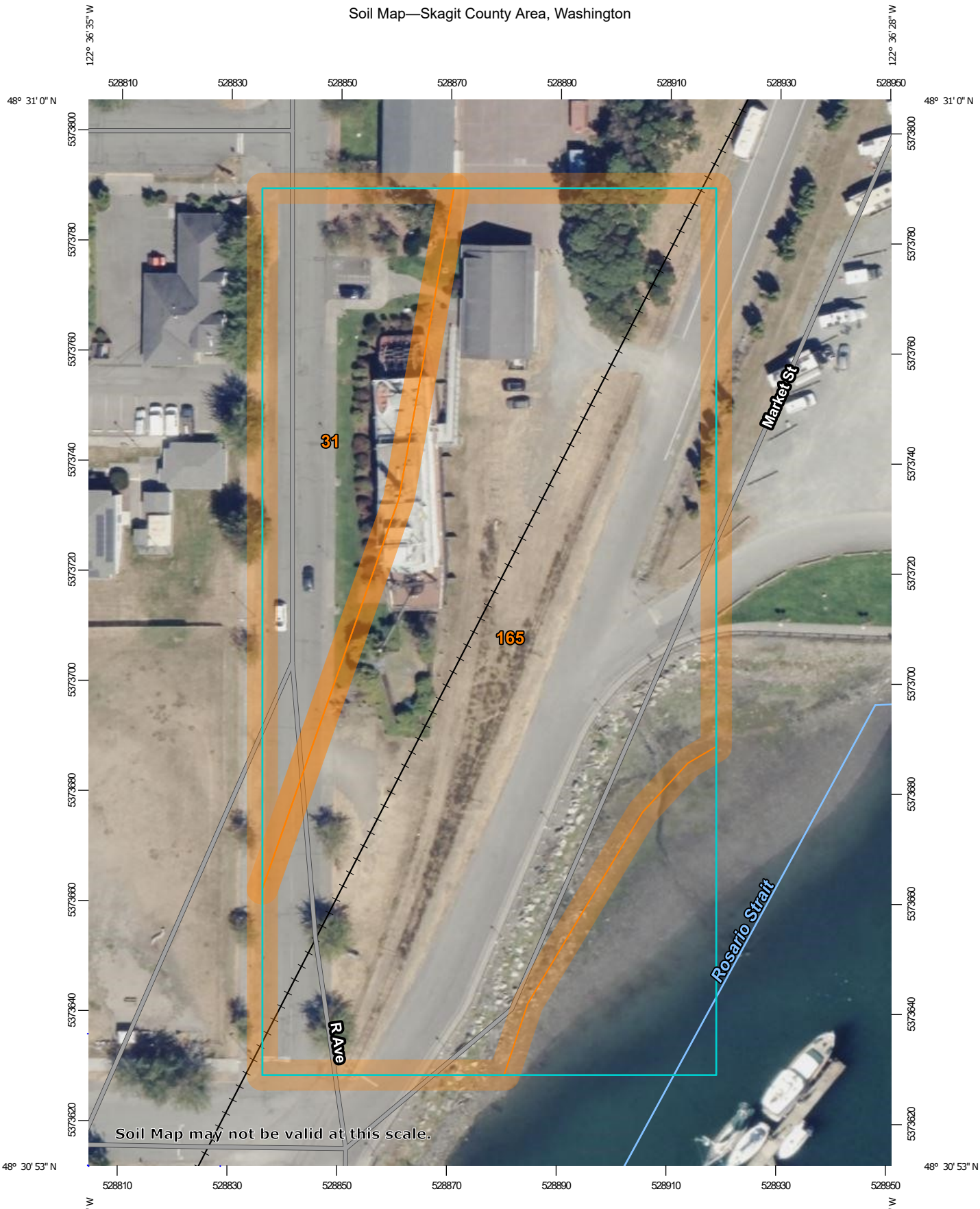
CITY OF

Soil Map—Skagit County Area, Washington



Map Scale: 1:943 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 45 90 180 270

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

USDA **Natural Resources Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

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Page 1 of 2
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MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington
Survey Area Data: Version 24, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 14, 2022—Sep 1, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31	Clallam-Urban land complex, 0 to 8 percent slopes	0.6	19.3%
165	Xerorthents, 0 to 5 percent slopes	2.3	70.3%
Totals for Area of Interest		**3.3**	**100.0%**

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APPENDIX C

WWHM MODEL

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WHOLE BASIN FLOW RATES

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CITY OF

WWHM2012

PROJECT REPORT

Flow Rates for Whole Basin

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General Model Information

Project Name:	default[1]
Site Name:	
Site Address:	
City:	
Report Date:	3/27/2025
Gage:	Burlington
Data Start:	1948/10/01
Data End:	2009/09/30
Timestep:	15 Minute
Precip Scale:	0.833
Version Date:	2021/08/18
Version:	4.2.18

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

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Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.37
Pervious Total	0.37

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.37

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.13
Pervious Total	0.13

Impervious Land Use	acre
ROADS FLAT	0.24
Impervious Total	0.24
Basin Total	0.37

Element Flows To:

Surface	Interflow	Groundwater

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Routing Elements
Predeveloped Routing

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Mitigated Routing

REVIEWED FOR CODE COMPLIANCE CITY OF
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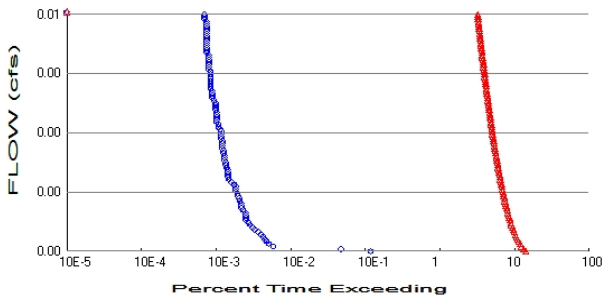
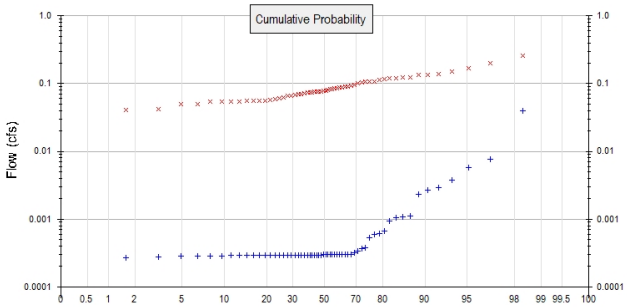
Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.37
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.13
Total Impervious Area: 0.24

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.000412
5 year	0.001023
10 year	0.001781
25 year	0.003428
50 year	0.005423
100 year	0.008392

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.07978
5 year	0.112106
10 year	0.135941
25 year	0.168917
50 year	0.195622
100 year	0.224215

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	Predeveloped	Mitigated
1949	0.004	0.118
1950	0.000	0.062
1951	0.000	0.101
1952	0.000	0.108
1953	0.000	0.122
1954	0.002	0.061
1955	0.000	0.057
1956	0.000	0.041
1957	0.000	0.121
1958	0.000	0.054

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1959	0.000	0.056
1960	0.001	0.091
1961	0.000	0.055
1962	0.000	0.094
1963	0.000	0.059
1964	0.000	0.069
1965	0.000	0.171
1966	0.000	0.073
1967	0.000	0.135
1968	0.000	0.107
1969	0.000	0.054
1970	0.000	0.133
1971	0.008	0.079
1972	0.000	0.049
1973	0.000	0.088
1974	0.001	0.066
1975	0.040	0.139
1976	0.000	0.150
1977	0.000	0.066
1978	0.000	0.121
1979	0.000	0.075
1980	0.000	0.084
1981	0.000	0.076
1982	0.001	0.079
1983	0.000	0.070
1984	0.001	0.075
1985	0.000	0.095
1986	0.000	0.055
1987	0.000	0.056
1988	0.000	0.124
1989	0.000	0.084
1990	0.001	0.076
1991	0.003	0.108
1992	0.000	0.086
1993	0.000	0.042
1994	0.000	0.056
1995	0.000	0.050
1996	0.001	0.103
1997	0.006	0.198
1998	0.001	0.081
1999	0.000	0.040
2000	0.000	0.113
2001	0.000	0.074
2002	0.000	0.055
2003	0.000	0.069
2004	0.000	0.261
2005	0.000	0.090
2006	0.003	0.086
2007	0.000	0.077
2008	0.001	0.076
2009	0.000	0.088

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0395	0.2608
2	0.0076	0.1981
3	0.0058	0.1706

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4	0.0038	0.1501
5	0.0029	0.1387
6	0.0027	0.1346
7	0.0023	0.1334
8	0.0011	0.1238
9	0.0011	0.1222
10	0.0011	0.1209
11	0.0009	0.1207
12	0.0007	0.1177
13	0.0006	0.1135
14	0.0006	0.1083
15	0.0005	0.1081
16	0.0004	0.1066
17	0.0004	0.1028
18	0.0003	0.1010
19	0.0003	0.0952
20	0.0003	0.0937
21	0.0003	0.0911
22	0.0003	0.0896
23	0.0003	0.0883
24	0.0003	0.0882
25	0.0003	0.0863
26	0.0003	0.0855
27	0.0003	0.0840
28	0.0003	0.0836
29	0.0003	0.0805
30	0.0003	0.0794
31	0.0003	0.0786
32	0.0003	0.0766
33	0.0003	0.0762
34	0.0003	0.0758
35	0.0003	0.0756
36	0.0003	0.0749
37	0.0003	0.0746
38	0.0003	0.0744
39	0.0003	0.0729
40	0.0003	0.0698
41	0.0003	0.0694
42	0.0003	0.0688
43	0.0003	0.0662
44	0.0003	0.0659
45	0.0003	0.0616
46	0.0003	0.0607
47	0.0003	0.0587
48	0.0003	0.0569
49	0.0003	0.0564
50	0.0003	0.0563
51	0.0003	0.0556
52	0.0003	0.0553
53	0.0003	0.0549
54	0.0003	0.0545
55	0.0003	0.0539
56	0.0003	0.0538
57	0.0003	0.0502
58	0.0003	0.0494
59	0.0003	0.0422
60	0.0003	0.0412
61	0.0003	0.0397

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Duration Flows

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0002	2522	302010	11975	Fail
0.0003	1003	282332	28148	Fail
0.0003	125	266718	213374	Fail
0.0004	109	253885	232922	Fail
0.0004	101	243191	240783	Fail
0.0005	95	233993	246308	Fail
0.0005	91	225866	248204	Fail
0.0006	85	218594	257169	Fail
0.0006	78	211920	271692	Fail
0.0007	71	205931	290043	Fail
0.0007	66	200520	303818	Fail
0.0008	62	195387	315140	Fail
0.0008	58	190617	328650	Fail
0.0009	54	186232	344874	Fail
0.0009	53	182168	343713	Fail
0.0010	53	178297	336409	Fail
0.0010	53	174618	329467	Fail
0.0011	49	171196	349379	Fail
0.0012	47	167902	357238	Fail
0.0012	47	164779	350593	Fail
0.0013	46	161892	351939	Fail
0.0013	44	159047	361470	Fail
0.0014	43	156352	363609	Fail
0.0014	42	153700	365952	Fail
0.0015	41	151262	368931	Fail
0.0015	39	148952	381928	Fail
0.0016	39	146620	375948	Fail
0.0016	39	144417	370300	Fail
0.0017	37	142236	384421	Fail
0.0017	34	140161	412238	Fail
0.0018	32	138214	431918	Fail
0.0018	31	136225	439435	Fail
0.0019	31	134300	433225	Fail
0.0019	31	132439	427222	Fail
0.0020	31	130750	421774	Fail
0.0021	30	129017	430056	Fail
0.0021	29	127349	439134	Fail
0.0022	29	125681	433382	Fail
0.0022	28	124034	442978	Fail
0.0023	28	122515	437553	Fail
0.0023	28	121061	432360	Fail
0.0024	27	119585	442907	Fail
0.0024	27	118173	437677	Fail
0.0025	26	116783	449165	Fail
0.0025	26	115414	443900	Fail
0.0026	26	114002	438469	Fail
0.0026	26	112655	433288	Fail
0.0027	25	111371	445484	Fail
0.0027	25	110110	440440	Fail
0.0028	25	108912	435648	Fail
0.0028	25	107693	430772	Fail
0.0029	24	106559	443995	Fail
0.0029	23	105425	458369	Fail
0.0030	23	104313	453534	Fail

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0.0031	22	103180	469000	Fail
0.0031	22	102067	463940	Fail
0.0032	22	100998	459081	Fail
0.0032	22	99928	454218	Fail
0.0033	22	98902	449554	Fail
0.0033	21	97897	466176	Fail
0.0034	21	96955	461690	Fail
0.0034	21	95950	456904	Fail
0.0035	21	95073	452728	Fail
0.0035	20	94196	470979	Fail
0.0036	19	93277	490931	Fail
0.0036	19	92378	486200	Fail
0.0037	19	91480	481473	Fail
0.0037	19	90539	476521	Fail
0.0038	18	89662	498122	Fail
0.0038	18	88742	493011	Fail
0.0039	18	87908	488377	Fail
0.0039	18	87095	483861	Fail
0.0040	18	86304	479466	Fail
0.0041	18	85534	475188	Fail
0.0041	18	84764	470911	Fail
0.0042	18	83972	466511	Fail
0.0042	17	83245	489676	Fail
0.0043	17	82518	485400	Fail
0.0043	17	81834	481376	Fail
0.0044	17	81106	477094	Fail
0.0044	17	80400	472941	Fail
0.0045	17	79673	468664	Fail
0.0045	17	78946	464388	Fail
0.0046	16	78240	489000	Fail
0.0046	16	77534	484587	Fail
0.0047	16	76850	480312	Fail
0.0047	16	76187	476168	Fail
0.0048	16	75460	471625	Fail
0.0048	16	74861	467881	Fail
0.0049	16	74219	463868	Fail
0.0049	16	73620	460125	Fail
0.0050	16	73000	456250	Fail
0.0051	16	72380	452375	Fail
0.0051	16	71781	448631	Fail
0.0052	16	71161	444756	Fail
0.0052	16	70519	440743	Fail
0.0053	16	70006	437537	Fail
0.0053	15	69428	462853	Fail
0.0054	15	68851	459006	Fail
0.0054	15	68273	455153	Fail

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the duration analysis.

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Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	0 acre-feet
On-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.
Off-line facility target flow:	0 cfs.
Adjusted for 15 min:	0 cfs.

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LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Total Volume Infiltrated		0.00	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Failed

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Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

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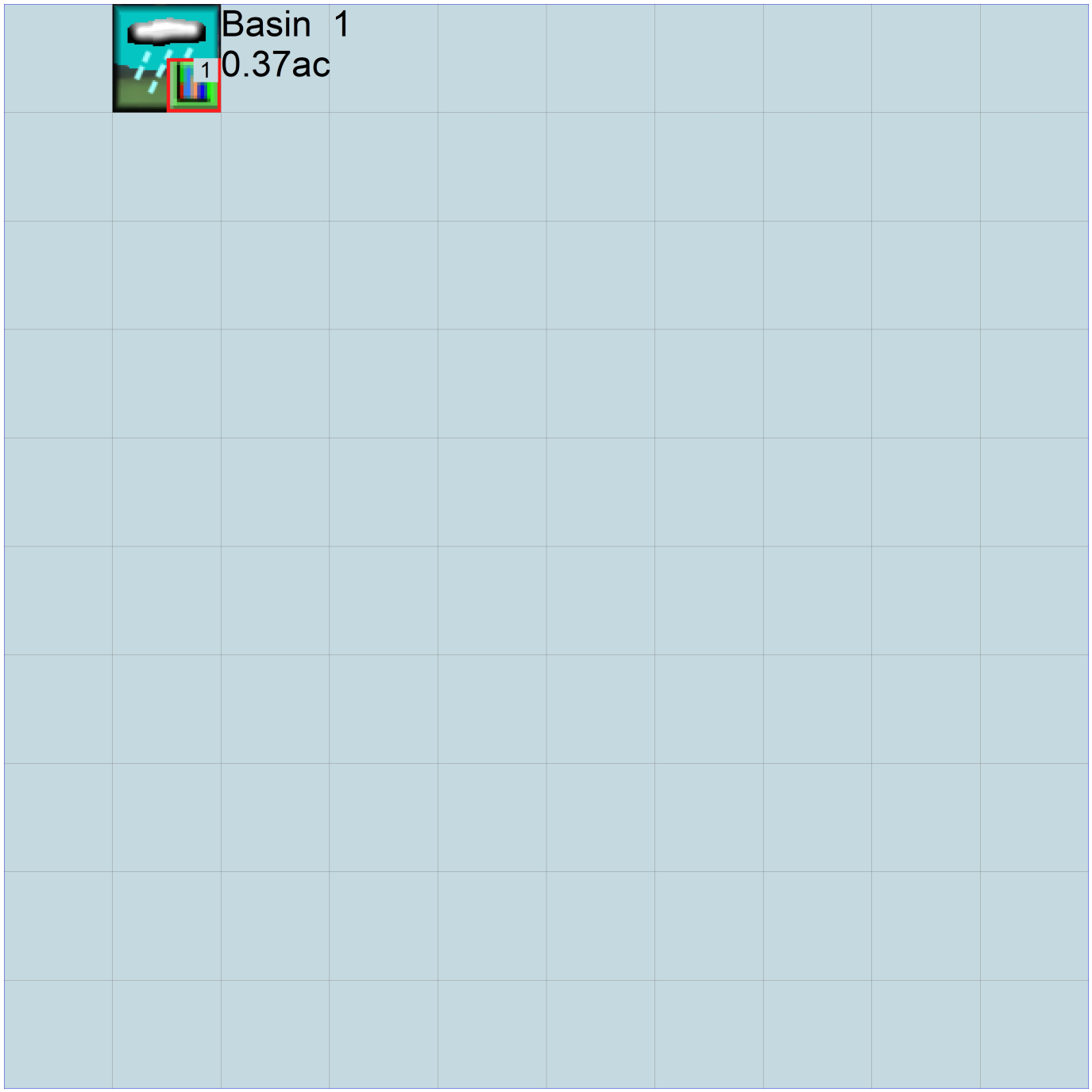
Appendix
Predeveloped Schematic



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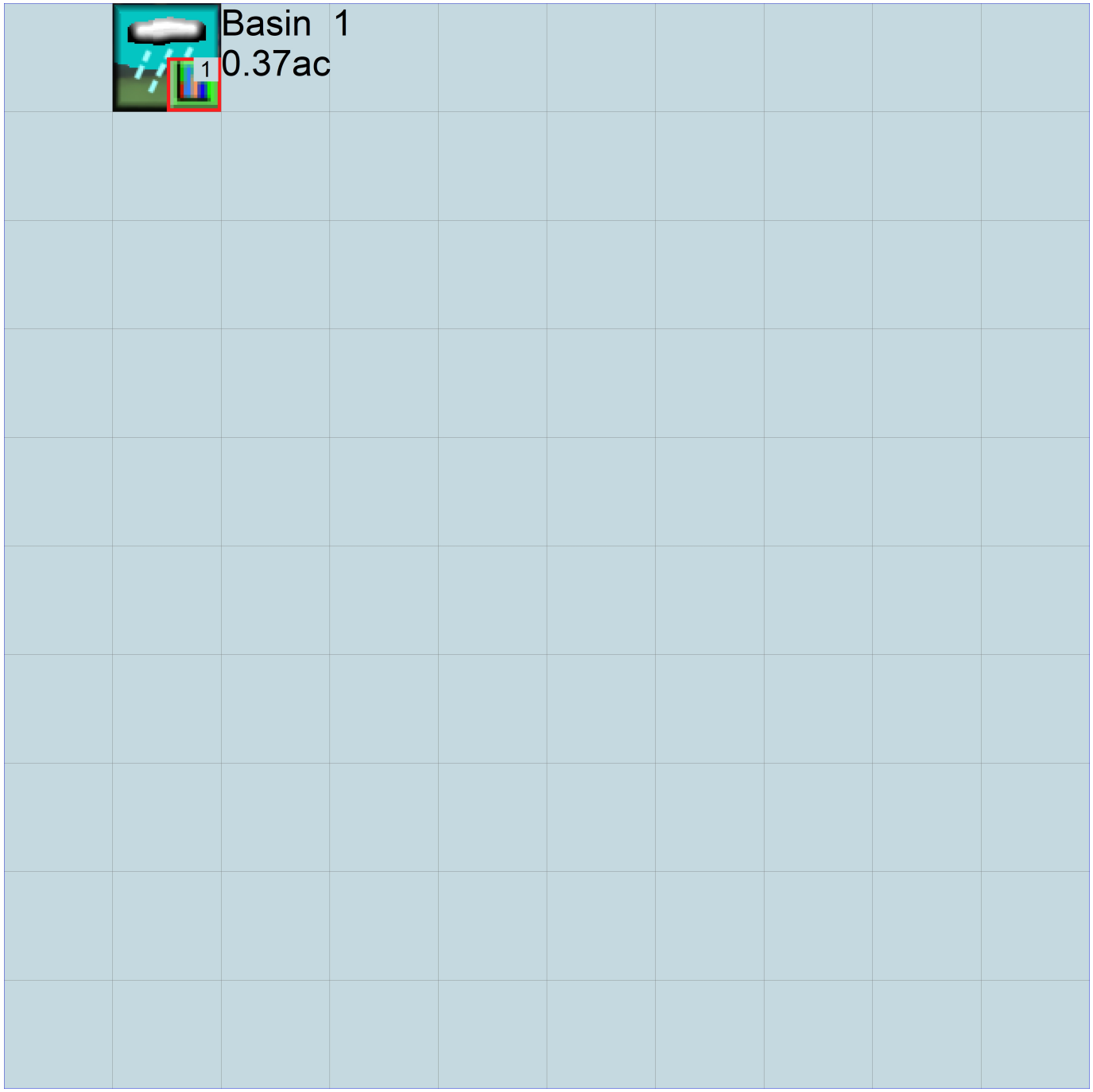
Mitigated Schematic



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Predeveloped UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1948 10 01        END    2009 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   default[1].wdm
MESSU       25   Predefault[1].MES
            27   Predefault[1].L61
            28   Predefault[1].L62
            30   POCdefault[1]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       7
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                     1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                      in  out           ***
    7     A/B, Lawn, Flat         1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    7         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ***************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    7         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```


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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    7         0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    7               0         5       0.8       400      0.05       0.3     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    7              0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    7          0.1       0.5      0.25         0       0.7      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS       AGWS       GWVS
    7              0         0         0         0         3          1          0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                      in  out           ***
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
  END IWAT-STATE1
```


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```
END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   7                       0.37     COPY   501     12
PERLND   7                       0.37     COPY   501     13

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************* PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *      *  *  *  *  *        ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><--------><--------> ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES

SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    0.833          PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    0.833          IMPLND   1 999 EXTNL  PREC
```


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```
WDM      1 EVAP     ENGL    0.76           PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    0.76           IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    501 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13


END MASS-LINK

END RUN
```


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Mitigated UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1948 10 01        END    2009 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   default[1].wdm
MESSU       25   Mitdefault[1].MES
            27   Mitdefault[1].L61
            28   Mitdefault[1].L62
            30   POCdefault[1]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       7
      IMPLND       1
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                     1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                       in  out           ***
    7     A/B, Lawn, Flat         1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    7         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags **************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    7         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```


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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    7         0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    7             0         5       0.8       400      0.05       0.3     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    7             0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    7          0.1       0.5      0.25         0       0.7      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS      AGWS      GWVS
    7             0         0         0         0         3         1         0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
    1      ROADS/FLAT             1    1    1   27    0
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
    1         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    1         0    0    4    0    0    0    1    9
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
    1         0    0    0    0    0
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    1           400      0.01       0.1       0.1
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    1             0         0
```


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```
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    1             0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   7                        0.13     COPY   501     12
PERLND   7                        0.13     COPY   501     13
IMPLND   1                        0.24     COPY   501     15

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************* PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *       *  *  *  *  *        ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><--->
```

```
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    0.833          PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    0.833          IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    0.76           PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    0.76           IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY     1 OUTPUT MEAN   1 1     48.4      WDM    701 FLOW     ENGL      REPL
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    801 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13

  MASS-LINK       15
IMPLND     IWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   15


END MASS-LINK

END RUN
```


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Clear Creek Solutions, Inc.
6200 Capitol Blvd. Ste F
Olympia, WA. 98501
Toll Free 1(866)943-0304
Local (360)943-0304

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FILTER STRIP CALCULATIONS

REVIEWED FOR CODE COMPLIANCE CITY OF

WWHM2012

PROJECT REPORT

Flow Rates for Filter Strip

REVIEWED FOR CODE COMPLIANCE CITY OF

General Model Information

Project Name:	default[1]
Site Name:	
Site Address:	
City:	
Report Date:	3/27/2025
Gage:	Burlington
Data Start:	1948/10/01
Data End:	2009/09/30
Timestep:	15 Minute
Precip Scale:	0.833
Version Date:	2021/08/18
Version:	4.2.18

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

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Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.07
Pervious Total	0.07

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.07

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.02
Pervious Total	0.02

Impervious Land Use	acre
ROADS FLAT	0.05
Impervious Total	0.05
Basin Total	0.07

Element Flows To:

Surface	Interflow	Groundwater

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Routing Elements
Predeveloped Routing

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Mitigated Routing

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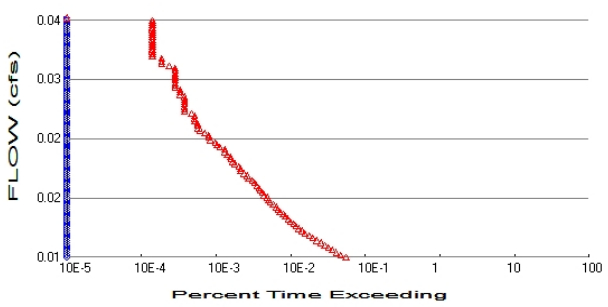
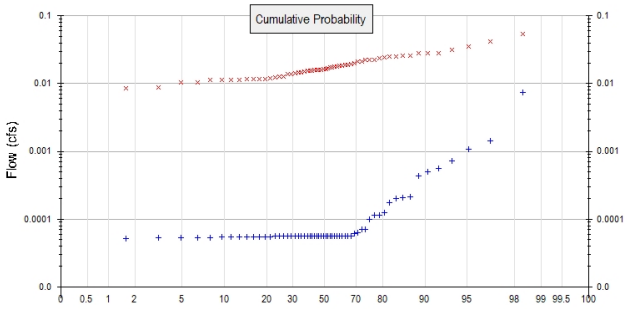
Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.07
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.02
Total Impervious Area: 0.05

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.000078
5 year	0.000194
10 year	0.000337
25 year	0.000649
50 year	0.001026
100 year	0.001588

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.016611
5 year	0.02333
10 year	0.028281
25 year	0.03513
50 year	0.040674
100 year	0.046609

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1949	0.001	0.025
1950	0.000	0.013
1951	0.000	0.021
1952	0.000	0.023
1953	0.000	0.025
1954	0.000	0.013
1955	0.000	0.012
1956	0.000	0.009
1957	0.000	0.025
1958	0.000	0.011

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1959	0.000	0.012
1960	0.000	0.019
1961	0.000	0.012
1962	0.000	0.020
1963	0.000	0.012
1964	0.000	0.014
1965	0.000	0.036
1966	0.000	0.015
1967	0.000	0.028
1968	0.000	0.022
1969	0.000	0.011
1970	0.000	0.028
1971	0.001	0.017
1972	0.000	0.010
1973	0.000	0.018
1974	0.000	0.014
1975	0.007	0.028
1976	0.000	0.031
1977	0.000	0.014
1978	0.000	0.025
1979	0.000	0.016
1980	0.000	0.017
1981	0.000	0.016
1982	0.000	0.016
1983	0.000	0.015
1984	0.000	0.016
1985	0.000	0.020
1986	0.000	0.011
1987	0.000	0.012
1988	0.000	0.026
1989	0.000	0.017
1990	0.000	0.016
1991	0.001	0.023
1992	0.000	0.018
1993	0.000	0.009
1994	0.000	0.012
1995	0.000	0.010
1996	0.000	0.021
1997	0.001	0.041
1998	0.000	0.017
1999	0.000	0.008
2000	0.000	0.024
2001	0.000	0.015
2002	0.000	0.011
2003	0.000	0.014
2004	0.000	0.054
2005	0.000	0.019
2006	0.001	0.018
2007	0.000	0.016
2008	0.000	0.016
2009	0.000	0.018

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0075	0.0543
2	0.0014	0.0412
3	0.0011	0.0355

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4	0.0007	0.0313
5	0.0006	0.0281
6	0.0005	0.0280
7	0.0004	0.0278
8	0.0002	0.0258
9	0.0002	0.0255
10	0.0002	0.0252
11	0.0002	0.0252
12	0.0001	0.0245
13	0.0001	0.0236
14	0.0001	0.0226
15	0.0001	0.0225
16	0.0001	0.0222
17	0.0001	0.0214
18	0.0001	0.0210
19	0.0001	0.0198
20	0.0001	0.0195
21	0.0001	0.0190
22	0.0001	0.0187
23	0.0001	0.0184
24	0.0001	0.0184
25	0.0001	0.0179
26	0.0001	0.0178
27	0.0001	0.0175
28	0.0001	0.0174
29	0.0001	0.0168
30	0.0001	0.0165
31	0.0001	0.0164
32	0.0001	0.0160
33	0.0001	0.0159
34	0.0001	0.0158
35	0.0001	0.0158
36	0.0001	0.0156
37	0.0001	0.0155
38	0.0001	0.0155
39	0.0001	0.0152
40	0.0001	0.0145
41	0.0001	0.0145
42	0.0001	0.0143
43	0.0001	0.0138
44	0.0001	0.0137
45	0.0001	0.0128
46	0.0001	0.0126
47	0.0001	0.0122
48	0.0001	0.0118
49	0.0001	0.0117
50	0.0001	0.0117
51	0.0001	0.0116
52	0.0001	0.0115
53	0.0001	0.0114
54	0.0001	0.0114
55	0.0001	0.0112
56	0.0001	0.0112
57	0.0001	0.0104
58	0.0001	0.0103
59	0.0001	0.0088
60	0.0001	0.0086
61	0.0000	0.0083

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Duration Flows

The Facility PASSED

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0000	0	1173	n/a	Fail
0.0000	0	1000	n/a	Fail
0.0001	0	871	n/a	Fail
0.0001	0	769	n/a	Fail
0.0001	0	684	n/a	Fail
0.0001	0	608	n/a	Fail
0.0001	0	544	n/a	Fail
0.0001	0	478	n/a	Fail
0.0001	0	420	n/a	Fail
0.0001	0	379	n/a	Fail
0.0001	0	330	n/a	Fail
0.0001	0	301	n/a	Fail
0.0002	0	272	n/a	Fail
0.0002	0	252	n/a	Fail
0.0002	0	235	n/a	Fail
0.0002	0	212	n/a	Fail
0.0002	0	197	n/a	Fail
0.0002	0	181	n/a	Fail
0.0002	0	170	n/a	Fail
0.0002	0	154	n/a	Fail
0.0002	0	145	n/a	Fail
0.0002	0	136	n/a	Fail
0.0003	0	125	n/a	Fail
0.0003	0	114	n/a	Fail
0.0003	0	108	n/a	Fail
0.0003	0	103	n/a	Fail
0.0003	0	93	n/a	Fail
0.0003	0	89	n/a	Fail
0.0003	0	83	n/a	Fail
0.0003	0	80	n/a	Fail
0.0003	0	75	n/a	Fail
0.0003	0	70	n/a	Fail
0.0004	0	65	n/a	Fail
0.0004	0	58	n/a	Fail
0.0004	0	56	n/a	Fail
0.0004	0	51	n/a	Fail
0.0004	0	45	n/a	Fail
0.0004	0	45	n/a	Fail
0.0004	0	43	n/a	Fail
0.0004	0	38	n/a	Fail
0.0004	0	36	n/a	Fail
0.0004	0	34	n/a	Fail
0.0005	0	33	n/a	Fail
0.0005	0	30	n/a	Fail
0.0005	0	28	n/a	Fail
0.0005	0	28	n/a	Fail
0.0005	0	24	n/a	Fail
0.0005	0	22	n/a	Fail
0.0005	0	21	n/a	Fail
0.0005	0	18	n/a	Fail
0.0005	0	17	n/a	Fail
0.0005	0	17	n/a	Fail
0.0006	0	15	n/a	Fail

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0.0006	0	13	n/a	Fail
0.0006	0	12	n/a	Fail
0.0006	0	12	n/a	Fail
0.0006	0	12	n/a	Fail
0.0006	0	11	n/a	Fail
0.0006	0	11	n/a	Fail
0.0006	0	11	n/a	Fail
0.0006	0	10	n/a	Fail
0.0006	0	8	n/a	Fail
0.0007	0	8	n/a	Fail
0.0007	0	8	n/a	Fail
0.0007	0	8	n/a	Fail
0.0007	0	8	n/a	Fail
0.0007	0	8	n/a	Fail
0.0007	0	8	n/a	Fail
0.0007	0	7	n/a	Fail
0.0007	0	7	n/a	Fail
0.0007	0	7	n/a	Fail
0.0007	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	6	n/a	Fail
0.0008	0	5	n/a	Fail
0.0008	0	4	n/a	Fail
0.0009	0	4	n/a	Fail
0.0009	0	4	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0009	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail
0.0010	0	3	n/a	Fail

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the duration analysis.

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Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	0.0045 acre-feet
On-line facility target flow:	0.0066 cfs.
Adjusted for 15 min:	0.0066 cfs.
Off-line facility target flow:	0.0037 cfs.
Adjusted for 15 min:	0.0037 cfs.

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LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Total Volume Infiltrated		0.00	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Passed

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Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

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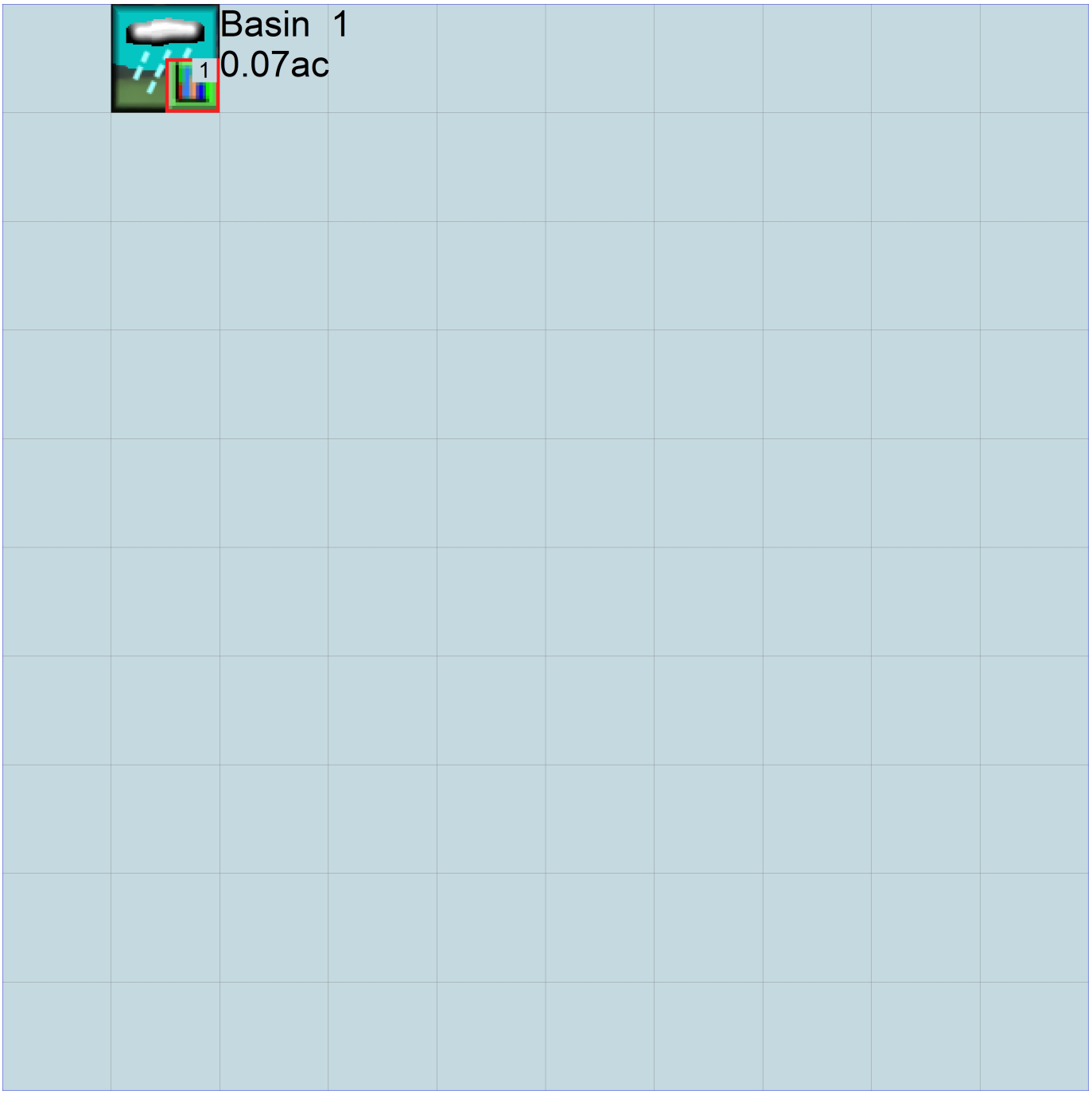
Appendix

Predeveloped Schematic



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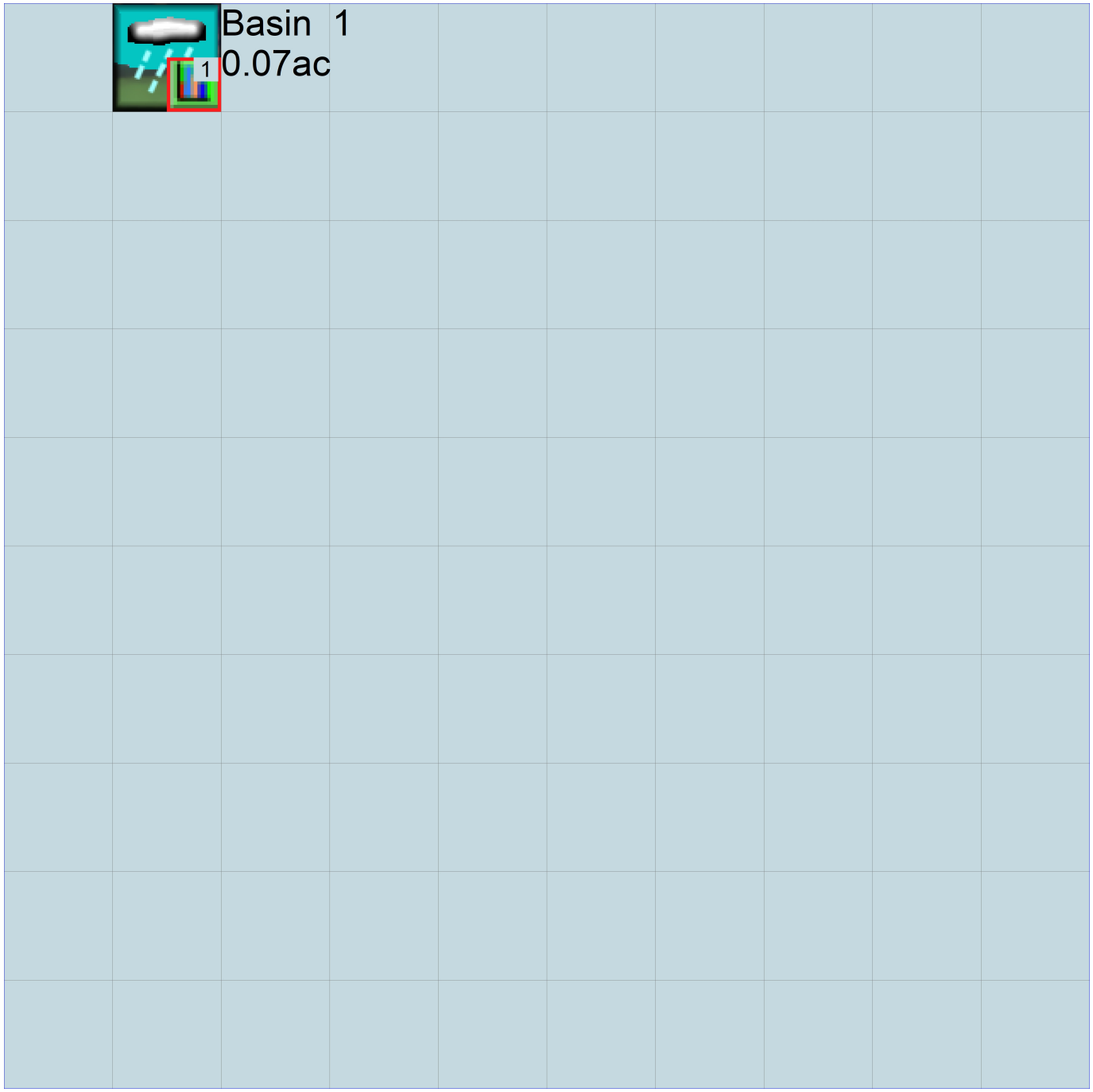
Mitigated Schematic



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Predeveloped UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1948 10 01        END    2009 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   default[1].wdm
MESSU       25   Predefault[1].MES
            27   Predefault[1].L61
            28   Predefault[1].L62
            30   POCdefault[1]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       7
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                     1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                       in  out           ***
    7     A/B, Lawn, Flat         1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    7         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ***************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    7         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```


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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    7         0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    7               0         5       0.8       400      0.05       0.3     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    7              0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    7          0.1       0.5      0.25         0       0.7      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS       AGWS       GWVS
    7              0         0         0         0         3          1          0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                      in  out           ***
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
  END IWAT-STATE1
```


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```
END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   7                       0.07     COPY   501     12
PERLND   7                       0.07     COPY   501     13

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************** PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *      *  *  *  *  *        ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><--------><--------> ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><--->
```

```
WDM      1 EVAP     ENGL    0.76           PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    0.76           IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    501 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13


END MASS-LINK

END RUN
```


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Mitigated UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1948 10 01        END    2009 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   default[1].wdm
MESSU       25   Mitdefault[1].MES
            27   Mitdefault[1].L61
            28   Mitdefault[1].L62
            30   POCdefault[1]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       7
      IMPLND       1
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                     1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                       in  out           ***
    7     A/B, Lawn, Flat         1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    7         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags **************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    7         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```


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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    7         0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    7             0         5       0.8       400      0.05       0.3     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    7             0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                            ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    7          0.1       0.5      0.25         0       0.7      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS      AGWS      GWVS
    7             0         0         0         0         3         1         0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
    1      ROADS/FLAT             1    1    1   27    0
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************* Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
    1         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
    1         0    0    4    0    0    0    1    9
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
    1         0    0    0    0    0
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    1           400      0.01       0.1       0.1
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    1             0         0
```


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```
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    1             0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK    ***
<Name>   #                  <-factor->     <Name>   #   Tbl#    ***
Basin  1***
PERLND   7                        0.02     COPY   501     12
PERLND   7                        0.02     COPY   501     13
IMPLND   1                        0.05     COPY   501     15

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************* PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *       *  *  *  *  *        ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><--->
```

```
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    0.833          PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    0.833          IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    0.76           PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    0.76           IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY     1 OUTPUT MEAN   1 1     48.4      WDM    701 FLOW     ENGL      REPL
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    801 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13

  MASS-LINK       15
IMPLND     IWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   15


END MASS-LINK

END RUN
```


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Clear Creek Solutions, Inc.
6200 Capitol Blvd. Ste F
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Toll Free 1(866)943-0304
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Basic Filter Strip Calculations
Dept. of Ecology 2019 Manual, BMP T9.40

Q_{WQ}	0.0066	WQ flow
n	0.35	Per Table V-9.4.1
s	0.01	Needs to be between 0.01 and 0.33
Q_{2yr}		
6 mo. Storm (in)	0	
K	1	See Fig V-9.4.6a in Ecology manual
T	136	Width of strip (i.e. perpendicular to flowpath)
y	0.004307	1" max
Vel	0.01	Max is 0.5 fps
t (res. Time)	9	9 mins
Length	6.0 ft	

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BIOFILTRATION CALCULATIONS

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WWHM2012

PROJECT REPORT

Flow Rates for Biofiltration Swale

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General Model Information

Project Name:	default[1]
Site Name:	
Site Address:	
City:	
Report Date:	3/27/2025
Gage:	Burlington
Data Start:	1948/10/01
Data End:	2009/09/30
Timestep:	15 Minute
Precip Scale:	0.833
Version Date:	2021/08/18
Version:	4.2.18

POC Thresholds

Low Flow Threshold for POC1:	50 Percent of the 2 Year
High Flow Threshold for POC1:	50 Year

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Landuse Basin Data

Predeveloped Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.29
Pervious Total	0.29

Impervious Land Use	acre
Impervious Total	0
Basin Total	0.29

Element Flows To:

Surface	Interflow	Groundwater

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Mitigated Land Use

Basin 1

Bypass:	No
GroundWater:	No

Pervious Land Use	acre
A B, Lawn, Flat	0.11
Pervious Total	0.11

Impervious Land Use	acre
ROADS FLAT	0.18
Impervious Total	0.18
Basin Total	0.29

Element Flows To:

Surface	Interflow	Groundwater

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Routing Elements
Predeveloped Routing

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Mitigated Routing

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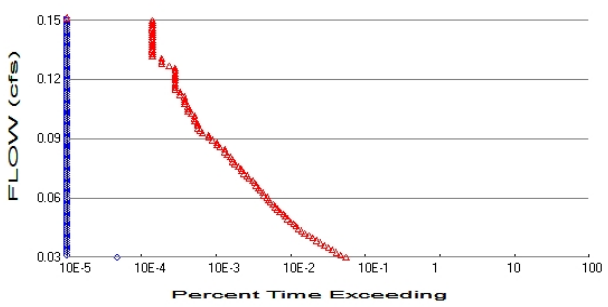
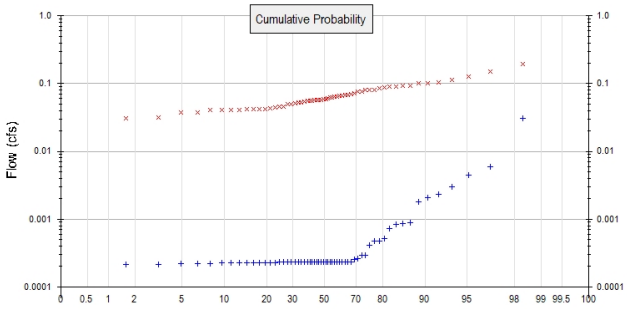
Analysis Results

POC 1





\+ Predeveloped x Mitigated

Predeveloped Landuse Totals for POC #1
Total Pervious Area: 0.29
Total Impervious Area: 0

Mitigated Landuse Totals for POC #1
Total Pervious Area: 0.11
Total Impervious Area: 0.18

Flow Frequency Method: Log Pearson Type III 17B

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	**Flow(cfs)**
2 year	0.000323
5 year	0.000802
10 year	0.001396
25 year	0.002687
50 year	0.00425
100 year	0.006577

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	**Flow(cfs)**
2 year	0.059851
5 year	0.084125
10 year	0.102027
25 year	0.126797
50 year	0.146861
100 year	0.168344

Annual Peaks

Annual Peaks for Predeveloped and Mitigated. POC #1

Year	**Predeveloped**	**Mitigated**
1949	0.003	0.088
1950	0.000	0.046
1951	0.000	0.076
1952	0.000	0.081
1953	0.000	0.092
1954	0.002	0.046
1955	0.000	0.043
1956	0.000	0.031
1957	0.000	0.091
1958	0.000	0.040

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1959	0.000	0.042
1960	0.001	0.068
1961	0.000	0.041
1962	0.000	0.070
1963	0.000	0.044
1964	0.000	0.052
1965	0.000	0.128
1966	0.000	0.055
1967	0.000	0.101
1968	0.000	0.080
1969	0.000	0.040
1970	0.000	0.100
1971	0.006	0.060
1972	0.000	0.037
1973	0.000	0.066
1974	0.000	0.050
1975	0.031	0.105
1976	0.000	0.113
1977	0.000	0.049
1978	0.000	0.091
1979	0.000	0.056
1980	0.000	0.063
1981	0.000	0.057
1982	0.001	0.059
1983	0.000	0.052
1984	0.001	0.056
1985	0.000	0.071
1986	0.000	0.041
1987	0.000	0.042
1988	0.000	0.093
1989	0.000	0.063
1990	0.000	0.057
1991	0.002	0.081
1992	0.000	0.064
1993	0.000	0.032
1994	0.000	0.042
1995	0.000	0.038
1996	0.001	0.077
1997	0.005	0.149
1998	0.001	0.060
1999	0.000	0.030
2000	0.000	0.085
2001	0.000	0.056
2002	0.000	0.041
2003	0.000	0.052
2004	0.000	0.196
2005	0.000	0.067
2006	0.002	0.065
2007	0.000	0.057
2008	0.000	0.057
2009	0.000	0.066

Ranked Annual Peaks

Ranked Annual Peaks for Predeveloped and Mitigated. POC #1

Rank	Predeveloped	Mitigated
1	0.0310	0.1956
2	0.0060	0.1487
3	0.0045	0.1280

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4	0.0030	0.1126
5	0.0023	0.1053
6	0.0021	0.1010
7	0.0018	0.1001
8	0.0009	0.0929
9	0.0009	0.0916
10	0.0008	0.0907
11	0.0007	0.0905
12	0.0005	0.0882
13	0.0005	0.0851
14	0.0005	0.0812
15	0.0004	0.0811
16	0.0003	0.0800
17	0.0003	0.0771
18	0.0003	0.0758
19	0.0003	0.0714
20	0.0002	0.0703
21	0.0002	0.0683
22	0.0002	0.0672
23	0.0002	0.0663
24	0.0002	0.0662
25	0.0002	0.0648
26	0.0002	0.0641
27	0.0002	0.0630
28	0.0002	0.0627
29	0.0002	0.0604
30	0.0002	0.0596
31	0.0002	0.0589
32	0.0002	0.0575
33	0.0002	0.0572
34	0.0002	0.0568
35	0.0002	0.0567
36	0.0002	0.0562
37	0.0002	0.0559
38	0.0002	0.0558
39	0.0002	0.0547
40	0.0002	0.0524
41	0.0002	0.0521
42	0.0002	0.0516
43	0.0002	0.0497
44	0.0002	0.0494
45	0.0002	0.0462
46	0.0002	0.0455
47	0.0002	0.0440
48	0.0002	0.0427
49	0.0002	0.0423
50	0.0002	0.0423
51	0.0002	0.0417
52	0.0002	0.0415
53	0.0002	0.0412
54	0.0002	0.0409
55	0.0002	0.0404
56	0.0002	0.0404
57	0.0002	0.0376
58	0.0002	0.0371
59	0.0002	0.0316
60	0.0002	0.0309
61	0.0002	0.0298

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Duration Flows

Flow(cfs)	Predev	Mit	Percentage	Pass/Fail
0.0002	1	1172	117200	Fail
0.0002	0	1001	n/a	Fail
0.0002	0	869	n/a	Fail
0.0003	0	766	n/a	Fail
0.0003	0	682	n/a	Fail
0.0004	0	605	n/a	Fail
0.0004	0	540	n/a	Fail
0.0005	0	476	n/a	Fail
0.0005	0	420	n/a	Fail
0.0005	0	377	n/a	Fail
0.0006	0	329	n/a	Fail
0.0006	0	297	n/a	Fail
0.0007	0	270	n/a	Fail
0.0007	0	252	n/a	Fail
0.0007	0	234	n/a	Fail
0.0008	0	212	n/a	Fail
0.0008	0	194	n/a	Fail
0.0009	0	179	n/a	Fail
0.0009	0	171	n/a	Fail
0.0009	0	153	n/a	Fail
0.0010	0	143	n/a	Fail
0.0010	0	134	n/a	Fail
0.0011	0	125	n/a	Fail
0.0011	0	113	n/a	Fail
0.0012	0	108	n/a	Fail
0.0012	0	103	n/a	Fail
0.0012	0	93	n/a	Fail
0.0013	0	90	n/a	Fail
0.0013	0	83	n/a	Fail
0.0014	0	79	n/a	Fail
0.0014	0	74	n/a	Fail
0.0014	0	70	n/a	Fail
0.0015	0	66	n/a	Fail
0.0015	0	59	n/a	Fail
0.0016	0	56	n/a	Fail
0.0016	0	51	n/a	Fail
0.0016	0	47	n/a	Fail
0.0017	0	46	n/a	Fail
0.0017	0	42	n/a	Fail
0.0018	0	38	n/a	Fail
0.0018	0	36	n/a	Fail
0.0019	0	35	n/a	Fail
0.0019	0	33	n/a	Fail
0.0019	0	30	n/a	Fail
0.0020	0	28	n/a	Fail
0.0020	0	28	n/a	Fail
0.0021	0	24	n/a	Fail
0.0021	0	22	n/a	Fail
0.0021	0	22	n/a	Fail
0.0022	0	19	n/a	Fail
0.0022	0	17	n/a	Fail
0.0023	0	17	n/a	Fail
0.0023	0	14	n/a	Fail
0.0024	0	13	n/a	Fail

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0.0024	0	12	n/a	Fail
0.0024	0	12	n/a	Fail
0.0025	0	12	n/a	Fail
0.0025	0	11	n/a	Fail
0.0026	0	11	n/a	Fail
0.0026	0	11	n/a	Fail
0.0026	0	10	n/a	Fail
0.0027	0	9	n/a	Fail
0.0027	0	9	n/a	Fail
0.0028	0	9	n/a	Fail
0.0028	0	8	n/a	Fail
0.0028	0	8	n/a	Fail
0.0029	0	8	n/a	Fail
0.0029	0	8	n/a	Fail
0.0030	0	7	n/a	Fail
0.0030	0	7	n/a	Fail
0.0031	0	6	n/a	Fail
0.0031	0	6	n/a	Fail
0.0031	0	6	n/a	Fail
0.0032	0	6	n/a	Fail
0.0032	0	6	n/a	Fail
0.0033	0	6	n/a	Fail
0.0033	0	6	n/a	Fail
0.0033	0	6	n/a	Fail
0.0034	0	6	n/a	Fail
0.0034	0	6	n/a	Fail
0.0035	0	5	n/a	Fail
0.0035	0	4	n/a	Fail
0.0035	0	4	n/a	Fail
0.0036	0	4	n/a	Fail
0.0036	0	3	n/a	Fail
0.0037	0	3	n/a	Fail
0.0037	0	3	n/a	Fail
0.0038	0	3	n/a	Fail
0.0038	0	3	n/a	Fail
0.0038	0	3	n/a	Fail
0.0039	0	3	n/a	Fail
0.0039	0	3	n/a	Fail
0.0040	0	3	n/a	Fail
0.0040	0	3	n/a	Fail
0.0040	0	3	n/a	Fail
0.0041	0	3	n/a	Fail
0.0041	0	3	n/a	Fail
0.0042	0	3	n/a	Fail
0.0042	0	3	n/a	Fail
0.0043	0	3	n/a	Fail

The development has an increase in flow durations from 1/2 Predeveloped 2 year flow to the 2 year flow or more than a 10% increase from the 2 year to the 50 year flow.
The development has an increase in flow durations for more than 50% of the flows for the range of the duration analysis.

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Water Quality

Water Quality BMP Flow and Volume for POC #1

On-line facility volume:	0.0162 acre-feet
On-line facility target flow:	0.0238 cfs.
Adjusted for 15 min:	0.0238 cfs.
Off-line facility target flow:	0.0135 cfs.
Adjusted for 15 min:	0.0135 cfs.

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LID Report

LID Technique	Used for Treatment ?	Total Volume Needs Treatment (ac-ft)	Volume Through Facility (ac-ft)	Infiltration Volume (ac-ft)	Cumulative Volume Infiltration Credit	Percent Volume Infiltrated	Water Quality	Percent Water Quality Treated	Comment
Total Volume Infiltrated		0.00	0.00	0.00		0.00	0.00	0%	No Treat. Credit
Compliance with LID Standard 8% of 2-yr to 50% of 2-yr									Duration Analysis Result = Failed

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Model Default Modifications

Total of 0 changes have been made.

PERLND Changes

No PERLND changes have been made.

IMPLND Changes

No IMPLND changes have been made.

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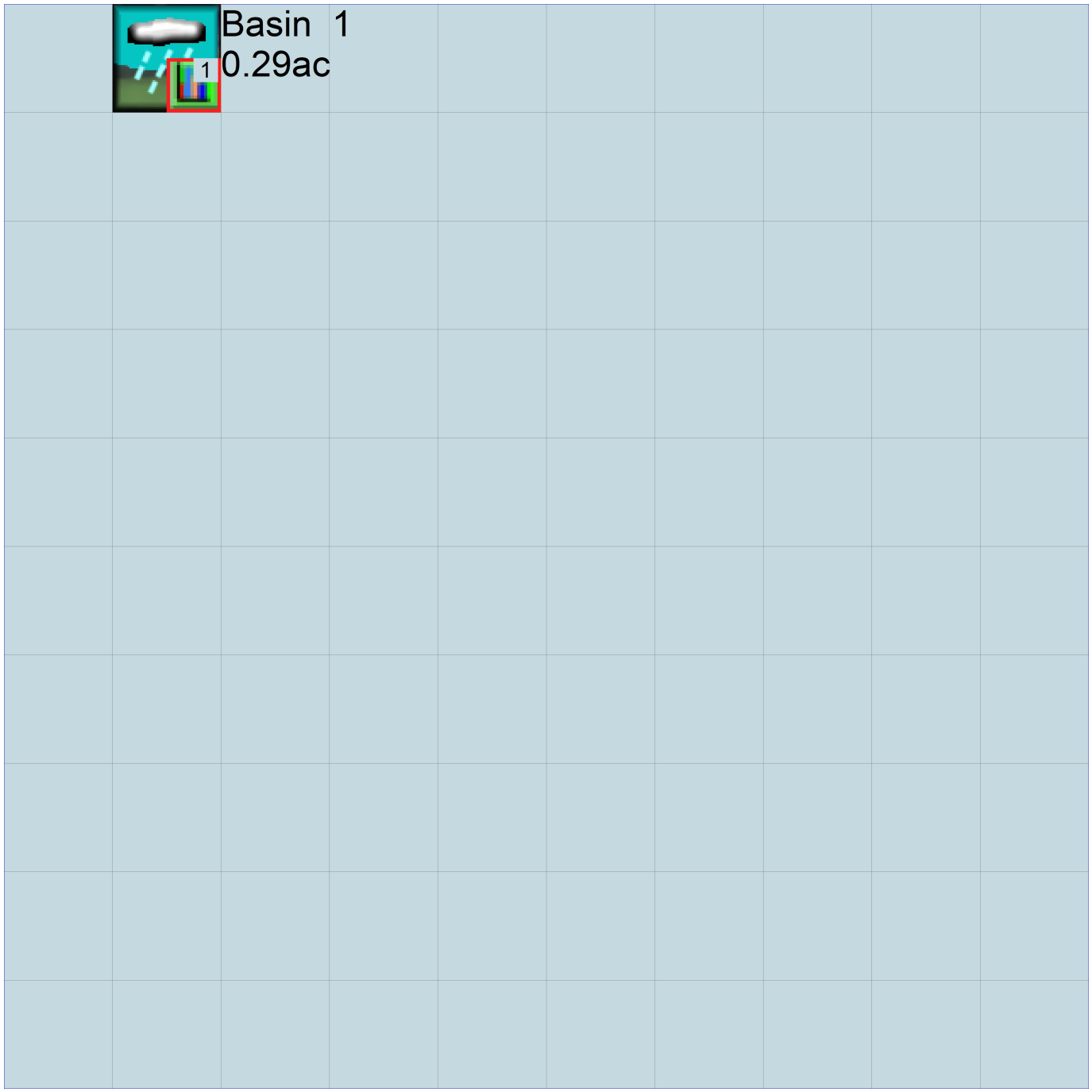
Appendix

Predeveloped Schematic



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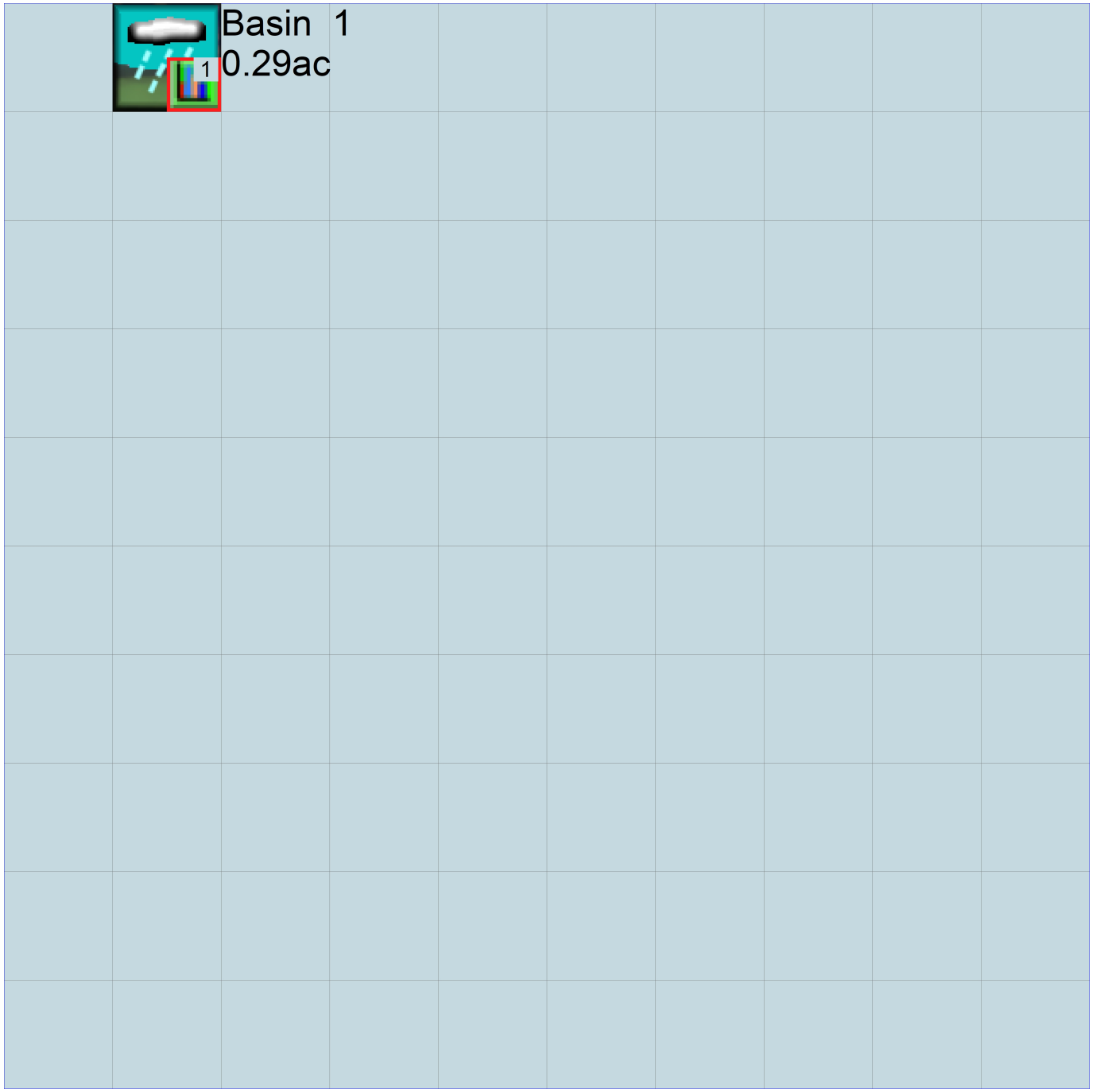
Mitigated Schematic



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Predeveloped UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1948 10 01        END    2009 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   default[1].wdm
MESSU       25   Predefault[1].MES
            27   Predefault[1].L61
            28   Predefault[1].L62
            30   POCdefault[1]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       7
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                    1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                      in  out           ***
    7     A/B, Lawn, Flat         1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    7         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ***************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    7         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```

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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    7         0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    7               0         5       0.8       400      0.05       0.3     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    7              0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                              ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    7          0.1       0.5      0.25         0       0.7      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS       AGWS       GWVS
    7              0         0         0         0         3          1          0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                      in  out           ***
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL   ***
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    *********
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
  END IWAT-STATE1
```


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```
END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   7                       0.29     COPY   501     12
PERLND   7                       0.29     COPY   501     13

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************** PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *      *  *  *  *  *        ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><--------><--------> ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><---><--->
  END HYDR-INIT
END RCHRES

SPEC-ACTIONS
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    0.833          PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    0.833          IMPLND   1 999 EXTNL  PREC
```


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```
WDM      1 EVAP     ENGL    0.76           PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    0.76           IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    501 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13


END MASS-LINK

END RUN
```


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Mitigated UCI File

```
RUN

GLOBAL
  WWHM4 model simulation
  START       1948 10 01        END    2009 09 30
  RUN INTERP OUTPUT LEVEL    3    0
  RESUME     0 RUN     1                    UNIT SYSTEM     1
END GLOBAL

FILES
<File>  <Un#>   <-----------File Name------------------------------>***
<-ID->                                                              ***
WDM         26   default[1].wdm
MESSU       25   Mitdefault[1].MES
            27   Mitdefault[1].L61
            28   Mitdefault[1].L62
            30   POCdefault[1]1.dat
END FILES

OPN SEQUENCE
    INGRP              INDELT 00:15
      PERLND       7
      IMPLND       1
      COPY       501
      DISPLY       1
    END INGRP
END OPN SEQUENCE
DISPLY
  DISPLY-INFO1
    # -  #<----------Title----------->***TRAN PIVL DIG1 FIL1  PYR DIG2 FIL2 YRND
    1        Basin  1                   MAX                     1    2   30    9
  END DISPLY-INFO1
END DISPLY
COPY
  TIMESERIES
    # -  #  NPT  NMN ***
    1         1    1
  501         1    1
  END TIMESERIES
END COPY
GENER
  OPCODE
    #    # OPCD ***
  END OPCODE
  PARM
    #    #         K ***
  END PARM
END GENER
PERLND
  GEN-INFO
    <PLS ><-------Name------->NBLKS   Unit-systems   Printer ***
    # -  #                          User  t-series Engl Metr ***
                                       in  out           ***
    7     A/B, Lawn, Flat         1    1    1    1   27    0
  END GEN-INFO
  *** Section PWATER***

  ACTIVITY
    <PLS > ************ Active Sections ****************************
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC ***
    7         0    0    1    0    0    0    0    0    0    0    0    0
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags **************************** PIVL  PYR
    # -  # ATMP SNOW PWAT  SED  PST  PWG PQAL MSTL PEST NITR PHOS TRAC  *********
    7         0    0    4    0    0    0    0    0    0    0    0    0    1    9
  END PRINT-INFO
```


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```
  PWAT-PARM1
    <PLS >  PWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP UZFG  VCS  VUZ  VNN VIFW VIRC  VLE INFC  HWT ***
    7         0    0    0    0    0    0    0    0    0    0
  END PWAT-PARM1

  PWAT-PARM2
    <PLS >      PWATER input info: Part 2         ***
    # -  # ***FOREST      LZSN    INFILT      LSUR     SLSUR     KVARY     AGWRC
    7             0         5       0.8       400      0.05       0.3     0.996
  END PWAT-PARM2

  PWAT-PARM3
    <PLS >      PWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN    INFEXP    INFILD    DEEPFR    BASETP    AGWETP
    7             0         0         2         2         0         0         0
  END PWAT-PARM3
  PWAT-PARM4
    <PLS >     PWATER input info: Part 4                            ***
    # -  #     CEPSC      UZSN      NSUR     INTFW       IRC     LZETP ***
    7          0.1       0.5      0.25         0       0.7      0.25
  END PWAT-PARM4

  PWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
               ran from 1990 to end of 1992 (pat 1-11-95) RUN 21 ***
    # -  # ***  CEPS      SURS       UZS      IFWS       LZS      AGWS      GWVS
    7             0         0         0         0         3         1         0
  END PWAT-STATE1

END PERLND

IMPLND
  GEN-INFO
    <PLS ><-------Name------->   Unit-systems   Printer ***
    # -  #                     User  t-series Engl Metr ***
                                     in  out           ***
    1      ROADS/FLAT             1    1    1   27    0
  END GEN-INFO
  *** Section IWATER***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL    ***
    1         0    0    1    0    0    0
  END ACTIVITY

  PRINT-INFO
    <ILS > ******** Print-flags ******** PIVL  PYR
    # -  # ATMP SNOW IWAT  SLD  IWG IQAL     *********
    1         0    0    4    0    0    0    1    9
  END PRINT-INFO

  IWAT-PARM1
    <PLS >  IWATER variable monthly parameter value flags  ***
    # -  # CSNO RTOP  VRS  VNN RTLI     ***
    1         0    0    0    0    0
  END IWAT-PARM1

  IWAT-PARM2
    <PLS >      IWATER input info: Part 2         ***
    # -  # ***  LSUR     SLSUR      NSUR     RETSC
    1           400      0.01       0.1       0.1
  END IWAT-PARM2

  IWAT-PARM3
    <PLS >      IWATER input info: Part 3         ***
    # -  # ***PETMAX    PETMIN
    1             0         0
```


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```
  END IWAT-PARM3

  IWAT-STATE1
    <PLS > *** Initial conditions at start of simulation
    # -  # ***  RETS      SURS
    1             0         0
  END IWAT-STATE1

END IMPLND

SCHEMATIC
<-Source->                  <--Area-->     <-Target->   MBLK   ***
<Name>   #                  <-factor->     <Name>   #   Tbl#   ***
Basin  1***
PERLND   7                        0.11     COPY   501     12
PERLND   7                        0.11     COPY   501     13
IMPLND   1                        0.18     COPY   501     15

******Routing******
END SCHEMATIC

NETWORK
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
COPY   501 OUTPUT MEAN   1 1   48.4        DISPLY   1     INPUT  TIMSER 1



<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   #        <Name> # #<-factor->strg <Name>   #   #        <Name> # #  ***
END NETWORK

RCHRES
  GEN-INFO
    RCHRES       Name        Nexits   Unit Systems   Printer                ***
    # -  #<------------------><---> User T-series  Engl Metr LKFG           ***
                                       in  out                              ***
  END GEN-INFO
  *** Section RCHRES***

  ACTIVITY
    <PLS > ************ Active Sections ******************************
    # -  # HYFG ADFG CNFG HTFG SDFG GQFG OXFG NUFG PKFG PHFG ***
  END ACTIVITY

  PRINT-INFO
    <PLS > ***************** Print-flags ******************* PIVL  PYR
    # -  # HYDR ADCA CONS HEAT  SED  GQL OXRX NUTR PLNK PHCB PIVL  PYR  *********
  END PRINT-INFO

  HYDR-PARM1
    RCHRES  Flags for each HYDR Section                                  ***
    # -  #  VC A1 A2 A3  ODFVFG for each *** ODGTFG for each     FUNCT  for each
            FG FG FG FG  possible  exit  *** possible  exit      possible  exit
             *  *  *  *    *  *  *  *  *       *  *  *  *  *        ***
  END HYDR-PARM1

  HYDR-PARM2
    # -  #    FTABNO       LEN     DELTH     STCOR        KS      DB50       ***
  <------><--------><--------><--------><--------><--------><-------->       ***
  END HYDR-PARM2
  HYDR-INIT
    RCHRES  Initial conditions for each HYDR section                     ***
    # -  # ***   VOL     Initial  value  of COLIND     Initial  value  of OUTDGT
          *** ac-ft     for each possible exit        for each possible exit
  <------><-------->     <---><---><---><---><---> *** <---><---><---><--->
```

```
END SPEC-ACTIONS
FTABLES
END FTABLES

EXT SOURCES
<-Volume-> <Member> SsysSgap<--Mult-->Tran <-Target vols> <-Grp> <-Member->  ***
<Name>   # <Name> # tem strg<-factor->strg <Name>   #   #        <Name> # #  ***
WDM      2 PREC     ENGL    0.833          PERLND   1 999 EXTNL  PREC
WDM      2 PREC     ENGL    0.833          IMPLND   1 999 EXTNL  PREC
WDM      1 EVAP     ENGL    0.76           PERLND   1 999 EXTNL  PETINP
WDM      1 EVAP     ENGL    0.76           IMPLND   1 999 EXTNL  PETINP

END EXT SOURCES

EXT TARGETS
<-Volume-> <-Grp> <-Member-><--Mult-->Tran <-Volume-> <Member> Tsys Tgap Amd ***
<Name>   #        <Name> # #<-factor->strg <Name>   # <Name>    tem strg strg***
COPY     1 OUTPUT MEAN   1 1     48.4      WDM    701 FLOW     ENGL      REPL
COPY   501 OUTPUT MEAN   1 1     48.4      WDM    801 FLOW     ENGL      REPL
END EXT TARGETS

MASS-LINK
<Volume>   <-Grp> <-Member-><--Mult-->     <Target>       <-Grp> <-Member->***
<Name>            <Name> # #<-factor->     <Name>                <Name> # #***
  MASS-LINK       12
PERLND     PWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   12

  MASS-LINK       13
PERLND     PWATER IFWO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   13

  MASS-LINK       15
IMPLND     IWATER SURO       0.083333      COPY           INPUT  MEAN
  END MASS-LINK   15


END MASS-LINK

END RUN
```


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Clear Creek Solutions, Inc.
6200 Capitol Blvd. Ste F
Olympia, WA. 98501
Toll Free 1(866)943-0304
Local (360)943-0304

www.clearcreeksolutions.com

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Biofiltration Swale Calculations

(Trapezoidal Swale Calculation from Ecology Stormwater Management Manual for Western WA., BMP T9.10, Volume V)

Q	0.0238	
n	0.24	If mowed infrequently
s	0.015	<1.5% needs underdrain; >2.5% needs check dams with 12-15" drops
Z	3	Side slopes
y	0.33	4" if mowed infrequently
b	-0.49325	Need minimum "b" width of 2'

A	0.163926		
Vel	0.145188	Max is 1 fps	
t (res. Time)	9	9 mins (or 18 for continuous inflow)	
Length	78.40129	ft	<Need min. length of 100'

If "b" bottom width set to 2:

A	0.9867		
Vel	0.024121	Max is 1 fps	
t (res. Time)	18	9 mins (or 18 for continuous inflow)	
Length	26.05047	ft	<Need min. length of 100'

Final Biofiltration Swale Length for Design: 100 LF

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APPENDIX D

MAINTENANCE REQUIREMENTS

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Table V-A.5: Maintenance Standards - Catch Basins			
Maintenance Component	**Defect**	**Conditions When Maintenance is Needed**	**Results Expected When Maintenance is performed**
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%. Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe. Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height. Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No Trash or debris located immediately in front of catch basin or on grate opening. No trash or debris in the catch basin. Inlet and outlet pipes free of trash or debris. No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin).	Top slab is free of holes and cracks.

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Table V-A.5: Maintenance Standards - Catch Basins			
Maintenance Component	**Defect**	**Conditions When Maintenance is Needed**	**Results Expected When Maintenance is performed**
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	Frame is sitting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound. Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Basin replaced or repaired to design standards. Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening. Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation blocking opening to basin. No vegetation or root growth present.
	Contamination and Pollution	See Table V-A.1: Maintenance Standards - Detention Ponds	No pollution present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Cover/grate is in place, meets design standards, and is secured
	Locking Mechanism Not Working	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into frame have less than 1/2 inch of thread.	Mechanism opens with proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows

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Table V-A.5: Maintenance Standards - Catch Basins			
Maintenance Component	**Defect**	**Conditions When Maintenance is Needed**	**Results Expected When Maintenance is performed**
			maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place, meets the design standards, and is installed and aligned with the flow path.

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Table V-A.8: Maintenance Standards - Typical Biofiltration Swale			
Maintenance Component	**Defect or Problem**	**Condition When Maintenance is Needed**	**Recommended Maintenance to Correct Problem**
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.	Remove sediment deposits on grass treatment area of the bio-swale. When finished, swale should be level from side to side and drain freely toward outlet. There should be no areas of standing water once inflow has ceased.
	Standing Water	When water stands in the swale between storms and does not drain freely.	Any of the following may apply: remove sediment or trash blockages, improve grade from head to foot of swale, remove clogged check dams, add underdrains or convert to a wet biofiltration swale.
	Flow spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire swale width.	Level the spreader and clean so that flows are spread evenly over entire swale width.
	Constant Baseflow	When small quantities of water continually flow through the swale, even when it has been dry for weeks, and an eroded, muddy channel has formed in the swale bottom.	Add a low-flow pea-gravel drain the length of the swale or by-pass the baseflow around the swale.
	Poor Vegetation Coverage	When grass is sparse or bare or eroded patches occur in more than 10% of the swale bottom.	Determine why grass growth is poor and correct that condition. Re-plant with plugs of grass from the upper slope: plant in the swale bottom at 8-inch intervals. Or re-seed into loosened, fertile soil.
	Vegetation	When the grass becomes excessively tall (greater than 10-inches); when nuisance weeds and other vegetation starts to take over.	Mow vegetation or remove nuisance vegetation so that flow not impeded. Grass should be mowed to a height of 3 to 4 inches. Remove grass clippings.
	Excessive Shading	Grass growth is poor because sunlight does not reach swale.	If possible, trim back over-hanging limbs and remove brushy vegetation on adjacent slopes.

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Table V-A.8: Maintenance Standards - Typical Biofiltration Swale			
Maintenance Component	**Defect or Problem**	**Condition When Maintenance is Needed**	**Recommended Maintenance to Correct Problem**
	Inlet/Outlet	Inlet/outlet areas clogged with sediment and/or debris.	Remove material so that there is no clogging or blockage in the inlet and outlet area.
	Trash and Debris Accumulation	Trash and debris accumulated in the bio-swale.	Remove trash and debris from bioswale.
	Erosion/Scouring	Eroded or scoured swale bottom due to flow channelization, or higher flows.	For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with crushed gravel. If bare areas are large, generally greater than 12 inches wide, the swale should be re-graded and re-seeded. For smaller bare areas, overseed when bare spots are evident, or take plugs of grass from the upper slope and plant in the swale bottom at 8-inch intervals.

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Table V-A.10: Maintenance Standards - Filter Strips			
Maintenance Component	**Defect or Problem**	**Condition When Maintenance is Needed**	**Recommended Maintenance to Correct Problem**
General	Sediment Accumulation on Grass	Sediment depth exceeds 2 inches.	Remove sediment deposits, re-level so slope is even and flows pass evenly through strip.
	Vegetation	When the grass becomes excessively tall (greater than 10-inches); when nuisance weeds and other vegetation starts to take over.	Mow grass, control nuisance vegetation, such that flow not impeded. Grass should be mowed to a height between 3-4 inches.
	Trash and Debris Accumulation	Trash and debris accumulated on the filter strip.	Remove trash and Debris from filter.
	Erosion/Scouring	Eroded or scoured areas due to flow channelization, or higher flows.	For ruts or bare areas less than 12 inches wide, repair the damaged area by filling with crushed gravel. The grass will creep in over the rock in time. If bare areas are large, generally greater than 12 inches wide, the filter strip should be re-graded and re-seeded. For smaller bare areas, overseed when bare spots are evident.
	Flow spreader	Flow spreader uneven or clogged so that flows are not uniformly distributed through entire filter width.	Level the spreader and clean so that flows are spread evenly over entire filter width.

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APPENDIX E

SWPPP ELEMENTS

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13 Elements of SWPPP
(Construction Stormwater Pollution Prevention Plan)

Please check off boxes to show that each element has been read and understood. Provide details where applicable and if certain aspects are unnecessary or exempt, clearly justify. Details of the 13 Elements and the correlating BMPs are listed **Above from** the 2019 Stormwater Management Manual for Western Washington (SWMMWW). A link is provided on the City of Anacortes website, under Planning, Community, & Economic Development Department, as well as under Stormwater on the Engineering Division of Public Work's page.

Owner Name: City of Anacortes
Site Address: Corner of Market St. and R. Ave.
Prepared By: Stacey Clear, P.E., Gray & Osborne

The Stormwater checklist or building permit determined that:

- ☐ The 13 elements must be addressed for construction activity adding under 2,000 sq. ft. of hard surface area.
- ☐ These elements must be addressed for construction activity adding 2,000 sq. ft. or more of hard surface area. This means that an attached narrative and site plan are required with this document.

Under each element, provide the BMP's that will be applicable to your project. Use the attached Tables provided.

ELEMENT 1: Preserve Vegetation/Mark Clearing Limits

- ☐ Before beginning land disturbing activities, including clearing and grading, clearly mark all clearing limits, sensitive areas and their buffers, and trees that are to be preserved within the construction area.
- ☐ Retain the duff layer, native top soil, and natural vegetation in an undisturbed state to the maximum degree practical.

Suggested BMPs for Element 1:

- BMP C101: Preserving Natural Vegetation
- BMP C102: Buffer Zones
- ✓ BMP C103: High-Visibility Fence
- ✓ BMP C233: Silt Fence

How did you comply with this section?

If necessary, silt fence will be used on the east side to prevent runoff toward Market St.

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ELEMENT 2: Establish Construction Access

- ☐ Limit construction vehicle access and exit to one route, if possible.
- ☐ Stabilize access points with a pad of quarry spalls, crushed rock, or other equivalent BMPs, to minimize tracking onto roads.
- ☐ Locate wheel wash or tire baths on site, if the stabilized construction entrance is not effective in preventing tracking sediment onto roads.
- ☐ If sediment is tracked off site, clean the affected roadway thoroughly at the end of each day, or more frequently as necessary (ex: wet weather). Remove sediment from roads by shoveling, sweeping, or pick up and transport the sediment to a controlled sediment disposal area.
- ☐ Conduct street washing only after sediment is removed in accordance with the above bullet.
- ☐ Control street wash wastewater by pumping back on site or otherwise preventing it from discharging into systems tributary to waters of the State.

Additional Guidance for Element 2

Minimize construction site access points along linear projects, such as roadways. Street washing may require local jurisdiction approval.

Suggested BMPs for Element 2:

- ✓ BMP C105: Stabilized Construction Access
- BMP C106: Wheel Wash
- BMP C107: Construction Road / Parking Area Stabilization

How did you comply with this section?

A construction entrance will be utilized off of Market St.

ELEMENT 3: Control Flow Rates

- ☐ Protect properties and waterways downstream of development sites from erosion and the associated discharge of turbid waters due to increases in the velocity and peak volumetric flow rate of stormwater runoff from the project site.
- ☐ Where necessary to comply with the bullet above, construct stormwater retention or detention facilities as one of the first steps in grading. Assure that detention facilities function properly before constructing site improvement (e.g. impervious surfaces).
- ☐ If permanent infiltration ponds are used for flow control during construction, protect these facilities from siltation during the construction phase.

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Additional Guidance for Element 3

- Conduct a downstream analysis if changes in flows could impair or alter conveyance systems, streambanks, bed sediment, or aquatic habitat. See III-3.2 Preparing a Stormwater Site Plan for off-site analysis guidelines.

- Even gently sloped areas need flow controls such as BMP C235: Wattles or other energy dissipation / filtration structures. Place dissipation facilities closer together on steeper slopes. These methods prevent water from building higher velocities as it flows downstream within the construction site.

- Control structures designed for permanent detention BMPs are not appropriate for use during construction without modification. If used during construction, modify the control structure to allow for long-term storage of runoff and enable sediment to settle. Verify that the BMP is sized appropriately for this purpose. Restore BMPs to their original design dimensions, remove sediment, and install a final control structure at completion of the project.

- Erosion has the potential to occur because of increases in the volume, velocity, and peak flow rate of stormwater runoff from the project site. The local permitting agency may require infiltration or detention BMP designs that provide additional or different stormwater flow control than the designs detailed in this manual. These requirements may be necessary to address local conditions or to protect properties and waterways downstream.

- Velocity of water leaving the site should not exceed 3 feet/second, if the discharge is to a stream or ditch. Install velocity dissipation, such as BMP C207: Check Dams or BMP C202: Riprap Channel Lining to ensure reduction of the flow velocity to a non-erosive level.

- If the discharge from a project site is to a municipal storm drainage system, the allowable discharge rate may be limited by the capacity of the public system. It may be necessary to clean the municipal storm drainage system prior to the start of the discharge to prevent scouring solids from the drainage system. Obtain permission from the owner of the collection system before discharging to it. Ensure that no downstream pipes are surcharged as a result of increased flows from the project site.
- If the discharge from a project site is directly to a flow control exempt receiving water listed in Appendix I-A: Flow Control Exempt Receiving Waters or to an infiltration system, there is no discharge flow limit.

Suggested BMPs for Element 3

- BMP C203: Water Bars
- BMP C207: Check Dams
- BMP C209: Outlet Protection
- ✓ BMP C235: Wattles
- BMP C240: Sediment Trap
- BMP C241: Sediment Pond (Temporary)
- See also V-12 Detention BMPs

How did you comply with this section?

The site is quite flat but straw wattles be utilized as necessary to prevent sediment from moving downstream.

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ELEMENT 4: Install Sediment Controls

- Design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants.
- Construct sediment control BMPs (sediment ponds, traps, filters, etc.) as one of the first steps in grading. These BMPs shall be functional before other land disturbing activities take place.
- Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site.
- Direct stormwater runoff from disturbed areas through a sediment pond or other appropriate sediment removal BMP, before the runoff leaves a construction site or before discharge to an infiltration facility. Runoff from fully stabilized areas may be discharged without a sediment removal BMP, but must meet the flow control performance standard in Element #3, bullet #1.
- Locate BMPs intended to trap sediment on-site in a manner to avoid interference with the movement of juvenile salmonids attempting to enter off-channel areas or drainages.
- Provide and maintain natural buffers around surface waters, direct stormwater to vegetated areas to increase sediment removal, and maximize stormwater infiltration.
- Where feasible, design outlet structures that withdraw impounded stormwater from the surface to avoid discharging sediment that is still suspended lower in the water column.

Additional Guidance for Element 4

- Outlet structures that withdraw impounded stormwater from the surface to avoid discharging sediment that is still suspended lower in the water column are for the construction period only. If installing a floating pump structure, include a stopper to prevent the pump basket from hitting the bottom of the pond.
- If a sediment trapping BMP utilizes a control structure that will also be used in a permanent detention BMP application, the control structure construction must be finalized for the permanent BMP application upon project completion.
- Install sediment controls in a manner that protects the sensitive areas and their buffers marked in accordance with Element 1: Preserve Vegetation / Mark Clearing Limits.
- Where feasible, direct stormwater to vegetated areas to increase sediment removal and maximize stormwater infiltration.
- Seed and mulch earthen structures such as dams, dikes, and diversions according to the timing indicated in Element 5: Stabilize Soils.
- Full stabilization includes concrete or asphalt paving; quarry spalls used as ditch lining; or the use of rolled erosion products, a bonded fiber matrix product, or vegetative cover in a manner that will fully prevent soil erosion.
- The Local Permitting Authority may inspect and approve areas fully stabilized by means other than pavement or quarry spalls.

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Suggested BMPs for Element 4:

- BMP C231: Brush Barrier
- BMP C232: Gravel Filter Berm
- ✓ BMP C233: Silt Fence
- BMP C234: Vegetated Strip
- ✓ BMP C235: Wattles
- BMP C240: Sediment Trap
- BMP C241: Sediment Pond (Temporary)
- BMP C250: Construction Stormwater Chemical Treatment
- BMP C251: Construction Stormwater Filtration

How did you comply with this section?

A silt fence will be installed on the downstream sides of the property and straw wattles will be used as necessary.

ELEMENT 5: Stabilize Soils

- ☐ Stabilize exposed and unworked soils by application of effective BMPs that prevent erosion. Applicable BMPs include, but are not limited to: temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabrics and matting, soil application of polyacrylamide (PAM), the early application of gravel base early on areas to be paved, and dust control.
- ☐ Control stormwater volume and velocity within the site to minimize soil erosion.
- ☐ Control stormwater discharges, including both peak flow rates and total stormwater volume, to minimize erosion at outlets and to minimize downstream channel and stream bank erosion.
- ☐ Soils must not remain exposed and unworked for more than the time periods set forth below to prevent erosion.
  - During the dry season (May 1 – Sept 30): 7 days
  - During the wet season (Oct 1 – Apr 30): 2 days
- ☐ Stabilize soils at the end of the shift before a holiday or weekend if needed based on the weather forecast.
- ☐ Stabilize soil stockpiles from erosion, protect with sediment trapping measures, and where possible, be located away from storm drain inlets, waterways, and drainage channels.
- ☐ Minimize the amount of soil exposed during construction activity.
- ☐ Minimize the disturbance of steep slopes.
- ☐ Minimize soil compaction and, unless infeasible, preserve topsoil.

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Additional Guidance for Element 5

- Soil stabilization BMPs should be appropriate for the time of year, site conditions, estimated duration of use, and potential water quality impacts that stabilization agents may have on downstream waters or ground water.
- Ensure that gravel base used for stabilization is clean and does not contain fines or sediment.

Suggested BMPs for Element 5:

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching
- ✓ BMP C122: Nets and Blankets
- ✓ BMP C123: Plastic Covering
- BMP C124: Sodding
- BMP C125: Topsoiling / Composting
- BMP C126: Polyacrylamide (PAM) for Soil Erosion Protection
- BMP C130: Surface Roughening
- BMP C131: Gradient Terraces
- ✓ BMP C140: Dust Control

How did you comply with this section?

Nets, blankets and plastic covering will be used as necessary for stockpiles. Dust control will be provided on nearby streets.

ELEMENT 6: Protect Slopes

☐ Design and construct cut-and-fill slopes in a manner to minimize erosion. Applicable practices include, but are not limited to, reducing continuous length of slope with terracing and diversions, reducing slope steepness, and roughening slope surfaces (Ex: track walking).

☐ Divert off-site stormwater (run-on) or ground water away from slopes and disturbed areas with interceptor dikes, pipes, and/or swales. Off-site stormwater should be managed separately from stormwater generated on the site.

☐ At the top of slopes, collect drainage in pipe slope drains or protected channels to prevent erosion. Temporary pipe slope drains must be sized to convey the flow rate calculated by the one fo the following methods:

- Single Event Hydrograph Method: The peak volumetric flow rate calculated using a 10-minute time step from a Type 1A, 10-year, 24-hour frequency storm, or;
- Continuous Simulation Method: The 10-year peak flow rate, as determined by an approved continuous runoff model with a 15-minute time step.

The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates.

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If using the Western Washington Hydrology Model (WWHM) to predict flows, bare soil areas should be modeled as "landscaped" area.

- ☐ Place excavated material on the uphill side of trenches, consistent with safety and space considerations.

- ☐ Place check dams at regular intervals within constructed channels that are cut down a slope.

Additional Guidance for Element 6

- Consider soil type and its potential for erosion.
- Stabilize soils on slopes, as specified in Element 5: Stabilize Soils.
- BMP combinations are the most effective method of protecting slopes with disturbed soils. For example, use both BMP C121: Mulching and BMP C122: Nets and Blankets in combination.

Suggested BMPs for Element 6:

- BMP C120: Temporary and Permanent Seeding
- BMP C121: Mulching
- ✓ BMP C122: Nets and Blankets
- ✓ BMP C123: Plastic Covering
- BMP C124: Sodding
- BMP C130: Surface Roughening
- BMP C131: Gradient Terraces
- BMP C200: Interceptor Dike and Swale
- BMP C201: Grass-Lined Channels
- BMP C203: Water Bars
- BMP C204: Pipe Slope Drains
- BMP C205: Subsurface Drains
- BMP C206: Level Spreader
- BMP C207: Check Dams
- BMP C208: Triangular Silt Dike (TSD)

How did you comply with this section?

The project site has very minimal slope but if necessary, nets, blankets or plastic covering can be utilized to stabilize exposed slopes.

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ELEMENT 7: Protect Drain Inlets

☐ Protect all storm drain inlets made operable during construction so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.

☐ Clean or remove and replace inlet protection devices when sediment has filled one-third of the available storage (unless a different standard is specified by the product manufacturer).

Additional Guidance for Element 7

- Protect all existing storm drain inlets so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.
- Keep all approach roads clean. Do not allow sediment and street wash water to enter storm drains without prior and adequate treatment (as defined above) unless treatment is provided before the storm drain discharges to waters of the State.
- Inlets should be inspected weekly at a minimum and daily during storm events.

Suggested BMPs for Element 7

✓ BMP C220: Inlet Protection

How did you comply with this section?

CB inserts will be installed along Market St.

ELEMENT 8: Stabilize Channels and Outlets

☐ Design, construct, and stabilize all on-site conveyance channels to prevent erosion from the flow rate calcultated by one the following methods:

- Single Event Hydrograph Method: The peak volumetric flow rate calculated using a 10-minute time step from a Type 1A, 10-year, 24-hour frequency storm, or;
- Continuous Simulation Method: The 10-year peak flow rate, as determined by an approved continuous runoff model with a 15-minute time step.

The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model (WWHM) to predict flows, bare soil areas should be modeled as "landscaped" area.

☐ Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches at the outlets of all conveyance systems.

Additional Guidance for Element 8

The best method for stabilizing channels is to completely line the channel with BMP C122: Nets and Blankets first, then add BMP C207: Check Dams as necessary to function as an anchor and to slow the flow of water.

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Suggested BMPs for Element 8

- BMP C122: Nets and Blankets
- BMP C202: Riprap Channel Lining
- BMP C207: Check Dams
- BMP C209: Outlet Protection

How did you comply with this section?

This element is not applicable to this project site. Flow will go into an existing catch basin and then flows through a pipe to an existing outfall with 3-4 man boulders.

ELEMENT 9: Control Pollutants

Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants. The project proponent must:

- ☐ Handle and dispose of all pollutants, including waste materials and demolition debris that occur on site in a manner that does not cause contamination of stormwater.

- ☐ Provide cover, containment, and protection from vandalism for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment. On-site fueling tanks must include secondary containment. Secondary containment means placing tanks or containers within an impervious structure capable of containing 110% of the volume contained in the largest tank within the containment structure. Double-walled tanks do not require additional secondary containment.

- ☐ Conduct maintenance, fueling, and repair of heavy equipment and vehicles using spill prevention and control measures. Clean contaminated surfaces immediately following any spill incident.

- ☐ Discharge wheel wash or tire bath wastewater to a separate on-site treatment system that prevents discharge to surface water, or to the sanitary sewer, with local sewer district approval.

- ☐ Apply fertilizers and pesticides in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Follow manufacturers' label requirements for application rates and procedures.

- ☐ Use BMPs to prevent contamination of stormwater runoff by pH-modifying sources. The sources for this contamination include, but are not limited to: recycled concrete stockpiles, bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping and mixer washout waters.

- ☐ Adjust the pH of stormwater if necessary to prevent violations of water quality standards.

- ☐ Assure that washout of concrete trucks is performed off site or in designated concrete washout areas only. Do not wash out concrete truck drums or concrete handling equipment onto the ground, or into storm drains, open ditches, streets, or streams. Washout of small concrete handling equipment may be

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disposed of in a formed area awaiting concrete where it will not contaminate surface or ground water. Do not dump excess concrete on site, except in designated concrete washout areas. Concrete spillage or concrete discharge directly to ground water or surface waters of the State is prohibited. Do not wash out to formed areas awaiting infiltration BMPs.

- ☐ Obtain written approval from Ecology before using chemical treatment other than CO_2, dry ice, or food grade vinegar to adjust pH.

- ☐ Uncontaminated water from water-only based shaft drilling for construction of building, road, and bridge foundations may be infiltrated provided the wastewater is managed in a way that prohibits discharge to surface waters. Prior to infiltration, water from water-only based shaft drilling that comes into contact with curing concrete must be neutralized until pH is in the range of 6.5 to 8.5 (su).

Additional Guidance for Element 9

- Wheel wash and/or tire bath wastewater can be combined with wastewater from concrete washout areas if the wastewaters will be properly disposed of at an offsite location or treatment facility.
- Do not use upland land applications for discharging wastewater from concrete washout areas.
- Woody debris may be chopped and spread on site.
- Conduct oil changes, hydraulic system drain down, solvent and degreasing cleaning operations, fuel tank drain down and removal, and other activities which may result in discharge or spillage of pollutants to the ground or into stormwater runoff using spill prevention measures, such as drip pans.
- Clean contaminated surfaces immediately following any discharge or spill incident. Emergency repairs may be performed on-site using temporary plastic placed beneath and, if raining, over the vehicle.

Suggested BMPs for Element 9

- ✓ BMP C151: Concrete Handling
- BMP C152: Sawcutting and Surfacing Pollution Prevention
- ✓ BMP C153: Material Delivery, Storage, and Containment
- BMP C154: Concrete Washout Area
- BMP C250: Construction Stormwater Chemical Treatment
- BMP C251: Construction Stormwater Filtration
- BMP C252: Treating and Disposing of High pH Water
- Also see the Source Control BMPs detailed in Volume IV

How did you comply with this section?

The contractor shall follow the BMPs for concrete handling and material storage as referenced above.

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ELEMENT 10: Control De-Watering

- ☐ Discharge foundation, vault, and trench dewatering water, which have characteristics similar to stormwater runoff at the site, into a controlled conveyance system before discharge to BMP C240: Sediment Trap or BMP C241: Sediment Pond (Temporary).

- ☐ Discharge foundation, vault, and trench dewatering water, which have similar characteristics to stormwater runoff at the site, into a controlled conveyance system before discharge to Discharge clean, non-turbid dewatering water, such as well-point ground water, to systems tributary to, or directly into surface waters of the State, as specified in Element 8: Stabilize Channels and Outlets, provided the dewatering flow does not cause erosion or flooding of receiving waters. Do not route clean dewatering water through stormwater sediment BMPs. Note that "surface waters of the State" may exist on a construction site as well as off site; for example, a creek running through a site.Handle highly turbid or contaminated dewatering water separately from stormwater.

- ☐ Handle highly turbid or otherwise contaminated dewatering separately from stormwater.

- ☐ Other dewatering treatment or disposal options may include:
    1. Infiltration
    2. Transport off-site in a vehicle, such as a vacuum flush truck, for legal disposal in a manner that does not pollute state waters.
    3. Ecology-approved on-site chemical treatment or other suitable treatment technologies.
    4. Sanitary or combined sewer discharge with local sewer district approval, if there is no other option.
    5. Use of a sedimentation bag with outfall to a ditch or swale for small volumes of localized dewatering.

Additional Guidance for Element 10

- Channels must be stabilized, as specified in Element 8: Stabilize Channels and Outlets.
- Construction equipment operation, clamshell digging, concrete tremie pour, or work inside a cofferdam can create highly turbid or contaminated dewatering water.
- Discharging sediment-laden (muddy) water into waters of the State likely constitutes violation of water quality standards for turbidity. The easiest way to avoid discharging muddy water is through infiltration and preserving vegetation.
- Dewatering water from contaminated sites must be handled separately from stormwater. Direct contaminated stormwater to a sanitary sewer where allowed by the local sewer authority, or to other approved treatment.

Suggested BMPs for Element 10

- BMP C203: Water Bars
- BMP C236: Vegetative Filtration

How did you comply with this section?

If dewatering is necessary, a dewatering plan will be required to be submitted by the contractor for approval prior to construction. Sediment laden water will not be allowed to discharge directly into the downstream conveyance system.

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ELEMENT 11: Maintain BMPs

- ☐ Maintain and repair all temporary and permanent erosion and sediment control BMPs as needed to assure continued performance of their intended function in accordance with BMP specifications.
- ☐ Remove all temporary erosion and sediment control BMPs within 30 days after achieving final site stabilization or after the temporary BMPs are no longer needed.

Additional Guidance for Element 11

- Some temporary erosion and sediment control BMPs are biodegradable and designed to remain in place following construction. BMP C122: Nets and Blankets is an example of a BMP with biodegradable options.
- Provide protection to all BMPs installed for the permanent control of stormwater from sediment and compaction. All BMPs that are to remain in place following completion of construction shall be examined and placed in full operating conditions. If sediment enters the BMPs during construction, it shall be removed and the facility shall be returned to the conditions specified in the construction documents.
- Remove or stabilize trapped sediment on site. Permanently stabilize disturbed soil resulting from removal of BMPs or vegetation.

Suggested BMPs for Element 11

- ✓ BMP C150: Materials on Hand
- ✓ BMP C160: Certified Erosion and Sediment Control Lead

How did you comply with this section?

The City will select a contractor who has a CESCL on staff to meet BMP C160 and who will provide materials on hand per BMP C150.

ELEMENT 12: Manage the Project

- ☐ Phase development projects to the maximum degree practicable and take into account seasonal work limitations.
- ☐ Inspect, maintain and repair all BMPs as needed to assure continued performance of their intended function. Projects regulated under the Construction Stormwater General Permit (CSWGP) must conduct site inspections and monitoring in accordance with Special Condition S4 of the CSWGP.
- ☐ Maintain, update, and implement the Construction SWPPP.
- ☐ Projects that disturb one or more acres must have site inspections conducted by a Certified Erosion and Sediment Control Lead (CESCL). Project sites disturbing less than one acre may have a CESCL or a person without CESCL certification conduct inspections. By the initiation of construction, the Construction SWPPP must identify the CESCL or inspector, who must be present on site or on-call at all times.

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Additional Guidance for Element 12

The project manager must ensure that the project is built in such a way to comply with all Construction SWPPP Elements, as detailed in this section. Considerations for the project manager include, but are not limited to:

- construction phasing
- seasonal work limitations
- coordination with utilities and other contractors
- inspection
- monitoring
- maintaining an updated construction SWPPP

Phasing of Construction

Phase development projects where feasible in order to prevent soil erosion and transporting of sediment from the site during construction. Revegetate exposed areas and maintain that vegetation as an integral part of the clearing activities for any phase.

Clearing and grading activities for developments shall be permitted only if conducted using an approved site development plan (e.g., subdivision approval) that establishes permitted areas of clearing, grading, cutting, and filling. Minimize removing trees and disturbing or compacting native soils when establishing permitted clearing and grading areas. Show on the site plans and the development site permitted clearing and grading areas and any other areas required to preserve critical or sensitive areas, buffers, native growth protection easements, or tree retention areas as may be required by local jurisdictions.

Inspection

All BMPs must be inspected, maintained, and repaired as needed to assure continued performance of their intended function. Site inspections must be conducted by a person knowledgeable in the principles and practices of erosion and sediment control. The person must have the skills to 1) assess the site conditions and construction activities that could impact the quality of stormwater, and 2) assess the effectiveness of erosion and sediment control measures used to control the quality of stormwater discharges.

For construction sites one acre or larger that discharge stormwater to surface waters of the state, a CESCL must be identified in the construction SWPPP; this person must be on-site or on-call at all times. Certification must be obtained through an approved training program that meets the erosion and sediment control training standards established by Ecology. See BMP C160: Certified Erosion and Sediment Control Lead.

Appropriate BMPs or design changes shall be implemented as soon as possible whenever inspection and/or monitoring reveals that the BMPs identified in the Construction SWPPP are inadequate, due to the actual discharge of /or potential to discharge a significant amount of any pollutant.

The CESCL or inspector must examine stormwater visually for the presence of suspended sediment, turbidity, discoloration, and oil sheen. They must evaluate the effectiveness of BMPs and determine if it is necessary to install, maintain, or repair BMPs to improve the quality of stormwater discharges.

Based on the results of the inspection, construction site operators must correct the problems identified by:

- Reviewing the Construction SWPPP for compliance with the 13 elements and making appropriate revisions within 7 days of the inspection.
- Immediately beginning the process of fully implementing and maintaining appropriate source control and/or treatment BMPs as soon as possible, addressing the problems no later than within 10 days of the inspection. If installation of necessary treatment BMPs is not feasible within 10 days, the construction site operator may request an extension within the initial 10-day response period.
- Documenting BMP implementation and maintenance in the site log book (applies only to sites that have coverage under the Construction Stormwater General Permit).

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The CESCL or inspector must inspect all areas disturbed by construction activities, all BMPs, and all stormwater discharge points at least once every calendar week and within 24 hours of any discharge from the site. (For purposes of this condition, individual discharge events that last more than one day do not require daily inspections. For example, if a stormwater pond discharges continuously over the course of a week, only one inspection is required that week.) The CESCL or inspector may reduce the inspection frequency for temporary stabilized, inactive sites to once every calendar month

Maintaining an Updated Construction SWPPP

Retain the Construction SWPPP on-site or within reasonable access to the site.

Modify the Construction SWPPP whenever there is a change in the design, construction, operation, or maintenance at the construction site that has, or could have, a significant effect on the discharge of pollutants to waters of the state.

The Construction SWPPP must be modified if, during inspections or investigations conducted by the owner/operator, or the applicable local or state regulatory authority, it is determined that the Construction SWPPP is ineffective in eliminating or significantly minimizing pollutants in stormwater discharges from the site. Modify the Construction SWPPP as necessary to include additional or modified BMPs designed to correct problems identified. Complete revisions to the Construction SWPPP within seven (7) days following the inspection.

Suggested BMPs for Element 12

- ✓ BMP C150: Materials on Hand
- ✓ BMP C160: Certified Erosion and Sediment Control Lead
- ✓ BMP C162: Scheduling

How did you comply with this section?

The City will select a contractor who has a CESCL on staff to meet BMP C160 and who will provide materials on hand per BMP C150. The project is intended to be done during the dry time of year if at all possible.

ELEMENT 13: Protect Low Impact Development BMPS

The primary purpose of On-Site Stormwater Management is to reduce the disruption of the natural site hydrology through infiltration. BMPs used to meet I-3.4.5 MR5: On-Site Stormwater Management (often called LID BMPs) are permanent facilities.

- ☐ Protect all LID BMPs (including, but not limited to BMP T7.30: Bioretention, BMP T5.14: Rain Gardens, and BMP T5.15: Permeable Pavements) from sedimentation through installation and maintenance of erosion and sediment control BMPs on portions of the site that drain into the LID BMPs. Restore the BMPs to their fully functioning condition if they accumulate sediment during construction. Restoring the BMP must include removal of sediment and any sediment-laden Bioretention/Rain Garden soils, and replacing the removed soils with soils meeting the design specification.
- ☐ Maintain the infiltration capabilities of LID BMPs by protecting against compaction by construction equipment and foot traffic. Protect completed lawn and landscaped areas from compaction due to construction equipment.
- ☐ Control erosion and avoid introducing sediment from surrounding land uses onto BMP T5.15: Permeable Pavements. Do not allow muddy construction equipment on the base material or pavement. Do not allow sediment-laden runoff onto permeable pavements or base materials.

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- ☐ Permeable pavement fouled with sediments or no longer passing an initial infiltration test must be cleaned using procedures in accordance with this manual or the manufacturer's procedures.
- ☐ Keep all heavy equipment off existing soils under LID BMPs that have been excavated to final grade to retain the infiltration rate of the soils.

Additional Guidance for Element 13

See Chapter 5: Precision Site Preparation, Construction & Inspection of LID Facilities in the *LID Technical Guidance Manual for Puget Sound* (Hinman and Wulkan, 2012) for more detail on protecting LID integrated management practices.

Note that the *LID Technical Guidance Manual for Puget Sound* (Hinman and Wulkan, 2012) is for additional informational purposes only. You must follow the guidance within this manual if there are any discrepancies between this manual and the *LID Technical Guidance Manual for Puget Sound* (Hinman and Wulkan, 2012).

Suggested BMPs for Element 13

- BMP C102: Buffer Zones
- BMP C103: High-Visibility Fence
- BMP C200: Interceptor Dike and Swale
- BMP C201: Grass-Lined Channels
- BMP C207: Check Dams
- BMP C208: Triangular Silt Dike (TSD)
- BMP C231: Brush Barrier
- BMP C233: Silt Fence
- BMP C234: Vegetated Strip

How did you comply with this section?

LID facilities are not applicable to this project.

Applicant Signature

4-15-25
Date

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NOTICE OF NEIGHBORHOOD MEETING

A pre-application neighborhood meeting has been scheduled to introduce a potential project described below. The purpose of the meeting is to inform neighbors and interested parties about the potential project at an early stage and to foster communication between the applicant and the public regarding potential project issues and opportunities for solutions.

PROJECT LOCATION: 703 R Avenue (P32882)

PROJECT DESCRIPTION: The City of Anacortes Parks & Recreation Department is proposing to build a concrete plaza within Jim Rich Civic Park on parcel P32882 in the Commercial Marine (CM) zone. The new plaza will be adjacent to the WT Preston and will connect to the existing Depot Plaza to support the Farmers Market and host other community events. The plaza will be approximately 10,000 sq ft in size. Parks, plazas, and open spaces are outright permitted uses in the CM zone. The area of work is partially located within the Urban Shoreline Designation, and water-enjoyment recreational facilities are permitted within the Urban shoreline designation. The project site is currently undeveloped with no structures or active use of the land. Proposed improvements include leveling of the site, installation of drainage facilities to connect to adjacent bioswales, site landscaping and pedestrian accommodations for access to the waterfront, and right-of-way improvements along Market Street.

MEETING LOCATION: Anacortes City Council Chambers (904 6th Street)

MEETING DATE & TIME: July 1st, 2025 @ 6:00 PM

PROJECT APPLICANT
Jonn Lunsford / City of Anacortes Parks & Recreation Department
PO Box 547, Anacortes, WA 98221
360-293-1918
jonnl@anacorteswa.gov

WHO CAN ATTEND A NEIGHBORHOOD MEETING?
Neighborhood meeting notices are posted on the project site, published in the Anacortes American Newspaper, and mailed to neighboring landowners located within 300-feet of the subject property. Anyone however is welcome to attend a neighborhood meeting whether a neighbor of the project or not.

CAN I SUBMIT COMMENTS?
Following a neighborhood meeting, if an applicant proceeds with the submittal of a land use permit application, public notice will be provided consistent with AMC requirements and a public hearing will be held, if applicable. Comments should be submitted during this phase of the project so that they become part of the record and taken into consideration by the decision maker.

NOTICE OF APPLICATION including written comment period & NOTICE OF PUBLIC HEARING

Project Name: Depot Plaza Expansion
File Number: SDP-2025-0004
Applicant: City of Anacortes – Parks & Recreation Department
Date of Application: August 7, 2025
Date of Completeness: August 29, 2025
Project Location: 703 R Avenue – Jim Rice Civic Park

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The City of Anacortes Parks & Recreation Department has requested a Shoreline Substantial Development Permit to build a concrete plaza within Jim Rich Civic Park on parcel P32882 in the Commercial Marine (CM) zone. The new plaza will be adjacent to the WT Preston and will connect to the existing Depot Plaza to support the Farmers Market and host other community events. The plaza will be approximately 10,000 sq ft in size. Parks, plazas, and open spaces are outright permitted uses in the CM zone. The area of work is partially located within the Urban Shoreline Designation, and water-enjoyment recreational facilities are permitted within the Urban shoreline designation. The project site is currently undeveloped with no structures or active use of the land. Proposed improvements include leveling of the site, installation of drainage facilities to connect to adjacent bioswales, site landscaping and pedestrian accommodations for access to the waterfront, and right-of-way improvements along Market Street.

State Environment Policy Act (SEPA) Review: The City of Anacortes, as lead agency, has determined that this project is categorically exempt from SEPA Review based on the criteria described in AMC 18.04.120(A)(5).

Environmental Documents on File: Critical Areas Report

Required Project Permits/Approval: Clear & Grade Permit

Public Comment Period: The joint Notice of Application and Notice of Public Hearing was published on September 24, 2025. Written comments to be considered prior to the public hearing must be submitted to the contact person listed below by **5:00 PM on October 24, 2025**. Additional comments and verbal testimony will be accepted at the public open-record decision hearing.

Hearing Body: Planning Commission. An open-record decision hearing will be held by the Planning Commission on **November 12, 2025, at 6:00 pm** in Council Chambers (904 6th Street), and via Zoom video conferencing.

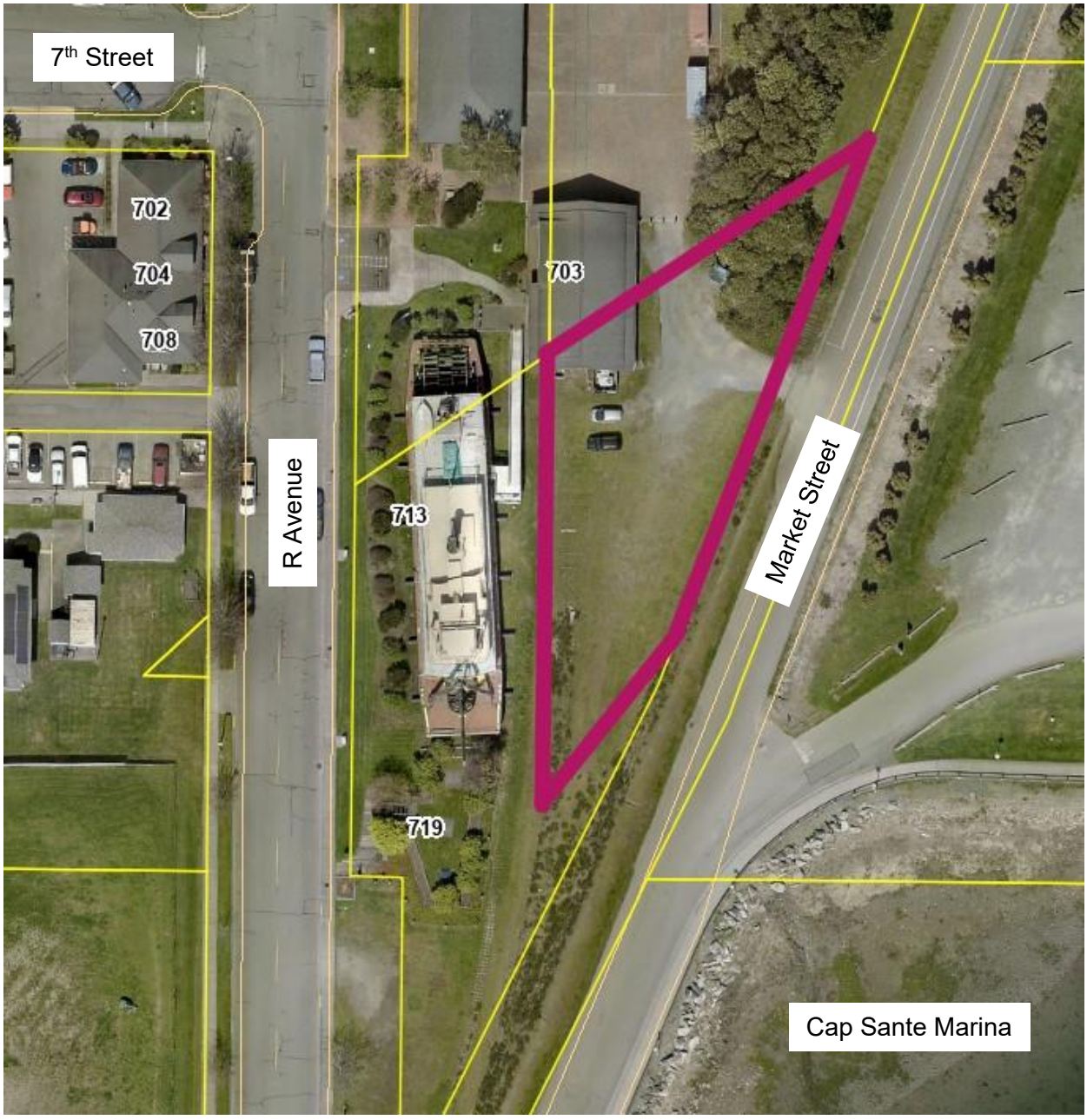
- Virtual meeting participation instructions and connection information can be accessed at anacorteswa.gov/700. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.
- Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk at 360-299-1960 24-hours before the hearing to make special arrangements.

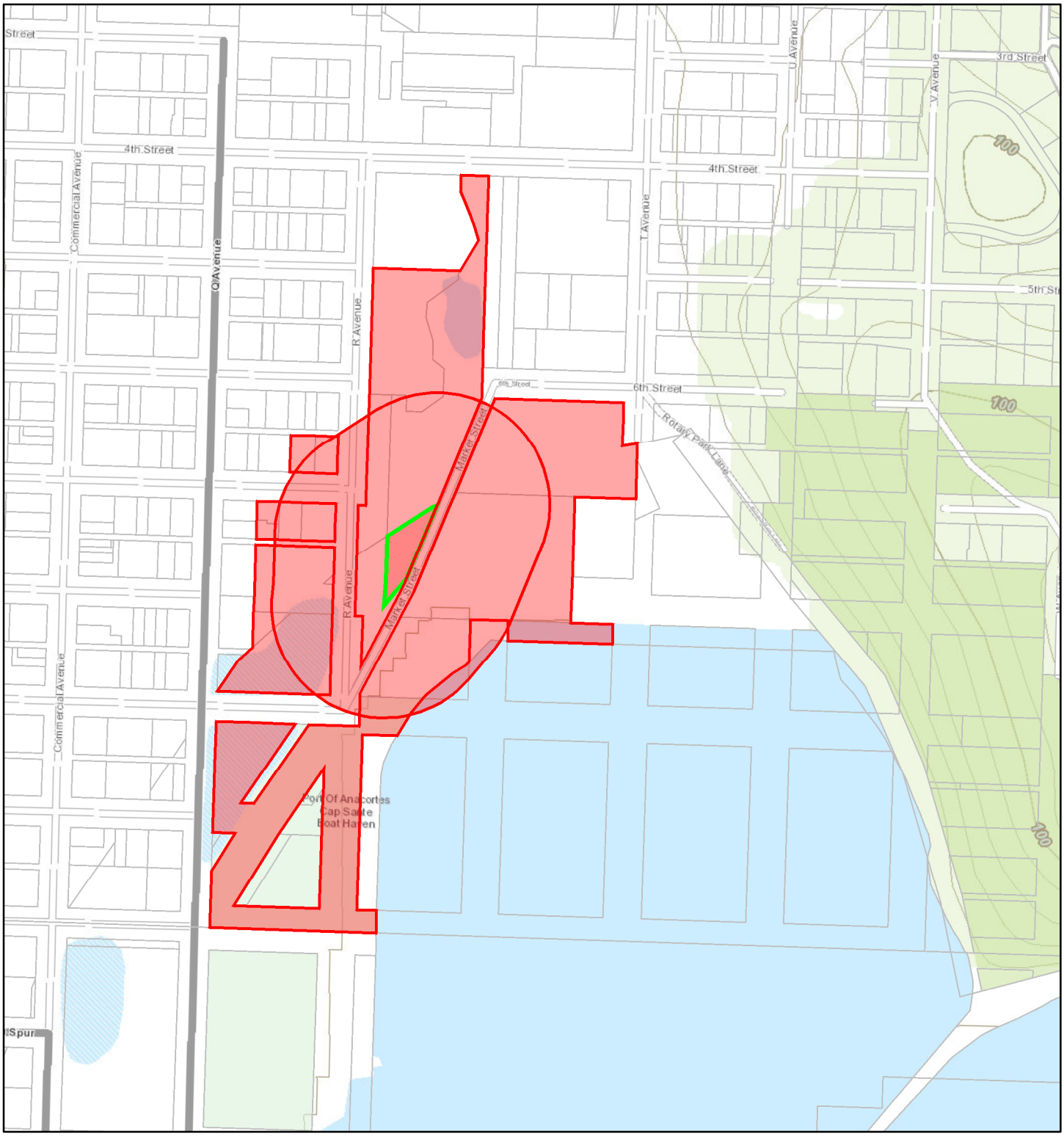
ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, AND REQUEST A COPY OF THE FINAL DECISION.

Document Availability: Application documents may be reviewed by scanning the above QR Code or by going to https://ci-anacortes-wa.smartgovcommunity.com/Public/Home and clicking *Public Notices* then selecting file no. **SDP-2025-0004**. The staff report will be available by 2pm the Thursday before the scheduled open-record decision hearing.

City Contact: Anna Dewey, AICP, Associate Planner; Email: annad@anacorteswa.gov Phone: (360)299-1984 Mail: City of Anacortes Planning Dept., P.O. Box 547, Anacortes, WA 98221
Written comments must be substantive and include the name and address of the commentor.

Appeal: Appeals of a final decision of the City of Anacortes or the Department of Ecology shall be filed within twenty-one days of the date of filing of the final permit and shall be heard by the Shoreline Hearings Board pursuant to the procedures and timelines of RCW 90.58.180.





June 20, 2025

1:4,514

0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

Legend

County Boundary

Tax Parcels

Pre Tax Account Property

Data Accuracy Warning: All GIS data was created from available public records and existing map sources. Map features have been adjusted to achieve a best-fit registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. Map discrepancies can be as great as 300 feet.

PNumber	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerCity	OwnerState	OwnerZip
P130657	GIMNIG KAREN LESLIE	NEMIAH JAMES CASE		1406 9TH ST	ANACORTES	WA	98221
P130892	CITY OF ANACORTES		PO BOX 547		ANACORTES	WA	98221
P136033	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P136034	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P32876	HOUSING AUTHORITY OF ANACORTES		719 Q AVE		ANACORTES	WA	98221
P32877	CITY OF ANACORTES		PO BOX 547		ANACORTES	WA	98221
P32880	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P32881	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P32882	CITY OF ANACORTES		PO BOX 547		ANACORTES	WA	98221
P32883	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P32886	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P56814	PORT OF ANACORTES			317 COMMERCIAL AVE	ANACORTES	WA	98221
P56870	KERJA LLC	ATTN PAUL WITTROCK		808 7TH ST APT 5	ANACORTES	WA	98221
P56872	OLIVIER RUSSELL	ALTHOFF STEVE		3411 H AVENUE	ANACORTES	WA	98221
P56873	7TH STREET BUILDING LLC			1719 8TH STREET	ANACORTES	WA	98221
P56874	809 7TH LLC			4010 OAKES AVE	ANACORTES	WA	98221
P56875	STARR JARED R JR			813 7TH ST	ANACORTES	WA	98221
P56876	CITY OF ANACORTES & HOUSING AUTHORITY	PO BOX 547			ANACORTES	WA	98221
P56877	CITY OF ANACORTES		PO BOX 547		ANACORTES	WA	98221
P56898	GN OP PROP						
P56899	CITY OF ANACORTES & HOUSING AUTHORITY	PO BOX 547			ANACORTES	WA	98221

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon,WA 98274
Ph. 360-424-4567

SKAGIT PUBLISHING STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
06/20/25	45993

City of Anacortes
PO BOX 547
ANACORTES, WA 98221

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
648275	AA-648275 703 R Aven	06/25/25	06/25/25	2	$138.04

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$138.04**
Paid Amount:**$0.00**

Amount Due:**$138.04**

We Appreciate Your Business!

AD# 648275

NOTICE OF NEIGHBORHOOD MEETING

A pre-application neighborhood meeting has been scheduled to introduce a potential project described below. The purpose of the meeting is to inform neighbors and interested parties about the potential project at an early stage and to foster communication between the applicant and the public regarding potential project issues and opportunities for solutions.

PROJECT LOCATION: 703 R Avenue (P32882)

PROJECT DESCRIPTION: The City of Anacortes Parks & Recreation Department is proposing to build a concrete plaza within Jim Rich Civic Park on parcel P32882 in the Commercial Marine (CM) zone. The new plaza will be adjacent to the WT Preston and will connect to the existing Depot Plaza to support the Farmers Market and host other community events. The plaza will be approximately 10,000 sq ft in size. Parks, plazas, and open spaces are outright permitted uses in the CM zone. The area of work is partially located within the Urban Shoreline Designation, and water-enjoyment recreational facilities are permitted within the Urban shoreline designation. The project site is currently undeveloped with no structures or active use of the land. Proposed improvements include leveling of the site, installation of drainage facilities to connect to adjacent bioswales, site landscaping and pedestrian accommodations for access to the waterfront, and right-

of-way improvements along Market Street.

MEETING LOCATION: Anacortes City Council Chambers (904 6th Street)

MEETING DATE & TIME: July 1st, 2025 @ 6:00 PM

PROJECT APPLICANT

Jonn Lunsford /
City of Anacortes Parks & Recreation Department
PO Box 547,
Anacortes, WA 98221
360-293-1918
jonnl@anacorteswa.gov

WHO CAN ATTEND A NEIGHBORHOOD MEETING?

Neighborhood meeting notices are posted on the project site, published in the Anacortes American Newspaper, and mailed to neighboring landowners located within 300-feet of the subject property. Anyone however is welcome to attend a neighborhood meeting whether a neighbor of the project or not.

CAN I SUBMIT COMMENTS?

Following a neighborhood meeting, if an applicant proceeds with the submittal of a land use permit application, public notice will be provided consistent with AMC requirements and a public hearing will be held, if applicable. Comments should be submitted during this phase of the project so that they become part of the record and taken into consideration by the decision maker.

Published
June 25, 2025
AA-648275

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon,WA 98274
Ph. 360-424-4567

SKAGIT PUBLISHING STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
09/19/25	45993

City of Anacortes
PO BOX 547
ANACORTES, WA 98221

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
675562	AA-675562 Depot Plaz	09/24/25	09/24/25	2	$203.00

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$203.00**
Paid Amount:**$0.00**

Amount Due:**$203.00**

We Appreciate Your Business!

AD# 675562

NOTICE OF APPLICATION including written comment period & NOTICE OF PUBLIC HEARING

Project Name: Depot Plaza Expansion
File Number: SDP-2025-0004
Applicant: City of Anacortes – Parks & Recreation Department
Date of Application: August 7, 2025
Date of Completeness: August 29, 2025
Project Location: 703 R Avenue – Jim Rice Civic Park

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:
The City of Anacortes Parks & Recreation Department has requested a Shoreline Substantial Development Permit to build a concrete plaza within Jim Rich Civic Park on parcel P32882 in the Commercial Marine (CM) zone. The new plaza will be adjacent to the WT Preston and will connect to the existing Depot Plaza to support the Farmers Market and host other community events. The plaza will be approximately 10,000 sq ft in size. Parks, plazas, and open spaces are outright permitted uses in the CM zone. The area of work is partially located within the Urban Shoreline Designation, and water-enjoyment recreational facilities are permitted within the Urban shoreline designation.

Exhibit F
Page 8 of 9

The project site is currently undeveloped with no structures or active use of the land. Proposed improvements include leveling of the site, installation of drainage facilities to connect to adjacent bioswales, site landscaping and pedestrian accommodations for access to the waterfront, and right-of-way improvements along Market Street.

State Environment Policy Act (SEPA) Review: The City of Anacortes, as lead agency, has determined that this project is categorically exempt from SEPA Review based on the criteria described in AMC 18.04.120(A)(5).

Environmental Documents on File: Critical Areas Report

Required Project Permits/Approval: Clear & Grade Permit

Public Comment Period: The joint Notice of Application and Notice of Public Hearing was published on September 24, 2025. Written comments to be considered prior to the public hearing must be submitted to the contact person listed below by **5:00 PM on October 24, 2025**. Additional comments and verbal testimony will be accepted at the public open-record decision hearing.

Hearing Body: **Planning Commission**. An open-record decision hearing will be held by the Planning Commission on **November 12, 2025, at 6:00 pm** in Council Chambers (904 6th Street), and via Zoom video conferencing.

* Virtual meeting participation instructions and connection information can be accessed at anacorteswa.gov/700. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.
* Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk at 360-299-1960 24-hours before the hearing to make special arrangements.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, AND REQUEST A COPY OF THE FINAL DECISION.

Document Availability: Application documents may be reviewed by scanning the above QR Code or by going to https://ci-anacortes-wa.smartgovcommunity.com/Public/Home and clicking Public Notices then selecting file no. **SDP-2025-0004**. The staff report will be available by 2pm the Thursday before the scheduled open-record decision hearing.

City Contact: Anna Dewey, AICP, Associate Planner; Email: annad@anacorteswa.gov Phone: (360)299-1984 Mail: City of Anacortes Planning Dept., P.O. Box 547, Anacortes, WA 98221
Written comments must be substantive and include the name and address of the commentor.

Appeal: Appeals of a final decision of the City of Anacortes or the Department of Ecology shall be filed within twenty-one days of the date of filing of the final permit and shall be heard by the Shoreline Hearings Board pursuant to the procedures and timelines of RCW 90.58.180.

Published
September 24, 2025
AA-675562

Anna Dewey

From: pced
Sent: Tuesday, August 5, 2025 4:02 PM
To: Anna Dewey
Subject: FW: Public comment on the project at 9th and Market

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----
From: Walt <wmguterbock@earthlink.net>
Sent: Tuesday, August 5, 2025 11:19 AM
To: pced <pced@anacorteswa.gov>
Subject: Public comment on the project at 9th and Market

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

OARS, the Old Anacortes Rowing and Sailing Society, stores boats, boat trailers, and miscellaneous items in the space under the Preston. Access is through chain link gates on the East side of the Preston. OARS has no other space to store these items. Moving the gates to the West side does not seem practical because of the slope and the limited room to maneuver trailers. It is essential to OARS to keep access to this valuable storage are, until we have a permanent structure for boat storage and maintenance. Please ensure that the plans to improve the area East of the Preston allow for the movement of boats on trailers to the storage area. OARS has 150 members who actively row and maintain the boats.

Thank you

Walter and Susan Guterbock
2005 29th Place
Anacortes

Walt Guterbock
wmguterbock@earthlink.net
541.314.8715

Anna Dewey

From: pced
Sent: Tuesday, August 5, 2025 4:02 PM
To: Anna Dewey
Subject: FW: Maritime Plaza Project

Follow Up Flag: Follow up
Flag Status: Flagged

From: Cathy Schaeffer <cathylschaeffer@gmail.com>
Sent: Saturday, August 2, 2025 9:16 AM
To: pced <pced@anacorteswa.gov>
Subject: Maritime Plaza Project

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Hello Grace,
I would like to find out information about the Maritime Plaza project, currently in the planning stages.

I am a member of OARS, a non-profit rowing club in Anacortes. We currently access the space under the Preston, through the area that would become the Maritime Plaza, to store our historical boats and trailers. We are concerned about maintaining access to the storage area, after the project is completed.

The boats are 27 feet long and weigh approximately 300 pounds, so we would need to access the storage area using vehicles and trailers. I am including some photos of the area that show how we line up the boats and trailers to move them in and out of the storage area. There is a grade from the existing level down to the area underneath the Preston. The boats would bottom out if that grade was any steeper.

OARS would like to follow the project through the documents filed with the city, but we are having some difficulty finding related documents on the city's website. Could you help us locate the following information?

1. The project's status
2. The timeline of the project
3. Storm drainage plans
4. Site Utilities, particularly on the paver portion of the plans, and landscaping information.
5. plans indicating the finished grade of the pavers.

We would appreciate your help locating the project documents and having access to review the plans.

We have been in contact with Bret Lundsford, Museum Director and Jonn Lundsford, Park Department, about the project. We plan to submit a public comment on the project that will outline items that are of interest to us, and the above requested items will help inform our comments.

Thank you for your assistance,
Cathy Schaeffer
OARS Board member

Sent from my iPad

100 Commercial Ave., Anacortes, WA 98221 | (360) 293-3134 | www.portofanacortes.com

10/1/2025

Anna Dewey, Associate Planner
Planning, Community and Economic Development Department
PO Box 547
Anacortes, WA 98221

RE: City of Anacortes—Parks and Recreation Department Depot Plaza Expansion

Dear Ms. Dewey,

On behalf of the Port of Anacortes, I would like to comment on the proposed improvements to the Depot area at Jim Rice Civic Park. The Port owns and operates Cap Sante Marina, a 1,000-slip public marina adjacent to Jim Rice Civic Park and the Depot, that serves both commercial and recreational vessels and hosts a full-service RV park. According to a recent economic impact study, each marina guest boater spends $1,437 during their stay.

The Port provides public access to over 4,000 feet of shoreline in Cap Sante Marina basins, including Seafarers' Memorial Park. The Port supports the proposed expansion of the plaza at the Depot as it will enhance connectivity and amenities for not only Depot users, but marina guests as well. The Port views the Depot Plaza improvement as a project that will complement our plans to redevelop the West Basin of Cap Sante Marina, which improves pedestrian connections to Jim Rice Park, the Depot, and creates an attractive corridor between a new public waterfront park and downtown businesses (see Figure 1).

Figure (1)

We fully support these improvements to make our community a desirable and attractive place to live and visit, while also providing better access to local businesses.

Thank you for taking our comments and would be happy to provide additional follow-up if required.

Best regards,

John Dumas
Executive Director

Anna Dewey

From: Letty Curvers <scorve@gmail.com>
Sent: Thursday, October 9, 2025 10:24 AM
To: Anna Dewey
Cc: Kevin-Jill Connell
Subject: Depot Plaza Expansion SDP-2025-004 - OARS

Follow Up Flag: Follow up
Flag Status: Flagged

***** This email is from outside the City of Anacortes network. Please use caution when clicking on links, opening attachments, or replying. *****

Anna,

I am a member of OARS, the rowing club that stores boats under the Preston.
We have reviewed the plans for the Depot Plaza Expansion and they look great. As long as the water connections are installed in the locations per plan we should still be able to roll boats under the Preston.
Do you know when construction is planned and would it be possible to invite us to the pre-construction meeting? We will have to plan for no access during construction.

Thank you,

Letty Curvers
360-941-9076 (Mobile)

Project Name: Depot Plaza Expansion / (Maritime Plaza Expansion)
File Number: SDP-2025-0004
Public Comment From: The Old Anacortes Rowing and Sailing Society, OARS

As a Club, The Old Anacortes Rowing and Sailing Society, known as OARS, has had an informal agreement with the Maritime Museum for roughly 15 years to store our traditional boats and trailers when not in use under the W.T. Preston. We access the storage area several times each month to move or store a trailer or a boat that is out of service. We are flexible in accessing the storage area and currently work around times when the area is used for parking, as during the Saturday market and events at the Depot.

We have had an opportunity to review the posted Application Documents for the above Project. Our review of the plans has focused on what the Project impact might have on our continued use of the storage after construction is completed.

Project Impact on Continued Storage Under the W.T. Preston includes:

1. The finished grades between the plaza and the entrance to the storage area. Our boats are twenty-seven feet long and will bottom out if the grade change is much steeper. The finished surface elevation along the western edge of the Plaza on the Depot Plaza Improvements Plans 2025-004 appears to be less than half a foot above the existing surface, so impact on the movement of boats and trailers should be minimal.
2. Due to the weight of the boats, a vehicle currently pulls a trailer near to the storage entrance, where depending on the specific boat, the trailer is backed down, or the boat is off loaded onto a boat dolly. The turning radius needed to maneuver a vehicle pulling a trailer with a 27-foot-long boat should be clear of obstacles.
3. Coordination for the placement of utilities and landscaping to maintain access to the storage area via vehicle with trailer is critical. On the Plaza Plans there is currently no landscaping or plantings are indicated, and the location of three water/electrical posts are shown. Due the angle at which a boat/trailer is pulled through a access gate, the middle water/electrical post has a potential to be in the way of the bay to the south, and we request that this location be moved slightly north and coordinated further with OARS' input.
4. Project construction will prevent access to the storage area, so OARS would appreciate the opportunity to pull boats and trailers prior to the start of construction. OARS requests to be in the loop on construction timelines and to be invited to the pre-construction meeting.

Attached are several photos. The first shows the interior of the storage with several trailers and a boat. Due to the boat height and the clearance of the storage area, the boat is on a dolly. The second photo shows a vehicle coming with a trailer. Several of our boats will fit on a trailer under the W.T. Preston, and several need to be transferred onto the dolly outside of the storage and then wheeled down into the storage area.

We appreciate this opportunity to provide this public comment.

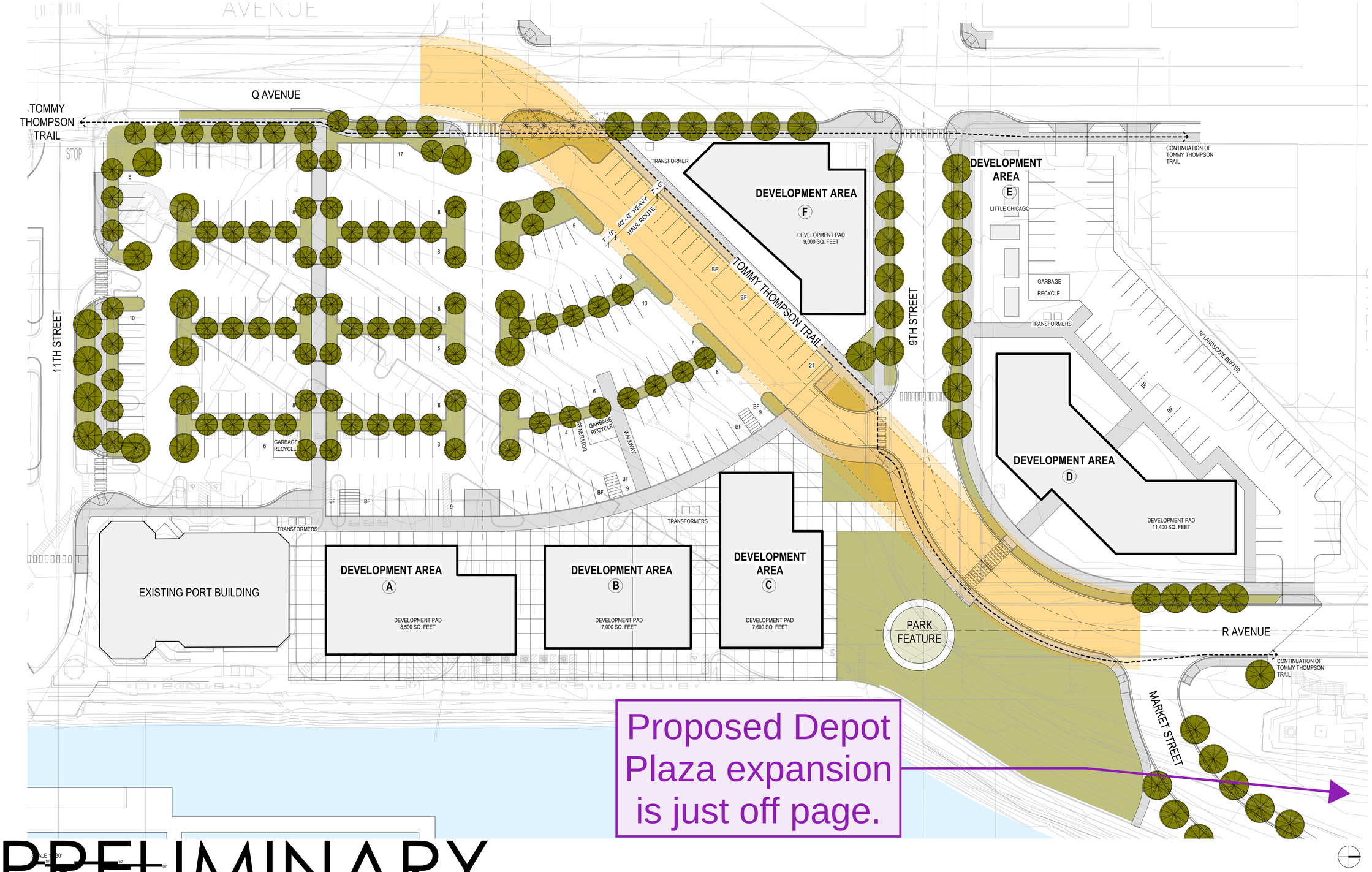
Thank you,

Jill Connell, OARS 2025 President
1904 29th Place
Anacortes, WA 98221

OARS Photos Related to Public Comment on Depot Plaza Expansion:

Storage under the W.T. Preston with OARS boat on dolly and trailers

Vehicle with trailer accessing the storage area. Note the slope between the entrance to the storage and the main grade where the vehicle is located.



Proposed Depot Plaza expansion is just off page.

PRELIMINARY
SUBAREA MASTERPLAN

Port of Anacortes
MARINA SUBAREA MASTERPLAN
Cap Sante Marina

RMC

Exhibit # H
Page 1 of 1

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

ORDINANCE NO. 4080

AN ORDINANCE VACATING A PORTION OF R AVENUE AND 9TH STREET

THE CITY COUNCIL OF THE CITY OF ANACORTES DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, the Port of Anacortes (the "Port" or the "Petitioner") submitted a Petition to vacate an approximately 8,050 square foot portion of right-of-way at R Avenue and 9th Street abutting Skagit County Parcel Numbers P32881, P32885, P32886, and P32887 (the "Vacated Area"), which is described in Exhibit "A" and depicted in Exhibit "B" attached hereto;

WHEREAS, the Vacated Area currently includes a portion of Market Street;

WHEREAS, the Port has submitted to the City of Anacortes (the "City") a proposal for the redevelopment of the area including Market Street and the Vacated Area (the "Project") utilizing the Framework Development Plans process in AMC 19.20.230;

WHEREAS, Market Street will be relocated and realigned to intersect with R Avenue as part of the Project, which will improve traffic flow and safety as compared to the existing intersection of Market Street, R Avenue and 9th Street;

WHEREAS, the relocation and realignment of R Avenue and 9th Street will include a dedication from the Port to the City of approximately 2,939 square feet of property (the "Port Dedication"), which is depicted in Exhibit "C" Attached hereto;

WHEREAS, the Port proposed to use the Port Dedication as alternative compensation pursuant to AMC 12.50.110;

WHEREAS, the Port Dedication will be conveyed for Port purposes and be utilized for the realignment of R Avenue and 9th Street;

WHEREAS, the realignment of Market Street allows the Vacated Area to be opened for non-street purposes such as for public view, park and recreational purposes;

WHEREAS, as part of the Project, the Vacated Area is intended to be a public park or open space;

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

WHEREAS, the Port provided the City with an appraisal of both the Vacated Area and the Port Dedication conducted by a MAI and State certified general real estate appraiser (the "Appraisal") pursuant to AMC 12.50.120.B;

WHEREAS, the Appraisal showed the value of the Vacated Property was $100,000.00 and the value of the Port Dedication is $40,000.00;

WHEREAS, pursuant to AMC 12.50.110.B the City Council may approve alternative compensation in the amount of one-half of the fair market value of the Port Dedication (the "Alternative Compensation");

WHEREAS, the difference between the value of the Vacated Property ($100,000.00) and the Alternative Compensation ($20,000.00) is $80,000.00 (the "Valuation Balance");

WHEREAS, pursuant to AMC 12.50.130, the City shall deposit the Valuation Balance in a reserve account designated for the improvement of the public park or open space to be located in the Vacated Property;

WHEREAS, at the May 6, 2024 City Council meeting, Resolution 3150 was adopted scheduling a public hearing for June 17, 2024 to consider the petition; and

WHEREAS, per AMC Chapter 12.50 Street and Alley Vacation provides the criteria and procedure for petitions to vacate City right-of-way; and

WHEREAS, the City reviewed the Port's petition, narrative, and associated documents;

WHEREAS, the City provide public notice for a hearing as required by AMC 12.50.040;

WHEREAS, City Council held a public hearing on said proposal on June 17, 2024;

WHEREAS, the City Council hereby finds that the proposed vacation will provide a significant benefit to the public by providing a new water-view public space in the Vacated Area and improving traffic flow and safety by facilitating the realignment of 9th Street, R Avenue, and Market Street;

WHEREAS, the Vacated Area is not required to maintain public access or connectivity between Market Street, R Avenue, and 9th Street;

WHEREAS, the substitution of the Port Dedication and realignment of Market Street will provide a more useful and safe public roadway;

WHEREAS, public use of the Vacated Area will continue after the vacation as this property will be owned and maintained by the Port as a public park or open space;

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

WHEREAS, the City Council has considered all objections to the proposed vacation; and

WHEREAS, the City Council hereby finds that the petition, including the proposed compensation, meets the requirements of AMC Chapter 12.50; now therefore,

THE CITY COUNCIL OF THE CITY OF ANACORTES, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Findings of Fact and Conclusions of Law.

All of the recitals are hereby adopted as findings and conclusions.

SECTION 2. Vacations.

The street and alley right-of-way areas within the City of Anacortes described in Exhibit "A" and depicted in Exhibit "B" are hereby vacated subject to the following condition:

2.1 Port Dedication. The Port shall dedicate a right-of-way to the City over the Port Dedication, as shown in Exhibit "C" for purposes of the realignment of Market Street.

2.2 Compensation. The Port shall provide the City with the Compensation outlined in Section 3.

2.3 Use of Vacated Area. The Port shall use the Vacated Area to develop a public park or open space.

2.4 Reversion. If the Port fails to meet these conditions, the right of way vacated by this Ordinance will revert to the City of Anacortes.

SECTION 3. Compensation.

3.1 Port Dedication. The Port shall dedicate a right-of-way to the City for the Port Dedication either on the face of a plat or binding site plan, or via separate conveyance instrument as directed by the City upon the City approval of permits for the realignment of Market Street.

3.2 Payment. The Port shall pay the City the Valuation Balance upon the City approval of permits for the realignment of Market Street. The City shall hold the Valuation Balance in a reserve account for the purpose of making improvements to the public park or open space to be located on the Vacated Property.

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

SECTION 4. Reservation to City. To the extent the vacation authorized by this Ordinance occurs prior to the construction of the realigned Market Street, the City hereby reserves an easement for the repair and maintenance of the portion of Market Street, along with any City utilities, located within the Vacated Area, pursuant to AMC 12.50.080.

SECTION 5. Effective Date: This ordinance shall take effect 5 (five) days after execution.

PASSED AND APPROVED this 1st day of July 2024.

CITY OF ANACORTES:

BY: _____
Matt Miller, Mayor

ATTEST:

Steven D. Hoglund
Steven D. Hoglund, City Clerk Treasurer

APPROVED AS TO FORM:

Darcy Swetnam
Darcy J. Swetnam, WSBA #40530
City Attorney

Exhibit # I
Page 4 of 8

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

Pacific Surveying & Engineering, Inc
land surveying • civil engineering • consulting • environmental
909 Squalicum Way #111, Bellingham, WA 98225
Phone 360.671.7387 Facsimile 360.671.4685 Email info@psesurvey.com

EXHIBIT 'A'

RIGHT OF WAY VACATION AREA LEGAL DESCRIPTION

THAT PORTION OF PLATE NO. 9 TIDE AND SHORELANDS OF ANACORTES HARBOR ACCORDING TO THE MAP THEREOF IN THE OFFICE OF THE STATE LAND COMMISSIONER AT OLYMPIA, WASHINGTON ALSO BEING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TRACT 34 OF SAID PLATE; THENCE ALONG THE SOUTH MARGIN OF 9TH STREET SOUTH 88°08'14" EAST, 183.36 FEET TO THE **POINT OF BEGINNING** ALSO BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 01°51'46" EAST A DISTANCE OF 197.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°22'17" A DISTANCE OF 279.78 FEET TO A POINT OF NON-TANGENT CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 06°07'47" WEST A DISTANCE OF 180.00 FEET; THENCE EAST ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°43'11" A DISTANCE OF 2.26 FEET TO THE EAST MARGIN OF R AVENUE PER SAID PLATE; THENCE ALONG SAID MARGIN AND THE EXTENSION THEREOF SOUTH 01°50'55" WEST, 127.77 FEET TO THE CENTERLINE OF 9TH STREET; THENCE ALONG THE CENTERLINE OF SAID STREET SOUTH 88°08'14" EAST, 4.11 FEET TO THE EAST MARGIN OF THE GNRR RIGHT-OF-WAY ALSO BEING A POINT OF CURVATURE, FROM WHICH THE RADIUS POINT BEARS NORTH 61°06'08" WEST A DISTANCE OF 849.02 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'27" A DISTANCE OF 45.55 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF 9TH STREET; THENCE ALONG SAID MARGIN NORTH 88°08'14" WEST, 179.37 FEET TO THE **POINT OF BEGINNING**.

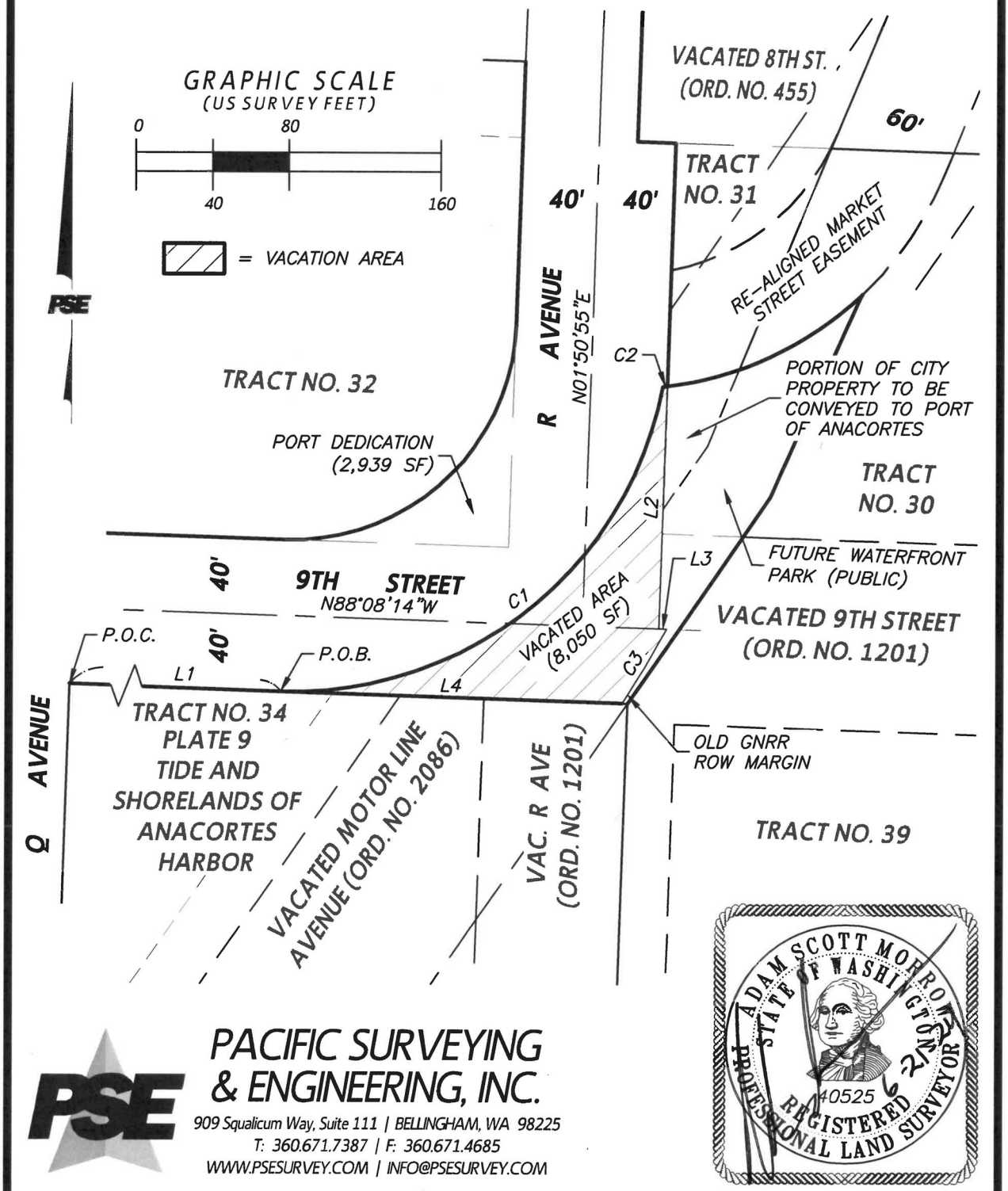
CONTAINING 8,050 SQUARE FEET, MORE OR LESS.

SITUATE IN THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON.

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

EXHIBIT 'B'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



PACIFIC SURVEYING
& ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DWG: 2022331_svX_BSP_Vacation.dwg DATE: 06/20/2024 JOB#: 2022331 SCALE: 1"=80' SHEET: 1 OF 2

Exhibit # I
Page 6 of 8

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

EXHIBIT 'B'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON

LINE TABLE		
LINE	BEARING	LENGTH
L1	N88°08'14"W	183.36
L2	N1°50'55"E	127.77
L3	N88°08'14"W	4.11
L4	N88°08'14"W	179.37

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	197.00'	81°22'17"	279.78'
C2	180.00'	0°43'11"	2.26'
C3	849.02'	3°04'27"	45.55'

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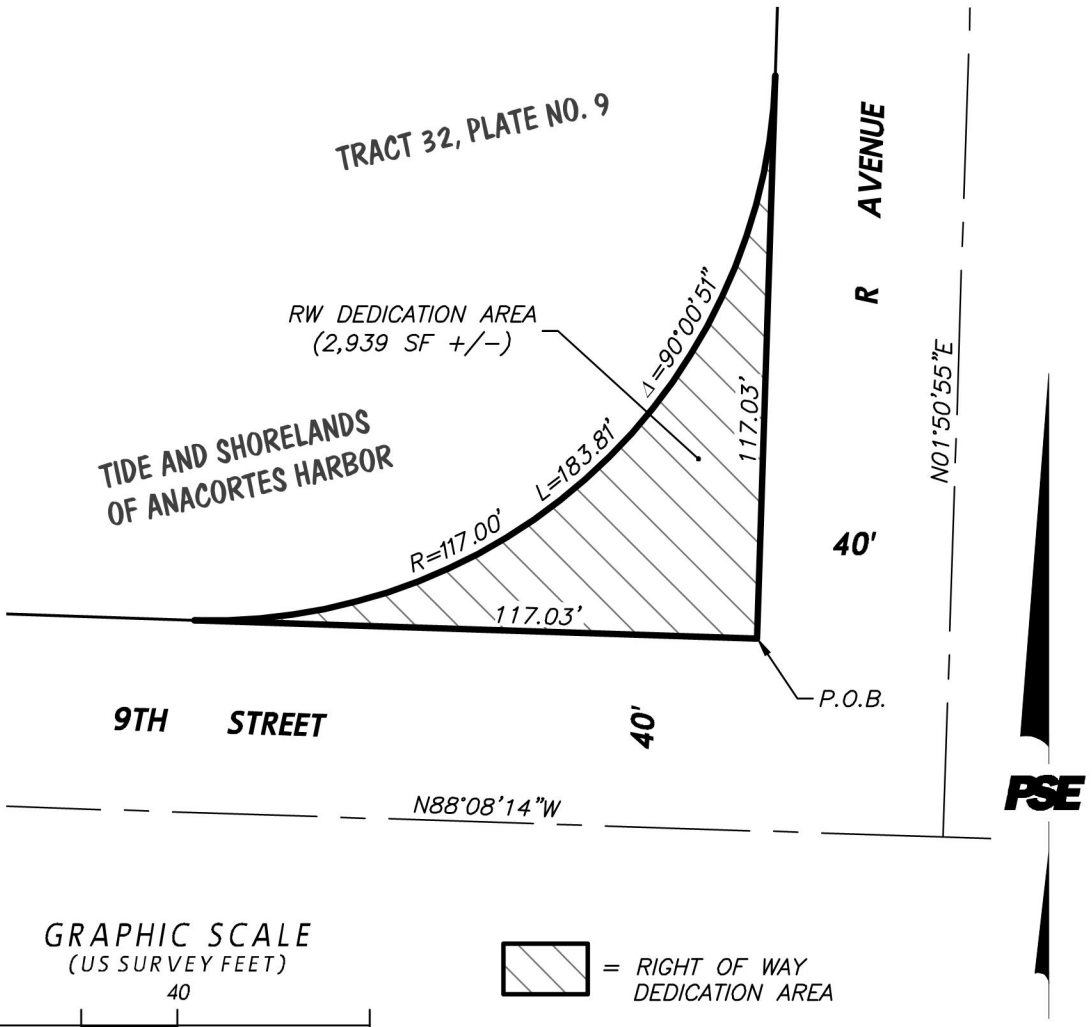
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DWG: 2022331_svX_BSP_Vacation.dwg DATE: 06/20/2024 JOB#: 2022331 SCALE: N/A SHEET: 2 OF 2

Docusign Envelope ID: 3030CD7B-A1DF-46FB-AC33-4054FDDC3B32

EXHIBIT 'C'

SITUATE IN A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 2 EAST, W.M., CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON



PACIFIC SURVEYING & ENGINEERING, INC.
909 Squalicum Way, Suite 111 | BELLINGHAM, WA 98225
T: 360.671.7387 | F: 360.671.4685
WWW.PSESURVEY.COM | INFO@PSESURVEY.COM

DWG: 2022331_svX_BSP_Dedication.dwg DATE: 05/22/2023 JOB#: 2022331 SCALE: 1"=40' SHEET: 1 OF 1

Exhibit # I
Page 8 of 8

INTERGOVERNMENTAL DISPOSITION OF PROPERTY AND PROPERTY USE AGREEMENT

This **INTERGOVERNMENTAL DISPOSITION OF PROPERTY AND PROPERTY USE AGREEMENT** (the "Agreement") is between the **CITY OF ANACORTES**, a Washington municipal corporation (the "City") and the **PORT OF ANACORTES**, a Washington municipal corporation (the "Port"). The City and the Port are each a "Party" and collectively "Parties" to this Agreement. The Parties agree as follows:

ARTICLE I
AUTHORITY

1.1 **STRUCTURE AND AUTHORITY.** This Agreement is authorized under Chapter 39.33 RCW, the Intergovernmental Disposition of Property Act.

ARTICLE II
RECITALS

2.1 On July 31, 2023, the Port submitted an application to the City utilizing the City's Framework Development Plan process in AMC 19.20.230 proposing the redevelopment of an area referred to as the "Cap Sante West Basin" which is approximately located north of 11th Street, east of Q Avenue, extending north along R Avenue and Market Street. This redevelopment project is referred to in this Agreement as the "West Basin Development Project." The West Basin Development Project will require several permits and approvals from the City, which will occur as aspects of the West Basin Development Project progresses. One of the early approvals is a boundary line adjustment, the parameters of which are outlined in this Agreement.

2.2 On July 1, 2024, the City Council approved Ordinance 4080 (the "Vacation Ordinance"), which provided for the vacation of a portion of R Avenue and 9th Street in order to facilitate the West Basin Development Project and the realignment of the intersection of R Avenue with Market Street, which will improve traffic flow and safety as compared to the existing intersection. The Vacation Ordinance requires the Port dedicate right-of-way to the City for the realignment of R Avenue. The Vacation Ordinance occurred separate from the Framework Development Plan process, but was a necessary initial step for the West Basin Development Project and realignment of Market Street and R Avenue (the "Street Realignment").

2.3 On August 9, 2024, the Port, utilizing the City's Boundary Line Adjustment process in AMC 19.34, submitted an application to the City (BLA-2024-0007) (hereinafter the "BLA") proposing adjustments to property boundary lines associated with lands within the West Basin Development Project and the Street Realignment. Among other things, the proposed BLA Map shows that portion of Port-owned property to be dedicated as a City right-of-way per the Vacation Ordinance, that portion of City-owned James Rice Civic Park to be conveyed to the Port for the use of a public park or open space, and that portion of James Rice Civic Park within the new boundaries of the realigned Market Street with a call-out for a new Auditor File Number to record a modified Market Street Easement.

2.4 The purpose of this Agreement is to:

(i) Agree to cooperate on the BLA proposed by the Port as part of the Framework Development Plan and per Chapter 19.34 AMC to, among other things, adjust the lot lines between the Port and the City properties consistent with the Vacation Ordinance and the Street Realignment;

(ii) Grant a temporary license from the City to the Port permitting the Port access to construct a road and new intersection within the City right-of-way and the City property legally described in ***Exhibit A*** and depicted in ***Exhibit B*** to this Agreement; and

(iii) Authorize the Port's purchase of the City property legally described in ***Exhibit C*** and depicted in ***Exhibit D*** to this Agreement (the "Triangle Property").

2.5 The Port obtained an appraisal pursuant to the requirements of Chapter 19.34 AMC to value the Triangle Property, a copy of which is attached to this Agreement as ***Exhibit E***, for the purposes of acquiring the Triangle Property.

2.6 The Triangle Property is currently a section of James Rice Civic Park.

2.7 The Parties believe the Triangle Property will be better utilized as part of the public park and open space area created on the BLA map, which includes the property subject to the Vacation Ordinance.

2.8 The Parties intend that the BLA will adjust the existing property lines as shown on the Interlocal Agreement Map, ***Exhibit F*** to this Agreement.

2.9 The Parties intend to adjust the easement area identified in the Right of Way and Road Maintenance Agreement, recorded under Skagit County Auditor File No. 201201050054 (the "Market Street Easement") to reflect the new location of Market Street, as shown on the attached ***Exhibit B***.

2.10 The Parties acknowledge that part of the consideration supporting this Agreement is the Port's construction of the road and new intersection as part of the Street Realignment.

NOW, THEREFORE, in consideration of the mutual undertakings and promises contained in this Agreement, and the benefits to be realized by each Party, the Parties agree as follows:

ARTICLE III
BOUNDARY LINE ADJUSTMENT

3.1 **CITY AND PORT COOPERATION ON BLA.** As part of the Framework Application, the Port has submitted a BLA to the City Planning, Community & Economic Development Department consistent with the Vacation Ordinance and terms of this Agreement. The final BLA Map, will, among other things, reflect:

3.1.1 The Port's acquisition of the Triangle Property;

3.1.2 The realignment of Market Street, R Avenue, and 9th Street consistent with the Vacation Ordinance resulting in a newly configured property owned by the Port and shown as Lot C on ***Exhibit G***, which will be used for a public park or open space;

3.1.3 The Port's dedication of a right-of-way to the City for the intersection of R Avenue and 9th Street, as shown on ***Exhibit I*** to this Agreement; and

3.1.4 The transfer of the portion of James Rice Civic Park to be included in the revised Market Street Easement realignment.

3.2 **RIGHT-OF-WAY DEDICATION.** To facilitate the Street Realignment and as required by the Vacation Ordinance, the Port shall dedicate a right-of-way to the City over, under and through a portion of Port property legally described in ***Exhibit H*** depicted in ***Exhibit I*** (the "Port Dedication"). Upon approval of the BLA, the Port hereby authorizes the Port Executive Director to execute a right-of-way deed granting the Port Dedication to the City to be recorded by the Port with the Skagit County Auditor's Office. This Agreement does not provide for any compensation for the Port Dedication because compensation for the Port Dedication was already accounted for in the Vacation Ordinance.

3.3 **MARKET STREET EASEMENT AMENDMENT.** The Parties hereby agree to memorialize the location of the newly constructed Market Street road and utilities as part of an amendment to the Market Street Easement after the later date of the completion of the Street Realignment construction or the execution of the BLA. The City hereby authorizes the Mayor to execute an amendment to the Market Street Easement consistent with the terms of this Agreement, and the Port hereby authorizes the Port Executive Director to execute an amendment to the Market Street Easement consistent with the terms of this Agreement. Upon execution by the Parties respective representatives, the Port is authorized to record such an amendment with the Skagit County Auditor's Office. The terms of this amendment to the Market Street Easement shall include terms addressing the following:

3.3.1 Within thirty (30) calendar days of execution of the amendment to the Market Street Easement, the Port shall pay the City Twenty Thousand One Hundred Ninety Dollars ($20,190.00) (the "Mitigation Payment") to mitigate impacts from the changed use of the portion of property south of the Altair-Americus Memorial Park. The Mitigation Payment shall be used for improvements within Altair-Americus Memorial Park, which may include the planting buffer described in section 3.3.2 of this Agreement or to make improvements to the adjacent maritime heritage center plaza. The Mitigation Payment is made pursuant to and subject to the requirements of RCW 82.02.020.

3.3.2 The Port will design and provide for a 10 foot-wide buffer in James Rice Civic Park along the north side of the realigned Market Street that spans approximately 75 feet between R Avenue and Market Street (the "Market Street Buffer"). The Market Street Buffer will comply with the landscaping requirements described in AMC 19.65.060.C Type C Landscaping, precluding any areas within the clear-vision triangle requirements in AMC 19.69.070. The installation and establishment of plants in the Market Street Buffer shall be done by the City, but the costs of materials shall be provided by the Port. At the Port's option, the Port shall either (i) pay for and have delivered to the City all plants, soil and mulch necessary for the Market Street Buffer – after which time, the City shall take ownership of the plants, soil, and mulch from point of delivery for installation and establishment; or (ii) make payment to the City in the amount of the estimated costs for plants, soil, and mulch per the design and delivery costs of the same – after which time, the City shall be responsible for purchase, delivery, installation, and establishment of the plants in the Market Street Buffer.

3.3.3 The Street Realignment will require the removal of three mature street trees currently located in the area between the Altair-Americus Park and the intersection of 9th Street and Market Street. The Port will coordinate with the City Parks and Recreation Director to select and identify locations for replacement trees along the realigned Market Street or within the buffer identified in Section 3.3.2, and the Port will purchase, deliver, and plant three trees each with a diameter at breast height of two inches as mitigation for removal of the trees.

3.3.4 Within Thirty (30) calendar days of execution of the amendment to the Market Street Easement, the Port will pay the City the sum of Two Thousand Dollars ($2,000.00) to move the public art currently located in the area between the Altair-Americus Park and the intersection of 9th Street and Market Street. The City will cause to be completed all transportation and relocation of the public art and the Port shall bear no responsibility for damage done to the public art during transportation or relocation.

3.3.5 The Street Realignment will require the removal of three mature street trees currently located in the area between the Altair-Americus Park and the intersection of 9th Street and Market Street. The Port will plant these street trees along the realigned Market Street or within the buffer identified in Section 3.3.2.

ARTICLE IV
LICENSE FOR STREET REALIGNMENT

4.1 **GRANT OF LICENSE.** The City hereby grants a temporary license, subject to the terms provided for in this Agreement, to the Port for access and construction improvements upon City property legally described in ***Exhibit A*** and depicted in ***Exhibit B*** to this Agreement (the "License Area") for the purposes of the Street Realignment.

4.1.1 Under this Agreement, the Port is granted the right of use over, under, upon and across the License Area, approximately from the proposed intersection with R avenue and Market Street, along the west side of Market Street north to 6th Street. This Agreement includes any contractors or agents of the Port.

4.1.2 During any construction by the Port in the License Area, the Port shall have exclusive use of the License Area consistent with best management practices for traffic management and construction activities. The Port shall take all necessary precautions to ensure the safety of the License Area during construction.

4.1.3 The Port and its contractors use of the License Area shall comply with all applicable federal, state, and local laws, ordinances, orders, rules, and regulations. The Port is responsible for all necessary permits, licenses, certificates, or approvals required by applicable laws, ordinances, and regulations necessary to construct the Street Realignment.

4.1.4 The Port shall bear all of the costs of their activities under this Agreement relating to the Street Realignment above the funding the City has already earmarked or is able to secure for the Street Realignment. The City shall reasonably cooperate with the Port to secure any funding for the Street Realignment, including without limitation, coordination necessary for state or federal grants. The payment obligation in this Section 4.1.4 shall survive termination of the License created by this Agreement.

4.2 **CITY RESERVED RIGHTS.** The City reserves the right, privilege, and authority to use the License Area as currently used, including, without limitation, any subsurface utilities, provided such use does not otherwise interfere with the license provided for in this Agreement.

4.3 **INDEMNIFICATION.**

4.3.1 **City's Indemnification of Port.** To the extent permitted by law, the City shall indemnify, save, defend, and hold harmless the Port, its officers, agents, and employees from and against any and all claims, demands, judgments, losses, or liability for personal injury (including, without limitation, death) or property damage (collectively, "Claims") arising out of any willful misconduct or negligent act, error, or omission of the City, its officers, agents, or employees in connection with the License Area during the Term of this Agreement. The City's obligations under this Section shall apply only to the extent of the negligence or willful misconduct of the City or its agents and shall not extend to Claims caused by, resulting from, or arising from the sole misconduct or sole negligence of the Port, its officers, agents, or employees. The City's obligations under this Section are unconditional, shall continue in effect after the expiration of the License, or until fully satisfied or fully performed.

4.3.2 **Port's Indemnification of City.** To the extent permitted by law, the Port shall indemnify, save, defend, and hold harmless the City, its officers, agents, and employees from and against any and all Claims arising out of any willful misconduct or negligent act, error, or omission of the Port, its officers, agents, or employees in connection with the License Area during the Term of this Agreement. The Port's obligations under this Section shall apply only to the extent of the negligence of willful misconduct of the Port or its agents and shall not extend to Claims caused by, resulting from, or arising from the sole misconduct or sole negligence of the City, its officers, agents, or employees. The Port's obligations under this Section shall continue in effect after the expiration of the License, until satisfied, or fully performed.

ARTICLE V
TRIANGLE PROPERTY TRANSFERS

5.1 **CONVEYANCE.** The City hereby agrees to sell, and the Port hereby agrees to purchase the Triangle Property, subject to the terms of this Agreement.

5.2 **CITY SURPLUS OF TRIANGLE PROPERTY.** Concurrent with the approval of this Agreement, the City shall adopt a resolution to declare the Triangle Property surplus to the City's needs. No public hearing is required per RCW 39.33.020 because the estimated value of the Triangle Property is less than $50,000.00.

5.3 **COMPENSATION.** The Port shall pay the City the appraised market value of Fifteen Thousand Two Hundred Forty-Six Dollars ($15,246.00) for the Triangle Property (the "Transfer Payment") as shown in the Appraisal of Real Property: Anacortes Triangle Park, dated July 26, 2024, attached to this Agreement as ***Exhibit E***. The Port shall make the Transfer Payment to the City within thirty (30) calendar days following the City's approval of the BLA.

5.4 **DEED AND RECORDING.** Within five (5) calendar days of receipt of the Transfer Payment, the City will provide the Port will a fully executed quitclaim deed transferring the Triangle Property to the Port (the "Deed"). The Port will record the Deed with the Skagit County Auditor's office. The Port will pay all fees related to the transfer of the Triangle Property, including but not limited to recording costs and fees and excise tax and processing fees.

5.5 **DELEGATION OF AUTHORITY.** The Mayor, or Mayor's designee, is authorized to transfer the Triangle Property to the Port after the BLA is approved and upon the City's receipt of the Transfer Payment.

ARTICLE VI
GENERAL TERMS

6.1 **TERM AND TERMINATION.** This Agreement takes effect and is in force from and after the Effective Date, and continues until the later of the completion of the Street Realignment or the completion of the BLA, including all intended property transfers, dedications, and easement amendments (the "Term"). The Term may be terminated early if the Port provides written notice to the City that it no longer intends on pursuing the BLA or upon mutual agreement of the Parties.

6.2 **EFFECTIVE DATE.** The Agreement Effective Date is the date of the last signature of the Parties below.

6.3 **BINDING EFFECT.** This Agreement, and all rights associated therewith, shall be considered, and construed as covenants running with the land, and shall be binding upon, and inure and extend to the benefit of the successors and assigns of the Parties.

6.4 **SEVERABILITY.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

6.5 **JURISDICTION AND VENUE.** Jurisdiction for any action to enforce the terms of this Agreement shall be in the Superior Court for the State of Washington. Venue for any such action shall be in Skagit County.

6.6 **CAPTIONS.** The captions and section headings contained in this Agreement are for the convenience of the Parties and for reference only, and in no way define, describe, extend, or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

6.7 **WAIVER.** No failure by either Party to insist upon the strict performance of any covenant, duty, agreement, or condition of this Agreement, or to exercise any right or remedy consequent upon a breach thereof, shall constitute a waiver of any such breach or any other covenant, agreement, term, or condition.

6.8 **NEUTRAL AUTHORSHIP.** Each of the provisions of this Agreement has been reviewed and negotiated and represents the combined work product of both Parties. No presumption or other rules of construction which would interpret the provisions of this Agreement in favor of, or against the Party preparing the same, shall be applicable in connection with the construction or interpretation of any of the provisions of this Agreement.

6.9 **AMENDMENTS.** Except as otherwise set forth herein, this Agreement may not be modified, amended, or terminated except by written agreement of the Parties or their successors and assigns.

6.10 **NOTICES.** All notices, demands, requests, consents, and approvals which may, or are required to be given by any Party to any other Party hereunder, shall be in writing and shall be deemed to have been duly given if delivered personally, sent by a nationally recognized overnight delivery service, or if deposited in the United States mail, postage prepaid to:

City: City of Anacortes
Attn: Mayor
904 6th Street
P.O. Box 547
Anacortes, WA 98221

Port: Port of Anacortes
Attn: Executive Director
317 Commercial Avenue
Anacortes, WA 98221

6.11 **COUNTERPARTS – AUTHORITY.** This Agreement may be executed in counterparts and each executed counterpart shall have the same force and effect as the original instrument and as if all Parties to the counterparts had signed the same instrument. Electronic facsimile signatures and/or electronically scanned signatures shall be sufficient to demonstrate a Party's assent to this Agreement. Each individual signing this Agreement on behalf of either the City or the Port represents that (i) they have the authority to bind the Party on whose behalf they are signing; and (ii) all steps necessary for their respective entity to execute this Agreement have been taken, including the conduct of a public hearing under RCW 39.33.020.

6.12 **ADDITIONAL ACTS.** The Parties hereby agree to perform, execute, and/or deliver, or cause to be performed, executed, and/or delivered, any and all such further acts, deeds, and assurances as may be reasonably required to complete the property transfers described by the Vacation Ordinance, BLA, and amended Market Street Easement. Time is specifically declared to be of the essence of this Agreement and of all acts required to be done and performed by the Parties hereto.

6.13 **ENTIRE AGREEMENT.** This Agreement, including the above recitals, contains the entire understanding between the Parties with respect to the subject matter hereof and supersedes and replaces all written and oral agreements previously made or existing with respect to the subject matter hereof.

6.14 **RECORDING.** This Agreement may be recorded for record by a Party with Skagit County, Washington at the sole cost and expense of the Port.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the last date set forth below.

CITY OF ANACORTES

Matt Miller, Mayor

Date: 5 JUN 2025

PORT OF ANACORTES

Brett Greenwood, Executive Director

Date: 16 JUN 2025

****Notary on Following Pages****

Exhibit # J
Page 7 of 7

CITY OF ANACORTES

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

ANACORTES PLANNING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW & DECISION

PROJECT FILE NUMBER	SDP-2025-0004
PROJECT NAME	Depot Plaza Expansion
PROJECT LOCATION	703 R Avenue – Jim Rice Civic Park (P32882)
PROJECT DESCRIPTION	The City of Anacortes Parks and Recreation Department is seeking a Shoreline Substantial Development Permit to build a concrete plaza within Jim Rich Civic Park. The new plaza area will be adjacent to the WT Preston and will be an extension to the existing Depot Plaza to support the Farmers Market and other community events. The plaza addition will be approximately 10,000 sq ft in size.
OWNER / APPLICANT	City of Anacortes Parks & Recreation Department – Jonn Lunsford, Director
PUBLIC HEARING BODY & DECISION MAKER	Anacortes Planning Commission
PLANNING COMMISSION DELIBERATION:	Wednesday, November 12, 2025
DOCUMENTS AVAILABLE AT:	https://ci-anacortes-wa.smartgovcommunity.com/PublicNotice/PublicNoticeHome

DRAFT

After considering the written and spoken comments and the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and decision:

FINDINGS OF FACT & CONCLUSIONS OF LAW

1. The staff report dated November 6, 2025, accurately describes the project proposal and is hereby incorporated by reference.
2. The following members of the public provided testimony during the public hearing:
   a.
3. The following additional exhibits were entered into the record at the public hearing:
   a.
4. The following additional Findings of Fact and/or Conclusions of Law are entered:
   a.

DECISION

Based upon the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code and the Anacortes Shoreline Master Program the Planning Commission hereby makes the following decision regarding the subject Shoreline Substantial Development Permit (SDP) application:

☐ Approve with Conditions

☐ Approve

☐ Deny

CONDITIONS OF APPROVAL:

1. Pedestrian connectivity from the plaza expansion to the shoreline shall be provided per Shoreline Master Program requirements prior to the expiration of this approval. Collaboration with the Port of Anacortes is encouraged as the Cap Sante West Basin Redevelopment Project progresses.
2. The applicant shall work with the Port of Anacortes in coordination with the Port's Cap Sante West Basin Redevelopment project to satisfy the landscaping requirements of the Anacortes Shoreline Master Program as outlined under the Intergovernmental Disposition of Property and Property Use Agreement.
3. Trees located within the madrona grove adjacent to the project site will not be permitted to be removed, limbed, or otherwise altered during construction. Construction fencing shall be installed around the tree's drip line prior to commencement of construction activities to ensure protection of the trees.
4. The scope of the project shall not exceed that as set out in the shoreline permit application and shall be valid only for the improvements described within the application materials, except as modified by this decision or other jurisdictional agencies.
5. Prior to commencing construction, a Clear & Grade Permit must be obtained showing stormwater approval and compliance with this decision.

DRAFT

6. The project shall comply with all applicable state law requirements regarding preservation of archaeological and historic resources, including provisions to stop work and notify the appropriate agencies should protected resources be uncovered during excavation.

7. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to those listed in the staff report.

8. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:

   8.1. Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.

   8.2. 5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.

Commission Vote	Support	Oppose	Absent	Abstain
Frank Jeretsky				
James Stoneman				
Linda Martin, Chair				
Luke Currier				
Michael Mills				
Paul Ryan				
William McCombs				
Total				

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

Linda Martin, Planning Commission Chair

Date

DRAFT