



MEMORANDUM

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DATE: **March 3, 2021**  
TO: **City of Monroe**  
FROM: **Blueline**  
RE: **The Lakeview Building**

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RECEIVED  
03/09/2021  
CITY OF MONROE

The Lakeview Building is being submitted for both Site Plan Review, a Type 1 Permit, and a Shoreline Substantial Development Permit, a Type 2 Permit. Each of these require a narrative demonstrating the project's compliance with applicable requirements or code sections. These narratives are provided below:

**Site Plan Review Narrative**

- a. The title and location of the proposed development, if applicable.

*The proposed development, The Lakeview Building, consists of two (2) tax parcels (28063500201900 and 00865400002303) totaling 6.94 acres. Its current address is 16524 State Route 2.*

- b. The names, addresses, and telephone numbers of the record owner(s) of the land;

*The current landowner is:  
ESMP Inc.  
Contact: Tom Ederer  
2111 Broadmoor Drive East  
Seattle, WA 98112  
206-390-6424*

- c. The names, addresses, and telephone numbers of any architects(s), planner(s), designer(s), and/or engineers(s) responsible for the preparations of the plan, if applicable;

*Please refer to the cover sheet of our plan set for additional contact information, but the lead consultant is:  
Blueline  
Contact: Chris Miller, PE  
25 Central Way #400  
Kirkland, WA 98033  
425-250-7249*



- d. The names, addresses, and telephone numbers of any authorized representative(s) of the applicant;

*Steele Development on behalf of G3, LLC  
Contact: Terra Vall-Spinosa  
3812 E McGilvra Street  
Seattle, WA 98112  
206-799-6095*

- e. The existing zoning district of the proposed development site and any other zoning district within three hundred feet of the site;

*The project site is zoned IT (Industrial Transition). The site is also located within Zones 2, 4, and 6 of the First Airfield airport overlay. The parcel is adjacent to the Burlington Northern Santa Fe (BNSF) railway. The site is surrounded on its northwest, west, and southwest side by a single parcel that contains Lake Tye Park as well as Lake Tye itself, which has its northern point directly south of the site. Property to the west lies within unincorporated Snohomish County, zoned for agricultural use.*

- f. The existing and proposed use(s) of the land and buildings;

*The parcels are currently vacant following the demolition of the buildings associated with the site's former uses. The project proposes to redevelop the site with a single 126,298 square foot warehouse building and associated loading bays and vehicle parking. A drive aisle will be provided around the northern side of the proposed building allowing only emergency vehicle access and maintenance access to the Puget Sound Energy powerline easement. There are 232 parking stalls proposed, and trash receptacles are proposed to be located within the building.*

- g. A description of each commercial and industrial use, if applicable;

*The project proposes to a warehouse use with ancillary office space.*

- h. The proposed number of square feet in paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure covering land, and the total amount of square feet in the entire proposed development site;

*The site proposes 254,880 SF of impervious area, which will be 84% of the site.*



- i. The proposed number of dwelling units and number of bedrooms in the development, if applicable;

*This is not applicable to the proposed development.*

- j. The proposed number of square feet in gross floor area for each commercial and industrial use, if applicable.

*The project proposes a single 126,298 square foot warehouse building.*

**Shoreline Substantial Development Permit Narrative:**

Per with MMC 22.82.110.A, A substantial development permit shall be granted only when the development proposed is consistent with:

- 1. The policies and procedures of the Shoreline Management Act;

*RCW 90.58.050 - Program as cooperative between local government and state—  
Responsibilities differentiated.*

*This chapter establishes a cooperative program of shoreline management between local government and the state. Local government shall have the primary responsibility for initiating the planning required by this chapter and administering the regulatory program consistent with the policy and provisions of this chapter. The department shall act primarily in a supportive and review capacity with an emphasis on providing assistance to local government and on insuring compliance with the policy and provisions of this chapter.*

*Required by the WA State Shoreline Management Act (Chapter 90.58), the City of Monroe adopted a Shoreline Master Program in 2008 and was amended through period review in June 2019. By complying with the City's adopted Shoreline Master Program, the project will thus be in compliance with the policies and procedures of the Shoreline Management Act.*

- 2. The provisions of this regulation; and

*The project proposal is consistent with the provisions of this regulation by demonstrating compliance with both the Shoreline Management Act and the City of Monroe Shoreline Master Program. If further compliance is necessary, per MMC 22.82.110.B. may attach conditions to the approval of permits as necessary to assure consistency of the project with the Shoreline Management Act and the Monroe SMP. The applicant and project shall comply with such conditions of approval.*



3. The approved master program.

*An area of the project site is located within the shoreline jurisdiction designated as Tye Stormwater Facility, as the site sits near the northern edge of Lake Tye just off of SR 2. The proposal was developed in accordance with the City of Monroe's Shoreline Master Program (SMP), found in Chapter 22.88 of the Monroe Municipal Code.*

*Specifically, the area of the site located within the shoreline jurisdiction will be used for accessory parking, as allowed under the 22.82.040 Permitted uses and permitted modifications. It is also important to note the proposal's compliance with the provisions found in 22.82.045.D.5 Allowances for Tye Storm Water Facility Fringe Wetlands. Details regarding the required buffers and mitigation can be found in the Critical Area report prepared by Talasaea Consultants Inc. dated October 20, 2020.*

*The project further complies with the goals of the Shoreline Master Plan by:*

- 1. Preserving and enhancing access to the Centennial Trail along the north shore of Lake Tye. The alignment for which is shown on the site plan.*
- 2. Matching existing stormwater capacity and sending runoff from non-pollution generating impervious surfaces to Lake Tye.*
- 3. Maintaining and enhancing the existing wetland and its buffer within the shoreline buffer.*
- 4. Providing stormwater detention and enhanced water quality treatment for all runoff from pollution-generating impervious surfaces.*