

**FINAL**  
**ENVIRONMENTAL IMPACT STATEMENT**

for the

*Lodge at  
Saint Edward*

**Project File No. CSP16-0077**



**December 2016**

*prepared by the*

City of Kenmore Development Services  
Kenmore, Washington



December 16, 2016

**Dear Affected Agencies, Organizations and Interested Parties:**

Enclosed is the Final Environmental Impact Statement (FEIS) for the proposed **Lodge at Saint Edward**. This FEIS responds to public comments that were received on the Draft EIS (DEIS) that was issued on October 14, 2016. The DEIS analyzed the probable adverse environmental impacts associated with the **Proposed Action, a Modified Alternative**, and the **No Action Alternative**.

A Notice of Availability of this FEIS has been distributed to agencies and individuals noted on the *Distribution List* of this FEIS (**Appendix A**). The DEIS and FEIS can be reviewed at the **Kenmore Public Library** – 6531 NE 181st Street, Kenmore, and can also be reviewed on the City's project website ([www.kenmorewa.gov/lodgeatsaintedward](http://www.kenmorewa.gov/lodgeatsaintedward)). A limited number of complimentary CDs of this FEIS are available – while the supply lasts – from City of Kenmore Development Services, which is located at Kenmore City Hall. Additional copies of the CD may be purchased at Kenmore City Hall for the cost of reproduction.

Pursuant to SEPA rules (WAC 197-11), following the issuance of the FEIS, a seven-day waiting period will be established during which no actions on the project will be made. Upon issuance of the FEIS, there will be a 21-day appeal period, which will end on January 6, 2017 at 4:30 PM.

Thank you for your interest in the **Lodge at Saint Edward** FEIS.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan Hampson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Bryan Hampson  
Development Services Director  
City of Kenmore

**FINAL**  
**ENVIRONMENTAL IMPACT STATEMENT**

for the

*Lodge at Saint Edward*

Project File No. CSP16-0077

This Final Environmental Impact Statement (FEIS) for the *Lodge at Saint Edward* has been prepared in compliance with the **State Environmental Policy Act (SEPA) of 1971** (Chapter 43.21C, Revised Code of Washington); the **SEPA Rules**, effective April 4, 1984, as amended (Chapter 197-11, Washington Administrative Code); and rules adopted by the City of Kenmore implementing SEPA – the **Environmental Procedures Code** (Chapter 19.35, Kenmore Municipal Code). Preparation of this FEIS is the responsibility of the City of Kenmore as the SEPA Nominal Lead Agency together with Washington State Parks.<sup>1</sup> The City has determined that this document has been prepared in a responsible manner using appropriate methodology and the City has directed the areas of research and analysis that were undertaken in preparation of this FEIS. This document is not an authorization for an action, nor does it constitute a decision or a recommendation for an action; in its final form – as a Final EIS – it will be considered in making final decisions concerning this project.

**Date of Draft EIS Issuance.....October 14, 2016**

**Date of Final EIS Issuance..... December 16, 2016**

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<sup>1</sup> Pursuant to WAC 197-11-942, WAC 197-11-944 and the Lead Agency Agreement between the City of Kenmore and Washington State Parks.

## --PREFACE--

The purpose of this Final Environmental Impact Statement (FEIS) is to identify and evaluate probable adverse environmental impacts that could result from the proposed development, and to identify measures to mitigate those impacts. The FEIS responds to public comments that were received on the Draft EIS (DEIS) that was issued on October 14, 2016. The DEIS evaluated the direct, indirect, cumulative and, construction-related impacts of **Alternative 1 – Proposed Action, Alternative 2 – Modified Parking Layout**, and the **No Action Alternative**.

The environmental elements that are analyzed in this EIS were determined as a result of the formal, public EIS scoping process that occurred July 12, 2016 through August 5, 2016. The SEPA Determination of Significance and Scoping Notice was mailed to agencies, organizations and property owners within 1,000 feet of Saint Edward State Park for review and comment. In addition, a public EIS Scoping meeting was held on July 26, 2016. During the EIS Scoping period, the City received written comments, and oral comments at the public meeting, regarding the scope of this DEIS. Together with Washington State Parks, the City determined the alternatives and environmental issues and to be analyzed in this DEIS. Twelve broad areas of environmental review are evaluated, including: **earth (including geologic hazards), water, plants/animals (including wetlands and streams), noise, air quality, land use, recreation and park use, light and glare, historic and cultural resources, public services, utilities, and transportation/ parking.**

This FEIS is a disclosure document. It does not authorize a specific action or alternative, nor does it recommend for or against a particular course of action; it is one of several key documents that will be considered in the decision-making process for this project. A list of expected licenses, permits and approvals is contained in the *Fact Sheet* to this FEIS (page *iii*). The FEIS will accompany the applications specifically associated with the permit processes and will be considered as the final environmental (SEPA) document relative to those permit applications.

The Table of Contents for this FEIS is contained on pg. *vi* of the **Fact Sheet**. Organizationally, this FEIS consists of four major sections, as outlined below:

- *Fact Sheet* (immediately following this *Preface*) -- provides an overview of the **Proposed Action** and the **EIS Alternatives**, together with project location, permits/approvals needed, contact information, and the Table of Contents;
- *Section I* (starting on page 1-1) -- summarizes the description of the alternatives and includes a comparative matrix describing adverse environmental impacts, mitigation measures, and potential significant adverse environmental impacts associated with the **Proposed Action** and the **EIS Alternatives**;
- *Section II* (beginning on page 2-1) -- provides a detailed description of the **Proposed Action** and the **EIS Alternatives**; and
- *Section III* (page 3-1) -- contains the public comments that were received on the DEIS and responses to each of those comments.

# FACT SHEET

Name of Proposal	<i>Lodge at Saint Edward</i>
Proponent	<b>Daniels Real Estate, LLC</b> 2401 Utah Ave. S, Suite 305 Seattle, WA 98134
Location	The project site is located in the City of Kenmore on a site within Saint Edward State Park. The site comprises an area of approximately 5.5 acres and is located in the central portion of the Park, at the terminus of the existing State Park access road. The address is 14445 Juanita Drive NE, Kenmore, WA, 98028.
Alternative 1 – Proposed Action	<p>Alternative 1 (<b>Proposed Action</b>) would involve a lease of an approximately 5.5-acre area within Saint Edward State Park. Existing land uses within the lease area include: the former Saint Edward Seminary Building, a gymnasium (currently utilized for youth basketball camps through a 10-year lease agreement), swimming pool building (closed in 2009), surface parking, and open space (south of the pool building including the existing volleyball court). As part of the lease, the project proponent would acquire and dedicate to State Parks for public use the approximately 9.9-acre, privately-owned parcel that is located contiguous to the northwest corner of Saint Edward State Park.</p> <p>The proponent proposes to rehabilitate the existing Saint Edward Seminary Building for use as a lodge-type hotel with up to 100 guest rooms, meeting/conference rooms, an exercise facility/wellness spa, restaurant, and a café. An interpretive culinary garden would also be provided on the site of the existing volleyball court. No changes are proposed to the gymnasium or the pool. The proponent would provide on-site parking for guests and staff of the <b>Lodge at Saint Edward</b>. Existing surface parking areas in the vicinity of the Seminary Building would be improved for park users; no net loss of parking for the general public would occur. No changes would occur to site access.</p>
Alternative 2 – Modified Parking Layout	<p>Alternative 2 would include the same lease agreement and rehabilitation of the Seminary Building as a lodge-type hotel as under Alternative 1.</p> <p>Similar to Alternative 1, no net loss of parking for Saint Edward State Park public use would occur, but the location of public parking would be different. Parking for public use</p>

would be provided above the proposed structured parking garage and within a resurfaced/restriped existing surface parking lot to the east of the Seminary Building.

The modified parking layout would result in less clearing/grading of existing vegetated areas, less conversion of existing vegetated areas to new impervious surfaces (approximately 17,500 sq. ft. of existing vegetated area would be retained), less tree removal, and a reduction in noise and light sources adjacent to existing forested areas of the park.

No Action Alternative

No new site development would occur as a result of this alternative; specifically:

- Existing Buildings – The Seminary Building, gymnasium and the pool building would remain. It is anticipated that the Seminary Building would be vacated and fenced consistent with direction from the Washington State Parks and Recreation Commission. Short-term rental of the space within the existing building would no longer be available.
- Parking and Access – The existing surface parking spaces would remain. No additional parking would be provided nor changes to site access would occur.

Nominal Lead Agency

**City of Kenmore**

Participating Lead Agency

**Washington State Parks**

SEPA Responsible Official

**Bryan Hampson**  
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City of Kenmore  
18120 68<sup>th</sup> Ave. NE  
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Kenmore, WA 98028

EIS Contact Person

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*Fax:* 425.481.3236

Project File

**CSP16-0077**

Required Approvals  
and/or Permits

Preliminary investigation indicates that the following approvals and/or permits may be required for the **Proposed Action**. Additional permits/approvals may be identified during the review process associated with specific elements of the project.

**City of Kenmore**

- Site Plan Approval (Land Use Type 4)
  - SEPA Compliance - EIS
  - Development Code Review
  - Environmentally Critical Areas Review
- Engineering Permit
  - Full Drainage Review
- Building Permit
- Mechanical Permit
- Electrical Permit (via State Labor & Industries)
- Certificate of Occupancy
- Sign Permit
- Full Drainage Review/Approval

**Washington State Parks Commission**

- Lease Authorization
- Approval of location of replacement parking
- Approval of tree removal (*possibly* required)

**Washington State Recreation and Conservation Office**

- Land Use Conversion Determination

**Northshore Utility District**

- Water Service Review/Approval
- Sewer Service Review/Approval

**King County Fire Protection District No. 16  
(Northshore Fire Department)**

- Fire/Life Safety Review/Approval

Authors and Principal  
Contributors to this EIS

The DEIS and FEIS have been prepared under the direction of the City of Kenmore Development Services. Research and analysis associated with this EIS were provided by the following consulting firms:

- **EA Engineering, Science, and Technology, Inc., PBC** – lead EIS consultant; document preparation; environmental impact analysis
- **Coughlin Porter Lundeen** – drainage report and utilities analysis

- **Heffron Transportation, Inc.** – transportation and parking analysis
- **Historical Research Associates** – historic and cultural analyses
- **PanGeo** – geotechnical analysis
- **Ramboll Environmental** – noise and air quality analysis
- **The Watershed Co.** – habitat assessment, stream and wetland analysis
- **Tree Solutions** – arborist report

Previous Environmental Documents

Per WAC 197-11-635, the DEIS and FEIS incorporate by reference the following environmental document:

- SEPA Checklist and non-project Determination of Non-Significance for Management Options for the Saint Edward Seminary Building (2014).

Location of Background Data

**City of Kenmore Development Services**

City of Kenmore  
18120 68<sup>th</sup> Ave. NE  
P.O. Box 82607  
Kenmore, WA 98028  
*Telephone: 425.398.8900*

**EA Engineering, Science, and Technology, Inc., PBC**

2200 Sixth Ave., Suite 707  
Seattle, WA 98121  
*Telephone: 206.452.5350*

**Heffron Transportation, Inc.**

6544 NE 61<sup>st</sup> St.  
Seattle, WA 98115  
*Telephone: 206.523.3939*

Date of Issuance of this FEIS

**December 16, 2016**

Availability of DEIS and FEIS

Copies or a notice of availability of this FEIS have been distributed to agencies and individuals noted on the *Distribution List* of this FEIS (**Appendix A**). The DEIS and FEIS can be reviewed at the **Kenmore Public Library** (6531 NE 181st St. Kenmore) and at Kenmore City Hall.

The DEIS and FEIS can be reviewed on the City's project website ([www.kenmorewa.gov/lodgeatsaintedward](http://www.kenmorewa.gov/lodgeatsaintedward)). A limited number of complimentary CDs of this FEIS are available – while the supply lasts -- from Kenmore Development Services, which is located at Kenmore City Hall. Additional copies of the CD may be purchased at Kenmore Development Services for the cost of reproduction.

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*SECTION I*

SUMMARY

# SECTION I

## SUMMARY

### 1.0 Introduction

This section provides a summary of the proposed **Lodge at Saint Edward** project and is a reproduction of the summary as contained in the Draft Environmental Impact Statement (DEIS). It briefly describes the *Proposed Actions* and *EIS Alternatives* and it highlights results of the environmental impact analysis. A matrix in this chapter contains a comparative overview of environmental impacts identified for the alternatives and is followed by a list of applicable mitigation measures and significant unavoidable adverse impacts.

### 1.1 Proponent/Project Location

The **Lodge at Saint Edward** is proposed by Daniels Real Estate, LLC. Their address is 2401 Utah Ave. S., Suite 305 Seattle, WA 98134.

The project site is located in the City of Kenmore on a site within Saint Edward State Park. The site comprises an area of approximately 5.5 acres and is located in the central portion of the park, at the terminus of the existing State Park access road (NE 145<sup>th</sup> Street). The address is 14445 Juanita Drive NE, Kenmore, WA, 98028

### 1.2 Project Overview

#### Alternative 1 – Proposed Action

Under Alternative 1 – Proposed Action, an approximately a 5.5-acre area within Saint Edward State Park would be leased by the proponent. Existing land uses within the lease area include: the former Saint Edward Seminary Building, a gymnasium, swimming pool building, surface parking, and open space (south of the pool building, including the sand volleyball court). As part of the lease, the proponent would purchase and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre privately owned parcel of land adjacent to the Saint Edward State Park for public use.

The proponent proposes to rehabilitate the existing Saint Edward Seminary Building for use as a lodge-type hotel with up to 100 guest rooms, meeting/conference rooms (a portion of the meeting/conference room space could potentially be utilized for a variety of programming uses, including classes, events and programs in support of outdoor education and recreation), administrative spaces, an exercise facility/wellness spa, restaurant and a café. The existing sand volleyball court area would be utilized for an interpretive culinary garden. No changes are proposed to the gymnasium or the pool buildings. The proponent would provide on-site parking for guests and staff of the **Lodge at Saint Edward** within a structured parking garage and surface parking located to the north of the existing

gymnasium. Existing surface parking areas in the vicinity of the Seminary Building would be improved for park users, including a resurfaced/restriped surface parking area east of the Seminary Building and pool, and an expanded surface parking area to the northeast of the gymnasium. No net loss of parking for the general public would occur and no changes would occur to site access.

## Alternative 2 – Modified Parking Layout

Alternative 2 would include the same lease agreement and rehabilitation of the Seminary Building as a lodge-type hotel as under Alternative 1. Similar to Alternative 1, no net loss of parking for Saint Edward State Park public use would occur, but the location and layout of public parking would be different. Surface parking for public use would be provided above the proposed structured parking garage and within a resurfaced/restriped existing surface parking lot to the east of the Seminary Building. The modified parking layout would result in less clearing/grading of existing vegetated areas, less conversion of existing vegetated areas to new impervious surfaces (approximately 17,500 sq. ft. would remain as existing vegetated area), less tree removal, and a reduction in noise and light sources adjacent to existing forested areas of the park.

## No Action Alternative

Under the No Action Alternative, no new site development would occur on the site and the existing Seminary Building, gymnasium, and pool building would remain. It is anticipated that the Seminary Building would be vacated and fenced consistent with direction from the Washington State Parks and Recreation Commission. Short-term rental of the space within the existing building would no longer be available. No changes to existing parking or site access would occur.

### 1.3 Impact Summary

The following highlights the impacts that would potentially occur from the alternatives analyzed in the Draft EIS. **Table 1-1** provides a summary of the potential impacts that would be anticipated under the EIS Alternatives. This summary is not intended to be a substitute for the complete discussion of each element that is contained in **Chapter 3** of the Draft EIS.

**Table 1-1  
IMPACT SUMMARY MATRIX**

<b>Alternative 1 – Proposed Action</b>	<b>Alternative 2 – Modified Parking Layout</b>	<b>No Action Alternative</b>
<b>3.1 - Earth</b>		
<ul style="list-style-type: none"> <li>• Construction activities, including excavation/grading could result in erosion in the site area.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction activities would be similar to or less than Alternative 1 due to the reduced excavation/grading required without the development of an expanded surface parking lot to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>• No erosion-related impacts are anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>• No impacts to geologic hazards in the site vicinity are anticipated.</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No impacts to geologic hazards are anticipated.</li> </ul>
<b>3.2 – Water Resources</b>		
<ul style="list-style-type: none"> <li>• Based on the limited amounts of groundwater and groundwater seepage encountered on the site, no impacts to groundwater would be anticipated under Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No impacts to groundwater would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>• Approximately 99,400 sq. ft. of new impervious surface would be provided within the project site area, including new/expanded surface parking areas. These areas would generate additional stormwater runoff that would require stormwater management consistent with the applicable requirements of the 2009 King County Surface Water Design Manual (KCSWDM), as adopted by the City of Kenmore.</li> </ul>	<ul style="list-style-type: none"> <li>• Development under Alternative 2 would include approximately 84,350 sq. ft. of new impervious surface (15,050 sq. ft. less than under Alternative 1). Stormwater management would be required consistent with the applicable requirements of the 2009 King County Surface Water Design Manual (KCSWDM), as adopted by the City of Kenmore.</li> </ul>	<ul style="list-style-type: none"> <li>• No stormwater impacts would be anticipated.</li> </ul>
<b>3.3 – Wetlands, Plants and Animals</b>		
<ul style="list-style-type: none"> <li>• The proposed project site is located outside of the buffer area of all wetlands and streams in the site vicinity and no</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No impacts to wetlands or streams would be anticipated.</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
direct impacts are anticipated.		
<ul style="list-style-type: none"> <li>No impact to fish/wildlife habitats of importance are anticipated and no direct impacts to wildlife species would occur.</li> </ul> <p>Noise from construction could temporarily disturb wildlife in close proximity to the project site, while operational noise, traffic and light could affect wildlife immediately adjacent to the site area. Mitigation measures are identified to minimize potential effects on wildlife.</p>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No impacts to wildlife or wildlife habitat would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>Improvements to existing surface parking areas and addition of a new expanded surface parking lot would have the potential to impact trees and vegetation on the site. Approximately 10 trees along the northeast edge of the site would likely need to be removed to accommodate proposed surface parking for public park use.</li> </ul>	<ul style="list-style-type: none"> <li>Impacts to trees and vegetation would be less than under Alternative 1. Since no expanded surface parking would be provided in the northeast portion of the site, the existing approximately 10 trees and associate vegetation would be retained.</li> </ul>	<ul style="list-style-type: none"> <li>No impacts to trees or vegetation would be anticipated.</li> </ul>
<b>3.4 – Noise</b>		
<ul style="list-style-type: none"> <li>Construction activities would result in temporary increase in noise on and adjacent to the site. Noise may be audible and perceived as annoying, particularly in park areas adjacent to the site. Such noise would be temporary and measures are identified to minimize potential construction noise.</li> </ul>	<ul style="list-style-type: none"> <li>Construction activities would result in noise that would be similar to or less than Alternative 1 due to lower amounts of excavation/grading with no expanded surface parking to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>No construction-related noise would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>Noise from building operations (equipment, activities, etc.) would represent a new, ongoing source of noise that is not</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No new building operation-related noise sources would be anticipated.</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
currently found in the park. However, operational noise is not anticipated to be significant.		
<ul style="list-style-type: none"> <li>• Minor increases in traffic noise would occur under Alternative 1 but this increase would not result in noise impacts.</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Alternative 1 but traffic noise would be more localized around the Seminary Building due to the parking layout.</li> </ul>	<ul style="list-style-type: none"> <li>• No increase in traffic-related noise would be anticipated.</li> </ul>
<b>3.5 – Air Quality</b>		
<ul style="list-style-type: none"> <li>• Construction activities would result in a temporary increase in particulate concentrations, exhaust emissions, and fugitive dust during the 14-16 month construction timeframe.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction activities would result in emissions that would be similar to or less than Alternative 1 due to lower amounts of excavation/grading with no expanded surface parking to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>• No construction-related emissions are anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>• Operation of the proposed lodge-type hotel would be anticipated to generate lifespan emissions of approximately 76,800 MTCO<sub>2e</sub>, which would equate to approximately 1,229 MTCO<sub>2e</sub> annually. GHG emissions would contribute to the cumulative carbon footprint of the City of Kenmore but would not result in significant climate change impacts.</li> </ul>	<ul style="list-style-type: none"> <li>• GHG emissions would be similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No GHG emissions would be anticipated.</li> </ul>
<b>3.6 – Land Use</b>		
<ul style="list-style-type: none"> <li>• Construction activities could result in temporary impacts to adjacent land uses, including impacts from dust/emissions, increased noise and vibration, and increased traffic.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction activities would result in temporary land use impacts that would be similar to or less than Alternative 1 due to lower amounts of excavation/grading with no expanded surface parking to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>• No construction-related land use impacts would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>• Rehabilitation of the Seminary Building to a lodge-type hotel would represent a change</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No changes in land use or patterns of activity would be anticipated.</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
<p>in land use and introduce a pattern of activity not currently found in the park, including evening activity associated with the hotel and restaurant.</p>		
<ul style="list-style-type: none"> <li>Rehabilitation of the Seminary Building to a lodge-type hotel would allow the continuation of areas of the building for event use (i.e., weddings, etc.), whereas the dining hall is currently rented for similar events on a limited scale (approx. 50 people or less).</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1</li> </ul>	<ul style="list-style-type: none"> <li>The Seminary Building would be vacated as directed by the Washington State Parks and Recreation Commission, which would result in the loss of event space that is currently available for rental use by the public.</li> </ul>
<ul style="list-style-type: none"> <li>Activity levels (noise, traffic, human activity) would increase from new visitors and employees. Conference and meeting uses would be similar to the current rental uses of the Seminary Building but at a higher level of use. Temporary visitors associated with the lodge hotel and restaurant could utilize trails and other park facilities similar to other park users. Restaurant operations would also introduce evening activity levels that are not currently found in the park.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Activity levels around the Seminary Building would decrease since the building would be vacated as directed by the Washington State Parks and Recreation Commission</li> </ul>
<b>3.7 – Recreation and Open Space</b>		
<ul style="list-style-type: none"> <li>Construction activities could result in the temporary modification of access to some trail areas and modification/temporary closure of some existing parking areas.</li> </ul>	<ul style="list-style-type: none"> <li>Construction activities would result in temporary trail and parking modifications that would be similar to or less than Alternative 1 due to no expanded surface parking to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>No temporary trail or parking modifications would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>Existing trails, ballfields, open space areas (great lawn, grotto, orchards, etc.) and other recreational amenities in the park would remain open as currently available.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>The Seminary Building would be vacated as directed by the Washington State Parks and Recreation Commission. The area around the building would be fenced</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
<p>The gymnasium would remain leased for basketball camps and the pool would remain closed. The existing sand volleyball court area would be utilized for an interpretive culinary garden.</p>		<p>off and inaccessible.</p>
<ul style="list-style-type: none"> <li>• Operation of the lodge-type hotel would result in additional visitors to the park and increased use of recreational amenities. However, the increase would not be significant due to the already high visitation rates and the large overall size of the park, which would increase with the addition of the northwest adjacent parcel. As part of the project, the public would have greater access to the Seminary Building and areas of the building would be accessible that are not currently available due to the condition of the building.</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No increase in park visitors associated with the Seminary Building would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>• An approximately 9.9-acre parcel would be dedicated for public park use and would increase the amount of public accessible open space and recreational amenities at the park.</li> </ul>	<ul style="list-style-type: none"> <li>• The same as Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>• No additional park area or recreational amenities would be added to the park.</li> </ul>
<b>3.8 – Light and Glare</b>		
<ul style="list-style-type: none"> <li>• Construction activities could result in temporary, short-term lighting of the job site that could result in light spillage to adjacent forested areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to or less than Alternative 1 due to no expanded surface parking to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>• No increase in construction lighting would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>• Operation of the lodge-type hotel would increase the amount of lighting on the site from mobile and stationary sources, particularly during evening hours, and</li> </ul>	<ul style="list-style-type: none"> <li>• Similar to or less than Alternative 1 due to no expanded surface parking to the northeast.</li> </ul>	<ul style="list-style-type: none"> <li>• No increase in onsite lighting from stationary or mobile sources would be anticipated.</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
could result in light spillage to adjacent areas of the park.		
<b>3.9 –Historic and Cultural Resources</b>		
<ul style="list-style-type: none"> <li>Construction activities on the site would not be anticipated to impact cultural or archaeological resources.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>The Seminary Building would be vacated, unmaintained, and fenced off to public access. Over time, the building would deteriorate which would result in an impact to the historic features of the building.</li> </ul>
<ul style="list-style-type: none"> <li>Development of the lodge-type hotel has the potential to impact the Saint Edward Seminary Historic District. Impacts would be minimized by maintaining the exterior appearance of the Seminary Building and completing renovations in accordance with the Secretary of the Interior’s Standards for Treatment of Historic Preservation, specifically the standards for Rehabilitation.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No modifications to the Seminary Building would occur or associated potential impact to historic resources. However, under the No Action Alternative, the Seminary Building is anticipated to be vacated and allowed to deteriorate further which would result in impacts to the historic features of the building.</li> </ul>
<ul style="list-style-type: none"> <li>Other project elements such as landscaping, infrastructure and other structures (structured parking garage) would be designed in accordance with the Secretary of the Interior’s Standards for Treatment of Historic Preservation standards for Rehabilitation to minimize impacts to the historic district.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No additional onsite elements would be constructed on the project site.</li> </ul>
<b>3.10 – Public Services</b>		
<ul style="list-style-type: none"> <li>Construction activities would result in a temporary increase in demand for police services and fire/emergency services</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No increase in construction-related demand for police service and fire/emergency services would be</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
during the development process.		anticipated.
<ul style="list-style-type: none"> <li>At maximum occupancy, the project could generate approximately 176 annual calls for police service and approximately 114 calls for fire/emergency services; however, it is anticipated that the building would not be at maximum occupancy at all times and the number of calls would be less.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>The Seminary Building would be vacated which could result in an increase in police service calls due to vandalism or trespassing; however this increase is not anticipated to be significant.</li> </ul>
<b>3.11 – Utilities</b>		
<ul style="list-style-type: none"> <li>The proposed lodge-type hotel would increase the demand for water, sewer and solid waste services at the site. It is anticipated that capacity is available and that all improvements and service connections would be consistent with City of Kenmore and Northshore Utility District requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Similar to Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>Demand for water, sewer or solid waste service would decrease since the Seminary Building would be vacated.</li> </ul>
<b>3.12 – Transportation</b>		
<ul style="list-style-type: none"> <li>The proposed lodge-type hotel would generate approximately 890 daily vehicle trips, including 67 AM peak hour trips and 83 PM peak hour trips (including conference egress).</li> </ul>	<ul style="list-style-type: none"> <li>Trip generation under Alternative 2 would be the same as Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No new vehicle trips would be generated on the site.</li> </ul>
<ul style="list-style-type: none"> <li>New vehicle trips from the site would generate increased traffic volumes in the site vicinity, particularly along the NE 145<sup>th</sup> Street park access road. However, traffic operations at the NE 145<sup>th</sup> Street/Juanita Drive NE intersection are anticipated to be LOS C, which would meet the City of Kenmore standards.</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No change in traffic operations would be anticipated.</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
<ul style="list-style-type: none"> <li>No changes to the existing access road would be required to meet emergency access requirements; however, a method of monitoring the access road to ensure it remains accessible at all times would be provided through an approach agreed upon by the proponent, the City of Kenmore, State parks, Northshore Fire Department, and Bastyr University.</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No emergency access measures would be provided.</li> </ul>
<ul style="list-style-type: none"> <li>Approximately 153 parking spaces would be provided for the lodge-type hotel, which would meet the peak overnight demand of 89 vehicles. During the mid-day, when peak conference-generated demand is expected, the on-site parking supply would accommodate parking for approximately 120 conference guests ([153 total spaces – 45 spaces for hotel guests and employees]/0.90 spaces per conference guest). This would meet the demand for most conference/meeting events. If occasional events are expected to exceed parking demand, then the demand could be accommodated by valet parking to stack more vehicles into existing spaces or through a potential agreement with the adjacent Bastyr University to lease excess parking supply during conferences, evenings or weekends.</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No additional parking demand would be anticipated.</li> </ul>
<ul style="list-style-type: none"> <li>Visitors to the lodge-type hotel would utilize existing trails within the park but are not expected to generate non-motorized demand on the surrounding street system. Bicycle parking would be provided on-site and improvements would be made to the</li> </ul>	<ul style="list-style-type: none"> <li>Same as Alternative 1.</li> </ul>	<ul style="list-style-type: none"> <li>No increase in trail usage would be anticipated. No additional bicycle parking or improvements to the existing pedestrian path from Juanita Drive NE would be provided.</li> </ul>

Alternative 1 – Proposed Action	Alternative 2 – Modified Parking Layout	No Action Alternative
existing pedestrian path from Juanita Drive NE as agreed upon by the City of Kenmore and Washington State Parks.		

## 1.4 Mitigation Measures and Significant Unavoidable Adverse Impacts

### Earth

#### Mitigation Measures

##### *Required/Proposed Mitigation Measures*

- An erosion and sediment control plan should be developed to reduce concentrated surface runoff and protect disturbed or exposed surfaces during and after completion of construction activities. The erosion and sediment control plan should include the following:
  - Where practical, maintain vegetation buffers around cleared areas.
  - Cover exposed soil stockpiles.
  - Hydroseed or place straw mulch in areas where grading is completed.
  - Divert water away from the top of slopes.
  - Use silt fences and straw bales around the lower portions of the site perimeter.
  - Coordinate clearing, excavation and erosion control to reduce exposed areas.
  - The erosion control measures should be reviewed on a regular basis to verify they are functioning as intended.
- Geotechnical recommendations for earthwork activities and building/foundation design should be followed as identified in the *Geotechnical Report*.

##### *Alternative Potential Mitigation Measures*

- Coordinate excavation and grading activities with potential construction activities associated with the potential ballfield renovation project to minimize the potential for major earthwork activities to occur concurrently in the Park.

#### Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would require excavation and grading activities within the project site area, which could result in erosion on the site. With implementation of the mitigation measures identified above, no significant unavoidable earth-related impacts are anticipated.

### Water Resources

#### Mitigation Measures

##### *Required/Proposed Mitigation Measures*

- The proposed project would be designed to meet the applicable requirements of the *2009 King County Surface Water Design Manual*, as adopted by the City of Kenmore.

- Water quality filters, bio-filtration swales or other approved methods of stormwater management would be provided to treat new pollution-generating impervious surfaces associated with the new/expanded parking areas and new driveway aisle. The existing flow control pond would also be expanded to accommodate the new parking area to the northwest of the gymnasium building.

### *Alternative Potential Mitigation Measures*

- Consider the use of permeable pavement or other low impact development strategies (if deemed feasible by a professional engineer) as part of the project to reduce the amount of stormwater runoff that could occur as part of impervious surfaces on the site.

### Significant Unavoidable Adverse Impacts

The proposed **Lodge at Saint Edward** project would include new impervious surface areas that would generate stormwater on the project site. With the implementation of the mitigation measures identified above, no significant unavoidable adverse impacts to water resources would be anticipated.

## Wetlands, Plants and Animals

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- As part of the project, the proponent would purchase and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre privately owned parcel of land adjacent to the Saint Edward State Park for public use. This parcel is primarily forested and currently includes a trail to the Lake Washington shoreline with approximately 450 feet of frontage on Lake Washington. This parcel would be protected from development and continue to provide existing vegetated/forested areas that provide habitat for wildlife.
- Control and limit disturbances through the following measures:
  - Install fencing between high-value habitat and developed areas to discourage intrusions.
  - Limit intrusions to only well-maintained, established trails.
  - Provide trash receptacles within the project site to reduce the potential for littering.
  - Direct lighting away from natural areas, use downcast lighting, and limit or exclude night lighting, where feasible.
  - Establish and clearly post speed limits on the access roadway to limit the potential for traffic incidents with wildlife.
- Avoid or limit construction activities during February-July, to minimize disturbances to nearby breeding birds, as feasible.
- No mitigation measures are proposed to wetlands or streams, since no wetlands or stream impacts would occur under the Proposed Action.

- Any excavation required within the critical root zone of trees proposed for removal should be accomplished using a pneumatic air spade designed for working around root systems. Subgrade should be clean coarse gravel, which will allow for the continued growth of the root systems.
- Prior to commencing any grading or clearing, on-site tree protection shall be installed as follows:
  - Tree protection shall be a 6-foot tall chain link fence fastened to steel stakes or posts driven into the ground to discourage easy movement.
  - Tree protection fencing shall be installed 3 feet outside the critical root zone.
  - Any work occurring within the critical root zone should be carefully planned and specified prior to commencement of site work.
  - Three to four inches of arborist wood chips should be applied in the critical root zone of vulnerable trees to prevent compaction. The application of arborist wood chips in forested natural areas is not recommended where there is already duff (organic material) present to retain moisture and prevent compaction.
  - No materials shall be placed or stored within tree protection zones at any time throughout the duration of the construction project.
  - It is recommended that an arborist should inspect tree protection fencing prior to commencement of site work. An arborist should be present on-site to monitor all work occurring within the critical root zone.

### *Alternative Potential Mitigation Measures*

- Consider the removal of invasive plant species and/or installing native vegetation in areas currently maintained as lawn to provide additional wildlife habitat and function as a buffer between developed and undeveloped areas.
- Consider the installation of snags, downed wood, rock piles, year-round water features and nesting platforms or boxes to encourage wildlife use.

### Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would require the removal of some existing trees and vegetation within the project site area. However, with the implementation of mitigation measures identified above, no significant unavoidable adverse impacts to wetland resources, plants or animals are anticipated.

## Noise

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- The proposed project would comply with applicable City of Kenmore noise requirements (KMC 8.05) and applicable Washington State Noise Standards (WAC 173-60).
- The potential for construction-related noise disturbances can be reduced with common best management practices. The following construction noise reduction techniques are

suggestions for times when construction activities occur close to existing residences or businesses.

- Using properly sized and maintained mufflers, engine intake silencers, engine enclosures, and turning off idle equipment. Construction contracts can specify that mufflers be in good working order and that engine enclosures be used on equipment when the engine is the dominant source of noise.
- Stationary equipment could be placed as far away from sensitive receiving locations as possible. Where this is infeasible, or where noise impacts are still occurring, portable noise barriers could be placed around the equipment with the opening directed away from the sensitive receiving property. These measures are especially effective for engines used in pumps, compressors, welding machines, and similar equipment that operate continuously and contribute to high, steady background noise levels. In addition to providing about a 10-dBA reduction in equivalent sound levels, the portable barriers demonstrate to the public the contractor's commitment to minimizing noise impacts during construction.
- Substituting hydraulic or electric models for impact tools such as jack hammers, rock drills and pavement breakers could reduce construction and demolition noise. Electric pumps could be specified if pumps are required.
- As safety warning devices back-up alarms are exempt from noise ordinances, these devices emit some of the most annoying sounds from a construction site. One potential mitigation measure would be to ensure that all equipment required to use backup alarms utilize ambient-sensing alarms that broadcast a warning sound loud enough to be heard over background noise – but without having to use a preset, maximum volume. An even better alternative would be to use fixed volume or ambient-sensing broadband backup alarms instead of typical pure tone alarms. Broadband alarms have been found to be very effective in reducing annoying noise from construction sites.
- Requiring operators to lift rather than drag materials wherever feasible can also minimize noise from material handling.
- In areas where construction would occur within about 200 ft. of existing uses, effective noise control measures should be employed to minimize the potential for noise impacts. In addition to placing noise-producing equipment as far as possible from noise-sensitive uses, such controls could include using quiet equipment, placing temporary noise barriers to shield sensitive uses, and orienting the work areas to minimize noise transmission to sensitive off-site locations.

### Significant Unavoidable Adverse Impacts

Development of the proposed *Lodge at Saint Edward* would result in a temporary increase in construction-related noise and an increase in operational noise on the site. Operational noise from the project would introduce new sources of noise that are not currently found within the adjacent park areas, but with the implementation of the mitigation measures identified above, significant unavoidable adverse noise impacts are not anticipated.

## Air Quality

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- Construction activities associated with the proposed **Lodge at Saint Edward** project would comply with applicable PSCAA regulations requiring that reasonable precautions be taken to minimize dust emissions.
- Construction activities would comply with applicable PSCAA regulations that prohibit the emission of any air contaminant in sufficient quantities and of such characteristics and duration as is, or is likely to be, injurious to human health, plant or animal life, or property, or which unreasonably interferes with enjoyment of life and property.

#### *Alternative Potential Mitigation Measures*

- Consider the potential use of sustainable features and the potential use of green building technologies to reduce the amount of GHG emissions from the proposed **Lodge at Saint Edward** project.

### Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would generate construction-related emissions and emissions associated with the operation of the proposed project (including GHG emissions). However, with the implementation of mitigation measures identified above, no significant unavoidable adverse air quality or greenhouse gas emission-related impacts are anticipated.

## Land Use

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- Through site plan approval, the proposed **Lodge at Saint Edward** project would be consistent with the applicable provisions of the City of Kenmore Comprehensive Plan and the City of Kenmore Development Code.
- As part of the project, the applicant would purchase and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre privately owned parcel of land adjacent to the Saint Edward State Park for public use. This parcel is primarily forested and currently includes a trail to the Lake Washington shoreline with approximately 450 feet of frontage on Lake Washington. This parcel would be protected from development and continue to provide existing vegetated/forested areas and recreation uses for park visitors.
- Development of the proposed **Lodge at Saint Edward** project would include a partially underground parking garage with landscaping at-grade to provide additional landscape open space within the site area that would be accessible to the public.

- Mitigation measures related to noise, light and glare, park and recreation use, and transportation would act to further minimize the potential for impacts from construction and operation of the proposed **Lodge at Saint Edward** project (see Section 3.4, **Noise**, Section 3.7, **Park and Recreation Use**, Section 3.8, **Light and Glare**, and Section 3.12, **Transportation**, for further details).

### Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would introduce a type of land use not currently present within Saint Edward State Park and would introduce a pattern of activity not currently typical of the existing park uses. The proposed project would be consistent with the applicable provisions of the City of Kenmore Comprehensive Plan and the City of Kenmore Development Code. With the implementation of the required/proposed mitigation measures listed above, no significant unavoidable adverse land use impacts would be anticipated.

## Recreation and Open Space

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- As part of the proposed **Lodge at Saint Edward** project, the applicant would purchase and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre privately owned parcel of land adjacent to the Saint Edward State Park for public use. This parcel is primarily forested and currently includes a trail to the Lake Washington shoreline with approximately 450 feet of frontage on Lake Washington. The parcel would provide additional publically-available open space and trails for park visitors. The addition of this land to Saint Edward State Park would allow for additional areas of public access for recreation within the park and provide an additional forested area and trails for park users to recreate that would be away from the more heavily used central portion of the park. In addition, the increase in available area within the park would offset the increase in visitation associated with the proposed Lodge, and allow for increased opportunities for solitude in the park.

### Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project could result in a temporary, limited disruption of trail access and parking areas during the construction process and permanent displacement of the existing sand volleyball court. The development of the lodge would also result in an increase in park visitors and users. However, the proposed project would provide increased public access to the existing Seminary Building and include the acquisition of a privately-owned 9.9-acre parcel adjacent to the park that would be transferred to the Washington State Parks and Recreation Commission for public use and result in an increase in publically-available open space and trails at the Park. With the proposed mitigation measure, no significant unavoidable adverse impacts to recreational and open space resources are expected to occur.

## Light and Glare

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- Construction lighting would be shielded and directed away from off-site areas, and lighting associated with construction activities would be limited by City of Kenmore regulations that limit construction activities during nighttime hours.
- Lighting design for the project site would be consistent with City of Kenmore requirements (KMC 18.30.070) to minimize light spillage from the site, particularly in areas adjacent to existing forested areas of the park.

### Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would result in an increase in light and glare and increased potential for light spillage into surrounding areas of the park, including forested areas adjacent to the project site. With implementation of the mitigation measures noted above, no significant unavoidable adverse light and glare impacts are anticipated.

## Historic and Cultural Resources

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- In the event that archaeological deposits are inadvertently discovered during construction on the site, all ground-disturbing activities would be halted immediately and the City of Kenmore and the Washington State Parks and Recreation Commission would be notified. The City of Kenmore and Washington State Parks and Recreation Commission would then contact the Washington State Department of Archaeology and Historic Preservation (DAHP), King County Historic Preservation Program, and interested Tribes, as appropriate.
- If ground-disturbing activities encounter human skeletal remains during construction, all activity that could disturb those remains would be halted immediately and the area would be secured and protected from further disturbance. The finding of human remains would be reported to the county coroner and local law enforcement. The county coroner would take jurisdiction over the remains and make a determination of whether those remains were forensic or non-forensic.
- The Seminary Building retains a large amount of historic material as apparent in the kitchen, dining halls, dorm rooms and science labs. In the event this material does not remain in place, it should be saved and reused within the Lodge at Saint Edward project to the extent feasible/appropriate.

- Documentation would be provided for the removal of the volleyball court (a contributing landscape feature to the Saint Edward Seminary Historic District), and could include photographs of the contributing landscape feature.
- If the proposed project does not meet the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation, a Historic American Building Survey (HABS) recordation would be required. The recordation would include full documentation of the building, including the following:
  - State-level HABS recordation, including a thorough history of the Seminary Building and archival-quality photographs of the interior and exteriors of the building. Existing plan sets should also be included.
  - Documentation should be shared with DAHP, King County Historic Preservation Program, local archives and historical societies, and local libraries.
  - The history of the Seminary Building should also be shared through a publically accessible online application such as Next Exit History to make photos, audio files, tours and interpretive materials easily accessible to the public.

### Significant Unavoidable Adverse Impacts

With implementation of the mitigation measures identified above, no significant unavoidable historic or cultural resource-related impacts are anticipated.

## Public Services

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

It is anticipated that potential cumulative increases in demand associated with the **Lodge at Saint Edward Project** and other projects in the site vicinity would be considered as part of the Kenmore Police Department (KPD) and Northshore Fire Department (NFD) annual planning budgeting process and no significant cumulative impacts to public services would be anticipated. Additionally, under the terms of the lease of the Seminary Building, it is anticipated that Washington State Parks would not provide law enforcement services to the facility as such impacts to Parks staff resources would be minimized. The following specific measures would be incorporated to minimize potential impacts.

- The proposed **Lodge at Saint Edward** project would be constructed in accordance with the applicable provisions of the City of Kenmore Building Code (International Building Code as amended) and the City of Kenmore Fire Code (International Fire Code as amended). The building would be equipped with fire alarm and fire sprinkler systems.
- Adequate fire flow would be provided for the building in accordance with City of Kenmore and NFD requirements.
- A life safety plan would be developed for the proposed **Lodge at Saint Edward** project and would be reviewed by the City of Kenmore and NFD.
- A road monitoring plan would be provided and implemented prior to completion of the project, to maintain continuous emergency access along NE 145th Street, using a

method to be agreed upon between the applicant, City, State Parks, Northshore Fire Department, and Bastyr University.

## Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would result in an increase in demand for police service and fire and emergency services. With implementation of the mitigation measures noted above, no significant unavoidable adverse impacts to public services are anticipated.

## Utilities

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- Water and sewer service for the proposed **Lodge at Saint Edward** project would be designed and constructed in accordance with City of Kenmore and Northshore Utility District requirements and would be consistent with the City's site plan review findings and approval for the project.

#### *Alternative Potential Mitigation Measure*

- Consider the use of water conservation materials/features as part of the project such as, but not limited to, high efficiency faucets and shower heads, low-flow toilets, high efficiency irrigation systems, or other potential water conservation features.

## Significant Unavoidable Adverse Impacts

Development of the proposed **Lodge at Saint Edward** project would result in an increased demand for water, sewer and solid waste services from the site. With the implementation of the mitigation measure identified above, significant unavoidable adverse impacts to utilities would not be anticipated.

## Transportation

### Mitigation Measures

#### *Required/Proposed Mitigation Measures*

- The project would contribute to citywide transportation improvements through payment of traffic impact fees in accordance with the current City concurrency management program.
- Improvements would be made to the existing pedestrian path between Juanita Drive NE and the project site as agreed upon by the City and Washington State Parks, to meet ADA requirements while still maintaining the historic character of the corridor.
- A road monitoring plan would be provided and implemented prior to completion of the project, to maintain continuous emergency access along NE 145th Street, using a

method to be agreed upon between the applicant, City, State Parks, Northshore Fire Department, and Bastyr University.

- The proposed on-site parking is expected to accommodate demand under most conditions for Alternatives 1 and 2. If occasional events are expected to exceed parking demand, then this could be accommodated by the use of valet parking to stack vehicles more tightly into the existing space.

### *Alternative/Potential Mitigation Measure*

- The proponent could potentially develop an agreement with Bastyr University (or another nearby site with suitable parking areas) to lease its excess parking during evenings and/or weekends when the university's parking demand is lower. Since parking at Bastyr is located approximately a half-mile from the project site, a shuttle between auxiliary parking and the Lodge may need to be utilized for more formal events.

### Significant Unavoidable Adverse Impacts

The proposed **Lodge at Saint Edward** project is anticipated to generate additional vehicle trips to and from the site and additional demand for parking on the site. With the implementation of the mitigation measures identified above, no significant unavoidable adverse impacts to transportation are anticipated from the proposed **Lodge at Saint Edward** project.

*SECTION II*

PROJECT DESCRIPTION

and

ALTERNATIVES

## SECTION II

# PROJECT DESCRIPTION AND ALTERNATIVES

This section provides a description of the **Lodge at Saint Edward** Project and EIS Alternatives and is a reproduction of Section II from the Draft EIS.

## 2.1 PROPONENT/PROJECT LOCATION

### Proponent

The **Lodge at Saint Edward** is proposed by Daniels Real Estate, LLC. Their address is 2401 Utah Ave. S., Suite 305, Seattle, WA 98134.

### Project Location

The project site is located in the City of Kenmore on a site within Saint Edward State Park. The site comprises an area of approximately 5.5 acres and is located in the central portion of the park, at the terminus of the existing State Park access road. The address is 14445 Juanita Drive NE, Kenmore, WA, 98028. (See **Figure 2-1, 2-2 and 2-3**).

## 2.2 PROJECT OVERVIEW

*The following summarizes **Alternative 1 – Proposed Action, Alternative 2 – Modified Parking Layout** and the **No Action Alternative**. Details of each are provided in **Section 2.6, Section 2.7 and Section 2.8** of this Final EIS.*

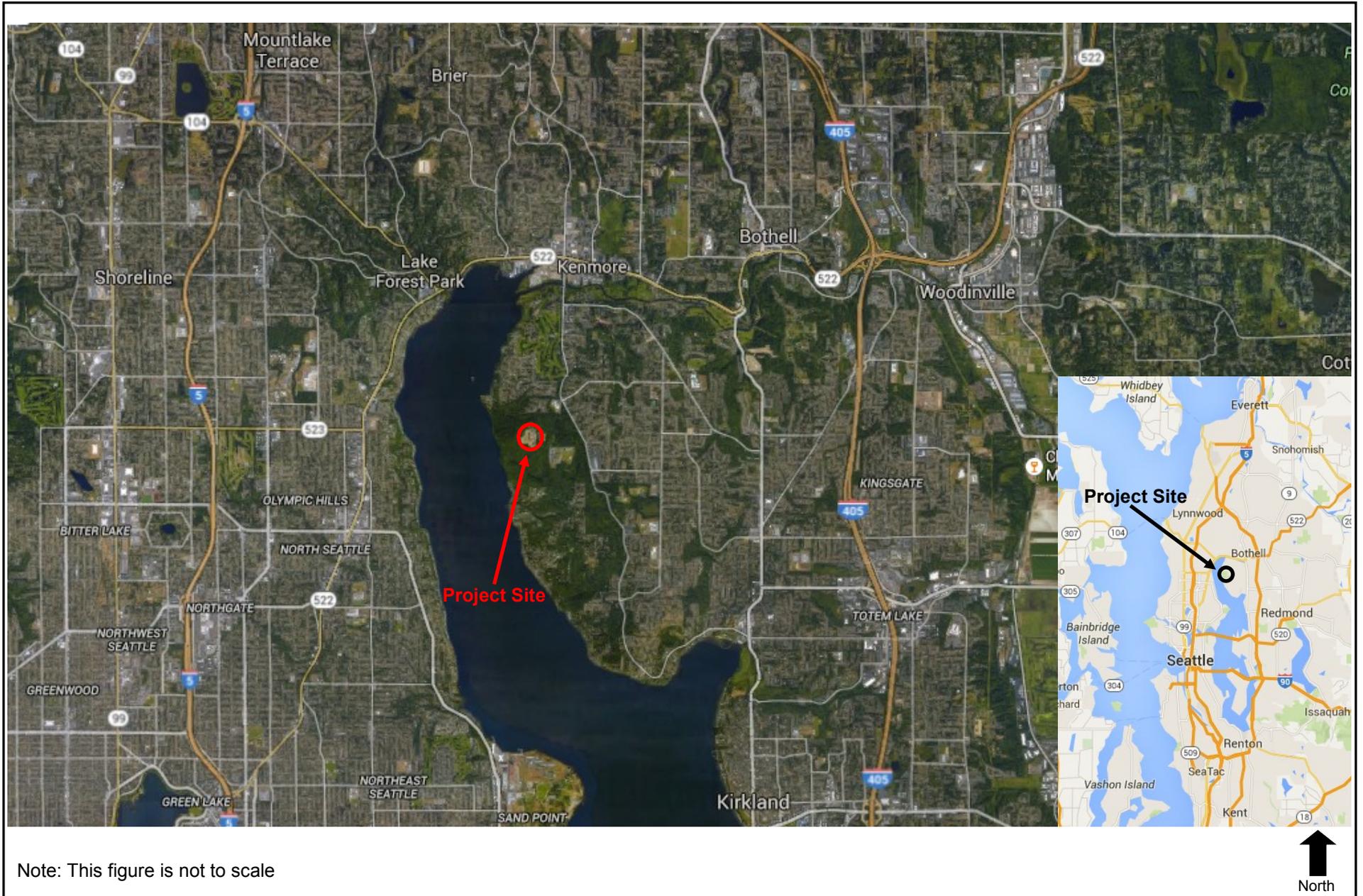
### Alternative 1 – Proposed Action

The **Proposed Action** would involve two components – lease and rehabilitation.

#### **Property Lease:**

- Approximately a 5.5-acre area within Saint Edward State Park would be leased from the Washington State Parks and Recreation Commission. Existing land uses within the area of the proposed lease include: the former Saint Edward Seminary Building, a gymnasium, swimming pool building (closed in 2009 and currently unused), surface parking, and open space (south of the pool building including the sand volleyball court). See **Figure 2-3**.
- As part of the lease agreement, the project proponent would acquire and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre, privately-owned parcel that is located contiguous to the northwest corner of Saint Edward State Park for public use.

# The Lodge at Saint Edward Project Final Environmental Impact Statement



Note: This figure is not to scale

Source: EA Engineering and Google Maps, 2016.



**Figure 2-1**  
Regional/Vicinity Map

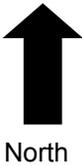
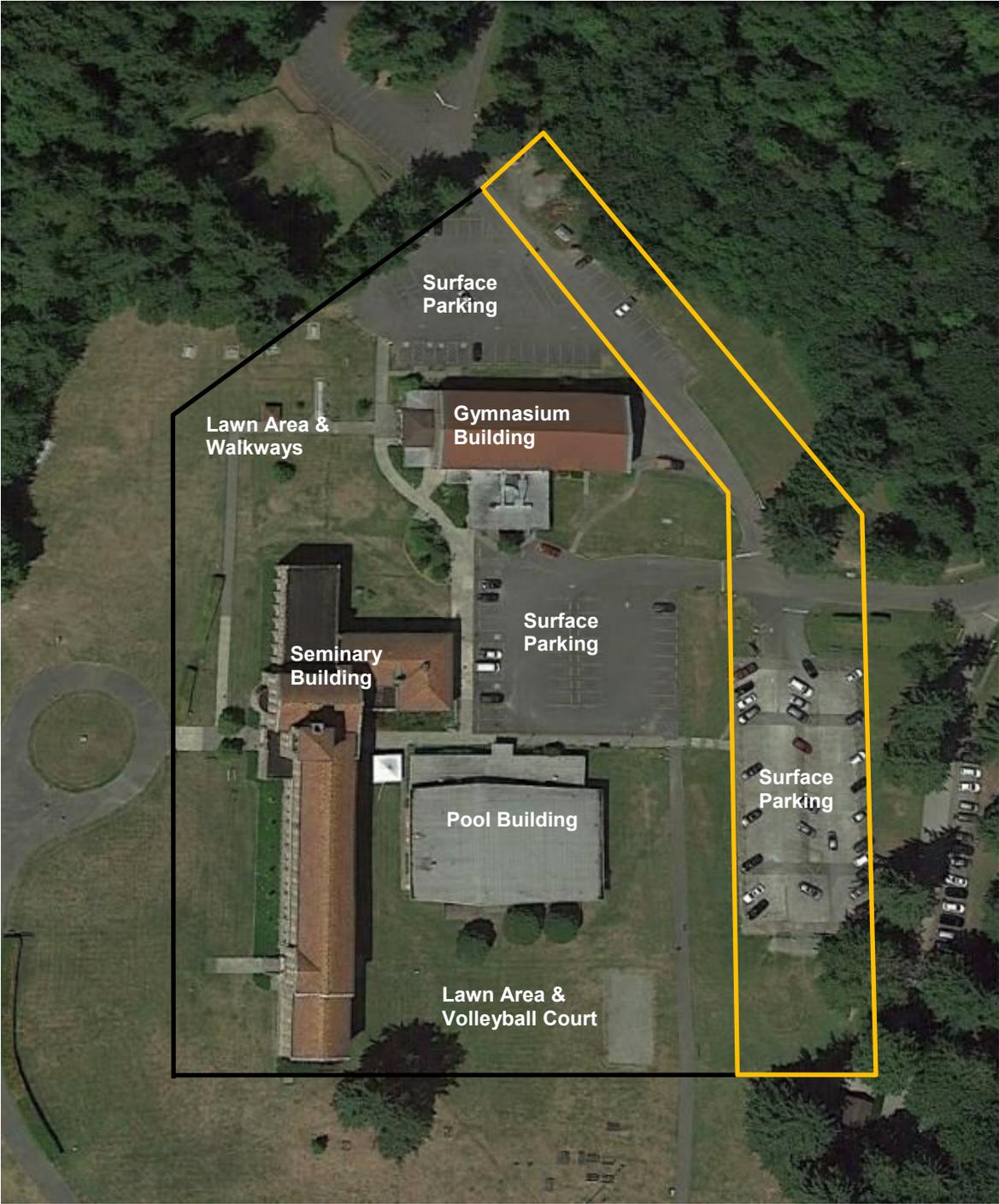
# The Lodge at Saint Edward Project Final Environmental Impact Statement



Source: City of Kenmore, 2016.

**Figure 2-2**  
Aerial Site and Park Map

The Lodge at Saint Edward Project  
Final Environmental Impact Statement



Main Project Area (approx. 5.50 acres)



Potential Public Parking Area (approx. 1.66 acres)

Source: Daniels Real Estate, 2016.

Figure 2-3  
Aerial Site Map

### Rehabilitation:

- The proponent would rehabilitate the existing Saint Edward Seminary Building for use as a lodge-type hotel with up to 100 guest rooms, meeting/conference rooms, administrative spaces, an exercise facility/wellness spa, and a restaurant and café. A portion of the meeting/conference room space could potentially be utilized for a variety of programming uses such as classes, events and programs in support of outdoor education and recreation. The existing sand volleyball court area would also be utilized for an interpretive culinary garden.
- No changes are proposed to the gymnasium or the pool building. The gymnasium would continue to be utilized by Hummel Enterprises, which conducts youth basketball camps as part of 10-year lease agreement (five years are remaining on their lease with a five-year renewal option).
- On-site parking for guests and staff of the *Lodge at Saint Edward* would be provided in a new parking structure that would be partially below-grade. Landscaping would be provided on the ground-level surface of the parking structure. Additional surface parking for guests and staff would be provided to the north of the gymnasium.
- Existing surface parking areas in the vicinity of the Seminary Building would be improved for park users and no net loss of parking for the general public would occur. An existing surface parking lot to the east of the Seminary Building and pool building would be resurfaced and restriped to provide approximately 75 parking stalls. An existing surface parking area to the northeast of the Seminary Building and gymnasium would be expanded to provide approximately 53 parking stalls (see **Figure 2-4** for details).

## Alternative 2 – Modified Parking Layout

Alternative 2 would include the following components:

- Property lease agreement similar to Alternative 1 and rehabilitation of the Seminary Building as a lodge-type hotel with up to 100 guest rooms, meeting/conference rooms, exercise facility/wellness spa, and a restaurant and café.
- No changes are proposed to the gymnasium or pool building, including the existing lease agreement with Hummel Enterprises.
- Similar to Alternative 1, no net loss in parking for Saint Edward State Park public use would occur; however, the location/layout of parking would be different under Alternative 2. Surface parking for public park use would be provided above the proposed structured parking garage (replacing the landscaping assumed under Alternative 1) and within an existing surface parking lot to the east of the Seminary Building and pool building that would be resurfaced. No expanded surface parking to the northeast of the Seminary Building and gymnasium would be provided (see **Figure 2-10** for details). The modified parking layout under Alternative 2 without the expanded surface parking area to the northeast would result in less clearing/grading of existing vegetated areas, less conversion of existing vegetated areas to new

impervious surfaces (approximately 17,500 sq. ft. would remain as existing vegetated area), less tree removal, and a reduction in noise and light sources adjacent to existing forested areas of the park.

## No Action Alternative

This alternative would involve no lease and no new site development.

- The Seminary Building, gymnasium and pool building would remain. The Washington State Parks and Recreation Commission has directed that the Seminary Building would be vacated and fenced off from public access.
- The existing surface parking spaces would remain. No additional parking would be provided.
- The existing gymnasium tenant, Hummel Enterprises, would continue their operations.

## 2.3 BACKGROUND INFORMATION

Saint Edward State Park occupies a portion of what was originally Saint Edward Seminary. The original 366-acre site was personally acquired in the late 1920's by Bishop O'Dea who donated it to the Catholic Archdiocese of Seattle for the purpose of establishing a Catholic seminary to serve as the "prime educational training ground for...Catholic priests throughout the Pacific Northwest."<sup>1</sup>

Construction of the four-level,<sup>2</sup> approximately 80,900 sq. ft. Saint Edward Seminary Building began in 1930 and was completed in 1931. Saint Edward Seminary continued to serve as an institution for training/educating young men in the priesthood until its closing in 1976. The building served as a major seminary (college-level) from 1935 to 1958. In 1958, a second seminary building – Saint Thomas the Apostle Seminary – was built on the campus, southeast of the Saint Edward Seminary complex. At that time, Saint Thomas Seminary became the major seminary on-campus and Saint Edward became a minor seminary.



A 316-acre portion of the campus of Saint Edward Seminary – less the site of Saint Thomas Seminary – was sold to the State of Washington in 1977. Saint Edward State Park was officially dedicated on April 16, 1978 by then-Governor Dixie Lee Ray. Currently, the north portion of the first floor of the Seminary Building (Grand Dining Hall) may be rented from State Parks for receptions, parties etc.; room capacity (per fire code) is 49 people. Public access is restricted on all other portions of the first floor, as well as floors above and below the first floor.

<sup>1</sup> U.S. Department of the Interior. 2007. National Register of Historic Places Nomination. (NRIS Ref. No. 07000137).

<sup>2</sup> above-grade with a basement level

Bastyr University leased the site and facilities of Saint Thomas Seminary in 1996 and acquired that property in 2005. While adjacent, Saint Edward State Park and Bastyr University continue to operate as completely separate entities.

The Saint Edward Seminary property was placed on the Washington Heritage Register in 1997 and was listed in the National Register of Historic Places in 2007.



Other buildings that are located within the proposed lease area include a gymnasium in the north portion of the proposed lease area and a swimming pool building (Carole Ann Wald Memorial Pool) in the south portion of the proposed lease area. The 12,990 sq. ft. gymnasium (*depicted to the left*) is leased by State Parks to Hummel Enterprises, which administers youth basketball camps under the name of Advantage Basketball Camps. That 10-year lease still has 5 years remaining, with a 5-year renewal option.



The pool building (*depicted above to the right*) has been closed since 2009.

In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. A SEPA checklist was prepared and a non-project Determination of Non-significance was issued related to the Commission's consideration of the management options. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to "explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission include sufficient details and merit to reasonably assure prospects for success. If, at the conclusion of 12 months of exploration, the Director determines there is no reasonable proposal for rehabilitating the Seminary Building, then the building will be vacated." In September 2015, the Commission approved a one-year extension of their prior management direction to allow for a potential rehabilitation proposal to be brought to the Commission for consideration. At their September 22, 2016 meeting, the Commission approved another extension to allow for a potential rehabilitation and lease proposal to be submitted to the Commission. See Draft EIS Appendix C for further details on previous Washington State Parks and Recreation Commission considerations and decisions regarding the Seminary Building.

The Proposed Action is intended to implement the preferred management option of rehabilitating the Seminary Building identified by the Washington State Parks and Recreation Commission in 2014.

## 2.4 PROJECT GOALS and OBJECTIVES

The applicant has identified the following development objectives for this project:

- Lease the approximately 5.5-acre site from Washington State Parks.

- Acquire and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre “McDonald Property” contiguous with Saint Edward State Park for public use.
- Rehabilitate the Seminary Building to develop a lodge-type hotel with up to 100 hotel rooms, meeting/conference facilities, exercise/wellness spa, restaurant, and a café.
- Complete improvements to the Seminary Building consistent with the National Register of Historic Place-designation of the facility and Secretary of Interior Standards for Rehabilitation, including: bringing the building up to current building, fire and life safety standards and making the building ADA compliant.
- Provide parking to serve the lodge.
- Provide improvements to existing parking and circulation in the vicinity of the Seminary Building for users of Saint Edward State Park with no net loss of parking.
- Obtain the necessary permits in a timely, cost-effective manner.

## 2.5 CONCEPTS AND SCENARIOS CONSIDERED BUT ELIMINATED BY THE PARKS AND RECREATION COMMISSION

The Washington State Parks and Recreation Commission considered but eliminated development concepts and scenarios for the Seminary Building, other than the two alternatives and the No Action Alternative described above for this EIS. Those concepts and scenarios are described and analyzed in Draft EIS Appendix D and are included for informational purposes only.

## 2.6 ALTERNATIVE 1 – DESCRIPTION OF THE PROPOSED ACTION

The following describes rehabilitation associated with the Seminary Building and the proposed parking facility. As part of the lease under the Proposed Action, the project proponent would also acquire and transfer in fee simple to Washington State Parks and Recreation Commission for public use an approximately 9.9-acre, privately-owned parcel that is located contiguous to the northwest corner of Saint Edward State Park.

### Seminary Building

The proponent proposes to rehabilitate the existing Seminary Building for use as a lodge-type hotel, while retaining the nationally-recognized historic character of the building. The proposed project would include renovation of the interior of the building to adapt the facility for use as lodging and lodging support. It is projected that up to 100 guest rooms could be provided. In addition, the building would include meeting/conference rooms (total of

approximately 16,600 sq. ft.) for approximately 550 people,<sup>3</sup> exercise facility/spa (2,000 sq. ft.), a restaurant/bar and a café (approximately 3,200 sq. ft. for approximately 240 people at full capacity<sup>3</sup>), and administrative spaces. A portion of the meeting/conference room space could potentially be utilized for a variety of programming uses such as classes, events and programs in support of outdoor education and recreation. Refer to **Figure 2-4** for a site plan of the proposed project.

The following is an overview of interior changes that would occur.

- **Basement Level** -- The basement level of the *Lodge at Saint Edward* contains 20,312 sq. ft. of building space and it is expected that it would include meeting rooms, offices, mechanical space, the café, an exercise room/wellness spa, a sports activity center room, and storage space (see **Figure 2-5**).
- **First Floor** -- The main entry to the *Lodge at Saint Edward* would be located on the first floor. This floor contains 20,312 sq. ft. of building space and would include a reception area, restaurant, bar, kitchen, meeting rooms, offices associated with the facility, and restrooms (see **Figure 2-6**).
- **Second Floor** – This floor contains 18,773 sq. ft. of building space. It would be renovated to include approximately 31 guest rooms, a meeting room, a conference room, a library/lounge, a guest business center, and storage rooms (**Figure 2-7**).
- **Third Floor** – This floor contains 11,574 sq. ft. of building space. It would include approximately 27 guest rooms, a storage room, and an ice/vending space (**Figure 2-8**).
- **Fourth Floor** – This floor contains 9,912 sq. ft. of building space and would include approximately 22 guest rooms, storage rooms, and an ice/vending space (**Figure 2-9**).

As part of project, the existing sand volleyball court and adjacent vegetated area that are located immediately east of the Seminary Building and south of the pool building would be converted to an interpretive culinary garden that would support the operations of the restaurant, café, and kitchen facilities within the lodge-hotel.

For purposes of this environmental impact analysis, it is assumed that the project would become operational in 2018.

## Gymnasium

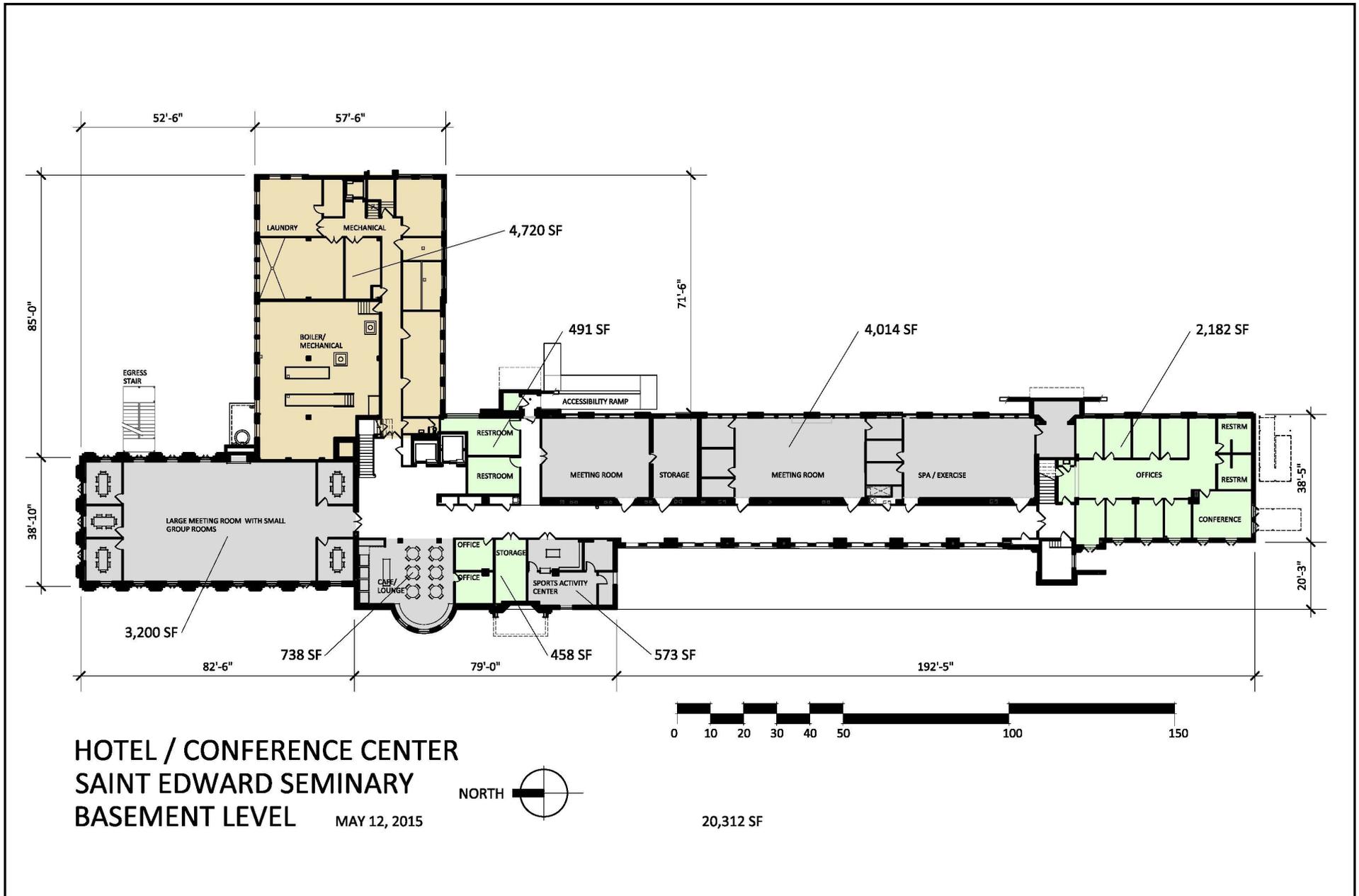
No changes are proposed to this building. The current tenant would remain.

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<sup>3</sup> Based on assumptions from the applicant.



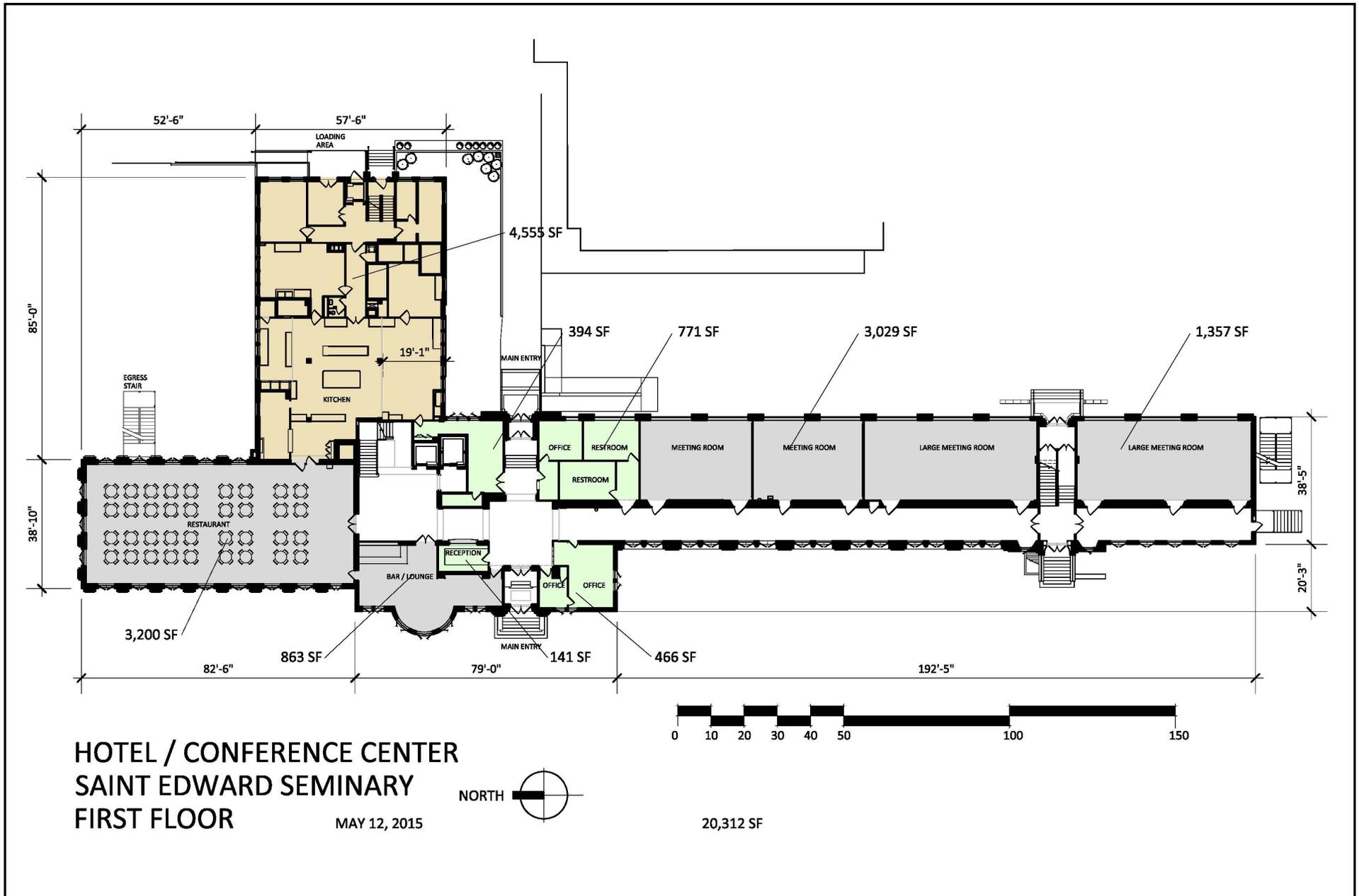
The Lodge at Saint Edward Project  
Final Environmental Impact Statement



Source: Daniels Real Estate, 2016.

**Figure 2-5**  
Basement Floor Plan

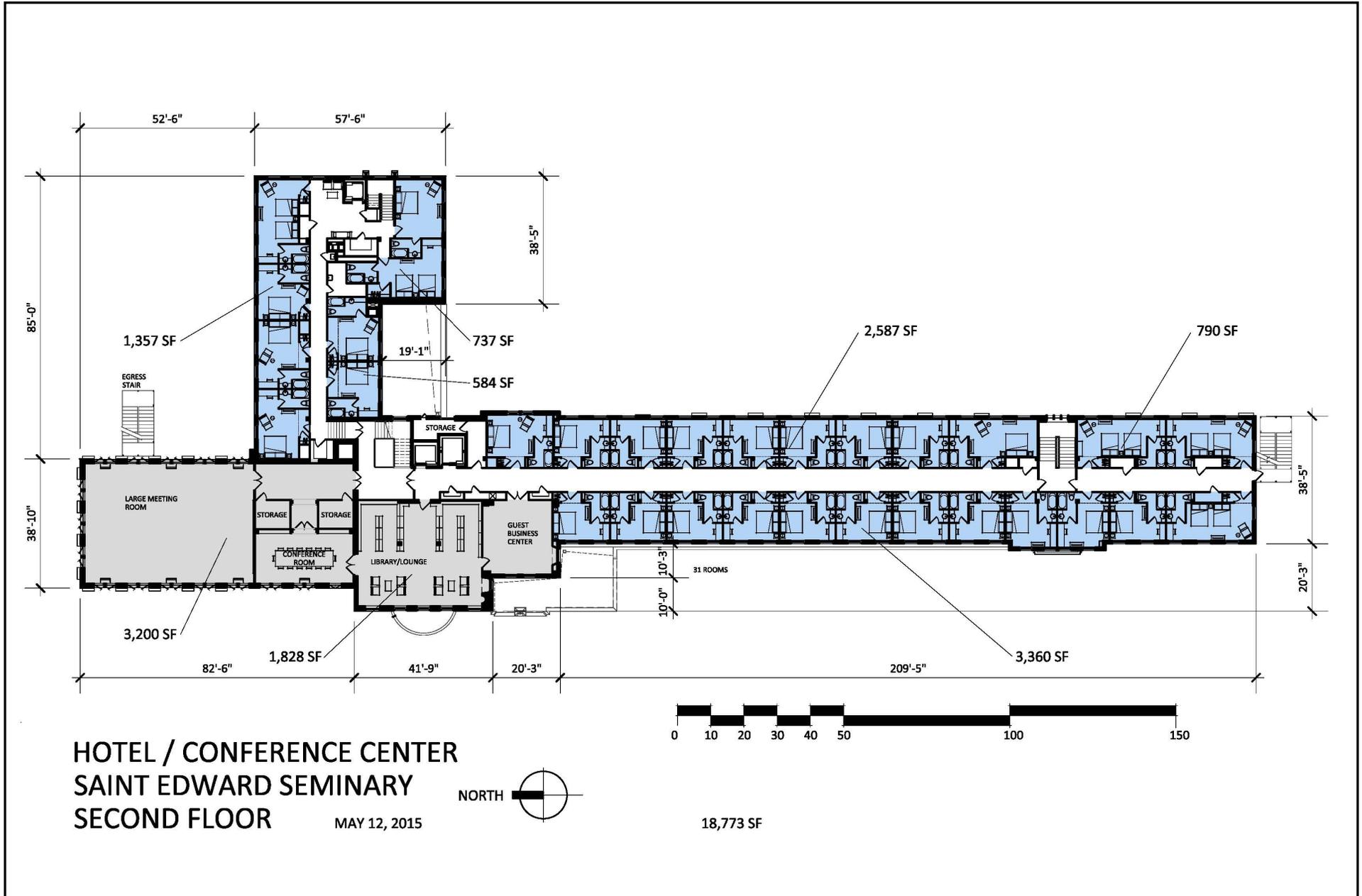
The Lodge at Saint Edward Project  
Final Environmental Impact Statement



Source: Daniels Real Estate, 2016.

**Figure 2-6**  
First Floor Plan

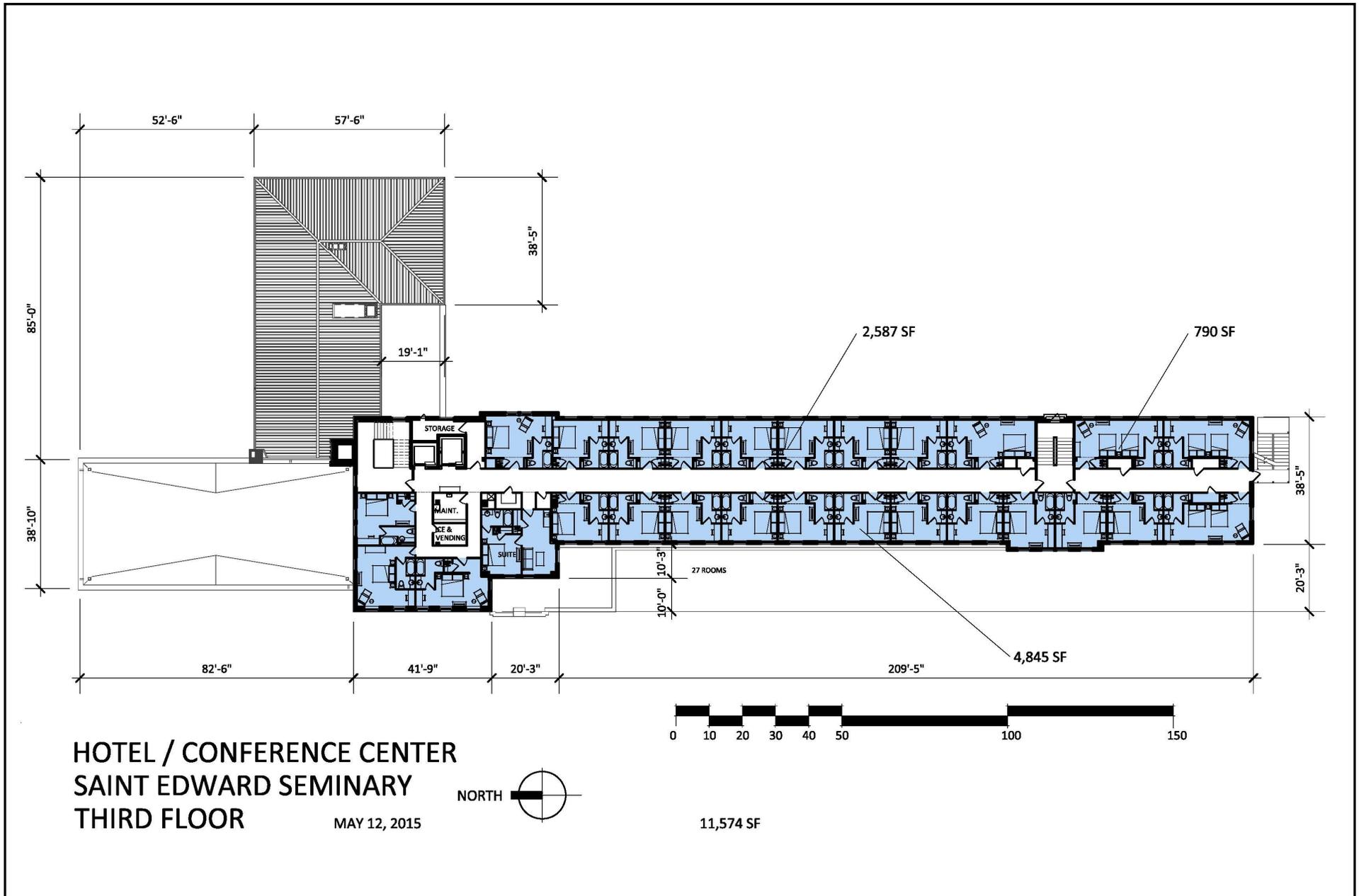
The Lodge at Saint Edward Project  
Final Environmental Impact Statement



Source: Daniels Real Estate, 2016.

**Figure 2-7**  
Second Floor Plan

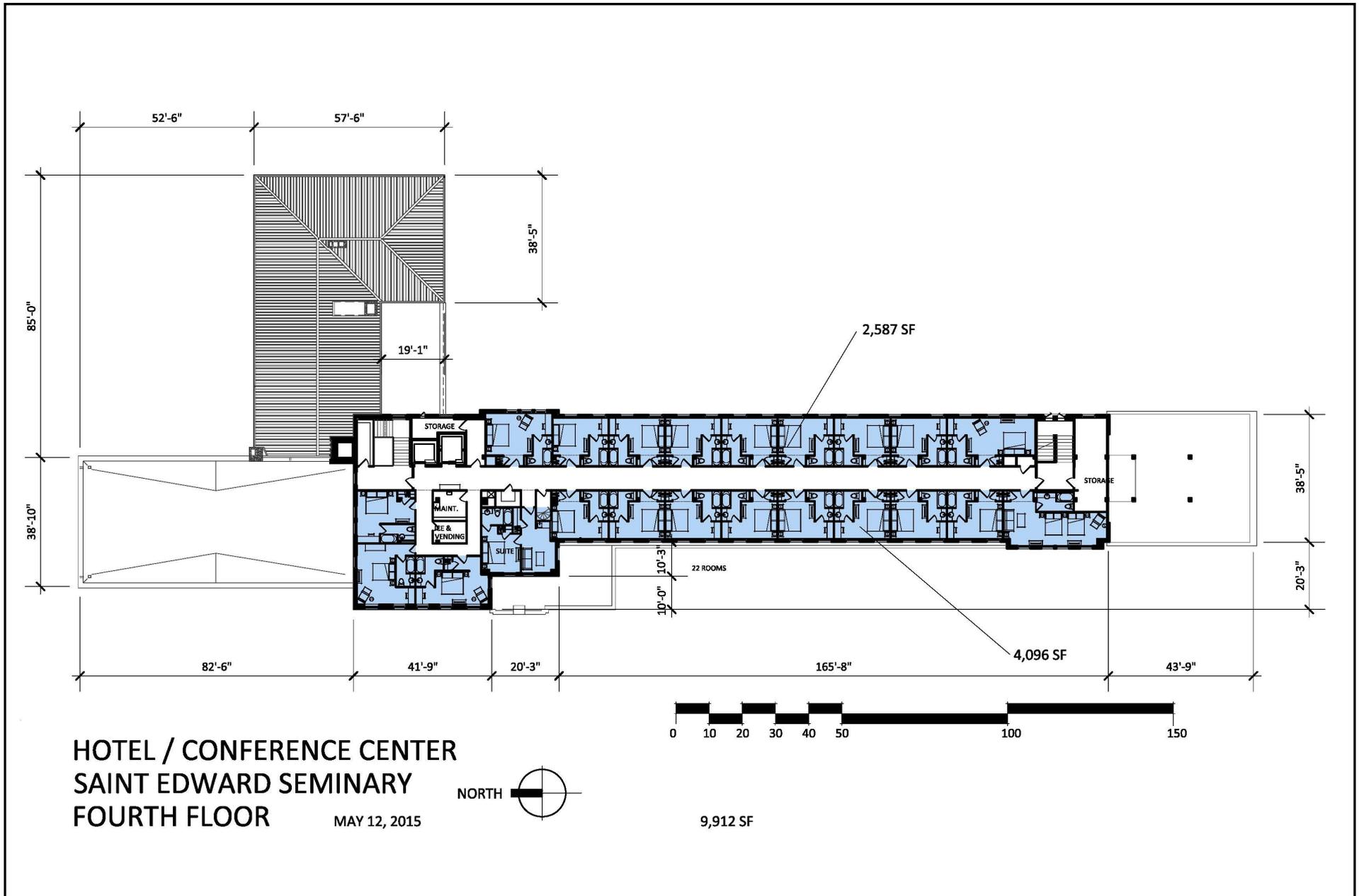
# The Lodge at Saint Edward Project Final Environmental Checklist



Source: Daniels Real Estate, 2016.

**Figure 2-8**  
Third Floor Plan

The Lodge at Saint Edward Project  
Final Environmental Impact Statement



HOTEL / CONFERENCE CENTER  
SAINT EDWARD SEMINARY  
FOURTH FLOOR

MAY 12, 2015



Source: Daniels Real Estate, 2016.

**Figure 2-9**  
Fourth Floor Plan

## Pool Building

No changes are proposed to this building.

## Parking, Access and Loading

Vehicular access for the proposed *Lodge at Saint Edward* would continue to be via the existing State park access roadway (NE 145<sup>th</sup> Street), which connects with Juanita Drive NE to the east of the park. This access roadway also serves Bastyr University (see **Figure 2-4**).

The proposed *Lodge at Saint Edward* would provide 153 parking spaces for use by lodge guests and staff. Approximately 87 of the total additional parking spaces would be provided in a new structured parking garage located on the site of the existing surface parking lot that is between the Seminary Building, the gymnasium and the pool building; the ground-level surface of the parking garage would be landscaped. An additional 66 surface parking spaces would be located in an existing parking lot (to be restriped) that is located generally north of the gymnasium.

If occasional events are expected to exceed parking demand for hotel/conference guests, this could be accommodated through the use of valet parking to stack vehicles more tightly into the existing spaces. Alternatively, the applicant could develop an agreement with Bastyr University (or another nearby property owner with excess parking) to lease its excess parking during evenings and/or weekends when the university's parking demand is lower. Since parking at Bastyr is located more than a half-mile from the project site, a shuttle between auxiliary parking and the Lodge may need to be utilized for more formal events.

The proponent for the proposed *Lodge at Saint Edward* indicates that the project would provide the same number of parking spaces within Saint Edward State Park that currently exist and any spaces that are displaced by the project would be replaced. No net loss of parking for the overall Saint Edward State Park and the general public that utilize the park would occur. Some surface parking changes would involve restriping of existing parking areas and/or expansion of existing parking areas. An existing surface parking lot to the east of the Seminary Building and pool building would be resurfaced and restriped to provide approximately 75 public parking stalls. An existing surface parking area to the northeast of the Seminary Building and gymnasium would be expanded to provide approximately 53 public parking stalls. Public parking areas shown on **Figure 2-4** for park users are proposed locations at this point in the planning process and may change slightly as project design advances.

## 2.7 ALTERNATIVE 2 – MODIFIED PARKING LAYOUT

Alternative 2 would include the same property lease agreement and rehabilitation of the Seminary Building as Alternative 1, including the purchase and transfer in fee simple to Washington State Parks and Recreation Commission of an approximately 9.9-acre privately owned parcel of land adjacent to the Saint Edward State Park for public use.

## Seminary Building

The Seminary Building would be rehabilitated for use as a lodge-type hotel with up to 100 guest rooms, meeting/conference rooms, exercise facility/wellness spa, and restaurant/café facilities as under Alternative 1.

## Parking, Access and Loading

Vehicular access would be similar to Alternative 1 and no net loss in parking for Saint Edward State Park public use would occur under Alternative 2, but the proposed parking layout would be different. Parking for lodge guests (approximately 153 spaces) would be provided within the new structured parking garage and a restriped surface parking lot to the north of the gymnasium as described under Alternative 1. As under Alternative 1, if occasional events are expected to exceed parking demand for hotel/conference guests, this could be accommodated through the use of valet parking to stack vehicles more tightly into the existing spaces. Alternatively, the applicant could develop an agreement with a nearby property owner to utilize excess parking (i.e. Bastyr University).

Surface parking for public park use (approximately 53 parking stalls) would be provided above the proposed structured parking garage (replacing the landscaping assumed under Alternative 1) and within a resurfaced/restriped existing surface parking lot to the east of the Seminary Building and pool building (approximately 75 parking stalls). Expanded surface parking to the northeast of the Seminary Building and gymnasium that is included as part of Alternative 1 would not be provided and this area would remain in passive recreation use as under the existing conditions). See **Figure 2-10** for a site plan and parking layout under Alternative 2.

## 2.8 NO ACTION ALTERNATIVE

The **No Action Alternative** would result in no new site development, as outlined below.

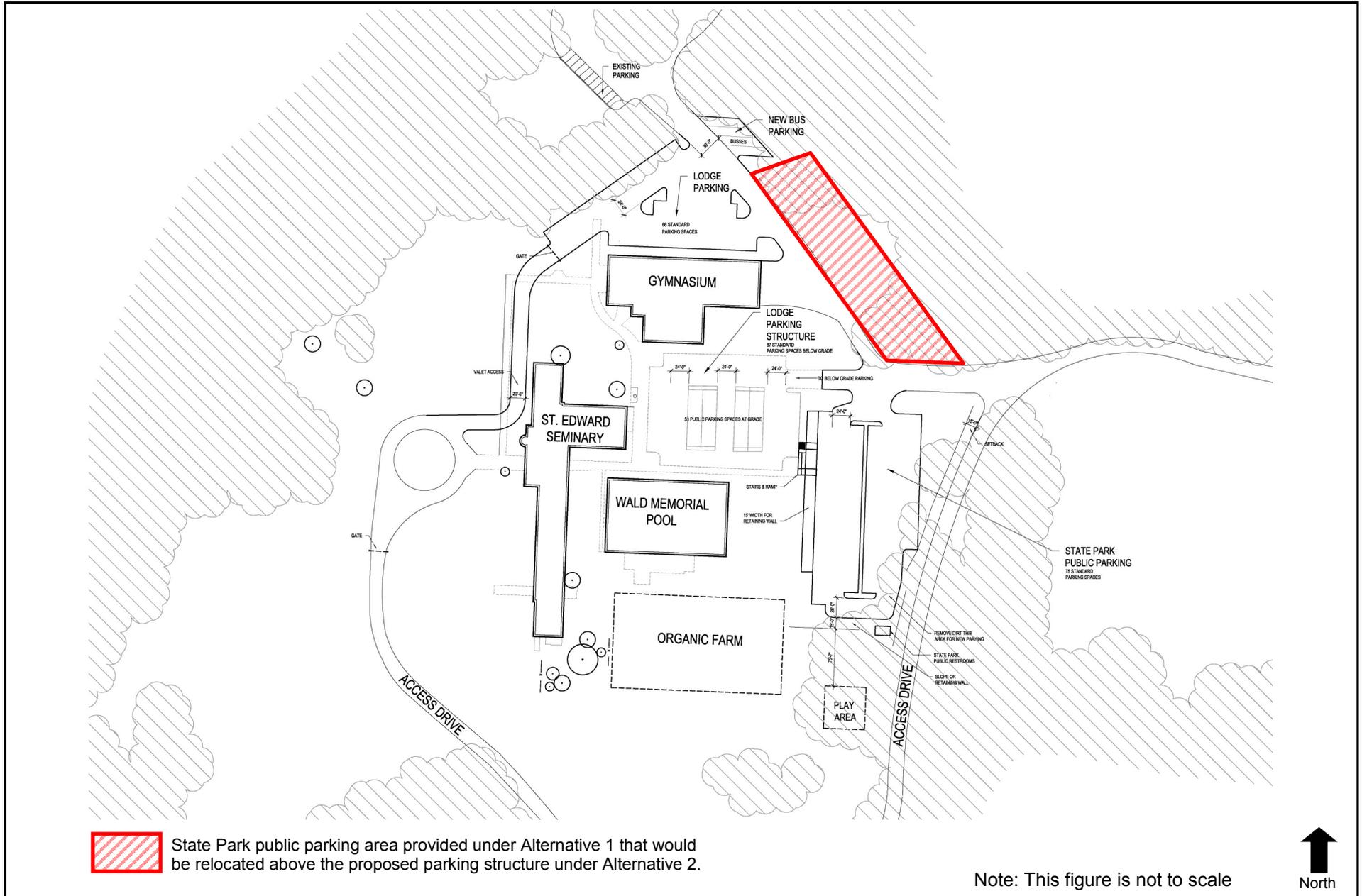
## Buildings

- No lease and no rehabilitation would occur to the Seminary Building, nor any changes to the gymnasium or the pool building.
- Consistent with the Washington State Parks and Recreation Commission 2014 management decision, the Seminary Building would be vacated and the area surrounding the building would be fenced off to restrict public access to the building, prevent potential vandalism and limit unauthorized access. No short term lease or rental of space within the Seminary Building for community events would be allowed.

## Parking and Access

- The existing surface parking spaces would remain. No additional parking would be provided and changes to site access would not occur.

# The Lodge at Saint Edward Project Final Environmental Impact Statement



Source: Jackson Main Architecture, 2016.

The **No Action Alternative** would not meet the stated goals and objectives for the project.

## 2.9 BENEFITS AND DISADVANTAGES OF DEFERRING IMPLEMENTATION

The benefits of deferring the approval and implementation of the **Proposed Action** include the following:

- The advantage of deferral is that environmental impacts noted with regard to the **Proposed Action** would not occur at this time, but would be delayed until a future time.
- Future rehabilitation/options for the site would not be foreclosed.

The disadvantages of deferring the approval and implementation of the **Proposed Action** include deferral of the following:

- Deferral of the opportunity for access to the Seminary Building since the building would be vacated and restricted for public access without the Proposed Action.
- Deferral of the opportunity to rehabilitate the existing, historic Seminary Building.
- Deferral could result in continued deterioration of the Seminary Building which could ultimately lead to a loss of historic character and the building being too dilapidated for rehabilitation in the future.

Deferral would not meet the stated goals and objectives for the project.

*SECTION III*

DRAFT EIS COMMENTS AND  
RESPONSES TO COMMENTS

## SECTION III

# DRAFT EIS COMMENTS AND RESPONSES

This chapter of the Final EIS (Final EIS) contains comments that were received on the Draft EIS (Draft EIS) and provides responses to those comments.

The City of Kenmore issued a combined *Notice of Application, Determination of Significance (DS) and Request for Comments on the Scope of the EIS* on July 12, 2016, which preliminarily identified the following elements for the environment for analysis in the Draft EIS: **Noise, Land Use, Historic and Cultural Resources, Recreation/Park Use, Transportation/Parking, Public Services (fire, emergency medical, police), Utilities (water, sewer, solid waste), Earth, Water, Critical Areas, and Plants and Animals.** The notice of the DS and Request for Comments on the Scope of the EIS was sent to agencies, surrounding jurisdictions, interested organizations, and parties of record to inform them of the EIS process. The notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park. During the scoping period, a public EIS Information Session was held on July 26, 2016 to provide the public with an opportunity to learn more about the EIS process and EIS Scoping. Fourteen people signed in at the meeting and four written comment forms were received at the meeting. Comments on the scope of the Draft EIS were accepted until August 2, 2016; a total of 88 comment letters/emails were received. Based on the comments received during the EIS Scoping process the City of Kenmore added an environmental element for **Air Quality** to the scope of the EIS. In addition, a second alternative was added to the EIS with a modified parking layout.

The Draft EIS for the **Lodge at Saint Edward Project** was published October 14, 2016 and Notice of Availability was distributed to agencies, organizations and individuals. A public meeting for the Draft EIS was held on November 10, 2016. The public comment period for the Draft EIS was originally to end on November 14, 2016, but was extended to November 18, 2016.

During the Draft EIS public comment period, a total of 47 letters with comments regarding the Draft EIS and the analysis of environmental impacts were received. In addition, a total of eight people provided oral comments at the November 10, 2016 Draft EIS public meeting. Each letter and a summary of the public testimony is included in this section of the Final EIS. Comment letters/numbers appear in the margins of the letters and commentary is cross-referenced to the corresponding responses. Responses are provided directly after each letter.

Expressions of opinions, clearly subjective statements and positions for or against the project or the alternatives are noted, and will be considered by the City of Kenmore and Washington State Parks and Recreation Commission as part of their decision making processes.

The following comment letters were received concerning the ***Lodge at Saint Edward Project*** Draft EIS:

1. 46<sup>th</sup> Legislative District
2. Washington State Department of Archaeology and Historic Preservation
3. Association of King County Historical Organizations
4. Anderson, Jordan
5. Bohland, Christa
6. Carlson, Susan – Comment 1
7. Carlson, Susan – Comment 2
8. Coleman, Stephen
9. Dimitrova, Teodora
10. Finley, Phyllis
11. Gamrath, Barbara
12. Hendershott, Tracy
13. Henson, Ron
14. Hern, Albert
15. Hirt, Rebecca – Comment 1
16. Hirt, Rebecca – Comment 2
17. Hurst, Ann – Comment 1
18. Hurst, Ann – Comment 2
19. Kenmore Heritage Society
20. Krist, Joel
21. Krpan, Dan
22. Lance, Peter – Comment 1
23. Lance, Peter – Comment 2
24. Lance, Peter – Comment 3
25. Leonardson, Nancy and Gene
26. McAlister, Robert and Berit
27. Morris, Suzanne
28. Mostad, Matt
29. Northshore Fire Department
30. O’Neal, Matt
31. Ord, Mary
32. Prince, Karen – Comment 1
33. Prince, Karen – Comment 2
34. Prince, Karen – Comment 3
35. Robinson, Cynthia
36. Samuelson, Laura
37. Scallo, Jenny
38. Schaffer, Rosie and Randy
39. Slayden, Greg
40. Sterling, Lee, Suzanne, Philip and Amy
41. Stokes, David
42. Tucker, Jennifer – Comment 1
43. Tucker, Jennifer – Comment 2
44. Tyler, David

- 45. Vazquez, Stuart
- 46. Wingert, Brian
- 47. Zulliger, Katharina – Comment 1
- 48. Zulliger, Katharina – Comment 2

A summary transcript of the verbal comments from the Draft EIS public meeting held on November 10, 2016 is provided following the written comment letters/emails.



## Washington State Legislature

To Whom It May Concern,

We are writing you today to express our support of renovating and repurposing the Saint Edward Seminary in a manner consistent with the mission of our State Parks. Towards that end, we ask that you protect both the existing recreational and passive uses of the Park, and ensure that any new development is done with the strongest environmental protections taken into consideration. Mitigation elements which should be committed to in the EIS include review by the Parks Commission of how any lessee will enhance Park values and State Park missions, including contributions to trail maintenance and public access to renovated historic structures, at the time of any lease transfer and on a regular basis, e.g., every five years.

1

Saint Edward State Park is a jewel in our Legislative District. It is heavily used by families, hikers, picnickers, concert goers, and athletic teams. It is a regional asset whose importance cannot be underestimated. The Daniels' proposal has many worthy goals, but we hope that the impacts to current parks users, especially when considered along with the proposed renovation of the playfields across the way by the City of Kenmore, are taken into account as this project is evaluated. Parking management should be carefully considered, as the proposal will bring in new traffic, and possibly displace current park users. Every effort should be made to ensure that current park users experience is not negatively impacted. Parking should not impinge on current forested areas or habitat, including north of the existing gym. To meet parking requirements without impacting environmental and outdoor recreational values, the EIS should consider inclusion of public, non-hotel, parking in the proposed garage.

2

We are encouraged that the Commission has been engaged in discussions to include a resource or educational center for environmental and outdoor education, which could include training of outdoor and environmental educators as well as serving youth in the region. This concept should also be explored in this EIS, including use of both space in the seminary building and ancillary buildings and outdoor areas. This proposal could bring substantial environmental and public benefits to the development proposal.

3

We also hope that every consideration will be given to minimizing any environmental impacts by the project. Saint Edward is a diverse ecosystem, with streams running through it to Lake Washington, and a variety of birds, mammals, and flora throughout the park. We hope that you will take every effort to ensure that our water is protected, and that the ecosystem around the project is minimally impacted.

4

Thank you for the opportunity to submit comments on this important project.

Sincerely,

Rep. Jessyn Farrell  
46<sup>th</sup> Legislative District

Sen. David Frockt  
46<sup>th</sup> Legislative District

Rep. Gerry Pollet  
46<sup>th</sup> Legislative District

## RESPONSE TO LETTER 1

### 46<sup>th</sup> Legislative District Representatives

1. Comment noted. As indicated in the **Fact Sheet** section of the Draft EIS, the Washington State Parks Commission will consider various factors in considering the **Lodge at Saint Edward Project**, including analysis and mitigation provided in this EIS. Mitigation identified the Draft EIS is summarized in **Section I** of this Final EIS and includes measures related to the transfer of 9.9 acres of currently private property to the Park, rehabilitation of the Seminary Building, and historic documentation as deemed applicable. Public access around and into the Seminary Building would be afforded under the proposal.

The comment regarding contribution to trail maintenance is noted.

2. The DEIS transportation analysis takes into account the cumulative traffic generated by the proposed project with traffic generated by Saint Edward State Park, ballfields, and Bastyr University. The *Alternative 1 – Proposed Action/Traffic Operations* subsection of DEIS *Section 3.12.2 Impacts* acknowledges that the primary transportation impact of the proposed project would be additional vehicle traffic on NE 145<sup>th</sup> Street, but shows that traffic operations would meet the City's level of service standard, and also points out that the vehicle traffic would be physically separated from pedestrian paths and trails within the Park. DEIS *Section 3.12.3* also identifies a mitigation measure that would improve the existing pedestrian path between Juanita Drive NE and the project site as agreed upon by the City and Washington State Parks, to meet ADA requirements while still maintaining the historic character of the corridor.

As described in DEIS *Section 2.2 Project Overview*, the project proposes to improve existing surface parking areas for Saint Edward State Park, and replace any existing parking spaces that would be displaced by the project, resulting in no net loss of parking for Park users. The proposed project would have responsibility to accommodate the additional parking demand that it would generate without adversely impacting the parking for Saint Edward State Park. As described in DEIS *Section 3.12 (Transportation)*, the *Alternative 1 – Proposed Action/Parking* subsection shows that the proposed 153 on-site lodge parking spaces are expected to accommodate cumulative parking demand under most conditions, with the lodge fully occupied combined with moderate-sized (approximately 120 participants) events. The DEIS parking analysis acknowledges that occasional larger events could potentially result in parking demand that exceeds on-site capacity, and recommends mitigation measures in DEIS *Section 3.12* (valet parking for the lodge, shuttle to/from leased off-site parking) that would prevent overspill to the parking supply for Saint Edward State Park. As larger events typically are planned several months in advance and include invitations or other forms of notification, it is expected that planning to accommodate parking, as well as parking instructions to event participants in the case where alternative measures would need to be implemented, could be accomplished.

The proposed project would be responsible for accommodating the parking it generates and not adversely affecting general parking for surrounding uses including St Edward

Park; however, the project would not be responsible for providing spaces to accommodate additional Park-generated parking demand that is unrelated to the proposal. The appropriate amount of public parking supply for Saint Edward State Park is determined by Washington State Parks, based upon the balance the agency identifies between the parking demand that should be met and maintaining the desired overall character of the Park.

3. Draft EIS Chapter 2 – Project Description and Alternatives describes the uses that would occur in the rehabilitated Seminary Building and includes the potential for a portion of the meeting room/conference room space to be utilized for a variety of programming uses such as classes, events and programs in support of outdoor education and recreation.
4. The Draft EIS includes an analysis of potential impacts to Water Resources (Draft EIS Section 3.2) and Wetland, Plants and Animals (Draft EIS Section 3.3) that could occur under the EIS Alternatives. Mitigation measures are identified within each section to minimize potential impacts.



Allyson Brooks Ph.D., Director  
State Historic Preservation Officer

November 18, 2016

Mr. Bryan Hampson, Director  
City of Kenmore  
Development Services  
PO Box 82607  
Kenmore, Washington 98028-0607

In future correspondence please refer to:  
Project Tracking Code: 2016-11-08324  
Property: Saint Edward Seminary Historic District, 14445 Juanita Drive NE, Kenmore  
Re: Lodge at Saint Edward DEIS

Dear Mr. Hampson:

The Washington State Department of Archaeology and Historic Preservation (DAHP) is in receipt to the Draft Environmental Impact Statement (DEIS) for the proposed Lodge at Saint Edward. The above referenced project has been reviewed on behalf of the State Historic Preservation Officer (SHPO) under the auspices of the State Environmental Policy Act (SEPA). Our review is based upon documentation contained in the DEIS and appendices.

- 1) In general, we concur with and support the conclusions and recommendations made in the DEIS regarding the impacts of the proposal on cultural and historic resources in the project area, primarily the St. Edward Seminary Historic District including its contributing buildings, structures, and landscape features. 1
- 2) As you are aware the Washington State Historic Preservation Officer and DAHP have for several years supported and encouraged efforts to preserve the Historic District and rehabilitate the Seminary Building. We commend the City of Kenmore, the Washington State Parks and Recreation Commission, the state’s historic preservation community, and the public in general who recognize the value of this historic resource to our community and have worked to achieve a preserved St. Edward Seminary Historic District for the enjoyment and benefit of the public. 2
- 3) In view of our comment #2, we recommend *against* the “No Action” alternative. Clearly this alternative would lead to continued deterioration of the Seminary Building and perhaps its eventual loss with the attendant waste of resources, diminishment of the public’s experience of the Park, missed economic opportunities, and loss of a significant heritage property. 3
- 4) We support the recommendation that all rehabilitation work in the Historic District be designed and implemented to meet the Secretary of the Interior’s Standards for Rehabilitation (Standards). We make special note that this recommendation should also apply to interior rehabilitation work since the Seminary Building contains significant interior spaces and features. To this end, we recommend that proposed rehabilitation plans be provided to the SHPO and King County Historic Preservation Officer for review and comment. 4



- 5) We also reiterate adherence of rehabilitation work to the Standards enable the project proponent to take advantage of the federal Investment Tax Credit (ITC) preservation incentive. More information about the ITC program should be directed to DAHP's Historical Architect Nicholas Vann at [Nicholas.Vann@dahp.wa.gov](mailto:Nicholas.Vann@dahp.wa.gov) or 360-586-3079. 5
- 6) Some questions remain for us about how the automobile parking will be provided. While we support the proposal that there will be "no net loss" of parking spaces, we do recommend that the proposed parking "structure" be sited and constructed to minimize impacts to cultural and historic properties and be designed to be compatible with the district's historic character. Also, should a parking structure be built that would require ground disturbing work, steps should be taken to avoid affecting archaeological resources. To this end, please contact DAHP's Assistant State Archaeologist for Local Governments Gretchen Kaehler at [Gretchen.Kaehler@dahp.wa.gov](mailto:Gretchen.Kaehler@dahp.wa.gov). or 360-586-3088 and affected Tribes. 6
- 7) We agree that negative impacts to cultural and historic properties resulting from project implementation should be mitigated. While we note the proposed mitigation measures in Section 3.9.3, we recommend that specific mitigation measures be crafted and agreed upon after project impacts and the affected resources have been more clearly defined. 7
- 8) Finally, we appreciate receiving copies of any correspondence or comments from concerned tribes and other parties that you receive about this proposal. Should additional information become available, our comments be revised.

Please note that in order to streamline our responses, DAHP requires that all documents related to project reviews be submitted electronically. Correspondence, reports, notices, photos, etc. must now be submitted in PDF or JPG format. For more information about how to submit documents to DAHP please visit: <http://www.dahp.wa.gov/programs/shpo-compliance>. To assist you in conducting a cultural resource survey and inventory effort, DAHP has developed guidelines including requirements for survey reports. You can view or download a copy from our website. 8

Thank you for the opportunity to review and comment. If you have any questions, please contact me at [greg.griffith@dahp.wa.gov](mailto:greg.griffith@dahp.wa.gov) or 360-586-3073.

Sincerely,



Gregory Griffith  
Deputy State Historic Preservation Officer

- C: Cecile Hansen, Duwamish Tribe, Chair  
Jennifer Meisner, King County, Historic Preservation Officer  
Chris Moore, Washington Trust for Historic Preservation  
Steve Mullen-Moses, Snoqualmie Nation, Archaeology & Historic Preservation  
Alex McMurry, Washington State Parks  
Richard Young, Tulalip Tribes, Cultural Resources



## **RESPONSE TO LETTER 2**

### **Washington State Department of Archaeology and Historic Preservation**

1. The comment supporting the conclusions and recommendations of impacts to historic and cultural resources is noted.
2. The comment supporting the rehabilitation of the Saint Edward Seminary Building is noted.
3. The comment regarding the No Action Alternative is noted.
4. The comment regarding the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation is noted.
5. The comment regarding the federal Investment Tax Credit preservation incentive is noted.
6. Consideration would be given during project design to ensure the proposed parking garage would be compatible with the character of the Seminary Building and minimize impacts to historic and cultural resources. Under the EIS Alternatives, the proposed parking garage would also be located partially below-grade which would minimize potential impacts to the visual character adjacent to the Seminary Building.
7. The comment regarding historic and cultural resource mitigation measures is noted.
8. The comment regarding correspondence with concerned tribes and submittal of electronic documentation to DAHP for project review is noted.



**Association of  
King County Historical Organizations**

NOV 18 2016

P.O. Box 3257  
Seattle, WA 98114

November 17, 2016

Eileen Davis  
Senior Planner  
City of Kenmore  
18128 68th Ave.  
Kenmore, WA 98028

Dear Ms. Davis:

The Association of King County Historical Organizations wishes to compliment the City of Kenmore for its comprehensive and carefully crafted draft Environmental Impact Statement concerning the proposed "Lodge at Saint Edward."

On behalf of AKCHO's 120 members, I offer support for the draft statement as written and urge the City to move forward with this vitally important historic-restoration project.

Thank you.

Sincerely,

ALICE WINSHIP  
President

**RESPONSE TO LETTER 3**  
**Association of King County Historical Organizations**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**Preserve St Edward State Park**

I have been a resident of Kenmore for 18 years and live right across the street from St Edward State Park. I have had the opportunity to walk the trails many times and enjoy the breaks from our busy lives which are inundated with technology, noise, and a frenetic pace. Sometimes the only way to escape regular life is by being in nature, and we have such a gem in St Ed's. Many people walk the trails for peace and solitude, time for private thoughts and also just enjoy the park as a community with the music, kids' play area, and baseball field.

I have been following the issue of the Seminary at St Edward State Park and have been disheartened by the most recent proposition to preserve the building by turning into a hotel and restaurant so that "people from all over the world" will be drawn to our little park. St Edwards is located in a quiet neighborhood, and I personally don't want a hotel in my backyard. In addition, there is an elementary school that is on the border of St Edwards that is a safe and protected area. Since there are shared trails, that there likely would be non-local people ending up on school grounds which, as a parent, is not something I feel comfortable with. Also, I know that people "from out of town" have less personal investment in an area and my guess would be that the trails would have more people, more noise, and more litter.

1

An example of how this happens is Snoqualmie Falls, which used to be a great hike down to the water that felt like being in nature. Now, it is wood hand-rails, fully developed, packed with people smoking and littering and swearing and turning up the music on their iPhones. I don't even bother going there anymore, even though I grew up going to this local nature destination.

2

St Edwards, at the city council meeting, was compared to Mt Rainier National Forest and Yellowstone, which made me wonder if anyone had been to any of these parks. I can walk St Edward's in about 50 minutes. It takes about 10 days to hike the base of Mt Rainier, which is a significant difference. I don't think comparing St Edwards to the massive forests of Mt Rainier and Yellowstone makes much sense.

3

Aside from personally not wanting a hotel in our community, I have great concern for the animals and what little wild is left of the park. Currently, there is still wildlife at St Edward State Park including a small pack of coyotes (at times), deer, owl, other birds including birds of prey and bats, raccoon, squirrel, and chipmunk. Very rarely, I can hear the coyotes and am reminded of nature and how much humans have encroached on animal homes and habitats. If the coyotes leave the park, there are only neighborhoods and no other natural habitats in the area. It is rarely a good outcome for predator animals (or any animals, for that matter) to end up in someone's backyard. These animals will be treated like intruders (likely to be "euthanized"), when actually humans are the ones who are intruding.

4

I understand that the Seminary is dilapidated and that is unfortunate. I understand about the desire to preserve the building, but what about preserving the nature, the animals, the trees, the sanctity, the solitude, and the sacredness of the park? Is this one of those common situations where whomever has the most money wins? If so, this is a big problem for the animals, as they have no bank accounts. If there is no choice but to renovate the building, I believe the purpose of the building should be compatible with the park and community such as community rooms, a renovated pool, a conservation museum with

5

information on habitat (like our local rivers and watersheds, salmon runs, issues with the dams, and the plight of the Orcas) which, for example, elementary classes could visit on a field trip. I personally would rather have a dilapidated building than a park that no longer exemplifies all that it is now for our community, most importantly a place we can experience nature in a peaceful and private way.

**5 cont.**

Thank you for your time and consideration,

Jordan Anderson

Mother of two, Kenmore resident, and local business owner

## RESPONSE TO LETTER 4

Anderson, Jordan

1. The comment regarding increased activity in the Park associated with the **Lodge at Saint Edward Project** and the park proximity to local schools is noted. As indicated in Draft EIS Section 3.6 (Land Use), *“temporary visitors associated with the lodge-style hotel could utilize trails and other park facilities similar to current park visitors, and activity associated with these new uses would be similar in nature to current users.”* Section 3.6 of the Draft EIS also indicates that *“activity levels associated with restaurant patrons would typically be short-term in nature and would generally be related to persons traveling to the site, patronizing the restaurant, and traveling from the site. This type of activity pattern would differ from the adjacent park and recreation uses, including ballfields and grass picnic areas. The lodge-type hotel use would also introduce a pattern of activity not currently typical of the park, including a relatively high level of activity in the evening associated with the proposed restaurant use.”*
2. Comment noted. Please refer to the response to Comment 1 of this letter.
3. The comment regarding the comparison to Mount Rainier National Park is noted. The Draft EIS does not make any comparisons between Saint Edward State Park and Mount Rainier National Park.
4. Saint Edward State Park is home to a variety of wildlife, including those listed above. As stated in the Draft EIS, the **Lodge at Saint Edward Project** would utilize a portion of the park that is already developed and managed for human use; thereby avoiding further encroachment into the park’s natural areas or changes that would encourage wildlife to venture beyond the park’s habitats.
5. The comment regarding the Seminary Building and character of Saint Edward State Park is noted. **Draft EIS Chapter 2 – Project Description and Alternatives** and **Section 3.6 (Land Use)** identify the potential use of a portion of the meeting room/conference room space for a variety of programming uses, including classes, events and programs in support of outdoor education and recreation.

To Brian Hampton Nov. 4 2016

RECEIVE  
NOV 07 2016

Dear Sir;

CITY OF KENMO

I hiked in St. Edwards yesterday. It is a jewel and treasure. Please make sure any development is consistent with preserving this. The trails and environment should not be impacted.

Thank you;

Christa Bohland Karim RN.  
9520 - 169th Ave NE.  
Redmond, Wa 98052.

425 - 269 - 7402

P.S. Been here 48 yrs!

1

## RESPONSE TO LETTER 5

Bohland, Christa

1. Comment noted. Development of the proposed **Lodge at Saint Edward Project** would not be anticipated to result in the loss of any trail area. As indicated in Draft EIS Section 3.6 (Land Use), *“temporary visitors associated with the lodge-style hotel could utilize trails and other park facilities similar to current park visitors, and activity associated with these new uses would be similar in nature to current users.”*

**From:** [Bryan Hampson](#)  
**To:** [Eilean Davis](#); [Permit Tech](#)  
**Subject:** FW: Lodge at SESP DEIS - Request for Extension on Comment Period  
**Date:** Monday, October 31, 2016 8:40:42 AM

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**From:** Susan Carlson [mailto:susancventures@gmail.com]  
**Sent:** Sunday, October 30, 2016 5:19 PM  
**To:** Bryan Hampson <bhampson@kenmorewa.gov>  
**Subject:** Lodge at SESP DEIS - Request for Extension on Comment Period

Dear Mr. Hampson,

I hope you had nice weekend and that your week is off to a good start.

I am writing to request your support in extending the current 30 Calendar Day Comment Period for the Lodge at SESP DEIS, to a 60 Business day comment period. A summary of my rationale for this request includes the following.

1- The current 30 day Comment Period is actually only 25 business days including Veteran's Day from the date the DEIS was made available. (10/14/16-11/14/16)

2- The only DEIS Public Meeting scheduled Thursday 11/10/16, just one day (Veteran's Day, 11/11/16) from the Comment Period deadline, Monday 11/14/16..

3- The voluminous and technical nature of the 418 page document which includes many issues of consequence to Park users deserves a 60 day, rather than 30 day, comment period.

4- The entirety of public outreach conducted by WA State Parks on the Lodge and its DEIS has been limited to the City of Kenmore. There has been no public outreach conducted in any of the neighboring communities many of the residents of which live in equal, if not greater, proximity to SESP than Kenmore residents.

5- There is a significant complexity of Cumulative Impacts resulting from the potential for both the Ball Fields and Hotel project rolling out simultaneously in SESP that requires further study.

Further detail in support of these of these points is outlined below.

1 - The Lodge at SESP DEIS was released October 14, which was a Friday. Comments are due November 14, which is a Monday, and only 25, rather than 30 business days. Concerned citizens have families, commitments, needs for household upkeep just like everyone. Kenmore should honor the needs of its families and base the comment period on *business* days rather than *calendar* days.

2 - At 418 pages, the DEIS is voluminous, technical, and presumably addresses Cumulative Impact with the Ball Fields. With so many issues, the decisions on which

will irrevocably change SESP for *all* Washingtonians, forever, it's DEIS deserves a 60 Business Day, rather than a 30 Calendar Day, comment period which would place the deadline for comments on Friday, December 23rd.

3 - The opening letter to the DEIS document states, "In order to learn more about the project...a public hearing will be held November 10th". November 10th is a Thursday and allows just one business day, Veteran's Day, before the Monday, November 14th deadline. This is not sufficient time for concerned members of our committees to reflect on what they learned at the meeting, write and submit comprehensive comments on this 418 page DEIS.

4 - Saint Edward SP is One Park, with one set of natural, cultural and historic assets and one overall carrying capacity for the extent of uses that can reasonable occur within its boundaries and that meet the State Parks mission to provide outdoor recreation for *all* Washingtonians. However the City of Kenmore and State Parks appear to be driving both ball fields and hotel projects as simultaneously as separate, independent projects.

5 - The City of Kenmore came out with intent to issue a Determination of Nonsignificance on the Ball Fields well *before* the Lodge DEIS was released which is directed to include Cumulative Impacts resulting from the Hotel and Ball Fields projects combined. It is also well known by the City that the ball fields project will incur impacts to wetlands. Concerned citizens were faced with commenting on this Determination of Nonsignificance on the Ball Fields as of Sept. 30th.

6 - The Hotel DEIS was subsequently released October 14. However, with potential environmental and social impacts looming from the ball fields project at the same, or even higher level than the Hotel, Citizens needed to focus its capacity on the ball fields and turn out for the Recreation and Conservation Office funding hearing held in Olympia last Thursday 10/27.

7 - Having just spent considerable energy defending the natural grass fields in the Park, citizens are now having to turn immediately to interpreting the 418 page Lodge DEIS document with comments due 11/14.

8 - As has been the case throughout both the ball fields improvement project and Daniels Hotel project processes, State Parks and Kenmore have extended outreach no further than the City of Kenmore. SESP is a State Park, owned by citizens of Washington from throughout the State. With over 700,000 visitors per year, it is the 3rd most visited State Park in WA and heavily used by residents of neighboring communities including Kirkland, Lake Forest Park, Seattle, Bothell, Woodinville, Redmond and other communities for whom neither project has received attention. Eg. We live just off Holmes Point Road, the southern boundary of SESP, I can walk from our house, into the park. We, and every other homeowner in Kirkland, not to mention every other resident in the Puget Sound region for whom SESP is a major asset, received no direct public notice of either development.

9 - We are in the final stretch of what has been among the most controversial and

1 cont.

important elections of our times. Much attention among concerned citizens has rightfully been directed to our national, state, county and local elections and numerous ballot initiatives included in this year's election cycle. This will and should continue to be the case through Election Day 11/8, only three days before the DEIS comment due date.

**1 cont.**

Thank you for your consideration of these comments and request. I am interested in your thoughts on the matter and can be reached either in response to this email or my cell - [202-413-3122](tel:202-413-3122).

With warm regards,

Susan Carlson

## RESPONSE TO LETTER 6

### Carlson, Susan – Comment 1

1. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.

The comment regarding public outreach is noted. Consistent with City of Kenmore requirements, the EIS process was initiated on July 12, 2016 and a notice of a Determination of Significance and Request for Comments on the scope of the EIS was distributed to agencies, surrounding jurisdictions (including Bothell, Kirkland, Lake Forest Park and Brier), interested organizations and parties of record; the notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park as required by KMC 19.25.060. Public notification was provided in the Seattle Times, as well as on the City of Kenmore's website. A public notification sign was posted within Saint Edward State Park as well.

Notification of the issuance of the Draft EIS was sent to the agencies, organizations and individuals listed on the Distribution List (Appendix A of the Draft EIS). Notification of the Draft EIS was also provided in the Seattle Times and on the City of Kenmore's website.

The Draft EIS includes an analysis of potential indirect/cumulative impacts from the **Lodge at Saint Edward Project** and other development projects in the site vicinity (including the ball field renovation project) for each environmental element.

**From:** [Bryan Hampson](#)  
**To:** [Eilean Davis](#); [Permit Tech](#)  
**Subject:** FW: Lodge at SESP DEIS - Request for Extension on Comment Period  
**Date:** Monday, November 07, 2016 10:29:32 AM

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**From:** Susan Carlson [mailto:susancventures@gmail.com]  
**Sent:** Monday, November 7, 2016 9:58 AM  
**To:** Bryan Hampson <bhampson@kenmorewa.gov>  
**Subject:** Fwd: Lodge at SESP DEIS - Request for Extension on Comment Period

Hello Mr. Hampson

I sent the email below requesting an extension to the deadline on the Lodge at St. Edward Park DEIS deadline for the reasons outlined below October 30th, over a week ago.

I am wondering if you could give me an idea what you (on behalf of the City of Kenmore) are thinking about regarding the 10/14 deadline. One day from the 11/10 Public Meeting intended to help the public better understand the DEIS does not appear to me to be sufficient time for members of the public to interpret and write up comments to a 418 page DEIS. Additional thoughts are outlined below.

I look forward to hearing from you soon.

Regards,  
Susan Carlson

----- Forwarded message -----

**From:** Susan Carlson <[susancventures@gmail.com](mailto:susancventures@gmail.com)>  
**Date:** Sun, Oct 30, 2016 at 5:18 PM  
**Subject:** Lodge at SESP DEIS - Request for Extension on Comment Period  
**To:** [BHampson@kenmorewa.gov](mailto:BHampson@kenmorewa.gov)

Dear Mr. Hampson,

I hope you had nice weekend and that your week is off to a good start.

I am writing to request your support in extending the current 30 Calendar Day Comment Period for the Lodge at SESP DEIS, to a 60 Business day comment period. A summary of my rationale for this request includes the following.

1- The current 30 day Comment Period is actually only 25 business days including Veteran's Day from the date the DEIS was made available. (10/14/16-11/14/16)

2- The only DEIS Public Meeting scheduled Thursday 11/10/16, just one day (Veteran's Day, 11/11/16) from the Comment Period deadline, Monday 11/14/16..

3- The voluminous and technical nature of the 418 page document which includes many issues of consequence to Park users deserves a 60 day, rather than 30 day, comment period.

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5- There is a significant complexity of Cumulative Impacts resulting from the potential for both the Ball Fields and Hotel project rolling out simultaneously in SESP that requires further study.

Further detail in support of these of these points is outlined below.

1 - The Lodge at SESP DEIS was released October 14, which was a Friday. Comments are due November 14, which is a Monday, and only 25, rather than 30 business days. Concerned citizens have families, commitments, needs for household upkeep just like everyone. Kenmore should honor the needs of its families and base the comment period on *business* days rather than *calendar* days.

2 - At 418 pages, the DEIS is voluminous, technical, and presumably addresses Cumulative Impact with the Ball Fields. With so many issues, the decisions on which will irrevocably change SESP for *all* Washingtonians, forever, it's DEIS deserves a 60 Business Day, rather than a 30 Calendar Day, comment period which would place the deadline for comments on Friday, December 23rd.

3 - The opening letter to the DEIS document states, "In order to learn more about the project...a public hearing will be held November 10th". November 10th is a Thursday and allows just one business day, Veteran's Day, before the Monday, November 14th deadline. This is not sufficient time for concerned members of our committees to reflect on what they learned at the meeting, write and submit comprehensive comments on this 418 page DEIS.

4 - Saint Edward SP is One Park, with one set of natural, cultural and historic assets and one overall carrying capacity for the extent of uses that can reasonable occur within its boundaries and that meet the State Parks mission to provide outdoor recreation for *all* Washingtonians. However the City of Kenmore and State Parks appear to be driving both ball fields and hotel projects as simultaneously as separate, independent projects.

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6 - The Hotel DEIS was subsequently released October 14. However, with potential environmental and social impacts looming from the ball fields project at the same, or even higher level than the Hotel, Citizens needed to focus its capacity on the ball fields and turn out for the Recreation and Conservation Office funding hearing held in Olympia last Thursday 10/27.

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9 - We are in the final stretch of what has been among the most controversial and important elections of our times. Much attention among concerned citizens has rightfully been directed to our national, state, county and local elections and numerous ballot initiatives included in this year's election cycle. This will and should continue to be the case through Election Day 11/8, only three days before the DEIS comment due date.

Thank you for your consideration of these comments and request. I am interested in your thoughts on the matter and can be reached either in response to this email or my cell - [202-413-3122](tel:202-413-3122).

With warm regards,

Susan Carlson

**RESPONSE TO LETTER 7**  
**Carlson, Susan – Comment 2**

1. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.

**From:** [Stephen Coleman](#)  
**To:** [Permit Tech](#)  
**Subject:** Lodge at Saint Edward Draft EIS  
**Date:** Monday, October 17, 2016 9:40:09 AM

---

Dear Eileen Davis,

I am a Kenmore resident that uses St Edwards park 3-4 times a week. The new Hotel and restaurant project would be a fantastic addition to our community.

Please approve the project. It will be a a showcase for Kenmore and give the residents a wonderful place to take our family and friends from out o town.

Bothell has the new McMenamins Anderson School that is a huge success. It would be nice t have a similar place right here in Kenmore to enjoy.

Sincerely  
Stephen Coleman  
7313 NE 167th Ct  
Kenmore WA 98028

**RESPONSE TO LETTER 8**

**Coleman, Stephen**

1. The comment supporting the *Lodge at Saint Edward Project* is noted.

From: [Maia Ivanova](#)  
To: [Permit Tech](#)  
Subject: Saint Edward  
Date: Tuesday, November 08, 2016 10:02:24 AM

---

Dear Mrs. Davis,

**i'm writing in regard with the proposed actions towards the Saint Eduard State Park. After carefully reading all propositions and the environmental impact statement for each one of them,**

**I believe that the best for the park and its habitat as well as for the residents of the area surrounding the park, and all current and future visitors of the park such as me is the NO action Alternative.**

**We so desperately need these green areas the way they are, without the noise and carbon pollution that a hotel in the heart of the park will certainly bring.**

1

Thank you for your consideration.

Teodora Dimitrova

**RESPONSE TO LETTER 9**

**Dimitrova, Teodora**

1. The comment supporting the No Action Alternative is noted.

To: Eilean Davis

From: Phyllis Finley  
5962 NE Arrowhead DR  
Kenmore, WA 98028

RE: Draft EIS Comments  
Lodge at St. Edward State Park

Date: November 18, 2016

As you are aware, a 30 day comment period for a DEIS of this size is highly unusual. While the City of Kenmore is following the letter of the law, it is disregarding the spirit of the law.

The Public Information Meeting on November 10, 2016 which was “scheduled to learn more about the Draft EIS information” (wording taken directly from City of Kenmore website) offered NO information about the DEIS except that it is a stage of the SEPA process (general knowledge to those in attendance).

There is an appearance of a conflict of interest when the City of Kenmore is lead agency on a project in which it will have a monetary benefit.

**All maps (streams and wetlands) and other studies need to be crafted/conducted by neutral consultants, not hired by those entities (Daniels, City) who have a specified end goal. Explain why the particular consultants were used and what they were told was their object was.**

**The No Action Alternative needs to be amended.** The brick is not failing. The bell tower is and always has been unheated. It has been exposed to dozens of freeze/thaw cycles. The mortar is intact. The brick is sound. Surrounding the building with a chain link fence is not necessary for the safety of the public. (If it was necessary for public safety, it should be installed immediately. Shouldn't the public be protected *now* from such a hazard?)

**The phrases “where feasible” or “as feasible” or “as deemed feasible” need to be removed from all references to mitigation measures in every category.** These phrases are vague and offer a convenient “opt out”, an unacceptable option.

This phrase (or variations of it) is used repeatedly in the DEIS: “...no significant ...adverse...impacts would be anticipated.”  
**In every category, list all unanticipated, but possible, adverse impacts – the unintended consequences.**

**The following SEPA categories need to be addressed:**  
**PLANT and ANIMALS as two separate and distinct categories**  
**ENERGY and NATURAL RESOURCES**  
**LAND AND SHORELINE**  
**AESTHETICS**  
**ENVIRONMENTAL HEALTH**

**The ballfield proposal (cumulative effects with Daniels project) needs to be reworded to accurately describe it as a *development*, not a renovation.** Artificial turf, stadium lighting, chain link fencing, dugouts, sheds, and other amenities are not renovating what is historical or currently existing. These features are new developments.

The same entities who are promoting the hotel as a means to save a historical building are willing to destroy a historical landscape that is also listed on the National Historical Register.

PLANTS  
**List the specific plants found on the site and describe how the project will impact each.**

ANIMALS  
**List all the animals (including birds and amphibians) which have been observed on or near the site or are known to be on or near the site. Describe how the project will impact each.**

WATER

Increased parking near the gymnasium will add to the velocity of water in Stream #0225, and with it its load of silt and toxins. The planned expansion of the existing flow control pond to accommodate the new parking area is inadequate.

**Address this issue.**

9

RECREATION AND OPEN SPACE

The 9.9 acre parcel adjacent to St. Edward State Park that is proposed to be transferred offers nothing new to the public.

**Adverse Possession laws could mandate that the public maintain its current level of use on this parcel.**

10

HISTORIC AND CULTURAL RESOURCES

“The finding of human remains would be reported to the county coroner and local law enforcement.”

**Any Native American tribe/group affiliated with the site also needs to be notified, included, and have a voice in the consequence of such a find.**

**Address how the Native American tribes/groups affiliated with the site have specifically been involved in the process.**

11

“The Seminary Building retains a large amount of historic material as apparent in the kitchen, dining halls, dorm rooms and science labs. In the event this material does not remain in place, it should be saved and reused within the Lodge at Saint Edward project to the extent feasible/appropriate.”

**Specify what will be done with the artifacts that are not saved/reused.**

TRANSPORTATION

“The project would contribute to citywide transportation improvements through payment of traffic impact fees in accordance with the current City concurrency management program.”

**Specify how this project would contribute to immediate (not citywide) transportation improvements. Specify what the effects will be on the adjacent Juanita Drive.**

**This traffic situation needs to be studied by a completely impartial consultant at various times of the day and various days of the week.**

12

“The proposed on-site parking is expected to accommodate demand under most conditions for Alternatives 1 and 2. If occasional events are expected to exceed parking demand, then this could be accommodated by the use of valet parking to stack vehicles more tightly into the existing space.”

**The idea of going to a state park for a hike and checking one’s car in and out through a valet service is preposterous.**

13

The parking study by Heffron Transportation is flawed and should be disregarded. **Another study by a completely impartial consultant needs to be conducted.**

**Provide details of mitigation measures that will ensure that the hotel/conference users will not use public parking.**

There are already parking challenges at St. Edward State Park. With increased population, there will be more park users.

**Identify how parking will be served in the future – 5, 10, 20 years from now to accommodate the increased population.**

More parking lots mean fewer trees and grass.

**Identify at what point the area surrounding the building becomes mostly parking lot and less forest/field. Identify the “tipping point” in the balance.**

14

The City of Kenmore Municipal Code Chapter 18.40 would require about 330 parking spaces for a project of this size. Daniels proposes 153.

**Specify the plan for resolving this disparity.**

If the plan is for the city to change the municipal code, this would be a blatant conflict of interest.

The 330 spaces mentioned above is for a hotel/conference center and does not encompass the day user.

**Identify the provision for parking for restaurant/spa users (not park users or hotel guests).**

There is no convenient public transportation to/from the airport to St. Edward State Park.

**Address the transportation and environmental issues and impacts of hotel/conference users traveling to and from the airport.**

15

**Address the transportation and environmental issues and impacts of hotel/conference users traveling in and out of the park during their stay at the hotel. Specify the number of “round trips” each guest will generate and the cumulative effect of these trips, assuming an “at capacity” occupancy.**

“The proponent would rehabilitate the existing Saint Edward Seminary Building for use as a lodge-type hotel...”

**Describe exactly what is meant by a “lodge-type hotel”. Specify how this is different from any other hotel, and describe why referring to the project as a “lodge-type hotel” is important and/or significant.**

“No changes are proposed to the gymnasium or the pool building. The gymnasium would continue to be utilized by Hummel Enterprises, which conducts youth basketball camps as part of 10-year lease agreement (five years are remaining on their lease with a five-year renewal option).

**Describe what might be done with the gymnasium at the end of the five-year lease if it is not renewed.**

16

**Explain why the gymnasium and pool buildings are included in the proposal.**

**In all categories, describe the cumulative effects of the hotel proposal with the ballfields proposal.**

17

## RESPONSE TO LETTER 10

### Finley, Phyllis

1. The comment regarding the Draft EIS public comment period and public information meeting is noted. Pursuant to WAC 197-11-455(6), the standard comment period for a Draft EIS document is 30 days.

As indicated in the Draft EIS, preparation of the EIS is the responsibility of the City of Kenmore as the SEPA Nominal Lead Agency, together with the Washington State Parks and Recreation Commission pursuant to WAC 197-11-942, WAC 197-11-944 and the Lead Agency Agreement between the City of Kenmore and Washington State Parks and Recreation Commission. In June 2016, the City of Kenmore and Washington State Parks and Recreation Commissions entered into a SEPA Lead Agency Agreement under WAC 197-11-944 that identified the City as the nominal Lead Agency, but provides that Washington State Parks and Recreation Commission is a co-lead to ensure that any environmental documents are adequate for decision-making needs of the Washington State Parks and Recreation Commissions as well.

Ecologists conducting fieldwork for the **Lodge at Saint Edward Project** were informed of the project area, the nature of the proposed project, and study boundary extent. Neither the applicant nor the City of Kenmore provided any substantive review of the findings. Wetland and stream studies were conducted following codified and accepted professional methodologies.

2. The No Action Alternative that is analyzed in the Draft EIS is consistent with direction from the Washington State Parks and Recreation Commission regarding the management of the Seminary Building. Appendix C of the Draft EIS includes details on the management direction outlined by the Commission which identified the rehabilitation of the Seminary Building through a partnership with a public or private entity as the preferred management option. In the event that rehabilitation was determined to be unfeasible the preferred alternative management option was to vacate the building to reduce maintenance backlog and prevent the building from demolition without sacrificing recreational opportunities at the park. As part of vacating the Seminary Building, it is anticipated that fencing would be provided around the building to prevent vandalism and unauthorized access to the building.
3. The comment regarding the feasibility of mitigation measures is noted.
4. As defined by WAC 197-11-408 an EIS shall analyze the probable significant adverse impacts that could result from a project. Probable is defined by WAC 197-11-782 as likely or reasonably likely to occur and is used to distinguish likely impacts from those that merely have a possibility to occur, but are remote or speculative.
5. The scope of environmental elements to be included in the analysis of the EIS was determined as part of the EIS Scoping process for the project that was held from July 12,

2016 through August 2, 2016. Based on comments received during the scoping period, the City of Kenmore identified the following elements as those that would have probable significant adverse impacts and would be included in the EIS analysis: Earth (including critical areas – geologic hazards), Water Resources, Plants and Animals (including critical areas – wetlands and streams), Noise, Air Quality, Land Use, Recreation and Park Use, Light and Glare, Historic and Cultural Resources, Public Services, Utilities and Transportation.

6. The ball field renovation project that is proposed by the City of Kenmore is a separate project and is not part of the **Lodge at Saint Edward Project**. The ball field project is identified as a potential development project in the vicinity of the **Lodge at Saint Edward Project** site and is included as part of the indirect/cumulative impact analysis in the Draft EIS. As noted in Draft EIS Section 3.9 (Historic and Cultural Resources), project elements such as site landscaping would also be designed in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Preservation – Rehabilitation to minimize impacts to historic character elements.
7. An analysis of potential plant impacts that could result from development under the EIS Alternatives is included in Draft EIS Section 3.3 (Plants and Animals). The analysis incorporates by reference the Habitat Assessment Report and Tree Inventory and Arborist Report that were prepared for the project which identified specific trees and vegetation within the site area. These reports are on-file with the City of Kenmore and available on the City's website.
8. An analysis of potential impacts to animals that could result from development under the EIS Alternatives is included in Draft EIS Section 3.3 (Plants and Animals). The analysis incorporates by reference the Habitat Assessment Report that was prepared for the project, which identified wildlife and wildlife habitat within the site area -- including fish and wildlife species and habitats of local importance. These reports are on-file with the City of Kenmore and available on the City's website.
9. As noted in Draft EIS Section 3.2 (Water Resources), new impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual* (KCSWDM), as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.
10. The comment regarding the 9.9-acre parcel that would be transferred to the Washington State Parks and Recreation Commission is noted. As indicated in Draft EIS Section 3.7 (Recreation and Open Space), park visitors currently utilize portions of the 9.9-acre parcel but are trespassing on private property.

11. Draft EIS Section 3.9 (Historic and Cultural Resources) includes a mitigation measure for the inadvertent discovery of archaeological resources on the site. In the event that archaeological deposits are inadvertently discovered, the City of Kenmore and Washington State Parks and Recreation Commission would be notified. The City of Kenmore and Washington State Parks and Recreation Commission would then notify DAHP, the King County Historic Preservation Program and interested Tribes.

The Muckleshoot Indian Tribe has been notified during the project process, including notification of the issuance and availability of the Draft EIS. No comments were received from local Tribes.

12. Under the Washington State Growth Management Act (GMA), “concurrency” is the requirement that adequate infrastructure be planned and financed to support the City’s adopted future land use plan. Level-of-service (LOS) standards are used to evaluate the transportation impacts of development growth. Traffic impact fees are one means that a City may apply to fund projects to address identified transportation impacts.

Concurrency requirements are addressed at the city and county level through development and implementation of Comprehensive Plans, which receive major updates every 7 to 10 years and minor updates annually. The *City of Kenmore Comprehensive Plan* received its most recent major update in June 2015. As part of this process, the City prepared long range forecasts (through year 2035) of the traffic generated by build-out of its adopted future land use plan, and identified citywide improvements needed to address transportation impacts. Traffic impact fees were calculated to determine the level to which new development should help fund future transportation improvements, in proportion to its contribution to the traffic growth that triggers the need for the improvements. Traffic impact fees are codified in Kenmore Municipal Code (KMC) 20.47.120, and have been established as part of the City’s Concurrency Management System (KMC 12.80).

The City completed a concurrency review of the proposed project and determined that it meets concurrency, meaning that the traffic it would generate is consistent with the future long-range growth assumptions that are covered by the City’s Concurrency Management Program. Therefore, the project’s payment of traffic impact fees would be its contribution to funding future transportation improvements in Kenmore, in proportion to the traffic it would generate. The City determines the priority for projects to be funded by all available revenue sources (including traffic impact fees) in its Capital Improvement Program, which lays out all projects to be implemented over the next six years, and is updated annually. The Capital Improvement Program is adopted annually by the City Council, and is subject to public review and input.

The Draft EIS transportation analysis also evaluated the effect of project-generated traffic on Juanita Drive NE at its intersection with NE 145<sup>th</sup> Street, where the project-generated trips on the citywide street system would be highest. As described in DEIS *Section 3.12.2 Impacts*, analysis was completed for the weekday morning and evening peak hours, when the traffic generated by the project combined with the traffic on the surrounding street system would be highest. The analysis assumed trips generated by a fully-occupied lodge during “with conference” conditions, and also took into account its

cumulative traffic with trips generated by the Saint Edward State Park on a day with high recreational activity, the City's proposed ballfields project, and Bastyr University. Background growth assumptions on Juanita Drive NE (accounting for future traffic growth resulting from other development) were consistent with the City's future traffic demand forecasts described above. Together, these assumptions provide a conservative typical "worst case" condition that was analyzed, resulting in LOS C (average delay under 35 seconds per vehicle) conditions during both peak hours, as shown in Table 3.12-4 of the Draft EIS. This meets the City's standard of LOS D for arterial intersections, which would allow average delay of up to 55 seconds per vehicle (described in more detail in Attachment A of the Transportation Technical Report, provided as Appendix H of the Draft EIS). Therefore, the DEIS transportation analysis concluded that no adverse traffic operational impact would result from the project, and no additional mitigation would be needed. Because the analysis assumed a typical worst case time of day and day of week, there was no need to evaluate other times of day or days of the week because they would have better operation than the periods evaluated.

The transportation analysis completed for the proposed project was impartial, following best practice procedures established by the Institute of Transportation Engineers (ITE) and consistent with the City of Kenmore's guidelines. The project analysis was coordinated closely with transportation reviewers at the City, including scoping of the transportation and parking analysis with the City staff prior to its initiation, and the analysis and report were reviewed by the City and Washington State Parks prior to its finalization for the Draft EIS.

13. Valet parking is identified in the DEIS as a mitigation measure that could be implemented by the proposed lodge—during occasions when larger events may generate additional parking demand—to accommodate more of the parking that it generates on site and prevent potential spillover to the parking to Saint Edward State Park. This measure is recommended only for the proposed lodge and would not apply to Park users. Please refer also to the response to Comment 12 of this letter.
14. The project would have responsibility for accommodating the additional parking demand that it would generate without adversely impacting the parking for Saint Edward State Park. Please see the response to Comment 12. It is acknowledged that the proposed lodge would not be able prohibit guests from parking in the Saint Edward State Park public parking spaces if they should choose to pay, but the following elements would provide a cost and convenience incentive for guests to use parking provided by the lodge, and disincentive for guests to use parking provided for the Park:
  - The charge for on-site parking would be built into room rates and event fees, while parking at the State Park public parking areas would requires an additional paid Discover Pass.
  - On-site parking would be closer to the lodge, with much of it covered, and thus would be more convenient for guests than parking at the State Park public parking areas.
  - In a circumstance where the lodge may need to use valet parking to

accommodate more vehicles on-site, it would still be more convenient for guests to come and go from an on-site valet station than to park at the State Park public parking areas, with no additional parking charge when they are on-site.

- In a circumstance where the lodge may need to shuttle guests to/from off-site parking to accommodate occasional larger events, the cost would be built into overall event costs and there would be no additional charge to guests when they are on-site. Additionally, since larger events typically are planned several months in advance and include invitations or other forms of notification, parking instruction to event participants, indicating how/where they should park and asking that they not use the State Park's public parking, can be provided.

While the proposed project would be responsible for accommodating the parking it generates and not adversely affecting general parking for surrounding uses including Saint Edward State Park, the lodge would not be responsible for providing spaces to accommodate additional Park-generated parking demand that is unrelated to the proposal. The appropriate amount of public parking supply for Saint Edward State Park is determined by Washington State Parks, based upon the balance the agency identifies between the parking demand that should be met and maintaining the desired overall character of the Park.

As described in the *Alternative 1 – Proposed Action/Traffic Volumes* subsection of DEIS Section 3.12 (Transportation), the hotel use, on which both the trip generation and parking rates are based, includes a mix of associated uses in addition to sleeping accommodations. The ITE "Hotel" land use category (Land Use Code 310) defines hotels as "*places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or other convention facilities, limited recreational facilities, and/or other retail and service shops.*" Because the proposed project's spa would be a small facility and intended to serve hotel guests, it is also considered with the ancillary facilities that are included in the overall hotel trip and parking rates. The Cedarbrook Lodge, with rates presented in the DEIS based upon driveway counts for "with conference" conditions, included a mix of sleeping accommodations, meeting rooms, a fitness center, and on-site restaurant, similar to the proposed project. As described in the DEIS, while occupied rooms is the unit of measure, it is a proxy for the overall facility size. Trip rates are based upon driveway counts that were conducted at a similar facility when a conference was occurring, and include trips generated by conference participants, restaurant visitors, employees and hotel guests.

By the definition described above, and by which the traffic and parking analysis was based, the proposed project is a hotel, not a conference center, and the proposed parking supply meets the City's code requirements for a hotel.

15. The trip estimates provided in Draft EIS Table 3.12-3, and subsequent DEIS transportation analysis evaluating those trips, reflect round trips forecast to be generated by the project (with each round trip counted as two trips, one inbound and one outbound), with the hotel fully occupied and "with conference" conditions. The estimates include total daily trips, as well as trips expected during both the AM and PM peak hours. As described in the *Alternative 1 – Proposed Action/Transit and Non-Motorized Transportation* subsection of DEIS Section 3.12 (Transportation), all trips generated by the project were assumed to occur by vehicle.

It is recognized that the site does not have convenient access to SeaTac Airport. As

such, it is not likely to be booked for events with a large percentage of out of town guests. Those who do require airport connections could use taxis, shuttles or ride-sharing services (e.g., Uber). The additional trips associated with airport transportation (where one part of the round trip is made without a passenger) are inherent in the trip generation rates used for the traffic analysis.

16. A lodge hotel would be similar in style to a park lodge found at places such as Yellowstone National Park or the Paradise Lodge at Mount Rainier National Park. There are no immediate plans for the status of the gymnasium building beyond the existing five year lease agreement with Hummel Enterprises.
17. The Draft EIS includes an analysis of potential indirect/cumulative impacts from the **Lodge at Saint Edward Project** and other development projects in the site vicinity (including the ball field renovation project) for each environmental element.

October 18, 2016

Letter 11

RECEIVED  
OCT 21 2016

Dear

1 CITY OF KENMORE

We have lived near St. Edward's Park for over 25 years. We have enjoyed it's wildness, beauty and appreciated it as a non-commercial gathering place to community events. The future of this place will depend on the community's ability to realize the potential of keeping this area a forest. I

oppose the use of the Seminary for renovation for hotel and lodge like use.

The <sup>adverse</sup> impact of traffic, conventions, increased human traffic and the parallel environmental changes are too great a cost. Thank you for considering my viewpoint.

Barbara Gamrat 15001 59<sup>th</sup> Pl. NE Kenmore WA

## RESPONSE TO LETTER 11

**Gamrath, Barbara**

1. The comment regarding retaining the non-commercial nature of Saint Edward State Park is noted. As indicated in Section 3.6 (Land Use) of the Draft EIS, “*although the proposed hotel, restaurant and conference uses would differ somewhat from the recreational uses currently occurring in Saint Edward State Park, these new uses would continue and expand upon certain uses that currently occur on the site*”, including current meeting use.
2. Comment noted. The Draft EIS includes an analysis of transportation impacts (Draft EIS Section 3.12), plants, animals and wetlands/streams impacts (Draft EIS Section 3.3), and water resource impacts (Draft EIS Section 3.2).

**From:** [Permit Tech](#)  
**To:** [Bryan Hampson](#); [Eilean Davis](#); [Ding, Jeff](#); [jessica.logan@parks.wa.gov](mailto:jessica.logan@parks.wa.gov); [trevinaw@danielsre.com](mailto:trevinaw@danielsre.com); [Schipanski, Rich](#)  
**Subject:** FW: Comments for City of Kenmore Notice of Draft EIS for the Lodge at Saint Edward, CSP16-0077  
**Date:** Thursday, November 17, 2016 7:48:09 AM

**From:** lichen@sprynet.com [mailto:lichen@sprynet.com]  
**Sent:** Thursday, November 17, 2016 12:27 AM  
**To:** Permit Tech <permittech@kenmorewa.gov>  
**Subject:** Comments for City of Kenmore Notice of Draft EIS for the Lodge at Saint Edward, CSP16-0077

Please let me know you received this. Thank you!

Attention: Eilean Davis, Senior Planner

Dear Eilean,

I am a park user who travels from Kirkland to visit Saint Edward State Park with great frequency of at least 2x/week for the last 18 years. The following are comments which I believe should be addressed in the Final EIS:

Saint Edward State Park is the home of deer, coyotes, eagles, owls, woodpeckers, hummingbirds, bats, squirrels, rodents, garter snakes and numerous other species of wildlife. I have seen many of these animals while walking in the park. The State Park is a refuge for them. Some are not mentioned in the DEIS. They have little habitat remaining as the Kenmore area and Eastside are rapidly developed.

1

Most of the categories of the Draft Environmental Impact of Proposed Action for the Lodge at Saint Edward listed in Alternatives 1 and 2 contain action that will adversely affect wildlife in Saint Edward State Park. Because wildlife has no voice, I submit the following comments:

I see the detrimental effects to wildlife of construction and post-construction noise, light, vibration, air and water pollution, tree and vegetation removal, soil disruption and removal, pavement placement, increased litter and trail usage by staff and guests.

Throughout the DEIS, there are phrases such as “no importance”, “should not have a significant impact”, “impacts ... would be minimal”, and “no impacts”. Combined, all of these “minimal” impacts would combine to be a significant impact. Valid concerns are raised about impacts to wildlife, only to be immediately downplayed, discounted or minimized by “mitigation measures”. Ultimately, the report looks “green-washed”.

2

Messages of artificial lighting, landscape plants and garbage from the hotel being beneficial to wildlife (3.3-8) does not mitigate the side effects from these same attractants.

3

There is also the downplaying of effects on wildlife by saying noise and light are common in urban habitats (3.3-10) and that species there are “expected to be somewhat tolerant of disturbances that are common in urban settings”. Especially the cumulative effect of both, the hotel and ball fields, would be an excessive amount of impacts for wildlife to adapt to. Please see my comments regarding the DEIS of the ball field sent to Andrew Bauer on 9/29/16.

4

Even without taking into account the potential future existence of hotel or ball field expansion, our region’s rapid growth will bring more and more people to Saint Edward State

5

Park for passive recreation. This will be enough strain on wildlife, without exacerbating the effect with new development.

Even the purchase of the 9.9-acre parcel will not act as adequate mitigation for the effects on wildlife because the same number of animals are in the parcel and affected park area with a net gain in noise, light and disruption to that same number of animals.

The summary statement in 3.3.4 Significant Unavoidable Adverse Impacts of there being “no significant adverse impacts to wetland resources, plants or animals are anticipated” is highly unsupported.

**5 cont.**

Per the layout of the DEIS, here are specific comments:

### 3.2 Water Resources

Storm water run-off containing vehicle and equipment leakage, herbicide use, and any other chemicals/solvents will affect any creature in its path.

**6**

### 3.3 Wetlands, Plants and Animals

The project may not directly connect to wetlands, but stating there are “no direct impacts” to wildlife is false. Lighting, vibration, exhaust and other air pollutants are all direct impacts to wildlife.

**7**

Laying pavement, especially asphalt, will contaminate soil, block insects, take away soil access and green vegetation for birds and deer to feed from. Both have been seen in the park, some eating from the vegetation and ground.

Vibration would affect ground nesters, ground/soil dwellers.

There is the mention of removal of 10 measured trees, adjacent unmeasured trees and additional trees for parking areas. Trees and other vegetation are homes to birds, squirrels and insects, some of whom will still be in the trees if and when they are removed. Yet, it is stated that “Overall, impacts to plants under the Proposed Action would be minimal.”

**8**

According to the DEIS 3.3-8, bald eagles are still protected under the Migratory Bird Treaty Act, Lacey Act and Bald and Golden Eagle Protection Act. While the report says that no bald eagle nests or eagles were detected during the site visit, a bald eagle’s nest has been spotted on the North Ridge Trail and eagles have been seen this summer from the beach at the park picking up fish in Lake Washington landing on trees inside the park.

**9**

Litter would increase on the trails and in the forest from hotel guests and staff.

Numbers of people on the trails would increase dramatically with guests and staff, some at night. Currently, there is no trail use at night.

**10**

### 3.4 Noise

Noise travels a great distance and will affect any wildlife in earshot, especially species with sensitive hearing. Noise that does not exist at night in the present setting, will now exist and be constant. There will be the noise of cars, HVAC and other building operations, voices and human activity.

The mitigation suggestions found in the document contain a lot of “could” and no mitigation measures actually required. I question how it would be monitored and enforced. If its anything like the usual construction scenarios, monitoring would be weak and enforcement would be inadequate. Statements that, with mitigation measures, “significant unavoidable noise impacts are not anticipated” and “operation noise is not anticipated to be significant” are not believable without valid justification.

**11**

Also questionable is that “minor increases in traffic noise would occur in Alternative 1, but this

increase would not result in noise impacts”. This statement seems vague. Needed are definitions of “minor” and “noise impacts”.

11 cont.

Let’s not forget that the park is currently open for use only during daylight hours, leaving wildlife to quiet time at dark. With the hotel, guests and staff who decide to use the trails, drive in and out of the park, or even speak loudly at night would be disturbing wildlife.

### 3.5 Air Quality

Construction phase is 14-16 months (minimum) of air pollution. While climate change is paramount, it is not the only factor to consider as a defense for worsening air quality in the local wildlife environment.

12

### 3.6 Land Use

Dust/emissions/leakage of oil/solvents/lubricants from machinery, increased noise and vibration and increased traffic will be detrimental to wildlife.

13

### 3.7 Recreation and Open Spaces

Construction causing limited or no access to park trails and areas, while temporary, is unacceptable as the public deserves access to all trails during opening hours with the exception of maintenance by Parks for the park itself, and not for the construction of a private structure.

14

The statement “Operation of the lodge-type hotel would result in additional visitors to the park and increased use of recreational amenities. However, the increase would not be significant due to the already high visitation rates and the large overall size of the park, which would increase with the addition of the northwest adjacent parcel.” Is inaccurate. Those who frequent the park would know that most park users, ignorant of the private land they are currently entering when walking the North Ridge Trail, are already using the trail on the McDonald Property. Therefore, as it stands now, the purchase of the McDonald property would not, in reality, dilute the addition of visiting park users from hotel staff and guests. New trails constructed on the McDonald property would be suboptimal due to steep slope of the property and further impact to the wildlife that resides there, currently minimally affected by park users.

15

### 3.8 Light and Glare

“Operation of the lodge-type hotel would increase the amount of lighting on the site from mobile and stationary sources, particularly during evening hours and could result in light spillage to adjacent areas of the park.”

Light pollution negatively affects nocturnal and non-nocturnal animals, fooling them into thinking that night is day. As mentioned in the DEIS, it causes “increased orientation or disorientation”, “could affect foraging, reproduction, communication or other behaviors” (3.3-12). Lighting used during and after construction will disrupt their lives significantly.

16

Reference: “Light Pollution—the Reversible Scourge on our Night Sky” article written by Mary Coolidge, BirdSafe Portland Campaign Coordinator, in the Audubon Society of Portland Warbler, September/October 2016, Volume 80, Numbers 9 & 10.

### 3.10 Public Services

At the proposed lodge, police service is estimated. Doing the math, it averages out to be about every other day. Fire/emergency services would average to be about every 3rd day, a tremendous change from the current state. Noise and vehicular traffic from this, including large fire trucks will affect wildlife.

17

### 3.11 Utilities

### 3.12 Transportation

890 vehicle trips per day, especially if they occurred in a 16-hour period when people are awake, would average to a car every minute. That is quite the significant increase in exhaust, vibration and noise.

**18**

Regarding the existing access road for emergency access requirements, it is unclear what type of monitoring of the access road to ensure it “remains accessible at all time” would be provided. More importantly, any widening of the road or paths or removal of trees and paving would not only negatively affect wildlife, but also drastically diminish the historical landscape of the entry road and adjacent forest. The existing tree-lined road to the park is the beginning of the special park experience of Saint Edward State Park.

**19**

Improvements to the existing path from Juanita Drive NE would most certainly be pavement to meet ADA requirements. Paving, especially with asphalt, would directly contaminate the dirt trails and affect wildlife.

**20**

Thank you for reading my letter. I look forward to a Final EIS that addresses these concerns.

Sincerely,

Tracy Hendershott

Kirkland, WA

## RESPONSE TO LETTER 12

Hendershott, Tracy

1. Draft EIS Section 3.3 (Wetlands and Plants/Animals) includes an analysis of potential plant and animal impacts, including potential impacts associated with construction activities, increased noise and increased light that would be generated by development under the EIS Alternatives.

The analysis also incorporates by reference the Habitat Assessment Report that was prepared for the project, which identified wildlife and wildlife habitat within the site area -- including fish and wildlife species and habitats of local importance. These reports are on-file with the City of Kenmore and available on the City's website.

2. Comment noted. Mitigation measures identified in the Draft EIS are intended to minimize potential impacts that are anticipated with development under the EIS Alternatives.
3. The statements referenced in this comment from Draft EIS Section 3.3 (Wetlands and Plants/Animals) are general descriptions of urban-adapted behaviors documented in the literature. These are not mitigation measures. Mitigation measures are summarized in Draft EIS Section 3.3.3 – Mitigation Measures. As stated on Draft EIS page 3.3-13, mitigation measures include directing light away from natural areas and providing trash receptacles to reduce the potential for littering.
4. Wildlife species present in the already developed project area are expected to be adapted to the noise and light disturbance that presently exists at the seminary site and nearby ballfields. As stated on page 3.4-8 of the DEIS, the cumulative effect of proposed changes to traffic noise would be an increase by “approximately 1 dBA, an acoustically negligible increase.” The proposed increase in light and noise associated with the ballfields was acknowledged; the additional disturbance associated with the ballfields will be concentrated in the period between 3 and 9 PM. Mitigation measures to control and limit disturbance to wildlife are also included in Draft EIS Section 3.3.
5. Comment noted. The acquisition and transfer of the 9.9-acre McDonald Property to the Washington State Parks and Recreation Commission would add additional vegetated and forested area to the existing Saint Edward State Park. It is possible that the 9.9 acre property could be developed for single family residential use, in accordance with City of Kenmore regulations. The acquisition and transfer of the property to the Washington State Parks and Recreation Commission would allow the Commission to manage this property as part of Saint Edward State Park and maintain the existing primarily vegetated and forested area for park use and plant/wildlife habitat.
6. New impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual (KCSWDM)*, as adopted by the City of Kenmore. The preliminary stormwater management design for the

project would be intended to provide flow control and water quality facilities. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.

7. As stated in Draft EIS Section 3.3 (Wetlands and Plants/Animals), temporary construction activities would generate noise, light and vibration that could temporarily disturb wildlife in close proximity to construction areas, while operational noise, traffic and light could affect the wildlife community composition immediately adjacent to the site area. Potential mitigation measures for noise, traffic and lighting effects on wildlife are identified in Draft EIS Section 3.3 to minimize the potential effects on wildlife.
8. Comment noted. The removal of trees is noted as part of the development under the EIS Alternatives and is included in Draft EIS Section 3.3 (Wetlands and Plants/Animals).
9. One bald eagle nest is mapped by WDFW in Saint Edward State Park, approximately one-quarter mile outside of the project area. While no bald eagles or nests were encountered within the study area during fieldwork, their presence is documented within the park (The Watershed Company, September 2016). For reference, the habitat assessment study area extends approximately 900 feet beyond the lease area. Bald eagles are likely to utilize forested patches within the park, particularly near water, for perching. This habitat will not be altered by the proposed site improvements.
10. Comment noted. Draft EIS Section 3.7 (Recreation and Open Space) identifies the potential increase in park and trail usage that would be generated by the **Lodge at Saint Edward Project**.
11. The noise analysis in Draft EIS Section 3.4 (Noise) relies upon Washington State Noise Standards. Temporary noise impacts would occur during construction and would be limited to construction hours. The projected increase in traffic noise is determined to be negligible. Operational noise impacts are anticipated to be within allowable limits, although operational noises at night do represent a change from existing conditions. Noises generated from guests speaking loudly or driving in and out of the project area are expected to be limited to the areas immediately adjacent to the facilities and dampened in the interior forest habitats by the forested vegetation.
12. Comment noted. Air quality impacts associated with construction and operation of the **Lodge at Saint Edward Project** are identified in Draft EIS Section 3.5 (Air Quality and GHG Emissions).
13. Potential impacts to wildlife were analyzed in Draft EIS Section 3.3 (Wetlands and Plants/Animals).

14. Draft EIS Section 3.7 (Recreation and Open Space) identifies the potential temporary construction impacts to some trail areas and parking lots, including modified access to certain trail areas adjacent to the site and temporary closure of existing parking lots within the site area during construction. As noted in the Draft EIS, these impacts would be temporary in nature and other trails and parking lots within the park would remain available.
15. As noted in Draft EIS Section 3.6 (Land Use) and Section 3.7 (Recreation and Open Space), existing park users that utilize the 9.9-acre McDonald Property are currently trespassing on private property. The acquisition and transfer of the property to the Washington State Parks and Recreation Commission would allow the Commission to manage the property as part of Saint Edward State Park and maintain the existing primarily vegetated and forested area for park use and plant/wildlife habitat.
16. Lighting is identified in the Draft EIS as an indirect cumulative impact of this project. Mitigation measures presented in Draft EIS Section 3.3 (Wetlands and Plants/Animals), such as directing lights away from natural areas, can reduce this impact.
17. As noted in Draft EIS Section 3.10 (Public Services), the analysis of demand for police service and fire/emergency services reflects a conservative analysis for full maximum occupancy at all times. It is anticipated that the building would not be at full maximum occupancy during all operating hours and the estimated number of annual calls for service would likely be lower.

Potential noise impacts to wildlife are analyzed as part of Draft EIS Section 3.3 (Wetlands and Plants/Animals).

18. It is acknowledged that the Draft EIS transportation analysis forecasts 890 daily trips, for conditions with a 100-room hotel at full occupancy, and “with conference” conditions, which equates to an average of about 1 additional vehicle per minute over 16 hours. Based upon the peak hour volumes presented on Figure 3.12-2 in the Draft EIS, the project-generated traffic is expected to make up about 12-13% of total traffic on NE 145<sup>th</sup> Street and 2-4% of total traffic on Juanita Drive NE nearest the site. While it is expected that the increase could be noticeable to observers of NE 145<sup>th</sup> Street, the transportation analysis presented in the *Alternative 1 – Proposed Action/Traffic Operations* subsection of Draft EIS Section 3.12 (Transportation) shows that traffic operations at Juanita Drive NE/NE 145<sup>th</sup> Street, where project-generated traffic would be highest, would be well within the City’s adopted traffic operations standard. It is noted that the analysis condition reflects a high hotel occupancy with an event and is not expected to occur every day. Please see also the response to Letter 10 – Comment 12.
19. Under the EIS Alternatives, widening of the existing park access roadway (NE 145<sup>th</sup> Street) is not anticipated as part of the **Lodge at Saint Edward Project**.
20. Comment noted.

**From:** [Ron Henson](#)  
**To:** [Permit Tech](#)  
**Subject:** Lodge at Saint Edward Draft EIS  
**Date:** Sunday, November 13, 2016 10:14:30 PM

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I don't know if my comments will ever be read or considered but I wanted to say how I felt about the possibility of a lodge at St. Edwards Park.

It saddens me and baffles me that an area that is so beautiful and tranquil amid a rapidly growing city (as well as state) might be lost to yet another example of people wanting to make money. I just don't understand why, now more than ever with the huge growth of Washington State, people want to ruin what places of quiet and natural beauty we have. Does anybody have a conscience anymore?

The people planning on building the lodge can sugar coat it all they want, but it would turn Kenmore into a nightmare. Those of us who live right by and use the park have watched Juanita Drive go from an occasionally busy road, to a parking lot almost all day and into the evening. The traffic a lodge would bring in would become a huge problem for everyone in the area. Not to mention ruining a beautiful park where so many of us love to spend time with our families. Many of us have had children who grew up going to that park. The builders could provide limitless information on how this would not impact the park or people in this city living here, but we all know it would change it completely. And NOT for the better.

But of course the almighty dollar will most likely win in the end, and my and my families concerns will be swept under the rug, not to be given a thought again.

I wonder when people who want to tear down, only to build up for monetary gain regardless of who they impact, as well as the environment that will suffer, will learn how wrong this is for so many people.

I understand their will always be progress and expansion and building. That's a given of course. But to ruin such a park that brings so much to people...a little piece of quiet and beauty in the middle of such a busy city and ever more stressful lives, just for money and for the entertainment of people who may not always respect the area and the people that live in it, is sad and shameful.

Even though my opinion most likely will be worthless to whom may ever read this, I ask on behalf of myself and my family, as well as all others who are against this project....please don't do this. For once can someone do the right and good thing?

Thank your for your time.

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## **RESPONSE TO LETTER 13**

**Henson, Ron**

1. The comment regarding the retention of the current park condition is noted.
2. Comment noted. An analysis of transportation impacts under the EIS Alternatives was included in Draft EIS Section 3.12 (Transportation).
3. Comment noted.
4. Comment noted.

**From:** [Bill Hern](#)  
**To:** [Permit Tech](#)  
**Subject:** Saint Edward  
**Date:** Thursday, October 20, 2016 11:09:13 PM

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Eilean Davis

I support the plan to rehabilitate the Seminary building at Saint Edward Park by changing it in to a lodge. Far more people will be able to enjoy this hotel and restaurant than any other type of public use that critics have proposed before. This lease is a win win situation for the tax payers. This historic structure will be saved without costing Washington residents a dime, and this project will bring needed revenue into the Parks Department and benefit local businesses with tourists spending money.

1

Albert Hern  
10643 NE 140th Street  
Kirkland WA 98034

**RESPONSE TO LETTER 14**

**Hern, Albert**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**From:** [Permit Tech](#)  
**To:** [Elean Davis](#)  
**Cc:** [jessica.logan@parks.wa.gov](mailto:jessica.logan@parks.wa.gov); [trevinaw@danielsre.com](mailto:trevinaw@danielsre.com); [Ding, Jeff](#); [Schipanski, Rich](#)  
**Subject:** FW: Lodge at Saint Edward Draft EIS  
**Date:** Monday, November 14, 2016 4:58:31 PM

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**From:** Rebecca Hirt [mailto:rdhirt@earthlink.net]  
**Sent:** Monday, November 14, 2016 4:37 PM  
**To:** Bryan Hampson <bhampson@kenmorewa.gov>; Permit Tech <permittech@kenmorewa.gov>  
**Subject:** Lodge at Saint Edward Draft EIS

TO: Bryan Hampson  
Development Director  
City of Kenmore

FROM: Rebecca Hirt  
Chair  
Citizens for Saint Edward State Park

Dear Mr. Hampson,

I did not get a chance to talk to you on Thursday after the meeting adjournment to thank you for the four day extension when you were in conversation and I had to leave. After having the Draft EIS printed on Friday to make it easier to read and use, I realized what a daunting task it will be for citizens in the community to study and intelligently comment within a week on the materials in the document. Most do not have the professional or technical expertise to quickly read and understand the material, therefore more time will be required to be knowledgeable about the issues. This led to researching Draft EIS comment periods. I found that 60 days is the normal time for the projects listed online and extensions were often given to those 60 days. Therefore, asking for a 30 day extension instead of the four given is not unusual. The reason is to give the public and agencies more time to respond. An additional 30 day was requested from the November 14 date, but only four were provided. Those of us who attended the meeting on November 10 expected to learn more about the Draft EIS as stated on the City of Kenmore website. I expected to only respond or ask questions about the information we would be given at the meeting. However, there was zero information conveyed about anything under the hood of the Draft EIS except what was already known. For example, no information as to why the proposed alternatives were what they were, why the Non Action alternative requires fencing and entirely closing off the north wing and ball room, which is actually an Action, not a Non Action, since it is a variance from the status quo and would eliminate any future possibility of rental income from the ball room. Given the lack of information provided and the large size of the Draft EIS (149 pages) that should be read and studied to fully understand the actions and mitigations that will have a potential effect on the environment and the public that currently uses Saint Edward State Park, this is an extremely large task for citizens who want to

intelligently and factually comment. The additional 215 pages of appendixes and charts that provide a lot of information to analyze regarding the studies and reports that support the Draft EIS are also daunting. Therefore, we are again requesting an additional 30 days to comment on the Draft EIS.

1 cont.

The Lodge at Saint Edward Draft EIS Sections I, II, III that explain the project and the environmental impacts, etc is 149 pages which is at the maximum allowed.

According to the The Washington State Department of Ecology SEPA online handbook under 3.3,

2

"An EIS is not meant to be a huge, unwieldy document. The text of a typical EIS is intended to be only **30 to 50 pages**. **It is not to exceed 75 pages** unless the proposal is of unusual scope or complexity, in which case it **may not exceed 150 pages** [WAC 197-11-425(4)]. The EIS should provide information that is readable and useful for the agencies, the applicant, and interested citizens."

This shows that this Draft EIS is twice the recommend or normal size and with the appendixes and charts exceeds the 150 pages as prescribed by [WAC 197-11-425\(4\)](#).

Therefore, a 30 day comment time for this extensive material is not reasonable. Extension is allowed:

"

A 30-day comment period is required on the draft EIS. The lead agency may extend the comment period up to an additional 15 days without consulting the applicant. The lead agency will sometimes include the additional days in the comment period when the EIS is issued, or **they may grant an extension of the comment period on request**. When an extension of the comment period is granted, the lead agency should whenever feasible provide notice of the extension to other reviewers. ....

3

When the lead agency is also the proponent of the proposal, the time periods may be extended to whatever the lead agency thinks is appropriate [WAC 197-11-050(7)]

We also question the number of people notified of the existence of the Draft EIS for the projects at Saint Edward State Park. Analysis of the Email Notification List shows 760 separate, not repeated entries (excluding Kenmore City Council members and State Parks staff). When we state that most people know very little or nothing about the EIS or the Lodge and ballfield project that are being pushed through by State Parks and the City of Kenmore, we are told notices are sent out to many people. The question is always are people in Kirkland, Bothell and Lake Forest Park notified or only people in Kenmore? We are assured residents of all these areas are contacted.

4

**If outreach to the residents of cities that are close to the park is done equally, then outreach is only to 0.6% of the adult population.** (Total population of the four cities less 20% for children is approximately 127,648.) Again referring to the SEPA handbook,

"

In developing the public participation plan, the lead agency should consider the value of:

- Mailings, such as newsletters, project updates, etc.;
- Public notices (e.g., paid announcement in the newspaper);
- Radio announcements;
- News releases;
- Internet web pages;
- One or more public hearings during scoping and draft EIS comment periods; and/or
- Public or interagency meetings.

Individual public involvement activities may take several weeks of prior preparation and should be carefully planned. This advance planning is particularly important for ensuring that adequate public notice is given."

We question if public notices like the example of paid announcements in the newspapers, Seattle Times, Bothell-Kenmore Reporter, and Kirkland Reporter, were done and if press releases were sent to multiple media to inform them of the opportunity to access the Draft EIS and comment on it. If not, doing this and extending the comment period for 30 days will give more of the public an opportunity to participate in this public process. The low attendance on November 10 is an indication of how few residents of the areas around the park know about the Draft EIS. It is in State Parks and City of Kenmore's short and long term best interest to cultivate as many (not as few) public comments as possible, in order to make as many people aware of and gather input on the project as part of a generative planning process rather than a reactionary public rebuttal. Too often, the community has found itself in reactionary public rebuttal mode regarding Saint Edward State Park because of lack of information and participation in the beginning of the planning process. The election has shown that discussions by government insiders, Chambers of Commerce, and whoever is considered the "elite" does not represent the will of the people. It is now commonly known that among the reasons the Standing Rock Demonstrations are as vehement as they are is because no one knew about the pipeline coming until it was at their doorstep. Neither State Parks nor the City of Kenmore wants this kind of reactionary response to a Conference Hotel or developed ballfields that no one knows about. Therefore, logically, it should be in their interest to gather as much input during planning stages as possible through a *60 day* comment period.

Thank you for your consideration of these comments and request to extend the comment period another 30 days for a total of 60 days. You may reach me at 425-823-6089 or by email.

With warm regards,

Rebecca Hirt

Rebecca Hirt

**RESPONSE TO LETTER 15**  
**Hirt, Rebecca – Comment 1**

1. Per WAC 197-11-455(6), the standard comment period for a Draft EIS document is 30 days. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.
2. The comment regarding the size of the Draft EIS is noted.
3. The comment regarding an extension of the public comment period is noted. Please see the response to Comment 1 of this letter.
4. The City of Kenmore initiated the EIS process on July 12, 2016 and distributed a notice of a Determination of Significance and Request for Comments on the scope of the EIS to agencies, surrounding jurisdictions (including Bothell, Kirkland, Lake Forest Park and Brier), interested organizations and parties of record; the notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park as required by KMC 19.25.060. Public notification was provided in the Seattle Times, as well as on the City of Kenmore's website. A public notification sign was also posted within Saint Edward State Park.

Notification of the issuance of the Draft EIS was sent to the agencies, organizations and individuals listed on the Distribution List (Appendix A of the Draft EIS). Notification of the Draft EIS was also provided in the Seattle Times and on the City of Kenmore's website.

5. Comment noted. Please refer to the response to Comment 4 of this letter.

From: [Rebecca Hirt](#)  
 To: [Permit Tech](#); [Bryan Hampson](#)  
 Subject: Draft E.I.S. City file: CSP16-0077  
 Date: Friday, November 18, 2016 5:01:30 PM  
 Attachments: [2016 08 05 Citizens for St. Edward State park -- DEIS Scoping Comments.pdf](#)

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Attn: Eileen Davis  
 Please send this to the appropriate people. Thank you.

Dear Bryan Hampson and others who receive this,

There are a number of things I have to comment on about this process and material in the Draft EIS for the Lodge at Saint Edward.

1) It would have been a courtesy to have received a response instead of the current nonresponse to my request on behalf of Citizens of Saint Edward State Park for a 30 day extension for comments. I find it very discouraging that City of Kenmore is ignoring a request from the public for time to review and study the material contained in a very long document. The token four days added did not give adequate time when the State Parks and Recreation Commission was also meeting this week. Some individuals found themselves pressed to attend that meeting in Yakima and also meet this deadline. The City of Kenmore should be more considerate of its citizens' desire to work with it and give accurate, intelligent feedback to the Draft EIS.

1

2) Throughout the document mitigation is addresses as something can or could be done. This is very vague with no direction of what **should** be done to mitigate an environmental impact. Therefore, I am left to wonder if anything will be done. These comments need to be clarified and there be clear direction on the required action for mitigation.

2

3) Page 1-13: Measures to control and limit disturbances to wetlands, plants and animals.  
 a) How will limiting intrusions to only well-maintained, established trails be accomplished? Who will monitor this to keep people from going off trail that results in a web to spur trails?  
 b) Fencing between high-value habitat and developed areas to discourage intrusions is not in keeping with nature and the natural environment of the park.  
 c) Clearly posted speed limits without enforcement will not prevent traffic incidents with wildlife. Who will enforce the speed limit?  
 Throughout the document construction is stated to be 14-16 months. Limiting or avoiding contraction for six months (February-July) will impact this schedule. How will this constraint be implemented to assure minimizing disturbance to breeding birds?

3

4) Pg 1-14: Alternative potential mitigation. Replacing lawn with native vegetation will alter the Great Lawn that is listed on the National Historical Record.

4

5) Pg 1-15: Operational noise is to be mitigated by measure identified above. These are not spelled out, only construction noise mitigation is detailed – all say "can or could" so no teeth to these measures

5

6) Pg 1-16: Air Quality: Using sustainable features and green building technologies is only a consideration. This should be emphasized more and be a goal providing a renovation using "best practices" of construction. Also, again mitigation measures only address construction not emissions from operations as claimed.

6

7) Pg 1-17: Land Use Significant Unavoidable Adverse Impacts: " Project will introduce a type of land use not currently present within Saint Edward State Park and activities no currently typical of

7

existing park uses." Mitigations mentioned will NOT avoid the damage caused by changing the overall character of the park. The project might be consistent with Kenmore's Comprehensive Plan that was updated in 2015 to accommodate this project but it is NOT in keeping with the Saint Edward State Park Management Plan that is the guide for management of the park. It contradicts the policies adopted by the State Parks and Recreation Commission in a number of ways:

a) "The introduction of new uses into the Seminary Building is not needed to further the primary purpose of the Park as a place for outdoor recreation and enjoyment of nature.....Therefore, any use of the Seminary Building must be: a) subordinate and complementary to the primary attraction and use of the park as a natural sanctuary and place of outdoor recreation and b) secondary to and compatible with outdoor recreation as specified in the Land and Water Conservation Fund deed limitation, rules and policies."

b) "Priority should be given to uses of the Seminary Building which support outdoor recreation and traditional park activities. (Project does not support outdoor recreation and traditional park activities but brings in new activities that are not in keeping with the history of the building.)

c) "Certain portions of the building are of particular value for public use, including the main floor containing the grand dining hall, the former faculty lounge and classrooms, the second floor library and sanctuary beneath the dining hall (Preferred Public Areas). Preference should be given to uses which make the Preferred Public Areas available for public use. (This project will limit public access to these areas by allowing only paying customers/guests see them.)

d) "Use of the building should not materially limit or distract from current and future outdoor uses of the grounds, trails and ballfield....." (Permanent displacement of the volleyball court that is on the National Historic Register is a loss of recreation, materially limiting its use and purpose.)

e) "Use of the Seminary Building should not result in alteration of the seminary grounds, except for improvements necessary to meet ASA, fire and building code requirements" (Again the permanent displacement of the volleyball court alters the grounds, as does parking near the historical Nun's Garden.)

f) " Seek to retain majority of the building available for public use for a reasonable use fee..... (I do not see this type of hotel/conference center being available for a fee that is reasonable for the majority of the public. The targeted users are those with an income in the top 5 to 25%.)

7 cont.

8) Pg 1-17: The 9.9 acre property adjacent to the Park is touted throughout the document as a mitigation for the changes in character and access to passive outdoor recreation in the greatly used Core of the Park, the flat area where the seminary building sits. Sometimes it refers to trails and other times to one trail. There is no recognition of the steep slope that has prevented development of this property, the reason it is still available. As pointed out by Ann Aagaard on November 10, this land does not provide comparable outdoor recreation opportunities to park users who are elderly, handicapped in some way or even families with young children who cannot navigate the steep slope. A large hotel/conference center can be intimidating to some park users who are limited to using the Core of the Park for recreation. The most possible scenario is that it will be used by park users who currently walk/hike the existing trails in the steep slope areas of the Park. The steep slope needs to be recognized and the public given the slope percent as stated for other areas if the Park.

8

9) Pg 1-18: Clarification of how specific lighting will be done. Keeping the Park open at night will definitely have a Light and Glare impact on the wildlife that lives in the Park. Even minimum light spillage is more than lighting that is currently in the Park. Pg. 3.8-2 on operational impacts states "lighting design is intended...." This is weak and does not state that it will be done. Need to define what measure will be met and how. Regardless of what is done, there light and glare will be greater than what occurs now so there will be significant impacts in the areas around the building and ballfields.

9

10) Pg 1-19: How will the public know if the project does not meet the Secretary of the Interior's Standards for the Treatment of Historic Places and triggers a HABS recordation? This is a new

10

term for most people. Please clarify.

11) Pg 1-20: Water conservation: Strengthen Alternative mitigation to *require* water conservation material. Work with NUD to conserve water.

11

12) Pg 1-21: Use of wordage: "Could" for valet parking. Change to "Should". The traffic and parking study does NOT account for the high use of the Park from April – October. Studies have overlooked that currently park users often have to circle to find parking and sometimes have to leave. Even with the proposed parking garage, parking will be tight. An event, like a daytime wedding can result in residents who want to use the park playground, picnic area, trails, etc. not being able to access the those areas. Automobiles is the only way for 90% of the public to access the Park. A contract with Bastyr for overflow parking *should* be discussed now, not after the building has been renovated.

12

Operational impacts: 100 rooms with single occupancy in most has the potential to result in 100-150 hotel guests at any time. A large conference or event could result in 300-500 attendees. At capacity the restaurant is 240 people. This will definitely impact the Park by changing the character and purpose of the Park. It was purchased for PASSIVE OUTDOOR RECREATION, as described in deeds. Be honest that the pattern of activity will change from typical passive outdoor recreation to commercial use. The quiet sanctuary that many park users desire will definitely be impacted. That is NOT addressed.

13

The DEIS consistently uses smaller numbers for the proposed activities to lessen the environmental impact. If those assumptions are used, the hotel/conference center will not be finically feasible. Realistic numbers about traffic and parking (not compared to Cedarbrook that is close to the airport) need to be done. The traffic section of the document is very poorly written. Charts the reader is referred to do not contain the information that is discussed. It needs to be corrected and realistic. Interesting that lodge with 100 rooms projected trips are 890, but only 150 of those are at peak morning and evening hours. That leaves 740 trip mid-day. I question these numbers as being a true representation of projected vehicle trips.

14

There is often the claim that there will be no net loss of parking for park users. However, the amount of parking stalls is mentioned is about 128. Currently, there are 220 parking places. This needs to be clarified. If net parking is to be 128, there is a great loss of parking for regular park users. Confirm what you mean by "no net loss of parking." Give current numbers and the total that will be available when this project is completed.

15

There are many other things I noticed, however, computer problems and recovering from surgery has prevented me from being able to address them and submit this on time. I reserve the right to mention these in the future, especially with the short time frame the public had to respond to a complicated project with a lot of environmental impact features.

16

I have attached the Scoping letter prepared by Bryan Telegin, Attorney, for Citizens for Saint Edward State Park. The points in the scoping letter apply equally to the DEIS. The argument made about this being a public project, not a private project, and therefore the city should not defer to Daniels Real Estate on the alternatives or the project's goals is even stronger now that I have read the Draft EIS.

Bryan, another fact you may not know. Getting the building and the park on the National Historic Register was not done by State Parks or City of Kenmore. It was done through the efforts of members of Citizens for Saint Edward State Park. The lead researcher and author of the application was Ann Hurst. We were told by State

17

Parks that the deadline to submit an application was too close and it could not be done. Our great concern for the Park made this possible just as comments you receive are doing now.

17 cont.

Yours very truly,

Rebecca Hirt

Rebecca Hirt MBA  
rdhirt@earthlink.net  
425-823-6089

## RESPONSE TO LETTER 16

### Hirt, Rebecca – Comment 2

1. Comment noted.
2. The Draft EIS identifies mitigation measures that would be required/proposed as part of the **Lodge at Saint Edward Project**. In some instances, the Draft EIS also identifies Alternative Potential Mitigation Measures that could also be implemented as part of the project.
3. Mitigation measures, including those to control and limit construction disturbances to wetlands, plants and animals, would be implemented and enforced as conditions of the project as part of the City of Kenmore’s site plan review process and building permit process.
4. The Great Lawn is not located within the boundaries of the project area. Lawn/grass areas referenced by this mitigation measure on Draft EIS page 1-14 and Section 3.3 (Wetlands and Plants/Animals) include grass areas immediately adjacent to the buildings and parking areas within the project boundaries as identified in Figure 2-3.
5. The Draft EIS does not identify significant operational noise impacts under the EIS Alternatives. As noted in the mitigation measures, the operation of the Lodge at Saint Edward Project would comply with applicable City of Kenmore noise requirements (KMC 8.05) and applicable Washington State Noise Standards (WAC 173.60).
6. The comment regarding sustainable features is noted. The Draft EIS does not identify significant operational air quality impacts under the EIS Alternatives.
7. The comment regarding the Saint Edward State Park Management Plan is noted. The Washington State Parks and Recreation Commission considers many factors when making decisions related to State Parks, including the cited Management Plan. The Seminary is classified in the “Recreation” zone, which allows for the proposed use. As indicated in Chapter 2 of the Draft EIS, *“In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. A SEPA checklist was prepared and a non-project Determination of Non-significance was issued related to the Commission’s consideration of the management options. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to “explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission include sufficient details and merit to reasonably assure prospects for success. If, at the conclusion of 12 months of exploration, the Director determines there is no reasonable proposal for rehabilitating the Seminary Building, then the building will be vacated.” In September 2015, the Commission approved a one-year extension of their prior management direction to allow for a potential rehabilitation proposal to be*

*brought to the Commission for consideration. At their September 22, 2016 meeting, the Commission approved another extension to allow for a potential rehabilitation and lease proposal to be submitted to the Commission.”*

Please also refer to Section 3.6 (Land Use/Relationship to Plans and Policies) of the Draft EIS for discussion regarding the Land and Water Conservation Fund.

8. The comment regarding slopes and accessibility of the 9.9-acre McDonald Property are noted. The acquisition and transfer of the property to the Washington State Parks and Recreation Commission would remove the potential for single family residential development of the McDonald Property, which could occur consistent with City of Kenmore regulations. The transfer of this property would allow the Commission to manage the property as part of Saint Edward State Park and maintain the existing primarily vegetated and forested area for park use and plant/wildlife habitat.
9. Operational light and glare impacts on wildlife are identified in Draft EIS Section 3.3 (Wetlands and Plants/Animals). As stated in Draft EIS Section 3.8 (Light and Glare), lighting design for the **Lodge at Saint Edward Project** would be consistent with City of Kenmore requirements (KMC 18.30.070), which includes requirements that exterior lighting be shielded or recessed so that direct glare and reflections are contained within the project area and directed downward and away from adjoining properties, streets and public walkways. Lighting shall also not be of unusual high intensity or brightness.
10. Determination on whether the project meets the *Secretary of the Interior’s Standards for the Treatment of Historic Properties for Rehabilitation* would be made as part of the site plan review and building permit process, once specific plans for the rehabilitation are completed.
11. The comment regarding water conservation is noted.
12. The purpose of an EIS is to disclose the potential impacts of a proposed project and to identify mitigation measures that could address those impacts, both for transparency to the public and as a decision-making tool for agencies with jurisdiction. The use of the word “could” is appropriate for these purposes, particularly when more than one viable measure is identified. Conditions for approval, which can potentially convert a “could” to a “should,” would be determined by the City and State as part of project approval process.

As described in the *Traffic Volumes* subsection of Draft EIS Section 3.12 (Transportation), the evening traffic counts upon which the transportation analysis is based were conducted in May, on a day with good weather and with evening youth baseball practices and a baseball game occurring at the Bastyr ballfields; future conditions analysis also added trips that would be generated by the City’s proposed ballfields project. Therefore, the traffic analysis reflects cumulative conditions with a high amount of recreational usage.

The project would have responsibility to accommodate the additional parking demand that it would generate without adversely impacting the parking for Saint Edward State Park. Please see the responses to Letter 1 - Comment 2 and Letter 10 - Comment 14.

13. The comment regarding the impact associated with introducing commercial use to the Park is noted. As indicated in Section 3.6 (Land Use) of the Draft EIS “*development of the proposed Lodge at Saint Edward Project would introduce a type of land use not currently present within Saint Edward State Park and would introduce a pattern of activity not currently typical of the existing park uses. The proposed project would be consistent with the applicable provisions of the City of Kenmore Comprehensive Plan and the City of Kenmore Development Code. With the implementation of the required/proposed mitigation measures listed above, no significant unavoidable adverse land use impacts would be anticipated.*”

The hotel use, on which both the traffic trip generation and parking rates are based, includes a mix of associated uses in addition to sleep accommodations. Please also refer to the response to Letter 10 - Comment 14.

14. The transportation analysis completed for the proposed project followed best practice procedures established by the Institute of Transportation Engineers (ITE) and is consistent with the City of Kenmore’s guidelines. The ITE trip generation rates are based upon observations of over 200 hotels nationwide, primarily in suburban locations; these rates were corroborated with observed local data collected at the Cedarbrook Lodge, which is similar in size and mix of on-site uses to the proposed project. As described in the *Alternative 1 – Proposed Action/Traffic Volumes* subsection of DEIS *Section 3.12.2 Impacts*, the proximity of Cedarbrook Lodge to Seatac Airport likely results in higher use of taxis and shuttle, which translates to a higher number of vehicle trips. Therefore, application of the trip rate derived from Cedarbrook counts, which was used in the DEIS transportation analysis for PM peak hour conditions (the most congested hour of the day), likely results in a conservatively higher estimate of trips. In addition, a number of other assumptions were applied to provide a conservative typical “worst case” condition that was analyzed, and is further described in the response to Letter 10-Comment 12.

15. The *Parking* subsection of Draft EIS Section 3.12 (Transportation) identifies 220 spaces for the Park, which could be increased to 239 spaces with the City’s proposed ballfields project (as described in the City’s report provided in Draft EIS Appendix I). As described in Draft EIS *Section 2.2 Project Overview*, the **Lodge at Saint Edward Project** proposes to improve existing surface parking areas for Saint Edward State Park, and replace any existing parking spaces that would be displaced by the project, resulting in no net loss of parking for Park users. The 128 spaces described in that section refer to the number of spaces that would be improved or replaced to result in no net loss to the larger total.

16. The comment regarding EIS scoping comments on the project are noted and were considered in determining the final scope of the EIS. The Draft EIS includes an analysis of transportation, noise, light and glare, wetlands and plants/animals, recreation, land

use and indirect/cumulative impacts. The Draft EIS also includes determinations from the Washington State Parks and Recreation Commission regarding findings on the viability of public or nonprofit uses as required by Engrossed Second Substitute House Bill 2667 as part of Draft EIS Appendix C and Appendix D.

17. The comment regarding the listing of the Saint Edward Seminary in the National Register of Historic Places is noted.

**From:** [Ann Hurst](#)  
**To:** [Permit Tech](#)  
**Subject:** Request Extension of Comment Period Draft E.I.S. for Hotel/Conference Center at Saint Edward State Park  
**Date:** Thursday, October 27, 2016 6:32:08 AM

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Brian Hampson and All,

I looked at the Draft E.I.S. submitted by Daniels -- it is long but I am not certain it is correct; to research the 400 plus pages will take some time. I respectfully request the comment period be extended until after the holidays. As the developer has said to State Parks, it may take two years to develop a plan, it would be reasonable to extend the deadline to after the year end holidays. Mid January would be appropriate if there were an actual plan.

The developer has not to public knowledge signed a contract with State Parks for a specific plan, so I would like to know why the Draft E.I.S. is already under consideration as there is no contract for a specific plan.

Best, Ann Hurst

**RESPONSE TO LETTER 17**  
**Hurst, Ann – Comment 1**

1. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.

**From:** [Permit Tech](#)  
**To:** [Eilean Davis](#); [Ding, Jeff](#); [Schipanski, Rich](#); [trevinaw@danielsre.com](mailto:trevinaw@danielsre.com); [jessica.logan@parks.wa.gov](mailto:jessica.logan@parks.wa.gov)  
**Subject:** FW: Draft E.I.S. City file: CSP16-0077  
**Date:** Thursday, December 01, 2016 9:24:31 AM

**From:** Ann Hurst [mailto:annmhurst@msn.com]  
**Sent:** Thursday, November 17, 2016 1:52 PM  
**To:** Permit Tech <permittech@kenmorewa.gov>; bhampson@ci.kenmore.wa.us; Bryan Hampson <bhampson@kenmorewa.gov>; cityhall@ci.kenmore.wa.us  
**Subject:** Draft E.I.S. City file: CSP16-0077

Mr. Hampson, Mr. Daniels and City,

I hope this finds you well and sincerely hope this Draft E.I.S. will get further scrutiny, a great deal has been ignored in the D.E.I.S. and seemingly promoted without study of the likely long-term consequences. There is no meaningful mitigation and the plan has greatly morphed into one unacceptable by the public and there are no assurances that the plan will not morph again without consideration and meaningful mitigation.

My detailed comments are below. I have documents to back up all statements. I am commenting on the facts provided by the City in the Draft E.I.S. If there are additional materials buried at City Hall, I reserve the right to add additional comments that question the veracity or logic of those documents as the process proceeds. Too often I have been misled by a City D.N.S. (determination of non significance), D.E.I.S. (draft environmental impact statement), a S.S.D.P. (a substantial shoreline development permit), M.D.N.S. (a mitigated determination of non significance), etc. as the City concentrates more on the building phase than the long-term impacts, the nearly forever impacts.

The first logical concern pertains to the City as the lead SEPA agency:

I am disturbed that the City which will benefit most monetarily through taxing the hotel/conference center is the lead agency, and not the property owner, State Parks, which like the City has been given the right to stand in for Ecology. This right is for all State Parks, not only those in unincorporated areas. I do not see that the City's recent approval, to stand in for Ecology, supersedes the long standing State Parks role in SEPA review, and I am concerned that the City led the State Parks SEPA reviewer to think otherwise.

My second concern is crafting of the wetlands and stream maps by Daniels and City hired consultants, which give the appearance of skirting independent assessment.

I am concerned that these are selected consultants by those with a self-interest and not disinterested consultants. On occasion, the City consultant for the playfield wetlands has mentioned the City desire to expand the playfield to two ball fields -- in other words, the City and/or Daniels for its SEPA reviews, provides its consultants with what it wants to do rather than giving a contract, through blind selection, to a disinterested consultant who will simply map the wetlands and the streams of the parks. Further, the City consultant and the consultants hired by Daniels contradict each other, which cause for the contradictions, looks

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to be the difference in goals.

One particular area of disagreement between the City consultant Adolfson and the Daniels' Consultants, is the nature of the Streams they assess. Daniels' D.E.I.S. consultants call the two streams they assess year-round, while Adolfson calls the Stream that originates in the SE corner of the playfield, ephemeral.

The proper King County names for these two NE Lake Washington streams are Streams #0225, which originates at the Arrowhead Grade School with the outlet at Arrowhead Point, and #0226 which according to King County maps, originates at the SE corner of the playfield with the outlet at the park shore next to the play beach.

Regarding Stream #0226, the D.E.I.S. consultants and Adolfson changed the King County maps to show the stream starting in the wooded section South of the playfield. To Daniels' consultants credit, the map they proffer is called "approximate." Which of these consultants is correct in the characterizations of the streams? There is no telling when each has special interests. Daniels may not want the lights and noise of the playfield when there are guests in a high end luxury hotel/conference center, so his consultants are apprised and Stream #0226 is year round. Adolfson knowing the City wants to expand the playfield to two ball fields may not want the stream to be significant and its set backs properly mapped, so it characterizes the Stream #0226 as ephemeral.

Daniels' D.E.I.S. consultants call the two streams not fish bearing. Well, they have been in the past, until vandalized. Stream #0226 has a gradual slope for hundreds of feet from the shore along the bed of the South Canyon. And for decades, Stream #0225 provided friendly spawning at the outlet and upstream, though a large rock that apparently rolled from the unstable slope, impedes spawning progress.

I am disturbed that when these streams are not given their proper King County names in the D.E.I.S., their significance in the WRIA 8 goals are difficult to connect; it is as if the connective dots are purposely missing.

The City claims to be a responsible member of WRIA 8. By calling this building development and the playfield development "renovations" rather than "development," the City and Daniels seemingly purposely skirt the RCO requirements of Manual 4, which refers to the WRIA 2005 document, that a goal of WRIA 8 is to restore the outlets and what developers do upstream affects the outlets. Developers can mitigate by restoring outlets; this does not mean they can add to the destruction upstream then get a pass with mitigation, and it is a shared responsibility which the City or a more disinterested entity needs to shepherd. The City turns a blind eye to downstream consequences.

For instance, a few years ago, the City permitted Bastyr expansion of apartments and parking, appearing to double its impervious surface and routing this runoff, including that from the upland wetlands that form much of Bastyr land, to Stream #0225, when historically since ancient times this flow had gone to Stream #0226. Another attempt to make Stream #0226 less significant? The #0225 outlet for this stream was known to flood and its banks are a known Steep Slope Hazard Easement, not officially mapped in the park, but officially mapped in adjacent homeowners' deeds.

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I took this permissive development to the Hearing Examiner whose decision was the City can do more to protect its residents but is not required by State Law to do so beyond 200 or so feet downstream. The City claimed historical rights for the diversion, did not correct the leaking culverts the Archdiocese had installed 50 years ago, that divert the water from Stream #0226 to Stream #0225 at the boundary of Bastyr and State Parks, just a few feet from the construction site. The City was enabled by the City Examiner's plain speaking to do the right thing, the moral thing for its residents; instead the City chose to not return the flow from Bastyr to its historic flow to Stream #0226.

6 cont.

The native Lushootseed speaking peoples called the steep slope hazard easement just below the Daniel's project, "gravel rattling down," not an endorsement for the stability of the land where Daniels will add impervious coverage and increase the flow to that canyon that is the bedrock of Stream #0225.

About ten years ago, Stream #0225 backed up with silt, then burst through, flash flooding residents. It is a wonder no one was swept out and drowned, though property damage was significant. A year or two later, the City permitted the Bastyr expansion, increasing the danger of Stream #0225. Since, the residents have sand bagged and tight lined the outflow to protect themselves. This needs to be properly unwound in the interest of the waterways of the park and public safety.

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Even so, what the residents have done is not protection from landslides, flash flooding, toxins, not from imminent death which will be exacerbated by Daniels' development.

Today the outlet of Stream #0225 has the deadliest, poisonous algae bloom on the Lake, not seen since the Lake was cleaned up in the fifties, and in the fifties, not to the current extent. If caused by something upstream, Bastyr is the only large change before the algae bloom.

Daniels plan for increased parking, either Alternative 1 or 2, will add to Stream #0225's overall water velocity and load of silt and toxins. The City plan to replace lost public parking at the East side of the parking lot will also exacerbate the velocity and velocity's accompanying problems. The City's recommends that the holding pond at the North end of the property be expanded to offset Daniels development; however the State Parks proposed public parking will by-pass this holding pond and through a swale go directly to Stream #0225. It is a cumulative disaster with potential liability for public safety by Daniels, State Parks and the City.

Further, the Daniels and City proposals destroy elements on the National Register of Historic Places. The City proposal for public parking infringes on the Nun's Garden, a historic site on the National Register. The public parking in the D.E.I.S. in front of the Nun's garden is not only degradation to an element on the National Register of Historic Places, **it is part of a larger safety issue:** consider how much further children will have to wind their way through a parking lot when the closer parking is taken by Daniels' conference/hotel attendees.

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Consider the public loss of the volleyball court and rolling lawn, on the National Register, to be replaced with a private garden. This is an area where children now frolic on their way to the playground and while the children are not historic, the safe ingress to the playground that delights children, from those in strollers to those on balance bicycles, to those kicking a soccer ball along the grass, needs to be taken into account. This is an environmental impact of the

most obvious sort; the joy of children and safety of the children is compromised by the Daniels' development, from inebriated conference attendees, to shortage of parking and displacing public parking so children and their guardians will be forced to walk longer distances in less safe circumstances. We are not talking about a few children, but hundreds of children on weekends when the conference center will most likely be in full swing.

**8 cont.**

Daniels' D.E.I.S. takes the two buildings' historic significance into account, but not the other elements to be altered by Daniels and the City that are on the National Register of Historic Places, and things begin to cumulate as far as destruction to the elements on the National Register.

In addition to Daniels destroying the grass and volleyball court on the National Register of Historic Places and the City destroying the appearance of the Nun's garden with the added public parking, the City will destroy the historic significance and appearance of the playfield, a main element on the National Register and forever alter the historic entry to the park.

This destruction of elements of the park on the National Register: the Nun's garden, the playfield, the volleyball court, the grass, the entry, demands a re-examination of the Parks status on the National Register, as these are elements neither the City nor Daniels can replace. The parking needed and underestimated as proven in additional comments on the E.I.S. will further degrade the status of the park on the National Register of Historic Places. If Daniels is depending on a tax deduction because the park is on the National Register of Historic Places, depending on that to pencil out this expensive construction, he needs to take the potential being created by the City and by Daniels himself, for a de-listing of the park on the National Register into account. Equally interestingly, State Parks has not signed a contract with Daniels and there is no assurance with all the changes in line that what you see in the plans is what you will get.

**9**

Unless there is a good faith effort for Daniels to actually deed the land to state parks now, there is no consideration from Daniels to honor this plan. And this undevelopable land is not a public gain, not a save from development.

I am also concerned about the short shrift the many avian species, a large variety nocturnal, have received. It is mentioned that the eagle's nest is approximately 350 feet away from the construction site, that is very close to the 330 feet that demands special mitigation for these majestic birds which are seen hunting throughout the park. Just exactly how far is the active eagle's nest? That needs to be known, not "approximately." And I believe there are more than one now because eagles are seen throughout the park hunting, as well as other raptors, owls and falcons.

**10**

The "avoidance" of construction "when possible" during the migration in this fly zone and during seasonal breeding needs to be worded more strongly. Either Daniels will not construct during those times or he will. The avian creatures are a joy to park visitors. The migratory grebes, loons, all manner of healthy avian wildlife who have always sought safety in the healthy ecosystem will be compromised without stronger language as will the species that breed at the park. A snowy owl repeatedly taking up winter residence in the area was recently spotted by NPR in the bell tower.

There is another questionable approximate, this regarding the parking garage. The soil was measured for moisture by Daniels in late summer, and that makes that whole study's numbers approximate. What an improper time to measure the flow of an upland wetland, its many twists and turns. Again we are back to self-interested contractors. There has been no independent mapping of the wetlands and streams at the park, only mapping by self-interested contractors in either the City or the Daniels employ.

11

The loss of safety and joy to children, the loss of avian life, the loss of cherished historical elements used for formal and informal recreation, the latter the purpose of the park, is immense with the Daniels' development and when the City development of the play field is taken into account, all the much more so.

12

There is no way to mitigate the forever loss, and thus I urge Alternative 3, whether there need be a fence or not, the "not needed" stated by an architect who has worked on John Graham buildings: when one of these buildings is not heated, the bricks do not fall off. The exact state of the building as providing imminent danger to the public is incorrect.

That said about the D.E.I.S. and its cumulative impacts, there is a history of the park being a park, nearly as long as the Seminary, for 40 years, before that, the park being a Seminary for 45 years, and before that, the park being an important tribal site for a thousand years. Much of the historic significance of the native site will be lost when these two developments interfere with Streams #0226 and #0225.

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The shore was named by the Lushootseed speaking people, "Lil'skut." Current Lushootseed speakers have determined this likely means "good fishing" with a spiritual, sacred connotation. 1100 years ago an earthquake formed the beds of the two tributaries: #0226, which the expanded playfield will forever damage, and #0225, which the Daniels added parking and added public parking, will forever damage. The outlets may be restored as mitigation but what goes on in the park above the outlets will affect spawning.

The sacred "good fishing" at the shore was further enhanced 1100 years ago when a large portion of the central forested shore slid into Lake Washington, and the yet upright ancient timbers became mineralized over time, providing uncommon spawning protection.

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This forest was visible from above in the clear waters of the park, a favorite place to row, and feature articles would pop up in the Seattle Times about the joy of the excursion. The forest was included in one of the first State Park guidebooks that included Saint Edward State Park. Now the damage is so vast, even divers cannot see anything but silt.

In the 90's with Ecology's permission, excavating fallen logs in the area, began. The upright mineralized trees were taken and sold, a single tree worth as much as \$60,000 at the time; this type of wood is used for musical instruments. The fellow in charge of the operation was prosecuted and sentenced to ten years in jail for the theft of state property, an icon to the natives and a joy to park visitors. Where was the oversight? When will things get better? I talked to the prosecuting attorney when trying to locate the evidence, the slices of the wood; it is my recollection that the rings counted in mineralized samples represented well over 1,000 years, that is a story I can amplify later.

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I find many parallels in 2016 and the 90's besides lack of oversight. Who benefits? Special

interest group that does not need additional fields. A voting block or two for the City of 20,000. A developer. A City that needs the tax dollars of the developed building. Who loses? Park visitors. Lushootseed heritage. Same o, same o.

15 cont.

I do not think the Muckleshoots will be surprised by Kenmore's strange doings. As State watchdogs and activists, we cannot restore the mineralized forest; we can bring these two tributaries to good health. It is not enough to require the City and Daniels restore the outlets while they damage the streams and the canyons. That's not the purpose of mitigation, to be a piece meal, partial fix; a ball field is not necessary, a conference center is not necessary. **It is not enough to require the City pretty up historic sites while they forever change the main entrance in a blurry dash to gain a voting block or replace the rolling grass with a private garden in a blurry dash to appease a developer that will bring in tax dollars.** The City needs supervision. The City should not be in charge of its SEPA. There is no extra parking now. **Park visitors will be displaced unless the entire plateau is turned into a parking lot. How does one mitigate that? I see only prevention as possible mitigation. That means turning to Alternative 3 at this point with this plan.**

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I care about all the history, from the actual use of the playfield to what happened in the dorm to native history, and it is after all a park first, which can treat its history with respect, as I tried to accomplish when I worked on the nomination of the park to the National Register of Historic Places. That work was to prevent McMenamins from cutting off the top of the nuns quarters and turning the nuns quarters into a late night cabaret. **First it is a park.** And now we should respect the spawning grounds, that part of this land's history.

17

How many times have I been fooled by a misleading SEPA or permit study and determination that looks more at the immediate construction effects than the forever effects. Why will the City not dig deeper?

Yes, the comments are to be on what the City and Daniels has presented. The Daniels' plan is suspect especially with the City supervising the SEPA proceedings: When the City lies, telling the public and State Parks Commissioners that the playfield is historically two fields, that playfield development is a *renovation*, that there is need (beyond ego) for many more fields in Northshore, it is on the surface seemingly okay, but it is misleading and it puts the City ability to oversee a SEPA process in question, especially for a project as large and as impactful as Daniels' in forever changing the park. The DAHP suggested renovation of playfield was cleaning out a ditch -- not dramatically changing the hydrology with unknown consequences to the forest, the South Canyon, the inhabitants, the park visitors. There is no study required by the City. At least when the potential to divert the water back to the original flow from Bastyr to #0226, State Parks supported this with the caveat that the consequences be studied. More misconceptions promoted by the City debunked regarding need: Kenmore Little League had so few players it joined North Lake Little League and now has the many field options of the elementary schools in the Northshore School District, and if those fields, two at each of twenty some grade schools, need renovation, this can be accomplished much more economically than the over engineering that will be required at Saint Edward State Park, essentially an upland wetland. Little League can tie up all the school fields for \$14 per player

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per season without using them and in the past did; girls softball complained and now, rather than having to sublet the fields from Kenmore Little League has the same direct contract with the Northshore School District that Little League yet enjoys. Still these fields are not used nearly as much as they are rented. Big Finn Hill Park is adjacent to Saint Edward State Park, where Kirkland Little League likewise ties up this County Park's four baseball fields; those fields are seldom used except for tournament play; I am told it is something to do with the water table, that the plateau wetland these fields occupy prevent seasonal play. Big Finn Hill is not only adjacent to Saint Ed, it is also a connected upland wetland on the Finn Hill plateau and connected to the WRIA 8 hydrology and principles. The hydrology has not been studied at Saint Edward State Park, not by disinterested scientists. Big Finn Hill's development should be a cautionary tale for Saint Edward State Park: Is it even possible to engineer the mud out of a wetland without crossing serious legal lines, RCW's, King County Code, which legal lines the City was supposed to have adopted as a bare minimum?

18 cont.

Where are the obfuscations in the D.E.I.S. that are characteristic of the City SEPA materials? I have revealed a few. Time and more comments may unearth more likely forever, negative impacts to the land, the air, the park visitors, the wildlife.

19

It was the City that brought Daniels to State Parks, not the other way around. What is the motivation? Public records show one of the City's original motivation was for a lease hold excise tax that would be forthcoming if the entire building were renovated; it would be based on a square footage of renovation and could house a non-profit, which the City thought would be more palatable to State Parks. Even with a non-profit, developing the entire building would have huge impacts. The Staff told the City Council they had a developer waiting in the wings for City re-zoning of the park, and then he would proceed to develop and find a non profit. Well the City's laid plans just got worse for the public. Over 3,000 park visitors do not want a for profit entity taking over the park and have signed a petition. Where is the public good they ask? Then the non-profit morphed into a cute little spa and hotel, then a lodge like at a National Park, which would have thousands of acres, not 300. Now it is a huge conference center with some hotel. There is still no deal and the general public remains unaware as to what they will lose, and the D.E.I.S. does not tell us what is to come because the City has not nailed down the forever likely impacts, only a property acquisition of unbuildable land; there is a reason why it has not been developed and will not be developed. Park users gain nothing. The land gains nothing. This is not mitigation.

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**Ecology does not approve of the City's manner of skirting state law,** and calls for mapping the wetlands and streams in the park by dis-interested, third party, truly independent contractors or the permitting agencies will be liable for the consequences of not following State Law.

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People employed by Daniels and the City changed the County maps and the significance of the streams; this make State Parks and all involved in the permitting process liable under state law; the City and Daniels are crossing lines of the State Public Agency Utility Exemption; neither development is essential; next Daniels will be bringing actual utilities through wetlands for a project that is not essential. There will be no end to the degradation of the park's

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waterways.

We need more than the superfluous D.E.I.S. that Daniels has prepared and City seemingly accepted without study of long term effects, without mitigation: offering land that cannot be developed gains nothing for the public use; it is already non developed and used by the public.

If Daniels were to offer that land as consideration that he is serious, mitigate Stream #0225, and purchase a study on Stream #0226, to see whether it can accept the outflow from Bastyr, maybe. At this point there is nothing without a contract with State Parks, nothing for the public, nada; it is only a taking without applying best management practices, without proper mitigation.

Best, Ann Hurst  
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Kenmore, WA 98028  
Cell: 206-920-2024

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**RESPONSE TO LETTER 18**  
**Hurst, Ann – Comment 2**

1. The comment regarding the Draft EIS is noted. The Draft EIS analyzes impacts from development of the **Lodge at Saint Edward Project** under the EIS Alternatives, including direct, indirect and cumulative impacts. Mitigation measures are also identified in the Draft EIS.
2. As indicated in the Draft EIS, Preparation of the EIS is the responsibility of the City of Kenmore as the SEPA Nominal Lead Agency, together with the Washington State Parks and Recreation Commission pursuant to WAC 197-11-942, WAC 197-11-944 and the Lead Agency Agreement between the City of Kenmore and Washington State Parks and Recreation Commission. In June 2016, the City of Kenmore and Washington State Parks and Recreation Commissions entered into a SEPA Lead Agency Agreement under WAC 197-11-944 that identified the City as the nominal Lead Agency, but provides that Washington State Parks and Recreation Commission is a co-lead to ensure that any environmental documents are adequate for decision-making needs of the Washington State Parks and Recreation Commissions as well.
3. Ecologists with The Watershed Company conducted fieldwork for the **Lodge at Saint Edward Project** and were informed of the project area, the nature of the proposed project, and study boundary extent. Neither the applicant nor the City of Kenmore provided any substantive review of the findings. Wetland and stream studies were conducted following codified and accepted professional methodologies.
4. In noting differences between two consultant's reports, the commenter attributes those differences to project-specific goals and objectives. The two studies were conducted independently following accepted professional protocols for wetland and stream identification and classification. Stream flow conditions are commonly characterized based on a single site visit, which may occur at any time of the year. Fieldwork for the **Lodge at Saint Edward Project** was conducted in June. The best time of year to access permanence of stream flow in a normal weather year is August. Based on observed flow at the time of the visit, channel characteristics, and groundwater support from surrounding wetlands, both identified streams were presumed to flow perennially. Within the **Lodge at Saint Edward Project** study area, the wetland areas and associated buffers have the most encumbering buffers, regardless of stream determination.

The classification of the upper reach of Streams A and B as Type 4 (Type N) is based on observed natural barriers and gradients in excess of 16 percent. This classification aligns with publicly-available sources, including WDFW Salmonscape and DNR FPARS maps. As described in the DEIS, the closest salmonid use in Stream A is mapped as 0.5 miles downstream from the **Lodge at Saint Edward Project** area.
5. The Draft EIS identifies the **Lodge at Saint Edward Project** as a development project. The term Rehabilitation refers to the type of development that would occur to the

Seminary Building. Similarly, the Draft EIS refers to the ball field renovation project as a development project with the term renovation referring to the type of development that would occur to the fields.

The comment regarding downstream stormwater from the project is noted. As indicated in Draft EIS Section 3.2 (Water Resources), new impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual* (KCSWDM), as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities, and would be required to discharge at a natural location with no significant impacts to downstream areas. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.

6. The comment regarding previous development projects at Bastyr University is noted.
7. The comment regarding stormwater impacts to nearby streams is noted. Please see the response to Comment 5 of this letter regarding stormwater.
8. Historic landscapes that are a part of the Saint Edward Seminary Historic District are noted in Draft EIS Section 3.9 (Historic and Cultural Resources), as well as Draft EIS Appendix G (Cultural Resources Inventory Report). The removal of the volleyball court is identified as an impact and mitigation measures are identified in Draft EIS Section 3.9.

Regarding parking and safety issues for children, the proposed parking locations under the EIS Alternatives are located within areas where existing parking lots are currently located. Pedestrian access paths and walkways would continue to be provided on and surrounding the **Lodge at Saint Edward Project** site and would be reviewed as part of the site plan review and building permit review process.

9. The Draft EIS includes an analysis of historic and cultural resource impacts that could occur with development of the **Lodge at Saint Edward Project** (Draft EIS Section 3.9 and Appendix G), including impacts to surrounding historic landscape features (removal of the volleyball court), the provision to design the project consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties for Rehabilitation*, and indirect/cumulative impacts associated with the ball field renovation project.

The acquisition and transfer of the 9.9-acre McDonald Property to the Washington State Parks and Recreation Commission is identified as part of the lease agreement for the project.

10. Avoiding and minimizing disturbance to wildlife in the park is a central goal for the **Lodge at Saint Edward Project**, due in part to its location within a Washington State Park. As

documented in the Draft EIS, one bald eagle nest is mapped by WDFW 350 feet outside of the study area. The study area for the habitat assessment extends approximately 900 feet beyond the lease area. This means the known bald eagle nest is approximately a quarter mile outside of the lease area. Bald eagles are likely to utilize forested patches within the park, particularly near water, for perching. This habitat will not be altered by the proposed site improvements.

Possible mitigation measures, including seasonal construction limits, are addressed in Section 3.3 of the Draft EIS. The purpose of identifying potential mitigation measures in the DEIS is to inform the developer and decision makers of potential ways to reasonably mitigate for specific, adverse environmental impacts. The developer may choose to incorporate these measures into the preferred alternative, and additionally, the decision makers may choose to condition approval upon the implementation of these mitigation measures. Mitigation measures, such as directing lights away from natural areas presented in the Draft EIS, are designed to minimize impacts to wildlife, including nocturnal animals.

11. The comment regarding onsite groundwater levels is noted. Groundwater investigations were completed as part of the Geotechnical Report (June 2016) for the project as incorporated by reference in the Draft EIS. As noted in Draft EIS Section 3.2 (Water Resources), limited amounts of groundwater and groundwater seepage were found on the site; however, groundwater levels and seepage rates would be generally higher during wetter months.
12. The comment regarding the retention of the current park conditions and preference for the No Action Alternative is noted.
13. The comment regarding the history of Saint Edward State Park is noted.
14. The comment regarding stormwater impacts and downstream sedimentation is noted. Please see the response to Comment 5 of this letter regarding stormwater.
15. The comment regarding prior tree removal activities within Saint Edward State Park is noted. As indicated in the Draft EIS Fact Sheet and Section 3.3 (Wetlands and Plants/Animals), all tree removal as part of the **Lodge at Saint Edward Project** would require the approval of the Washington State Parks and Recreation Commission.
16. The comment regarding **Lodge at Saint Edward Project** and the preference for the No Action Alternative is noted. Please see the response to Comment 2 of this letter regarding the City of Kenmore's responsibility under SEPA.
17. The comment regarding previous proposals within Saint Edward State Park is noted.
18. The comment regarding specific details of the ball field renovation project is noted. While this Draft EIS analyzes cumulative impacts of the **Lodge at Saint Edward Project**

and the ball field renovation project, the ball field renovation project is a separate project with its own review and approval process.

19. Saint Edward State Park and upslope Big Finn Hill Park are both within the same basin and therefore, may share hydrologic connections. However, it is not possible, to draw a parallel between the saturated conditions at the ballfields at Big Finn Hill Park and conditions within the project area within Saint Edward State Park. The **Lodge at Saint Edward Project** study area extended approximately 300 feet beyond the project lease area for the wetland and stream study and 900 feet beyond it for the habitat assessment. More detailed screening of the larger basin is not required for projects of this kind and would not be expected to yield pertinent information.

The **Lodge at Saint Edward Project** is restricted to an area of the park that is currently characterized by buildings, parking lots, and mowed lawn. The lease area does not exhibit high ground water or associated wetland characteristics. The project is required to adhere to stormwater management regulations for the City of Kenmore. Significant changes to onsite hydrology or wider basin conditions are not anticipated. The 316-acre park is primarily forested. Forested stands surrounding the project area would not be altered under the proposed project.

20. The comment regarding impacts is noted. The Draft EIS analyses direct, indirect and cumulative impacts that could result from the development of the **Lodge at Saint Edward Project** under the EIS Alternatives.
21. The comment regarding tax revenues is noted and is not a SEPA issue. The desire to restrict commercial uses from the park is also noted.
22. The Wetland Report and Habitat Assessment for the **Lodge at Saint Edward Project** were conducted to agency-accepted standards following codified and accepted professional methodologies. The Watershed Company was hired as a disinterested third party, and conducted these types of studies routinely and objectively. The reports clearly describe the methods and findings identified in the report.
23. The comment regarding the Draft EIS is noted. The Draft EIS analyzes direct, indirect and cumulative impacts from the **Lodge at Saint Edward Project** under the EIS Alternatives and identifies mitigation measures for the project.

The comment regarding the current use of the private 9.9-acre McDonald Property by some users of the Park is noted. Although the private McDonald Property may currently be utilized by park users for hiking, the formalization of this property as a part of the Park would represent a benefit to the Park. As indicated in Section 3.6 (Land Use) under the No Action Alternative, *“it is possible that the property could be developed as single-family residential use as some point in the future, in adherence with City of Kenmore regulations.”* It is also possible that under the No Action Alternative that portions of the property could be fenced to discourage unauthorized access to the property.

The project area is outside of any regulatory stream or wetland buffer widths. The project location does not trigger additional management actions under the US Fish and Wildlife bald eagle management guidelines. As detailed in Draft EIS Section 3.3, the project proponent would transfer a forested parcel (9.9-acre McDonald Property), to the Washington State Parks and Recreation Commission for public use.



Kenmore Heritage Society  
P.O. Box 82027 • Kenmore, WA 98028-0027  
Founded 1998



November 17, 2016

EILEEN DAVIS  
Senior Planner  
City of Kenmore  
18128 68th Ave.  
Kenmore, WA 98028

Dear Ms. Davis:

I am writing on behalf of the president and board of trustees of the Kenmore Heritage Society to urge that the City of Kenmore accept without major change the draft Environmental Impact Statement concerning the proposed "Lodge at Saint Edward."

Our organization supports the historic-restoration development by Kevin Daniels Real Estate.

We hope the City will move forward without further delay to approve this project.

Thank you.

Sincerely,

KENT STURGIS  
For the Board of Trustees

**RESPONSE TO LETTER 19**  
**Kenmore Heritage Society**

1. The comment supporting the *Lodge at Saint Edward Project* is noted.

**From:** [Joel Krist](#)  
**To:** [Permit Tech](#)  
**Subject:** Comments for City of Kenmore Notice of Draft EIS for the Lodge at Saint Edward, CSP16-0077  
**Date:** Friday, November 18, 2016 3:26:08 PM

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I am writing in support of the Daniel's proposal for the reuse of St. Edward Seminary. No national, state or local historic landmark should be allowed to sit vacant and decay; that is a disgrace. Daniels has shown a commitment to preservation, has a successful track record, and I have appreciated his candor at community meetings. His proposal is consistent with the former uses and what was originally proposed in the late 1970s.

I strongly urge the State Parks Commission to support this sensible and prudent public approach to the reuse of St. Edward Seminary.

Joel Krist  
46<sup>th</sup> District Resident

**RESPONSE TO LETTER 20**

**Krist, Joel**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**From:** [Dan Krpan](#)  
**To:** [Permit Tech](#)  
**Subject:** Proposed Lodge at St Edward  
**Date:** Friday, October 14, 2016 2:54:17 PM

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Development of a lodge, restaurant and spa at the St Edward Park is a bad idea.

With the growth of Bastyr the traffic has been getting worse year after year. We don't need another reason for more cars trying to get in and out of the park off Juanita Drive.

Finn Hill can't handle it. I've lived across the street for 50 years and it is not people friendly any more. We don't need more sidewalks, more stop lights and more congestion.

Leave it alone, we're full!

*Dan Krpan*  
425 754-0478 cell

## RESPONSE TO LETTER 21

Krpan, Dan

1. The comment regarding the ***Lodge at Saint Edward Project*** is noted. An analysis of transportation impacts under the EIS Alternatives is included in Draft EIS Section 3.12 (Transportation).

Peter Lance  
6501 NE 151 Street  
Kenmore, WA 98028  
Phone 206-948-8922

November 6, 2016

Regarding: Draft EIS, St. Edward State Park Daniels Lodge

Dear Eilean Davis,

An in-depth study of the current parking situation in the park, the effects of Daniel’s Lodge on typical park users and the effects of the proposed baseball field improvements all need to be studied together. Future parking needs without either a lodge or new ball fields also needs to be studied. Following are issues that need further evaluation in the EIS.

The parking study by Heffron Transportation a Technical Memorandum dated July 11, 2016 should be discarded. A new study should be performed. Lodge and conference center visitors are members of the public who will come primarily to visit the lodge or conference center.

1. The Heffron Technical Memorandum report uses as a template for parking demand Cedarbrook Lodge. Heffron used on-site observations at Cedarbrook Lodge in January 2013. Cedarbrook Lodge is 0.8 miles from SeaTac Airport.



- a. Visitors to this facility often arrive by free lodge shuttle and taxi. This makes a very poor template to draw parking demand conclusions for suburban St. Edward Seminary Conference Center. The report acknowledges the taxi phenomenon.
- b. The observed time period at Cedarbrook was January 2013. This seems like low season and still a recessionary time period for Seattle.
- c. The local economy is much improved since 2013.

2. The Heffron Technical Memorandum makes no mention of interviewing the park ranger for parking or traffic information. The memorandum is missing that basic understanding of parking and traffic conditions

3. The study is silent regarding lodge and conference users using the parking lots set aside for the public.

- a. Mr. Daniels in a public meeting in Kenmore in the spring of 2016 at the Kenmore Community Center stated that lodge parking lot security would be on site, to keep the public from using the lodge parking lots but he would offer no protection to the park from lodge users using the public lots.
- b. It will be very difficult to monitor and perhaps inappropriate for the park ranger to deny lodge visitors use of the parking lots during regular business hours. This lodge will be a new park attraction.

4. The Heffron Technical Memorandum suggests that the lodge will on occasion need parking in excess of what is being built for the lodge. The report is silent about.

- a. Conference visitors use of public parking spaces: On busy days’ conference center visitors are likely to arrive before public visitors and will be inclined to take more convenient public parking spaces.
  - i. Daniels has stated publicly that he has no plans to prevent this from happening. The statement was made at the Community Center in Kenmore in the spring of 2016.
- b. Parking shortages when they occur will discourage traditional park patrons.

- c. The Heffron Technical Memorandum suggests that the geographically distant Bastyr University will provide overflow parking for the lodge when needed.
    - i. No written evidence of a parking agreement was provided.
    - ii. No durable agreement with Bastyr was provided or discussed.
  - d. What happens when the \$50 Million lodge has a big conference event and there is nothing but public parking available because Bastyr does not have it available? This question is not answered.
5. The Heffron Technical Memorandum does not describe how or if the lodge and conference center visitors will be compelled to park in the distant Bastyr parking lots instead of the public parking lots.
  6. The Heffron Technical Memorandum does not analyze the existing parking capacity problems at St. Edward State Park. Parking is often at capacity on nice days and weekends, the lodge and conference center will bring additional visitors who will use the public parking lots despite the additional parking the developer is providing.
    - a. The traditional public user will be marginalized in the future. The EIS should study and understand how the composition of the park population will change under the Daniel's plan.
    - b. Section 2.6 of the Heffron report states "The existing surface lot for the park has capacity to accommodate 127 automobiles and five buses." Existing parking in reality exceeds 200 cars. This is an error. What kind of parking analysis did Heffron do?
  7. The Heffron Technical Memorandum did not analyze the future parking requirements of the park. The park lots are often at capacity now. How will expanding demand for parking be met in the next 5, 10 and 20 years? The park is running out of good places to build new parking lots if indeed it has not already?
    - a. The park will soon reach the point of parking lot saturation. Too much asphalt too few meadows and trees around the seminary building. There is no consideration of the tradeoffs of building more parking lot and losing recreational area that future Park Commission will face.
    - b. What is the cost in lost natural resources for each parking space created vs the benefit of the additional parking space and increased access? At some point the lodge will lose much charm as new parking lots are built.
  8. The Heffron Technical Memorandum does not reference the city of Kenmore Municipal Code Chapter 18.40 and the parking requirements the city of Kenmore would normally place on a hotel conference center. This author estimates the city of Kenmore would require about 330 parking spaces for a hotel conference center of this size according to KMC code. Daniels proposes building 153 parking spaces less than half what the Kenmore Municipal Code appears to require. How does this disparity in code and actual proposed parking work? From the Heffron report

From the Heffron report we have "16,600 square feet (sf) of meeting rooms".

The city of Kenmore Municipal code 18.040.030 indicates 1 (parking space) per 3 fixed seats, plus 1 (parking space) per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces presumably a "meeting room" is the same as conference space and used for assembly purposes? The parking requirements for the Daniels Conference center in Kenmore is 16,600 divided by 1 parking space per 50 square feet = 332 parking spaces.  $16,600 / 50 = 332$  parking spaces.

"The project would add 153 parking spaces at the site, including 87 in an underground garage and 66 surface spaces." A design shortfall of  $332 - 153 = 179$  spaces if the KMC 18.040.030 is a sensible metric.

There is no calculation for the restaurant or spa facility. I am not sure they would be counted in this instance; it might be presumed that conference center visitors would be the only patrons of the restaurant and spa.

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Below is the referenced Kenmore Municipal Code 18.40.030 table below. Irrelevant categories were deleted a link to KMC municipal code. <http://www.codepublishing.com/WA/Kenmore/#!/Kenmore18/Kenmore1840.html#18.40.030>

**18.40.030 Computation of required off-street parking spaces.** 

A. Except as modified in KMC [18.40.040](#), [18.40.050](#) or [18.40.090](#), off-street parking areas shall contain at a minimum the number of *parking spaces* as stipulated in the following table. Off-street parking ratios expressed as number of spaces per square feet means the usable or net square footage of floor area, exclusive of nonpublic areas. Nonpublic areas include but are not limited to building maintenance areas, storage areas, closets, restrooms and exterior walls. If the formula for determining the number of off-street *parking spaces* results in a fraction, the number of off-street *parking spaces* shall be rounded to the nearest whole number with fractions of 0.50 or greater rounding up and fractions below 0.50 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED	MINIMUM PARKING SPACES REQUIRED
	Citywide, Except in Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE	Downtown Commercial and Downtown Residential Zones West of 68th Avenue NE
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces
Restaurants	1 per 75 square feet in dining or lounge areas	1 per 75 square feet in dining or lounge areas

The KMC 18.040.030 goes on to state that.

B. An *applicant* may request a modification of the minimum required number of *parking spaces* by providing a parking demand analysis demonstrating that parking demand can be met with a reduced parking requirement. In such cases, the *city manager* may approve a reduction of up to 50 percent of the minimum required number of spaces.

At this point the city manager reports that no such modification has been requested by the applicant.

The city of Kenmore is applying with the Park Commission to build a turf playing field in the park that will have impacts on the existing parking inventory. These impacts will be significant on weekends and for the loss of the overflow parking that field is currently used for. The ballfield proposal should be studied in conjunction with the parking inventory demands the lodge will place on the public parking. These are both projects championed by the city of Kenmore. Both are large investments for the park and together will have cumulative impacts that responsible planning requires be studied and understood.

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Once built and in place the parking needs of these two facilities will command attention. The Lodge and ball field can be expected to dominate and take precedence over public parking needs. Daniels and the city of Kenmore are bringing these large investments to the park and will in a very real sense bring a pay to play or in this case pay to park mentality to the parking lot inventory. These investments will not be allowed to sour and go fallow because the public visitor needs to park. The public visitor is not paying millions of dollars to build new attractions in the park. The public visitor will be properly squeezed out of parking in the park on busy hotel and ballfield days. The public parking lot user has no paid advocates to lobby state parks or the city for parking lot access. The ballfield users and the hotel owners have ample resources to get the parking their facilities need. Hopefully more paved parking lots is not the solution.

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The lodge conference center will lose an important big event parking lot when the new ball fields are built. In the summer months, the grass field that will be the new turf field is used as a big events parking lot. The new ball field cannot be used as a parking lot. The summer availability of this grass lot is very helpful now and would be very useful for big hotel events in summer months. In the spring, it is too wet to use as a grass parking lot. This opportunity is not mentioned in Heffron Technical Memorandum but by reason of proximity has to be a consideration. Will the Daniels Lodge be adversely impacted when the grass overflow field is removed?

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To summarize it would be best to discard the Heffron Technical Memorandum and order a new report. The report draws data and conclusions from a much different economy and a property very near the airport. The report did not comment on KMC parking code or seek insight from the park ranger. This report is inadequate for the task of understanding the parking issues in Saint Edward State Park.

13

Thank you,

Peter Lance

**RESPONSE TO LETTER 22**  
**Lance, Peter – Comment 1**

1. The proposed project would have responsibility to accommodate the additional parking demand that it would generate without adversely impacting the parking for Saint Edward State Park or other uses outside of the project site. It is important to note that the purpose of the EIS is to evaluate the potential impacts of the proposed lodge project. While cumulative impacts with other uses were evaluated where appropriate (such as cumulative traffic impacts on the NE 145<sup>th</sup> Street access roadway), it is not appropriate for this document to evaluate potential impacts—such as parking generated by Saint Edward State Park users—that are unrelated to the proposed project. Because the project proposes to accommodate all of the parking it generates without overspill to the Saint Edward State Park parking, the parking analysis focuses on the proposed Lodge’s ability to do that, and identifies mitigation measures that would prevent parking overspill during events with potentially higher parking demand. Please also see the response to Letter 1-Comment 2 and Letter 10-Comment 14.

It should be noted that the referenced July 11, 2016, transportation technical memorandum was an earlier version that was reviewed by the City but was not the final version. City review comments were incorporated into a final technical memorandum, dated September 16, 2016, which is included as Draft EIS Appendix H and is the basis for Draft EIS Section 3.12 (Transportation). The transportation analysis completed for the proposed project, as documented in both versions of the memo, followed best practice procedures established by the Institute of Transportation Engineers (ITE) and is consistent with the City of Kenmore’s guidelines. Revisions reflected in the September memo primarily reflect clarifications in the discussion, correction of the description of parking supply for the Park in the Background Conditions section, and also an acknowledgement of the two project alternatives, although there would be no difference between them in potential transportation or parking impacts.

2. As described in the *Alternative 1 – Proposed Action/Traffic Volumes* subsection of Draft EIS Section 3.12 (Transportation), the proximity of Cedarbrook Lodge to SeaTac Airport likely results in higher use of taxis and shuttle, which translates to a higher number of vehicle trips. Therefore, application of the vehicle trip rate derived from Cedarbrook counts, which was used in the Draft EIS transportation analysis for PM peak hour conditions (the most congested hour of the day) and is higher than the ITE rate, likely results in a conservatively high estimate of vehicle trips.

For the parking analysis, however, *Alternative 1 – Proposed Action/ Parking* subsection of Draft EIS Section 3.12 (Transportation) describes that the parking demand estimate applied the higher ITE rate for suburban hotels per occupied room, not the Cedarbrook rate, specifically because it would not be expected to utilize taxis or shuttles and parking demand would be higher. The Cedarbrook data were used to estimate the additional parking demand generated by meetings or a conference, in combination with a fully-occupied hotel, because ITE does not provide parking demand rates for this type of event. The applied rate of 0.90 vehicles per event participant reflects average vehicle

occupancy of 1.1 persons per vehicle, which is considered to be at the lower end of the typical range expected for most types of events.

The vehicle trip and parking rates are all established as rates per occupied room. Because they are rates, the month or year in which the data were collected do not matter (e.g. a lower occupancy would result in lower observed trips, but the rate per room would be the same because the lower trips would be divided by a lower number of occupied rooms). All trip and parking estimates reflect an assumption of full occupancy of a 100-room hotel, with added conference conditions, which is the highest level of use that could occur for a lodge of the proposed size.

3. The Draft EIS traffic analysis utilized background information that was based upon traffic counts professionally collected at Juanita Drive NE/NE 145<sup>th</sup> Street, and observations of licensed transportation engineers at the site.

Since the proposed project's responsibility would be to contain its own parking without overspill to the Park that would worsen parking conditions—but would not be to address potential parking issues related to Park-generated demand and supply—a park ranger's perspective on the Park's issues was not needed to inform the analysis. However, Washington State Parks did review the analysis before it was finalized for the Draft EIS. Please see also the responses to Letter 1-Comment 2.

4. Please refer to the response to Letter 10-Comment 14.

5. The **Lodge at Saint Edward Project** would have responsibility to accommodate the additional parking demand that it would generate without adversely impacting the parking for Saint Edward State Park. Draft EIS Section 3.12 (Transportation) identifies potential mitigation measures that could address parking overspill for occasional larger events that may generate higher parking demand. Please see the responses to Letter 1-Comment 2 and Letter 10-Comment 14.

The purpose of an EIS is to disclose the potential impacts of a proposed project and to identify mitigation measures that could address those impacts, both for transparency to the public and as a decision-making tool for agencies with jurisdiction. The City and/or State Parks could require commitments as conditions for approval, as part of project approval process.

6. Please refer to the response to Letter 10, Comment 14.

7. It is noted that this comment refers to information in an earlier version (July 11, 2016) of the transportation technical report instead of the final version (September 16, 2016) that was included in the DEIS. In the earlier version of the report, the 128 spaces were erroneously described as the total supply for Saint Edward State Park, rather than the subset that would be modified by the project; this was corrected in the final technical report and the Draft EIS. However, it is important to note that this information was provided only as background description; since the project proposes to accommodate its parking without spillover to the Park, the Park's parking supply did not factor in to the

parking analysis presented in the Draft EIS. Please also refer to the response to Comment 1 of this letter.

8. Please refer to the response to Comment 1 of this letter.
9. The purpose of the parking analysis presented in the transportation technical report and Draft EIS is to evaluate the project's expected peak parking demand with respect to the proposed supply, and to identify measures that could be implemented if needed to prevent spillover of project-generated vehicles to Saint Edward State Park. The number of required parking spaces is part of the City's permit review. The code interpretation is described in the response to Letter 23 – Comment 1. Measures to reduce use of the Park's parking spaces by lodge visitors are described in the response to Letter 10 – Comment 14.
10. Cumulative impacts with other uses, including the City's proposed ballfields project, were evaluated where appropriate (such as cumulative traffic impacts on the NE 145<sup>th</sup> Street access roadway). However, since the project is proposing to accommodate its parking demand separately, without use of the parking provided for Saint Edward State Park, the parking conditions outside of the project site are not relevant to the analysis. Please see the responses to Letter 1 – Comment 2, Letter 10 – Comment 12, and Letter 10-Comment 14.

The City's proposed ballfield project was studied separately. Because parking demand generated by the ballfields would utilize supply in Saint Edward State Park, that project's parking analysis does evaluate cumulative demand between the expected ballfields-generated parking demand and that of other Park users. The study identifies an additional 19 parking spaces that would be provided with the ballfields project. It also recommends provision of signage that would direct Park users to areas where existing parking is less visible and was observed to be underutilized during peak demand periods. The transportation and parking analysis completed for the proposed ballfields project was provided in Appendix I of the Draft EIS as background information. It is noted that the future conditions traffic analysis for the ballfields analysis is also cumulative—evaluating traffic operations with trips generated by the proposed ballfields, the proposed lodge, Saint Edward State Park on a day with high recreational activity, Bastyr University, and growth due to regional development on Juanita Drive NE—and is consistent with the analysis and findings presented in the Draft EIS for the proposed lodge.

11. Please see the responses to Letter 1-Comment 2, Letter 10-Comment 1, and Letter 21-Comment 10.
12. Since the **Lodge at Saint Edward Project** is proposing to accommodate its parking demand separately, without use of the parking provided for Saint Edward State Park visitors, the availability of the referenced grass field or lack thereof is not relevant to the parking analysis for the project.

13. Please see the responses to Letter 10-Comment 13, Letter 21-Comment 1, and Letter 21-Comment 2, and Letter 21-Comment 3.

**From:** [Bryan Hampson](#)  
**To:** [Permit Tech](#); [Eilean Davis](#)  
**Subject:** FW: Draft EIS Lodge at Saint Edward State Park - comment extension request  
**Date:** Monday, October 31, 2016 8:41:17 AM

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**From:** Peter Lance [mailto:peter.v.lance@gmail.com]  
**Sent:** Sunday, October 30, 2016 2:53 PM  
**To:** Bryan Hampson <bhampson@kenmorewa.gov>  
**Subject:** Draft EIS Lodge at Saint Edward State Park - comment extension request

Dear Mr. Hampson,

Is the city of Kenmore willing to extend the public comment period for the Draft EIS? The document is over 400 pages. It will take a conscientious reader a long time to read and digest the material. The city is holding a public meeting on November 10 to presumably better explain the document. It will be difficult for concerned citizens to absorb both the written information combine it with the public meeting and make truly helpful comments by November 14. Please add another 4 weeks to the comment period.

Will the public meeting be live broadcast or available online shortly after the presentation? If yes how would someone who is out of town view the proceedings?

Thank You,

Peter Lance

## **RESPONSE TO LETTER 23**

### **Lance, Peter – Comment 2**

1. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016. The public meeting was not available as a live broadcast, but a copy of the transcript from the public meeting is provided as part of this Final EIS.

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**From:** Bryan Hampson  
**Sent:** Tuesday, November 01, 2016 1:32 PM  
**To:** Eilean Davis <EileanD@paceengrs.com>; Samantha Loyuk <sloyuk@kenmorewa.gov>; Zack Richardson <zrichardson@kenmorewa.gov>  
**Cc:** Permit Tech <permittech@kenmorewa.gov>  
**Subject:** FW: Hotel at St. Edward State Park

Here is a question regarding the parking at the Lodge.

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**From:** Rob Karlinsey  
**Sent:** Tuesday, November 1, 2016 1:24 PM  
**To:** Bryan Hampson <[bhampson@kenmorewa.gov](mailto:bhampson@kenmorewa.gov)>  
**Cc:** Nancy Ousley <[nousley@kenmorewa.gov](mailto:nousley@kenmorewa.gov)>; Lauri Anderson <[landerson@kenmorewa.gov](mailto:landerson@kenmorewa.gov)>  
**Subject:** FW: Hotel at St. Edward State Park

Bryan – can you handle this? Thanks,  
Rob

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**From:** Peter Lance [<mailto:peter.v.lance@gmail.com>]  
**Sent:** Tuesday, November 1, 2016 10:42 AM  
**To:** Rob Karlinsey <[rKarlinsey@kenmorewa.gov](mailto:rKarlinsey@kenmorewa.gov)>  
**Subject:** Hotel at St. Edward State Park

Hi Rob,

Good to visit with you in Olympia. I would like to talk to you about downtown at a time convenient to both of us.

Has Daniels applied to you for a variance from KMC 18.040.030? The minimum parking standards? Does KMC 18.040.030 apply to this project? If it does not are there parking codes that apply to this project? What would they be? Presumably conference space and meeting rooms means the same thing in this situation?

<http://www.codepublishing.com/WA/Kenmore/#!/Kenmore18/Kenmore1840.html#18.40.030>

Thank you,

Peter Lance  
206-948-8922

## RESPONSE TO LETTER 24

### Lance, Peter – Comment 3

1. The parking analysis presented in the transportation report meets the requirements of KMC 18.040.030(B) which states that an applicant may request a modification of the minimum number of required parking spaces by providing a parking demand analysis demonstrating that parking demand can be met with a reduced parking requirement. In such cases, the city manager may approve a reduction of up to 50 percent of the minimum required parking spaces.

The parking demand analysis of the **Lodge at Saint Edward Project** utilized a combination of observed parking rates from a similar project and available data from the ITE manual. The “hotel” land use in the ITE manual (which the value of the KMC are based upon) actually considers restaurants, gyms meeting rooms and other hotel amenities as part of the hotel use and are incorporated into the traffic/parking calculations. Therefore, meeting the parking requirements of the hotel rooms is also sufficiently satisfying the parking requires of the restaurant, meeting rooms and other hotel amenities.

Please also refer to the response to Letter 10-Comment 14 for further details.

**From:** [Gene Leonardson](#)  
**To:** [Permit Tech](#)  
**Subject:** Comment on the proposed Lodge at Saint Edward  
**Date:** Wednesday, November 09, 2016 11:16:46 PM

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To: Eilean Davis

We would like to express our very strong support for the proposed Lodge at Saint Edward. The opportunity to preserve the beautiful seminary building should be grabbed with enthusiasm. The opportunity to support the development of hotel/restaurant/social events space in Kenmore will not come along often and should be taken. The opportunity to provide residents of Kenmore with a place to spend some of their entertainment budget makes very good sense.

An extensive review of the Draft Environmental Impact Statement reveals that there are no serious environmental issues that would suggest the project not be approved. We would prefer Alternative 2, but will support your decision to proceed with either option.

Thank you for undertaking the extensive work involved in this process!

Nancy and Gene Leonardson  
7008 NE 163<sup>rd</sup> Street  
Kenmore

**RESPONSE TO LETTER 25**  
**Leonardson, Nancy and Gene**

1. The comment supporting the *Lodge at Saint Edward Project* is noted.

**From:** [Permit Tech](#)  
**To:** [Eilean Davis](#); [Bryan Hampson](#); [Ding, Jeff](#); [Schipanski, Rich](#); [trevinaw@danielsre.com](mailto:trevinaw@danielsre.com); [jessica.logan@parks.wa.gov](mailto:jessica.logan@parks.wa.gov)  
**Subject:** FW: Cooment on Draft EIS for St. Edwards Proposal by Daniels Real Estate  
**Date:** Friday, November 18, 2016 2:26:37 PM  
**Attachments:** [Topo map Arrowhead.pdf](#)

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**From:** Robert McAlister [mailto:Robert\_McAlister@msn.com]  
**Sent:** Friday, November 18, 2016 1:41 PM  
**To:** Permit Tech <permittech@kenmorewa.gov>  
**Subject:** Cooment on Draft EIS for St. Edwards Proposal by Daniels Real Estate

Dear Sirs,

I am writing to express our concerns about the Environmental Impact Statement for the proposed renovation of St. Edwards Seminary by Daniel’s Real Estate. In the EIS it is noted that 99,000 square feet of additional impermeable surfaces will be installed. The drainage for that additional surface area is a creek that on topographical maps shows as emptying into Lake Washington just south of the private properties north of St. Edwards State Park. In fact, at some point in the past, the creek was rerouted to pass through multiple private properties and now empties into Lake Washington off of Arrowhead Point.

As undeveloped land has become increasing filled in with new houses and more impermeable surfaces, what used to be a quiet stream has become a full on river during storms. The effect of this increased water flow on downstream property owners has at times, been catastrophic. The property located at 5801 Arrowhead Drive had its entire front yard washed away by the out of control surface waste water from the St. Edwards watershed and surrounding developments.

Our family has lived on Arrowhead Point since the 1940’s and we have witnessed the effect of being ignored by the county, state, and the City of Kenmore while more and more waste water full of pesticides, fertilizer, and petroleum products is being discharged into the lake that we all enjoy.

The increased sedimentation being dumped into Lake Washington also has very clear impacts on our quality of life and the value of our land. In 2003 a survey was done by Gray and Olson Consulting Engineers for a sewer line replacement that ran across our property. That survey, seen below, shows the Winter Ordinary High Water Mark in 2003. Based on the location of the pilings of our dock, noted on the survey (property 3), we estimate we have lost 24 feet of dock length in the past 13 years due to increased sedimentation being dumped into the lake. If the EIS is approved, and sedimentation continues to be dumped in ever increasing quantities we estimate our dock will be totally land locked in 50 years. I have marked in pencil where the current Winter High Water mark is.

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I am also attaching a current picture of the area in question and you can clearly see the piling now on dry land that in 2003 was in the water.

I've also attached a picture of our dock, you can see where the dock used to end in the 40's and since then, we have lost over 40' of dock length.

An additional concern for us is the proposed north parking lot that Daniel's Rea Estate wants to put in. It appears that the small, occasional spring fed stream that used to run right beside our house is now taking all of the waste water from uphill neighbors, who have diverted their waste water onto us. The north parking lot looks like it will also drain directly into our stream that now overflows regularly and has to be contained by sandbags, otherwise it would undermine the foundation of our house.

We encourage the City of Kenmore and the governmental authorities in charge of the EIS to take a closer look at the negative downstream effects of installing 99,000 square feet of additional impermeable surface for the proposed seminary renovation.

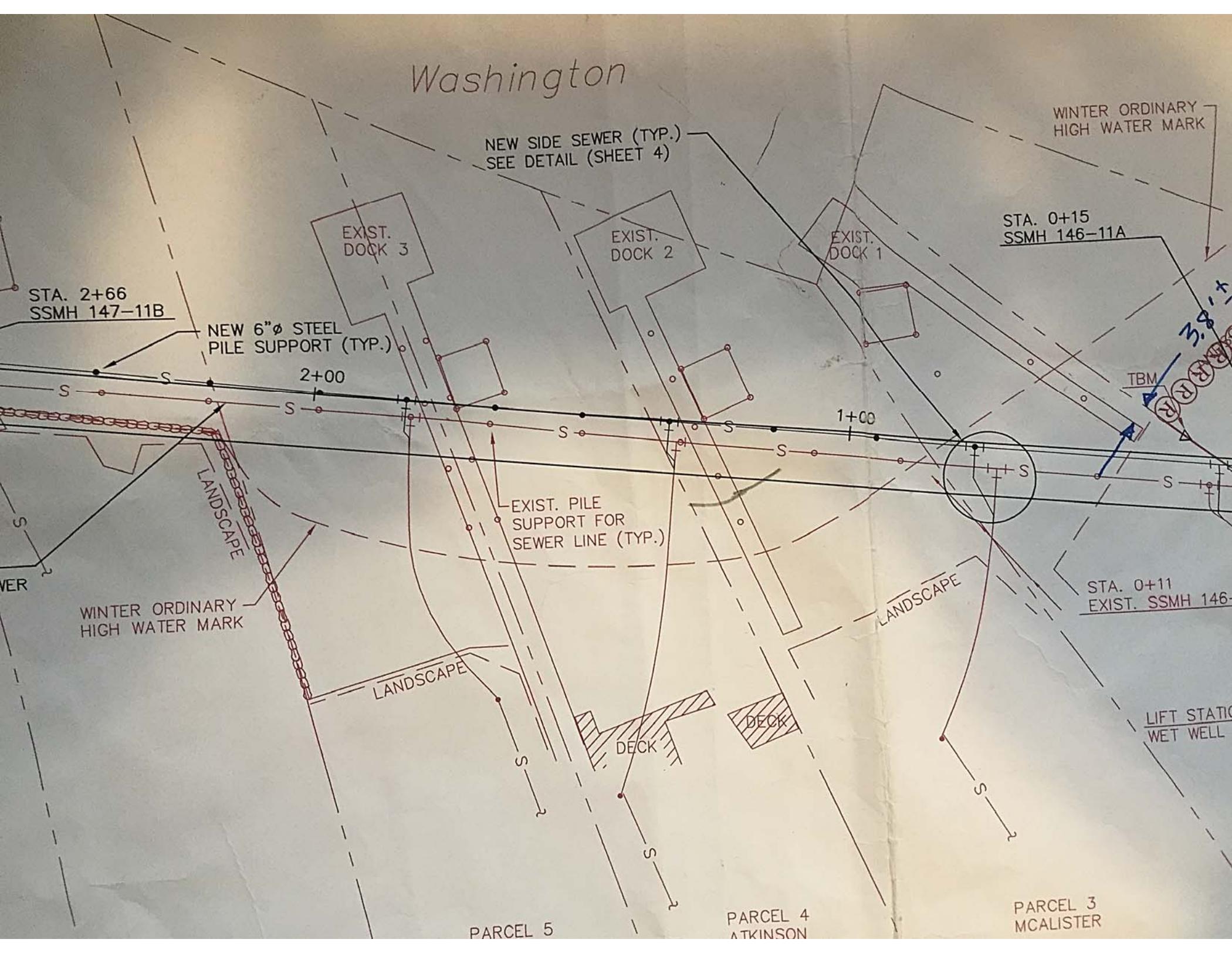
Respectfully Yours,

Robert and Berit McAlister

5830 NE Arrowhead Drive, Kenmore WA 98028

425-488-7059

# Washington



NEW SIDE SEWER (TYP.)  
SEE DETAIL (SHEET 4)

WINTER ORDINARY  
HIGH WATER MARK

STA. 2+66  
SSMH 147-11B

NEW 6"Ø STEEL  
PILE SUPPORT (TYP.)

2+00

1+00

STA. 0+15  
SSMH 146-11A

TBM

EXIST. PILE  
SUPPORT FOR  
SEWER LINE (TYP.)

WINTER ORDINARY  
HIGH WATER MARK

STA. 0+11  
EXIST. SSMH 146-

LIFT STATION  
WET WELL

LANDSCAPE

LANDSCAPE

DECK

DECK

PARCEL 5

PARCEL 4  
ATKINSON

PARCEL 3  
MCALISTER





**RESPONSE TO LETTER 26**  
**McAlister, Robert**

1. The comment regarding stormwater from the project is noted. As indicated in Draft EIS Section 3.2 (Water Resources), new impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual* (KCSWDM), as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities, and would be required to discharge at a natural location with no significant impacts to downstream properties. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.
2. The comment regarding stormwater and sedimentation is noted. Please see the response to Comment 1 of this letter.
3. The comment regarding stormwater is noted. The north parking lot under the EIS Alternatives is currently an existing surface parking lot that would be restriped as part of the ***Lodge at Saint Edward Project***.

**From:** [Suzanne Morris](#)  
**To:** [Permit Tech](#)  
**Subject:** Lodge at St Edwards Park  
**Date:** Friday, October 21, 2016 7:19:00 AM

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Hi,

I haven't seen the draft but do have a few comments because I live nearby. I support some kind of development there BUT there HAS to be more road infrastructure to and from there on Juanita Drive/68th. There are very limited ways off of Finn Hill, more and more homes and apartments going in and there's already back ups during commuter times that at least double my time off and on the hill. I can't imagine adding more people coming and going without more road infrastructure to handle it. You can't really bike the hill unless you are a diehard bicycler and the bus system is poor to say the best about it. So I have to appose any building without additional roads to support the traffic.

Thank you for hearing me.

Suzanne D Morris  
7306 NE 140th Pl  
Kirkland, WA 98034

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**RESPONSE TO LETTER 27**  
**Morris, Suzanne**

1. An analysis of transportation impacts under the EIS Alternatives was included in Draft EIS Section 3.12 (Transportation) and included the identification of required and proposed mitigation measures. Please also refer to the response to Letter 10-Comment 12.

**From:** [Matt Mostad](#)  
**To:** [Permit Tech](#)  
**Subject:** St Edwards EIS Comments  
**Date:** Wednesday, November 09, 2016 10:47:31 AM

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Dear Evaluators:

Please consider the following 2 issues when considering this EIS:

1. **50-100 Years from Now.** 50-100 years from St Edward’s Park will be the most important green space in the north-end of Seattle. It will be as important to our kids and their kids as Central Park is to New York City...the only wide open and fully treed place in the middle of a city with millions of people. If you allow it to go commercial now, it will never go back. From an EIS and community health perspective, our community will be much better served if we knock down the existing buildings and plant grass. There are hundreds of places in the northend for new hotels....there is only one 300 acre park left. **1**
2. **Traffic & More Pavement.** There is no way that the existing roads will service 300-400 additional cars per day that the hotel will bring. The roads will need to be widened, more trees will need to be cut down, trails will be impacted. We will be taking a “wild” place and paving it over. **2**

I’m not anti-growth in general. I believe in density of housing and people, but in this case, we will be giving away one of the crown jewels of Seattle. Our grandchildren and their grandchildren will thank us if we prevent this hotel from going into St Edwards. **3**

Thank you,

Matt

Matt Mostad  
Cell: 206-915-9600

## RESPONSE TO LETTER 28

**Mostad, Matt**

1. The comment regarding restricting commercial uses from the Park and preference of the No Action Alternative, including vacating and fencing-off the Seminary Building, is noted.
2. An analysis of transportation impacts under the EIS Alternatives was included in Draft EIS Section 3.12 (Transportation) and included the identification of required and proposed mitigation measures. The existing access road to the park (NE 145<sup>th</sup> Street) is not anticipated to be widened as part of the **Lodge at Saint Edward Project** and no loss in trail area is anticipated to occur.
3. The comment regarding opposition to the **Lodge at Saint Edward Project** is noted.



**KING COUNTY FIRE PROTECTION DISTRICT NO.16**

7220 NE 181<sup>st</sup> Street  
KENMORE, WA 98028

**BUSINESS: 425-354-1780    FAX: 425-354-1781**

To: Eilean Davis, Senior Planner PACE  
From: Jeff LaFlam, Fire Marshal  
Date: November 9, 2016  
Re: St. Edward Ballfield, PAUE16-0098

**Review Comments:**

The following are the comments/conditions from my review of the plans and documents for the proposed ballfield improvements and related work at St. Edward's State Park:

**There are no fire department comments or conditions for this project.**

**RESPONSE TO LETTER 29**  
**Northshore Fire Department**

1. Comment noted.

**From:** [Matt O'Neal](#)  
**To:** [Permit Tech](#)  
**Cc:** [Commission@parks.wa.gov](mailto:Commission@parks.wa.gov)  
**Subject:** comment on proposed Lodge at Saint Edward State Park  
**Date:** Friday, October 14, 2016 12:13:03 AM

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Attn: Eilean Davis

Please note that the notice I received contains a critical typo, "pemittech@kenmorewa.gov," that will likely render email comments nonexistent

To whom it may concern:

The proposed hotel will effectively privatize the public park which is among the last such public spaces in the area. Much of the nearby open space is already private such as the golf course and the Lake Forest Park Civic Club. Saint Edwards park is a very special place which provides habitat for deer, eagles, owls, and many other species which have been pushed out of urban areas surrounding the lake. It is a jewel for residents of Kenmore to seek out a small piece of serenity in an increasingly urbanized landscape. As a neighbor of the park I would emphatically say "No" to this development.

1

This is one of those decisions by public officials which will have irrevocable ramifications for future generations. Once public space is privatized it never reverts back to the public. It is lost forever. Spaces like these are so rare in the city that selling them for short term gain makes no sense as they provide irreplaceable public benefit.

Where will the parking be located for 100 guest rooms, a wellness spa, restaurant, café, and staff? This place is an escape from urban sprawl but this plan would effectively bring urban sprawl into the heart of the park.

2

How is it possible to remodel a 1900s seminary to accommodate all of these commercial uses without completely undermining the architecture, historical value, and culture? Does the grotto, a place of spiritual contemplation, become a private setting for the wellness center to do morning yoga? Will the hotel seek to prune all of the tree canopy in order for guests to enjoy private views of the lake?

3

The building will likely need significant alteration to meet current seismic requirements. Public records indicate that the 75,000sf structure has no fire suppression sprinklers in the building as required by code. All of the windows will need to be replaced with thermal pane which are not historically or architecturally correct to the period. Interior plaster will need to be gutted to upgrade electrical service and provide insulation. Creature comforts such as noisy air conditioning compressors will be installed on the exterior of the structure impacting the tranquility of the park. If it is cost prohibitive to install interior ductwork, the solution will be to install a heat pump A/C unit for each living space (mini-split or even window units). Imagine the drone of 100 compressors dotting the outside of the current building?

4

The restaurant and café will need exhaust fans for the kitchen, garbage dumpsters, grease bins. All of these spaces will need bathroom facilities that currently do not exist which may require

5

excavation of pipes, expense, and disruption of the park. None of the existing kitchen or bath amenities will be preserved in any meaningful historical sense. Drive by the back of any restaurant and take a look at their dumpsters where crows and pigeons feast. All of these structures will need backup power generators which will most likely produce noise pollution as well as increase the carbon footprint.

5 cont.

Such an undertaking will seriously compromise the historical and cultural integrity of the property. This will mean more cars, more traffic, and more pollution for wildlife. Has anyone considered the impact on wildlife of having the park open all night to traffic and overnight guests? Who benefits from the proposed development? What is the public benefit?

6

The surrounding property is primarily zoned single family residential. The subject property is zoned as public space as a park. The original use of the park was as a seminary/church, which is generally considered a non-commercial use compatible with residential neighborhoods. A hotel is a commercial use that is incompatible with surrounding residential zoning as well as the public zoning of the subject property. In order for zoning to make any sense, it needs to be consistent. Commercial property should not be able to backdoor development into inappropriate zones.

7

There are already existing properties such as the Woodmark Hotel at Carillon Point which offer superior amenities, waterfront views, numerous restaurants, and marine activities. The financial viability of this project is highly questionable. If the business becomes insolvent, what then? Private enterprise exists solely for profit. If the speculator fails to meet profit expectations, they will pull the plug and leave the public holding the bag. A long term lease is worthless against an enterprise that can declare bankruptcy and void their contractual obligations. Does the state become an unwitting guarantor that all of the construction is completed on budget and that the speculator maintains their profit incentive?

8

Who will pay the property tax on the hotel? My understanding is that the reason the property fell into public hands was because the county determined that because the property was no longer serving a religious purpose while sitting unoccupied it could be taxed. They threatened to make the tax retroactive for the years in which the property had been idle. Judging by assessments of nearby properties, the assessment on the building alone could be \$150/sf. The building square footage is massive as is the park. If the property is converted to a non-exempt private use, it should be subject to property tax. If the speculator is leasing the space to avoid property tax, is this fair public policy when it compromises the integrity of the surrounding residences who are paying their fair share of property tax? This smacks of bad public policy.

9

Understand that the pollution, parking overflow, and commercialized use will have permanent adverse impacts on one of the most precious wildlife resources left in the area. Go to Juanita park and walk out on the pier to see the water quality. Take a look at the trash on the bottom of the lake. Take note of the apartments crowding the park and the residual pollution. Saint Edwards Park is the most pristine location remaining on the lake. Skyrocketing real estate costs have stimulated development of even the most improbable locations. Commercial encroachment is a slippery slope that will ultimately consume the entire park without public resolve to protect it.

10

Saint Edwards Park is exactly the sort of resource which makes Kenmore special. We have a duty to preserve it for future generations. The countless hours put in by volunteers to maintain the park should not inure to the benefit of private speculators at the expense of the general public and the wildlife.

Sincerely,

Matt O'Neal  
15029 61<sup>st</sup> PL NE  
Kenmore, WA 98028

## RESPONSE TO LETTER 30

O'Neal, Matt

1. The comment regarding restricting commercial uses from the Park and the value of public open space is noted. As indicated in Section 3.6 (Land Use) of the Draft EIS, development of the proposed **Lodge at Saint Edward Project** would introduce a type of land use not currently present within Saint Edward State Park and would introduce a pattern of activity not currently typical of the existing park uses. The proposed project would be consistent with the applicable provisions of the City of Kenmore Comprehensive Plan and the City of Kenmore Development Code, and is intended to implement the preferred management option of the Washington State Parks and Recreation Commission to rehabilitate the Seminary Building. With the implementation of the required/proposed mitigation measures listed above, no significant unavoidable adverse land use impacts would be anticipated.
2. As noted in Draft EIS Chapter 2 (Project Description and Alternatives), parking for the **Lodge at Saint Edward Project** would be provided within a structured, partially below-grade, parking garage located on the site of an existing surface parking lot to the east of the Seminary Building. Additional parking for lodge hotel guests would be provided within a restriped existing parking lot to the north of the gymnasium building.
3. The Grotto is located outside of the **Lodge at Saint Edward Project** area and no direct impacts to the Grotto are anticipated. The project would not include any tree removal outside of the project site boundaries and trees to the west of the site near the lake would not be affected.
4. As part of the **Lodge at Saint Edward Project**, the Seminary Building would be rehabilitated to be consistent with applicable seismic requirements and building code requirements as required by the 2015 International Building Code, as amended by the City of Kenmore, while retaining the nationally-recognized historic character of the building. Rehabilitation of Seminary Building as part of the **Lodge at Saint Edward Project** is intended to comply with the *Secretary of the Interior's Standards for Treatment of Historic Properties*, specifically the standards for Rehabilitation, to maintain the historic character of the building.  
  
Draft EIS Section 3.4 (Noise) includes an analysis of operational noise from the **Lodge at Saint Edward Project**. While additional noise would be generated by the operation of the project, noise emissions are not anticipated to generate levels that would be in excess of Washington State Noise Standards (WAC 173-60).
5. As part of the **Lodge at Saint Edward Project**, the Seminary Building would be rehabilitated to be consistent with applicable seismic requirements and building code requirements as required by the 2015 International Building Code, as amended by the City of Kenmore, including HVAC systems and garbage collection facilities. The

provision of these building features is discussed in Draft EIS Section 3.4 (Noise), Section 3.9 (Historic and Cultural Resources) and Section 3.10 (Public Services).

6. As noted in Draft EIS Section 3.9 (Historic and Cultural Resources), rehabilitation of Seminary Building as part of the **Lodge at Saint Edward Project** is intended to comply with the *Secretary of the Interior's Standards for Treatment of Historic Properties*, specifically the standards for Rehabilitation, to maintain the historic character of the building. An analysis of potential impacts to wildlife is included in Draft EIS Section 3.3 (Wetlands and Plants/Animals). An analysis of potential transportation impacts is included in Draft EIS Section 3.12 (Transportation).

As part of the project, visitors to Saint Edward State Park would be able to have access to the Seminary Building that is not currently available due to its restricted/closed status. Visitors would be able to access and view interior portions of the building and its historic features, as well as utilize amenities associated with the building (i.e., restaurant, café, spa, meeting space, etc.) and landscape areas surrounding the building. The project would also include the acquisition and transfer of the 9.9-acre McDonald Property to the Washington State Parks and Recreation Commission, which would remove the potential for single family residential development of the McDonald Property consistent with City of Kenmore regulations. This acquisition would allow the Commission to manage the property as part of Saint Edward State Park and maintain the existing primarily vegetated and forested area for public park use and plant/wildlife habitat.

7. The comment regarding the non-commercial nature of the park is noted. As indicated in Draft EIS Section 3.6 (Land Use), although the proposed lodge hotel, restaurant and conference/meeting room uses would differ from the recreational uses currently in the park, these uses would continue and expand upon certain uses that currently occur within the Seminary Building.

As noted in Draft EIS Section 3.6 (Land Use), according to the Kenmore Municipal Code (KMC 18.28.020[B] and 18.28.060), land uses that are not listed as permitted uses or prohibited uses (such as temporary lodging [i.e., lodge hotel use] in Park zoned areas) can be allowed through the completion of the City's site plan review process.

8. The comment regarding the financial viability of the **Lodge at Saint Edward Project** is noted. Washington Administrative Code Section 197-11-450 indicates that “a cost-benefit analysis is not required by SEPA.... For purposes of complying with SEPA, the weighting of the merits and drawbacks of the various alternatives need not be displayed in a monetary cost-benefit analysis, and should not be, when there are important qualitative considerations.” Accordingly, it is not appropriate for a SEPA EIS to discuss or analyze the financial viability of a proposal.
9. As part of the **Lodge at Saint Edward Project** the applicant (Daniels Real Estate) would enter into a lease agreement with the Washington State Parks and Recreation Commission for the use of the approximately 5.5-acre site area. The Washington State Parks and Recreation Commission would remain the owner of the property.

10. The comment regarding impacts to wildlife is noted. The Draft EIS Section 3.3 (Wetlands and Plants/Animals) includes an analysis of potential impacts to wildlife under the EIS Alternatives. Opposition to the project and commercial uses in the park is also noted.
11. The comment regarding opposition to the ***Lodge at Saint Edward Project*** is noted.

**From:** [Permit Tech](#)  
**To:** [Eilean Davis](#); [Bryan Hampson](#)  
**Cc:** [Ding, Jeff](#); [trevinaw@danielsre.com](mailto:trevinaw@danielsre.com); [jessica.logan@parks.wa.gov](mailto:jessica.logan@parks.wa.gov); [Schipanski, Rich](#)  
**Subject:** FW: Lodge at Saint Edward  
**Date:** Monday, November 14, 2016 3:24:46 PM

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**From:** Mary Ord [mailto:maryord@gmail.com]  
**Sent:** Monday, November 14, 2016 2:58 PM  
**To:** Permit Tech <permittech@kenmorewa.gov>  
**Subject:** Lodge at Saint Edward

To Eilean Davis:

Ms. Davis, I want to be on the record as strongly supporting the proposed Lodge at Saint Edward. I am a resident of Finn Hill, south of the park, and walk our dog in the park multiple times a week using our annual park pass. I would seriously look forward to seeing the sad and depressing spectacle of the decaying seminary building turned into a regional attraction. We would put visitors up in the guest rooms, and we would use the restaurant and café—things that the area is sorely lacking.

We have stayed at Cavallo Point just north of San Francisco, where an old fort was turned into a wonderful resort. It is great that the public can still use the land for dog walking, kite flying, fishing, and more. We envision the same type of combination pleasures at Saint Edward.

Thank you,  
Mary Ord  
11714 86<sup>th</sup> Avenue NE  
Kirkland, WA 98034

**RESPONSE TO LETTER 31**

**Ord, Mary**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**From:** [Richard Prince](#)  
**To:** [Permit Tech](#)  
**Subject:** Request for extension on Daniels EIS  
**Date:** Saturday, October 29, 2016 3:19:31 PM

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To: Bryan Hampson

Please extend the time to comment on the Draft EIS for the proposed Lodge at Saint Edward State Park.

My reasons for asking: I am deeply interested in this issue, but have been overwhelmed just trying to keep up with the Kenmore Ball field Proposal and trying to respond thoughtfully to that. This EIS document is huge. Even though I have a M.A. in Education, to read, understand and comment requires time and effort. There is only a 4-day window between the public meeting on November 10th and the end of the comment period. That is hardly any time for thoughtful comments by someone with a full schedule of other responsibilities.

Further, since St Edward is a State Park, these public meetings should be held in surrounding communities as well. State Parks is remiss in not conducting outreach in Bothell, Woodinville, Kirkland, Lake Forest Park, etc.

I do not understand the rush on this EIS when apparently there still is no formal contract with Daniels with State Parks.

I am interested in your comments regarding these ideas. It seems premature to end the comment period by November 14th. I urge you to postpone the date.

Sincerely,

Karen Prince

**RESPONSE TO LETTER 32**

**Prince, Karen – Comment 1**

1. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.

**From:** [Permit Tech](#)  
**To:** [Bryan Hampson](#); [Eilean Davis](#); [Ding, Jeff](#); [trevinaw@danielsre.com](mailto:trevinaw@danielsre.com); [Schipanski, Rich](#); [jessica.logan@parks.wa.gov](mailto:jessica.logan@parks.wa.gov)  
**Subject:** FW: Draft EIS for Lodge at St. Edward State Park  
**Date:** Wednesday, November 16, 2016 4:05:09 PM

**From:** Richard Prince [mailto:rdprince57@hotmail.com]  
**Sent:** Wednesday, November 16, 2016 3:41 PM  
**To:** Bryan Hampson <bhampson@kenmorewa.gov>; Permit Tech <permittech@kenmorewa.gov>  
**Subject:** Draft EIS for Lodge at St. Edward State Park

Dear Mr. Bryan Hampson and Ms. Eilean Davis,

I am writing in support of the excellent letter you have received from Rebecca Hirt, President of *Citizens' for St. Edward State Park*, **requesting a 30-day extension for public comments regarding the DEIS.** I am grateful to Rebecca (and Ann Hurst) for their valuable research which applies to this daunting document.

1

I am a board member of *Citizens'* and a 30-year resident of Kenmore who deeply values the gifts of St. Edward State Park. While I bring no scientific expertise to the complicated environmental issues, I do bring a steadfast desire and longing for stewardship in preserving the essence of this park. I know my family, neighbors and other park users feel the same way. I believe the cumulative changes proposed for the ball field and the lodge will irrevocably change and ruin the ecology/web of life that now exists within the boundaries of proposed work. And, it will remove from the core of the park, the tranquility and open space that is so rare and so appreciated by park users.

2

It is odd that Kenmore says it has notified the public, yet people randomly asked, never seem to have heard of the ballfield proposal especially, and not much about the Daniel's lodge proposal. I have seen no paid announcements or articles in the *Seattle Times*, or the *Bothell/Kenmore Reporter*.

3

It is not unusual to grant an extension. This proposal must qualify as being "of unusual scope or complexity", since it is "twice the recommended size" plus the many pages of charts and appendixes. Reading through this and trying to understand feels overwhelming.

4

For example: *DEIS Section 1, Table 1-1, Impact Summary Matrix, Alternative 1- Proposed Action, 3.2- Water Resources, Bullet point 2: "Approximately 99,400 sq. ft. of new impervious surface would be provided within the project site area, including new/expanded surface parking areas. These areas would generate additional stormwater runoff that would require stormwater management consistent with ...."* Without even quibbling over the brutal bulldozing and enlarging of the parking area, why the decision to use an *impervious surface*? What I read about storm runoff around Puget Sound is that it is bad for the Sound water

5

quality. Responsible solutions look for *pervious surfaces* which are able to filter and clean the water as it seeks its way back to Lake Washington and the Sound.

**5 cont.**

To me the park will be wounded and those pushing these proposals are trying to cover the wound with layers and layers of word-gauze designed to obfuscate, detract and "mitigate" the destructive changes they advocate.

**6**

For intelligent and helpful conversation from more people, please extend the comment deadline 30 more days.

**7**

Sincerely,

Karen Prince

## RESPONSE TO LETTER 33

### Prince, Karen – Comment 2

1. Comment noted. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.
2. The comment regarding the **Lodge at Saint Edward Project** introducing a new type of commercial use to the Park is noted. As indicated in Section 3.6 (Land Use) of the Draft EIS “*development of the proposed Lodge at Saint Edward Project would introduce a type of land use not currently present within Saint Edward State Park and would introduce a pattern of activity not currently typical of the existing park uses.*”
3. The City of Kenmore initiated the EIS process on July 12, 2016 and distributed a notice of a Determination of Significance and Request for Comments on the scope of the EIS to agencies, surrounding jurisdictions (including Bothell, Kirkland, Lake Forest Park and Brier), interested organizations and parties of record; the notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park. as required by KMC 19.25.060. Public notification was provided in the Seattle Times, as well as on the City of Kenmore’s website. A public notification sign was also posted within Saint Edward State Park.

Notification of the issuance of the Draft EIS was sent to the agencies, organizations and individuals listed on the Distribution List (Appendix A of the Draft EIS). Notification of the Draft EIS was also provided in the Seattle Times and on the City of Kenmore’s website.

4. Comment noted. Please see the response to Comment 1 of this letter.
5. The comment regarding stormwater from the project is noted. As indicated in Draft EIS Section 3.2 (Water Resources), new impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual (KCSWDM)*, as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities, and would be required to discharge at a natural location with no significant impacts to downstream properties. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.

The Draft EIS Section 3.2 (Water Resources) also identifies a potential alternative mitigation measures for the use of permeable pavement or other low-impact stormwater management strategies as part of the project, if deemed feasible by a professional engineer.

6. Comment noted. The Draft EIS analyzes and identifies environmental impacts from the development of the **Lodge at Saint Edward Project** under EIS Alternatives 1 and 2 and identifies mitigation measures that would minimize those impacts from the proposed project.
7. Comment noted. Please see the response to Comment 1 of this letter.

From: [Richard Prince](#)  
To: [Bryan Hampson](#); [Permit Tech](#)  
Subject: Comments regarding DEIS for the Lodge at St. Edward State Park  
Date: Friday, November 18, 2016 4:47:19 PM

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Kenmore Development Services  
Attention: Bryan Hampson and Eilean Davis

“But at my back I always hear, Time’s winged chariot hurrying near.” And so it is with the forward propulsion of the two proposals for St. Edward State Park - Ballfields and Hotel/Lodge. Pressure to understand. Pressure to write intelligent comments to the right people. Pressure to spotlight the many problems those of us who value the park *as it is* see ballooning in front of us.

Current Questions I have regarding the Draft EIS for the Lodge: These constitute only the "tip of the iceberg."

**DEIS Summary Matrix Table 1-1 Section 1. P. 1-3. *Alternative 1- Proposed Action, 3.2- Water Resources, Bullet point 2:* "Approximately 99,400 sq. ft. of new impervious surface would be provided within the project site area, including new/expanded surface parking areas. These areas would generate additional stormwater runoff that would require stormwater management consistent with ...."**

Ignoring for the moment the brutal bulldozing and enlarging of the parking area, **I question why the notion of using a permeable surface for the enlarged parking lot is only an alternative possibility? What I read about storm runoff around Puget Sound is that it is bad for the Sound water quality. Responsible solutions look for *pervious surfaces* which are able to filter and clean the water as it seeks its way back to Lake Washington and the Sound.**

1

**DEIS Summary Matrix p.1-3, 3.3 – Alternative 1. Wetlands, Plants and Animals.**  
*"The proposed project site is located outside of the buffer area of all wetlands and streams in the site vicinity and no direct impacts are anticipated."* **Who has oversight as to the accuracy of these statements? What about indirect impacts?**

2

**DEIS Summary, Section 1, p.12. 1.4 Mitigation Measures and Significant Unavoidable Adverse Impacts.**

**Earth. Mitigation Measures Required/Proposed Mitigation Measures** *An erosion and sediment control plan should be developed to reduce concentrated surface runoff and protect disturbed or exposed surfaces during and after completion of construction activities. The erosion and sediment control plan should include the following: - **Where practical, (too vague)***

3

*maintain vegetation buffers around cleared areas. - Cover exposed soil stockpiles, ..."*

**3 cont.**

**Significant Unavoidable Adverse Impacts. P. 1-13 and 1-14.**

*Development of the proposed Lodge at Saint Edward project would require excavation and grading activities within the project site area, which could result in erosion on the site. With implementation of the mitigation measures identified above, no significant unavoidable earth-related impacts are anticipated. **How can we be certain of this?***

**4**

*Development of the proposed lodge would require the removal of some existing trees and vegetation within the project site area. However, with the implementation of mitigation measures identified above, no significant unavoidable adverse impacts to wetland resources, plants or animals are anticipated. **Really? This must be a misstatement.***

**DEIS, Section I, P. 16: Land Use**

*Mitigation Measures Required/Proposed Mitigation Measures*

*Through site plan approval, the proposed Lodge at Saint Edward project would be consistent with the applicable provisions of the City of Kenmore Comprehensive Plan and the City of Kenmore Development Code.*

**5**

**My question: How this project is also "consistent" with State Parks' mission of: "Commitment to stewardship that transmits high quality park assets to future generations." And, "Dedication to outdoor recreation and public enjoyment that welcomes all our citizens to their public parks."**

**Why does City of Kenmore has so much power and decision making ability within our State Park?**

**Appendix I, Ballfields Traffic and Parking Memorandum.** Just before the "Analysis" toward the very end of the DEIS, is this statement: "The City's Municipal Code does not specify parking requirements for parks/playfields. Instead the requirement is up to the City Manager."

**6**

**My question: Again, why is State Parks giving so much power to one person in the City of Kenmore? Why does the City's Municipal Code trump the oversight of State Parks? This is a State Park. What is State Parks getting from this proposal?**

**DEIS, Section 1, p. 1-13. Wetlands, Plants and Animals**

*As part of the project, the applicant would purchase and transfer in fee simple to Washington State Parks and Recreation Commission an approximately 9.9-acre privately owned parcel of land adjacent to the Saint Edward State Park for public use. This parcel is primarily forested and currently includes a trail to the Lake Washington shoreline with approximately 450 feet of frontage on Lake Washington. This parcel would be protected from development and continue to provide existing vegetated/forested areas and recreation uses for park visitors. **My question: I have heard this is no longer part of the plan. What is the truth?***

**7**

The process seems far along its word-shielded way – with hardly a bow to the negative potential impacts. Overall “Mitigation” measures paint a rosy picture. I wish I could believe it.

8

This draft EIS should not move ahead without more intelligent input from an *informed public*.

Sincerely,

Karen Prince, Resident of Kenmore and Board Member of Citizens' for St. Edward State Park

## RESPONSE TO LETTER 34

### Prince, Karen – Comment 3

1. The comment regarding stormwater from the project is noted. As indicated in Draft EIS Section 3.2 (Water Resources), new impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual* (KCSWDM), as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities, and would be required to discharge at a natural location with no significant impacts to downstream properties. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.

The Draft EIS Section 3.2 (Water Resources) also identifies a potential alternative mitigation measures for the use of permeable pavement or other low-impact stormwater management strategies as part of the project, if deemed feasible by a professional engineer.

2. A stream and wetland delineation study was conducted in the study area in spring 2016 by qualified professionals according to professional standards and consistent with federal, state, and local permitting requirements (The Watershed Company, Rev. August 2016).

Indirect and cumulative impacts of the project alternatives are discussed in each section of the DEIS. Proposed mitigation measures address identified indirect and cumulative impacts to the extent feasible.

3. The comment regarding erosion and sediment control mitigation measures is noted.
4. Mitigation measures are identified in the Draft EIS to minimize potential impacts that would be anticipated with development of the **Lodge at Saint Edward Project**. Impacts are identified in the Draft EIS related to excavation/grading and tree removal from the proposed project but are not anticipated to be significant impacts.
5. The comment regarding “State Parks” mission related to the stewardship of Saint Edward State Park is noted. The Washington State Parks and Recreation Commission considers many factors when making decisions related to State Parks, including the cited mission statement. As indicated in Chapter 2 of the Draft EIS, *“In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. A SEPA checklist was prepared and a non-project Determination of Non-significance was issued related to the Commission’s consideration of the management*

*options. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to “explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission include sufficient details and merit to reasonably assure prospects for success. If, at the conclusion of 12 months of exploration, the Director determines there is no reasonable proposal for rehabilitating the Seminary Building, then the building will be vacated.” In September 2015, the Commission approved a one-year extension of their prior management direction to allow for a potential rehabilitation proposal to be brought to the Commission for consideration. At their September 22, 2016 meeting, the Commission approved another extension to allow for a potential rehabilitation and lease proposal to be submitted to the Commission.”*

The project would rehabilitate the Seminary Building, which is listed on the National Register. The project supports the mission as State Parks is the primary state agency that cares for Washington’s “most treasured lands, waters, and historic places.” By rehabilitating the building, and opening it up to the public, State Parks connects all Washingtonians to their diverse natural and cultural heritage.

Since Saint Edward State Park is located in the City of Kenmore, development within the park must comply with the local regulations of the City. Preparation of the EIS is the responsibility of the City of Kenmore as the SEPA Nominal Lead Agency, together with the Washington State Parks and Recreation Commission pursuant to WAC 197-11-942, WAC 197-11-944 and the Lead Agency Agreement between the City of Kenmore and Washington State Parks and Recreation Commission.

6. While the Washington State Parks and Recreation Commission is the owner of the Saint Edward State Park property (including the Seminary Building and surrounding project site area), the park is located in the City of Kenmore and as such, development within the park must comply with the local regulations of the City of Kenmore, including development regulations for parking requirements.
7. As indicated in the Draft EIS, the purchase and transfer in fee simple on the 9.9-acre McDonald Property to the Washington State Parks and Recreation Commission is part of the project.
8. The comment regarding mitigation and public comments on the project is noted.

**From:** [Cynthia Robinson](#)  
**To:** [Permit Tech](#)  
**Subject:** St. Edwards  
**Date:** Wednesday, November 09, 2016 10:08:58 AM

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Please permit the hotel to go forward.

Cynthia Robinson

**RESPONSE TO LETTER 35**

**Robinson, Cynthia**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**From:** [Laura Samuelson](#)  
**To:** [Permit Tech](#)  
**Subject:** Lodge at Saint Edward Draft EIS  
**Date:** Thursday, November 10, 2016 6:06:04 PM

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Please do not let the voices of a handful, who have nothing but time and (legal) resources, shut down this project.

These same few people loudly dismissed and shut down McMenamins as a mere “brew pub” attracting only drunks.

Kemore, By the Cement Plant, desperately needs a great destination hotel and restaurant!

Thank you for your efforts.

Laura Samuelson

**RESPONSE TO LETTER 36**

**Samuelson, Laura**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

Jenny Scallo  
11116 NE 111<sup>th</sup> PL  
Kirkland WA 98033

November 5, 2016

Kenmore Development Services  
Attn: Bryan Hampson  
PO Box 82607  
Kenmore WA 98028

RECEIVED  
NOV 07 2016  
CITY OF KENMORE

City of Kenmore,

I am opposed to any development at Saint Edward's Seminary Building. Any development would have a direct impact on the experience of enjoying Saint Edward's State Park. I have enjoyed mountain biking on the trails in the park for 22 years and also have helped to maintain these trails. I wish you could feel what I do when I am there, if you could none of you would even consider any development there.

I ask you not to ruin this sacred space with lodge, spa, guest rooms, meeting rooms, etc. I can only concur this is for revenue. I for one am willing to pay more to visit Saint Edward's state park in addition to my discovery pass fee, and would be willing to donate money to preserve this historical site. It just sickens me to hear another sanctuary gone way to development and revenue.

Sincerely,

  
Jenny Scallo

## RESPONSE TO LETTER 37

Scallo, Jenny

1. The comment regarding opposition to the ***Lodge at Saint Edward Project*** and the introduction of a commercial use to the Park is noted.

**From:** [rrschaffer@frontier.com](mailto:rrschaffer@frontier.com)  
**To:** [Permit Tech](#)  
**Subject:** Lodge at Saint Edward CSP16-0077  
**Date:** Saturday, October 15, 2016 8:48:59 PM

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We live just down the street from Saint Edward Park.

We are very much in support of the Daniels Real Estate Lodge project and hope to see it come to fruition.

Thanks very much!

Rosie and Randy Schaffer  
7010 NE 165th Street  
Kenmore, WA 98028

**RESPONSE TO LETTER 38**

**Schaffer, Rosie and Randy**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**From:** [Greg Slayden](#)  
**To:** [Permit Tech](#)  
**Subject:** Saint Edward Lodge Proposal EIS Comments  
**Date:** Friday, November 18, 2016 4:17:53 PM

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Attn: Eilean Davis, City of Kenmore

Hi, Eilean,

I had a few comments on the Draft Environmental Impact Statement for the Lodge at Saint Edward State Park, as follows:

Page 3.6-12: I believe that this statement is misleading: “The addition of the 9.9-acre {McDonald Property} adjacent to Saint Edward State Park for public use would also provide additional trails and increased access to the Lake Washington shoreline for public use.”

There is similar

Since the creation of the park in 1977, the McDonald property has been a de-facto part of the park and 99% of park visitors who hike the North Trail are unaware that they are trespassing. Therefore, adding the parcel to the park will not, in any tangible way, provide any new trails.

If that parcel became part of the park, adding new trails (besides the existing North Trail) would be difficult due to the slopes in the area, not necessary for any lake access, and would impact the wilderness value of the park. And the state would likely not have the money to build or maintain any new trails, given the overall state of the entire park trail network.

It would be good to know the probabilities for various outcomes concerning the McDonald property under the “No Action” alternative. Are the owners waiting for the Lodge proposal to become approved, and if it is not, will they try to sell the land? Or erect fences and negative signage to limit access? The state has attempted to requisition money to buy the property in the past, in a process not linked to any park development, so are future attempts likely to be successful? Due to a very challenging lack of public right-of-way to access the land, how likely is development of this parcel, given that it has not yet been developed in all these years?

Page 3.7.3: There is similar wording about the McDonald Property here and on the next couple of pages, too: “This would increase the open space publically available in the park, increasing recreational opportunities in the area.” As per above, this is misleading. Adding the parcel to the park, while clearly a good way to preserve the current recreational value of the park, does not tangibly add anything that is not already there. Buying the parcel only has the impact of removing a threat to the park’s recreational value--one that has been present for almost 40 years.

Page 3.7.3: I believe that it would be useful to state the likely percentage increase in park usage, and also to specifically call out the new potential usage of the park at night that is currently at extremely low levels.

2

If the park has approximately 900,000 annual visitors, that is approximately 2466 per day, and adding 200 every day is an 8% increase. I don't believe this should be characterized as "minor". In this case, since there are numbers, reporting the actual increase would be informative.

Also, nowhere is the likely new all-day usage of the wilderness area of the park called out or analyzed. Currently, the park closes at dusk, and gates are closed to prohibit vehicular entry and parking. So the only night-time usage at present is neighborhood pedestrians or those who park elsewhere, and the lack of legal parking in the area and the distance to get to trailheads are major obstacles. With 200 guests staying at a hotel in the core of the park, the park becomes a 24-hour activity zone. Page 3.3-10 mentions this with regard to the area near the hotel, but not for the trail system in the forested areas. Hotel guests hiking with headlamps and flashlights, while likely few in number, will still be a huge increase over current negligible usage and could have a large impact on nocturnal wildlife.

3

A final issue with new park usage is related to the potential sale of alcohol at a restaurant or bar at the hotel. While state park rules forbid any establishment whose primary focus is the sale of alcohol, it seems certain that the lodge will have beer, wine, and liquor available to their guests. This has a potential to introduce loud and boisterous intoxicated individuals into what was previously a quiet park setting, especially at night time. Guests staying at the hotel don't have to drive home and may feel less need to limit their alcohol intake.

4

Thank you for considering my comments.

--Greg Slayden  
1314 4<sup>th</sup> Place  
Kirkland, WA 98033  
425-703-4389

## RESPONSE TO LETTER 39

Slayden, Greg

1. The comment regarding the current use of the private 9.9-acre McDonald property by some users of the Park is noted. Although the private McDonald property may currently be utilized by park users for hiking, the formalization of this property as a part of the Park would represent a benefit to the Park. As indicated in Draft EIS Section 3.6 (Land Use) under the No Action Alternative, *“it is possible that the property could be developed as single-family residential use as some point in the future, in adherence with City of Kenmore regulations.”*
2. Increased use of Saint Edward State Park and associated amenities by lodge hotel guests is analyzed as part of Draft EIS Section 3.7 (Recreation and Open Space). While an increase in visitors associated with the lodge hotel would result in increased use of recreational amenities in the park (particularly in close proximity to the Seminary Building), this increase would not be anticipated to be significant due to the large size of the park, the high rates of visitation and the provision of new area that would be added to Saint Edward State Park (the acquisition and transfer of the 9.9-acre McDonald Property to State Parks). Additional use of the park at night (including visitors traveling to and from the lodge hotel) is also analyzed as part of Draft EIS Section 3.6 (Land Use) and Section 3.8 (Light and Glare).
3. Draft EIS Section 3.3 (Wetlands and Plants/Animals) and Section 3.8 (Light and Glare) analyze the potential impacts to wildlife from increased evening usage within the Park, including increased noise, light and glare that could be generated during the evening hours as part of the **Lodge at Saint Edward Project**.
4. The comment regarding opposition to alcohol sales within the Park as part of the **Lodge at Saint Edward Project** is noted.

**From:** [Lee A Sterling](#)  
**To:** [Permit Tech](#)  
**Subject:** Seminary building  
**Date:** Thursday, November 10, 2016 8:57:22 AM

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Hello -

There are four voting age taxpayers, living at 15516 70th Ave NE, Kenmore WA, very close to St. Edward State Park, who are IN FAVOR of renovating the seminary building. Please do not let this historic building fall to ruins.

Thank You

Lee, Suzanne, Philip, and Amy Sterling

**RESPONSE TO LETTER 40**

**Sterling, Lee, Suzanne, Philip and Amy**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

# Comments for City of Kenmore Notice of Availability of Draft EIS

Kenmore Development Services

Attn: Bryan Hampson

PO Box 82607

Kenmore, WA 98028

To: Eilean Davis at [permittech@kenmorewa.gov](mailto:permittech@kenmorewa.gov)

[bhampson@kenmorewa.gov](mailto:bhampson@kenmorewa.gov)

I have reviewed the DEIS for the Lodge at St. Edward Park Proposal. The draft contains several inadequacies, which I have outlined below. The project should not go forward unless and until these inadequacies are addressed.

Sincerely,

David Stokes, PhD

Kenmore, WA

## **Increased landslide potential at a site west of project site**

The proposed increase in the impermeable surface area could exacerbate slope stability problems to the west of the project area. The most popular trail from the Great Lawn to the lakeshore, the Seminary Trail, regularly sustains damage at the site of a prominent and chronic landslide and mudflow. Large trees have also been lost at this location. In addition to the ecological and resource damage, this presents an ongoing maintenance problem for the park. Changes in water flow and/or hydrology due to increases in impermeable surface on the west side of the proposed project could exacerbate this process. New parking construction could also increase the hydrologic impacts at this site. This issue is not addressed in the draft EIS.

1

## **Insufficient consideration of impacts to salmonids in Stream A**

The DEIS states that no impacts to salmonids will occur because salmonid habitat does not exist in the study area (DEIS p. 3.3-7). However, Stream A is designated as salmonid habitat downstream of the project site (DEIS p. 3.3-3), and it is well known that a host of environmental influences likely to result from additional road and parking surfaces (e.g., pollutants, sediment, altered water volumes, altered water temperatures) have negative downstream impacts on salmonids and salmonid habitat. These impacts are not addressed.

2

The DEIS also states that the small size of the Stream A watershed suggests Stream A does not support fish (DEIS p. 3.3-7). This statement needs justification. Stream size may be correlated with numbers of salmon, but is less likely to predict presence or absence of salmonids. Given the highly sensitive ecological and legal state of salmon in the area, negative impacts to even small numbers of salmon should be avoided, particularly in a State Park, where environmental protection is a primary part of the mission.

2 cont.

**Incomplete herpetological survey and failure to note presence of Northern red-legged frog.**

Northern red legged frog (*Rana aurora aurora*) was documented to be present in St. Edward Park (Klaus Richter, PhD and former King County amphibian specialist), but is not mentioned in the report. This species is on the List of Species Protected in the King County Comprehensive Plan and CAO, and according to Klaus Richter, St. Edward Park is likely the only location in the greater Kenmore, Kirkland, and Lake Washington area that still supports Northern red-legged frog. Changes to ground water and wetlands caused by the project could negatively affect this species.

3

**Inadequate consideration of wildlife impacts**

Following the list of amphibians present (DEIS p. 3.3-8) the DEIS states “...The majority of these species that readily adapt to human induced changes...” (DEIS p. 3.3-8). This indicates the DEIS is incomplete, as it should address *all* impacts, not impacts to the majority of species, which might be able to withstand the impacts. Impacts to the putative minority of species that are vulnerable should be particularly carefully addressed, since those are the very species most likely to be negatively affected.

Some of the species that the DEIS indicates are likely to be favored by the development (e.g. crows [DEIS p. 3.3-8, 3.3-10]) are edge species which have well documented negative impacts on forest bird species. The impacts of these edge species (e.g., crow populations subsidized by garbage) are not addressed.

4

Furthermore, the DEIS’s contention that wildlife species are likely to “readily adapt to human induced changes” (DEIS p. 3.3-8) is a vague statement, too general to be meaningful in this context. The question at hand is, how will the particular species present adapt to the particular changes associated with the proposed project? Many species, for example Pacific giant salamander (note that scientific name is incorrect [DEIS p. 3.3-8] for this species), and others not mentioned (e.g., hermit thrush), probably will not readily adapt to human induced changes, and will likely be reduced or eliminated. Such an outcome would seem to be at odds with the mission of Washington State Parks.

**Failure to consider impacts of tree removal on remaining forest**

The forest of St Edward Park is an exposed forest fragment surrounded by vegetation of mostly smaller stature. As a result, wind throw claims a large number of trees in the park. The removal

5

of trees in the study area as part of the proposed development (DEIS p. 3.3-9) has the potential to increase the exposure to remaining mature trees to wind damage. Potential loss of forest as a result of removal of these trees is not addressed in the DEIS.

5 cont.

**Insufficient consideration of impacts of increased traffic and night traffic to wildlife**

The DEIS correctly states that increased traffic and night traffic is likely to cause negative impacts to reptiles and amphibians (DEIS p. 3.3-10). Traffic-related impacts have been shown to be one of the leading threats to many wildlife species, as well as a leading cause of degradation of habitat quality, not only for reptiles and amphibians, but for many mammal and bird species as well. Since many of these species travel at night, increases in night traffic are particularly harmful. A major threat of traffic is wildlife injury or mortality, but there are other effects, such as disruption of movement, genetic isolation, and reduced habitat quality. However, the analysis of this threat in the DEIS is too general to be meaningful. To be able to properly assess the threat, the analysis must be much more species-, site-, and impact-specific.

6

**Insufficient mitigation of impacts of increased traffic and night traffic to wildlife**

Given the many diverse and potentially serious impacts of traffic to wildlife, the proposed mitigation measure (posting of speed limit signs [DEIS p. 3.3-13]) is inadequate. More detailed analysis of mitigation measures is needed, including consideration of traffic volumes and vehicle speeds, as well as species movement characteristics, dispersal patterns, and movement speeds.

**Stated wildlife impacts are inconsistent with State Parks mandate**

The DEIS states that as a result of the impacts of project-related traffic, "...the project could reduce the abundance and diversity of wildlife within and immediately adjacent to the project site, particularly at night" (DEIS p. 3.3-10). This, and similar impacts to wildlife of noise, light, and other forms of disturbance, make the project inconsistent with State Parks mission to protect the environmental quality of the State parks.

7

**Insufficient mitigation of noise and night lighting impacts to wildlife**

Similar to traffic, analysis of impacts of noise and night lighting need to be more in-depth and case-specific, and the mitigations proposed more substantive. Unmitigated impacts should be considered in the context of the mission of State Parks, which includes stewardship of environmental quality on its lands.

8

## RESPONSE TO LETTER 41

Stokes, David PhD

1. The comment regarding stormwater and potential impacts to slope areas to the west of the site are noted. As indicated in Draft EIS Section 3.2 (Water Resources), new impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual* (KCSWDM), as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities, and would be required to discharge at a natural location with no significant impacts to downstream areas. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.
2. The classification of the upper reach of Stream A as Type 4 (Type N) is based on observed natural barriers and gradients in excess of 16 percent. This classification aligns with publicly-available sources, including WDFW Salmonscape and DNR FPARS maps. As described in the DEIS, the closest salmonid use in Stream A is mapped as 0.5 miles downstream from the project area.

Critical areas documented in the *Stream & Wetland Delineation Report, Saint Edward State Park Seminary* (The Watershed Company, Rev Aug 2016) as referenced in the Draft EIS are at the outer edge of the study area, which extended 300 feet beyond the project site. This places proposed site development well beyond standard buffer widths under City of Kenmore municipal code, and beyond the distance at which development is likely to affect stream functions. Stream A lies within a native mixed conifer and deciduous forest stand. The existing riparian corridor provides shading and allochthonous (organic debris) inputs to the stream. As noted in the comment, conditions in this upper reach stream segment are important to maintaining stream health and specifically salmonid habitat downstream. None of the proposed project alternatives would directly impact the vegetation in the existing forested corridor or its ability to protect water quality (e.g. temperature regulation, nutrient and sediment filtration) or provide detritus sources to the stream channel.

Adherence to City of Kenmore requirements and the 2009 King County Surface Water Design Manual are expected to manage flows and water quality for stormwater draining from the proposed development to maintain existing natural drainage patterns, and the integrity of the riparian zone around Stream A.

In summary, the project will not alter the intact forest surrounding Stream A; existing riparian functions will be maintained. Adherence to stormwater management

requirements should prevent direct impacts to Stream A and downstream salmonid habitat.

3. The *Habitat Assessment, Saint Edward State Park Seminary* (The Watershed Company, September 2016) as referenced in the Draft EIS describes fish and wildlife species of local importance as defined in the Kenmore city code. Per KMC 18.55.500, designation of fish and wildlife habitats of importance is defined as follows:

*A. Fish and wildlife habitats of importance are those habitat areas that meet any of the following criteria:*

- 1. Documented presence of species listed by the federal government or the State of Washington as endangered or threatened; or*
- 2. Heron rookeries or active nesting trees; or*
- 3. Class 1 wetlands as defined in these regulations; or*
- 4. Type 1 streams as defined in these regulations.*
- 5. Bald eagle habitat shall be protected pursuant to the Washington State Bald Eagle Protection Rules (WAC 232-12-292).*

*B. All areas within the City meeting one or more of these criteria, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this chapter.*

*C. The City may accept and consider nominations for habitat areas and species to be designated as fish and wildlife habitats of importance. Nominations will be accepted on an annual basis. Guidelines for nomination are available from the city manager.*

The Northern red legged frog (*Rana aurora aurora*) is not currently on the State of Washington Priority Habitats and Species List<sup>1</sup>. According to Washington Department of Natural Resources Natural Heritage Program, the taxon is of long-term concern, but it is widespread, abundant, and apparently secure in the state, with many occurrences<sup>2</sup>.

Moist forested habitats within the park are presumed to support native herptiles, including the Northern red legged frog and other species, such as Pacific chorus frog. The proposed development will be placed outside of forested corridors, maintaining existing herptile habitat. Adherence to required stormwater management and the preservation of well-vegetated wetland buffers are expected to maintain groundwater and surface water quality and quantity.

4. The **Lodge at Saint Edward Project** site is located an area of the park that is currently characterized by buildings, parking lots, and mowed lawn. Surrounding intact forested corridors contain a network of trails utilized by park users and their pets. Current site

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<sup>1</sup> Washington Department of Fish and Wildlife. August 2008, updated June 2016. Priority Habitats and Species List.

<sup>2</sup> Washington Department of Natural Resources. Updated 2009. Natural Heritage Program.

conditions support many species known to readily adapt to human induced changes. Avoiding direct impacts to surrounding forested acreage within the park maintains habitat for species that habitually utilize the park. The 316-acre park is primarily forested. Forested areas where species like the Pacific giant salamander (*Dicamptodon tenebrosus*) likely reside, will not be altered under the proposed project.

Since the project would be located within an area already dedicated to developed human use, it is not anticipated to alter wildlife use in or around the project area. Preserving and maintaining forested areas of the park is consistent with Washington State Park's stewardship program objectives.

5. Draft EIS Section 3.3 (Wetlands and Plants/Animals) and the referenced Tree Inventory and Arborist Report (on-file with the City of Kenmore) identify potential impacts to trees from the **Lodge at Saint Edward Project**, including the removal of certain trees to accommodate the proposed parking areas. Trees identified for removal under the EIS Alternatives are primarily located within or at the edge of already cleared areas of the central portion of the park and include trees that were determined to be in poor condition and recommended for removal by the Arborist Report.
6. Proposed traffic use and speed on the existing access road are generally considered to be low-volume and low-speed. As documented in the Draft EIS Section 3.12 (Transportation), existing peak AM- and PM-hour traffic volumes at the intersection of NE 145<sup>th</sup> Street & Juanita Drive NE are 380 and 336 vehicles, respectively. Speed limits go from 25 miles per hour (mph) on NE 145<sup>th</sup> Street. (for approximately one-quarter mile) to 15 mph west of the "Y" on the access road to the seminary site. While Saint Edward State Park is currently closed at night, the neighboring Bastyr University campus and associated ballfields are not. Given that the access road is less than one mile in length and the speed limit along the road is 25 mph or 15 mph, vehicle collisions with wildlife are expected to be infrequent and limited to slow-moving wildlife species, like reptiles and amphibians<sup>3</sup>.

Without the project, vehicle trips on the access road are projected to increase between 2016 and 2020 by 70 (18%) and 257 (76%) vehicles during peak AM and PM hours, respectively. The projected additional increase in number of vehicles on the access road during peak AM and PM hours associated with the project is 67 and 83, respectively. The change in night traffic was not analyzed during the transportation analysis, but is anticipated to increase. Current night traffic to Bastyr and the associated ballfields is likely low volume, but present, along much of the access road to the seminary.

The proposed project will not change the length of the existing ingress/egress road. Therefore, the proposal will not result in new physical fragmentation of on-site habitat.

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<sup>3</sup> Huijser, M.P., et al. August 2008. Wildlife-Vehicle Collision Reduction Study: Report to Congress. Publication Number: FHWA-HRT-08-034. US Department of Transportation, Federal Highway Administration Research and Technology. Accessed online: November 29, 2016. (<https://www.fhwa.dot.gov/publications/research/safety/08034/08034.pdf>)

While the road is not expected to act as a total barrier to movement, increased traffic may disrupt movement. Increased use of the road during day and night times may increase reptile and amphibian mortality due to vehicle collisions. A study in Ottawa, Canada found that an approximately one order of magnitude increase in traffic correlated with increased road-associated amphibian mortality and a decrease in overall amphibian densities<sup>4</sup>. Another study of more minor changes in traffic volumes (i.e., 5–26 vehicles/hr) on a low volume road can have varying effects on road-related mortality depending on the amphibian species<sup>5</sup>.

Impacts of traffic to wildlife are expected to be infrequent and limited to slow-moving wildlife species (see above). Modifying driver behavior by lowering vehicle speeds is one way in which wildlife-vehicle collisions can be mitigated<sup>6</sup>. To enforce speed limits, signs should be posted.

7. The comment regarding State Parks mission related to protecting the environmental quality of parks is noted. The Washington State Parks and Recreation Commission considers many factors when making decisions related to State Parks, including the cited mission statement. As indicated in Chapter 2 of the Draft EIS, *“In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. A SEPA checklist was prepared and a non-project Determination of Non-significance was issued related to the Commission’s consideration of the management options. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to “explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission include sufficient details and merit to reasonably assure prospects for success. If, at the conclusion of 12 months of exploration, the Director determines there is no reasonable proposal for rehabilitating the Seminary Building, then the building will be vacated.” In September 2015, the Commission approved a one-year extension of their prior management direction to allow for a potential rehabilitation proposal to be brought to the Commission for consideration. At their September 22, 2016 meeting, the Commission approved another extension to allow for a potential rehabilitation and lease proposal to be submitted to the Commission.”*
8. The comment regarding noise and lighting impacts is noted. Draft EIS Section 3.4 (Noise) and Section 3.8 (Light and Glare) include an analysis of potential noise and lighting impacts from the EIS Alternatives. Draft EIS Section 3.3 (Wetlands and

<sup>4</sup> Fahrig, L. J. Pedlar, S. Pope, P. Taylor, and J. Wegner. 1995. Effect of road traffic on amphibian density. *Biological Conservation* 73:177-182.

<sup>5</sup> Mazerolle, M. 2004. Amphibian road mortality in response to nightly variations in traffic intensity. *Herpetologica* 60(1):45-53.

<sup>6</sup> Huijser, M.P., et al. August 2008. Wildlife-Vehicle Collision Reduction Study: Report to Congress. Publication Number: FHWA-HRT-08-034. US Department of Transportation, Federal Highway Administration Research and Technology. Accessed online: November 29, 2016.  
(<https://www.fhwa.dot.gov/publications/research/safety/08034/08034.pdf>)

Plants/Animals) also provides an analysis of potential nighttime noise and lighting impacts on wildlife.

**From:** [Jennifer Tucker](#)  
**To:** [Permit Tech](#)  
**Subject:** Lodge at Saint Edward Draft EIS  
**Date:** Friday, October 14, 2016 2:26:32 PM

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I just wanted to submit my written comments on the plan for St Edward's seminary.  
I am in favor of a plan that preserves the building.  
I think the Daniels Real Estate plan is in the best interest of preserving the historical nature of the building and its surrounding areas.

I oppose any plan that allows this beautiful building to fall into further disrepair.

Thank you for your time and consideration.

-Jennifer Tucker

**RESPONSE TO LETTER 42**

**Tucker, Jennifer – Comment 1**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

**From:** [Jennifer Tucker](#)  
**To:** [Permit Tech](#)  
**Subject:** St Ed's lodge  
**Date:** Wednesday, November 09, 2016 9:54:16 AM

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I support the Draft EIS for the lodge at St Ed's park.

I think it would be a travesty to let this beautiful piece of our local history crumble; it much better suits us to use the building in a way that lifts up the history and beauty of our area.

Thank you for your time.

-Jennifer Tucker

**RESPONSE TO LETTER 43**

**Tucker, Jennifer – Comment 2**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted

From: [David Tyler](#)  
To: [Permit Tech](#); [David Tyler](#)  
Subject: Re: Comment on Draft EIS Saint Edward Park  
Date: Friday, November 18, 2016 4:42:52 PM

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Dear Ms. Davis,

It is not explained how you came to the conclusion that there will be no environmental carbon foot impact once the changes are made to the facility and the surrounding area.

Please clarify the process and variables used to calculate your findings.

Thank you,

David Tyler

*Potential Indirect/Cumulative Impacts*

*To the extent that the proposed **Lodge at Saint Edward** project occurs in the vicinity of other development projects in the site vicinity (i.e., Bastyr University and the ballfield renovation project at Saint Edward State Park proposed by the City of Kenmore), it could result in a cumulative impact on recreational uses in the vicinity from an increase in recreational users at the site (see **Figure 2-2** for map of the site vicinity). However, Saint Edward State Park already experiences high visitation, and the increase associated with the **Lodge at Saint Edward** is not anticipated to result in significant impacts to the recreational experience. In addition, the ballfield renovation project would provide enhanced active recreational resources within the park, and while this use would be desirable for some park users, it would alter the existing passive recreation space that currently exists on that site. The acquisition and transfer of the 9.9-acre parcel for public recreational use and open space as part of the proposed **Lodge at Saint Edward** project would also provide additional areas and opportunities for recreation within the park for public use. While these projects would likely create a cumulative increase in park users and activity, they would also provide a cumulative increase in recreation amenities and open space within the park. As a result, no significant cumulative impacts to recreation and open space would be anticipated.*

## RESPONSE TO LETTER 44

Tyler, David

1. Draft EIS Section 3.5 (Air Quality and Greenhouse Gas Emissions) provides an analysis of greenhouse gas (GHG) emissions that would be anticipated with development of the **Lodge at Saint Edward Project** under the EIS Alternatives, including metric tons of carbon dioxide equivalents (MTCO<sub>2e</sub>) from the project. Calculations for the project were based on King County's GHG emissions calculations methodology and identified that the project would generate approximately 1,200 MTCO<sub>2e</sub> on an annual basis over the life of the building. As indicated in the Draft EIS, while these emissions would contribute to the cumulative carbon footprint of the City of Kenmore, King County and the State of Washington, one project would not be anticipated to significantly impact climate change in the area or on a global basis. It should also be noted that the calculations of GHG emissions does not take into account potential efforts to reduce emissions through the implementation of sustainable features or green building technologies.

**From:** [Eco-Logica Magazine](#)  
**To:** [Permit Tech](#)  
**Subject:** Possible hotel at St. Edward  
**Date:** Thursday, November 10, 2016 9:33:33 PM

---

Hello,

I have been following the case about the possible hotel in St. Edward park since the very beginning. I live in Mountlake Terrace, WA which is a place I used to consider beautiful for the moderated developments (houses, parking lots, apartments, etc.) that allowed us to feel tranquility in a less stressed urban area.

Definitely we live in a beautiful state that has many opportunities for companies that are coming to establish their business in the Puget Sound area, bringing more people, more traffic and more developments, and of course more jobs. This makes me think that we need to conserve our parks to help us to live in this area.

Living in a place with not much access to parks that provide solitude and peace for people and for wildlife makes me think that the idea to have a hotel in St. Edward park is not the best for the ones that need spaces like this, free of multitudes and commercial activities.

We are losing many green areas, trees, creeks, wet lands and spaces that help wildlife to move through, lets keep our parks wild with less exposure to noise, commercial activities that can decrease the quality of the water, soil, wildlife and human life too.

I'm sure that we can find a better solution to find a good use for this building, but in case is not viable, the "not action" option will be good for the community and wildlife keeping the park insulated from all this urban developments that will be harder to avoid.

Thank you

Stuart Vázquez  
Eco-Lógica  
Director  
425 672 67 70  
[www.facebook.com/EcoLogicaMagazine](http://www.facebook.com/EcoLogicaMagazine)  
[www.ecologicamagazine.com](http://www.ecologicamagazine.com)

## **RESPONSE TO LETTER 45**

**Vazquez, Stuart**

1. The comment regarding the retention of current park uses and the value of public open space is noted.
2. The comment regarding retention of current park uses, restricting commercial uses from the Park, and the preference for the No Action Alternative is noted.

**From:** [Brian Wingert](#)  
**To:** [Permit Tech](#)  
**Subject:** EIS Comments for Lodge at Saint Edward  
**Date:** Saturday, October 22, 2016 9:04:58 AM

---

If Daniels Real Estate is crazy enough to take on this project, I say let them have at it. Two thumbs up.

The existing building is a disaster: single pane windows, galvanized plumbing, asbestos insulation, knob and tube wiring, etc. Worse, the building is weathering badly and will one day fall in on itself. The choice comes down to a total remodel, or, a tear down. Folks that want to save the building need to endorse and support this project. That would be me. I want to save the building.

Let Daniels remodel.

Brian Wingert  
7312 NE 143rd St  
Kenmore, WA 98028  
425-770-7713

**RESPONSE TO LETTER 46**

**Wingert, Brian**

1. The comment supporting the ***Lodge at Saint Edward Project*** is noted.

From: [Katharina Zulliger](#)  
To: [Permit Tech](#)  
Subject: Comment on Draft EIS Saint Edward Park  
Date: Friday, November 18, 2016 3:06:33 PM

---

Dear Mr. Hampson,

Please clarify the following section below excerpted from the Saint Edward Draft EIS.

Specifically:

a) if as stated the changes to the ball fields are altering the existing passive recreation space, are they consistent with and permissible within the current park use guidelines? | 1

b) while not owned by the park, the 9.9 acre parcel is already available for use. How exactly will the addition of the hotel increase the available space for recreation? | 2

c) this section seems to state that since the park is already being altered by one project (the ball fields), additional loss of passive recreation use is no longer significant.

Please explain the statement that completing *two* projects that are affecting the nature of the park is mitigating the environmental impact of the one project under discussion.

Thank you,

Katharina Zulliger

### Potential Indirect/Cumulative Impacts

*To the extent that the proposed **Lodge at Saint Edward** project occurs in the vicinity of other development projects in the site vicinity (i.e., Bastyr University and the ballfield renovation project at Saint Edward State Park proposed by the City of Kenmore), it could result in a cumulative impact on recreational uses in the vicinity from an increase in recreational users at the site (see **Figure 2-2** for map of the site vicinity). However, Saint Edward State Park already experiences high visitation, and the increase associated with the **Lodge at Saint Edward** is not anticipated to result in significant impacts to the recreational experience. In addition, the ballfield renovation project would provide enhanced active recreational resources within the park, and while this use would be desirable for some park users, it would alter the existing passive recreation space that currently exists on that* | 3

site.

*The acquisition and transfer of the 9.9-acre parcel for public recreational use and open space as part of the proposed **Lodge at Saint Edward** project would also provide additional areas and opportunities for recreation within the park for public use. While these projects would likely create a cumulative increase in park users and activity, they would also provide a cumulative increase in recreation amenities and open space within the park. As a result, no significant cumulative impacts to recreation and open space would be anticipated.*

**3 cont.**

## RESPONSE TO LETTER 47

### Zulliger, Katharina – Comment 1

1. As noted in the Draft EIS, the ball field renovation project proposed by the City of Kenmore is a separate project that has its own SEPA compliance and review. The **Lodge at Saint Edward Project** Draft EIS analyzed cumulative impacts that would be anticipated with the ball field renovation project, including Recreation and Open Space (Draft EIS Section 3.7). As indicated in Section 3.7, the ball field renovation project would provide enhanced active recreation resources, which would be desirable for some park users, but would change the passive recreation space that currently exists on that site.
2. As indicated in Draft EIS Section 3.6 (Land Use) and Section 3.7 (Recreation and Open Space), existing park users that utilize the 9.9-acre McDonald Property are currently trespassing on private property. The acquisition and transfer of the McDonald Property to the Washington State Parks and Recreation Commission as part of the project would remove the potential for single family residential development of the McDonald Property consistent with City of Kenmore regulations and allow the Commission to manage the property as part of Saint Edward State Park and maintain the existing primarily vegetated and forested area for public park use and plant/wildlife habitat. Park users would be able to utilize the McDonald Property without trespassing on private property.
3. The analysis of indirect/cumulative recreation and open space impacts that is noted in this comment intended to address cumulative impacts that would be anticipated with both of the projects. As noted in the Draft EIS, both projects would likely create a cumulative increase in park users and activity in the park; however, the projects would also provide a cumulative increase in recreation amenities in the park (enhanced ball fields and additional open space area that can be legally utilized by park users) that would help to offset increased in park use and activity from the projects. As a result, significant cumulative recreation and open space impacts would not be anticipated.

From: [Katharina Zulliger](#)  
To: [Permit Tech](#)  
Subject: Fw: Comment on Draft EIS Saint Edward Park  
Date: Friday, November 18, 2016 3:12:02 PM

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Dear Ms. Davis,

Please clarify the following section below excerpted from the Saint Edward Draft EIS.

Specifically:

a) if as stated the changes to the ball fields are altering the existing passive recreation space, are they consistent with and permissible within the current park use guidelines? | 1

b) while not owned by the park, the 9.9 acre parcel is already available for use. How exactly will the addition of the hotel increase the available space for recreation? | 2

c) this section seems to state that since the park is already being altered by one project (the ball fields), additional loss of passive recreation use is no longer significant.

Please explain the statement that completing *two* projects that are affecting the nature of the park is mitigating the environmental impact of the one project under discussion.

Thank you,

Katharina Zulliger

### Potential Indirect/Cumulative Impacts | 3

*To the extent that the proposed **Lodge at Saint Edward** project occurs in the vicinity of other development projects in the site vicinity (i.e., Bastyr University and the ballfield renovation project at Saint Edward State Park proposed by the City of Kenmore), it could result in a cumulative impact on recreational uses in the vicinity from an increase in recreational users at the site (see **Figure 2-2** for map of the site vicinity). However, Saint Edward State Park already experiences high visitation, and the increase associated with the **Lodge at Saint Edward** is not anticipated to result in significant impacts to the recreational experience. In addition, the ballfield renovation project would provide enhanced active recreational resources within the park, and while this use would be desirable for some*

park

users, it would alter the existing passive recreation space that currently exists on that site.

The acquisition and transfer of the 9.9-acre parcel for public recreational use and open

space as part of the proposed **Lodge at Saint Edward** project would also provide additional

areas and opportunities for recreation within the park for public use. While these projects

would likely create a cumulative increase in park users and activity, they would also provide

a cumulative increase in recreation amenities and open space within the park. As a result,

no significant cumulative impacts to recreation and open space would be anticipated.

**3 cont.**

**RESPONSE TO LETTER 48**  
**Zulliger, Katharina – Comment 2**

1. Please see the response to Letter 47-Comment 1.
2. Please see the response to Letter 47-Comment 2.
3. Please see the response to Letter 47-Comment 3.

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CITY OF KENMORE

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LODGE AT ST. EDWARD  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
PUBLIC MEETING

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November 10, 2016

Kenmore City Hall  
18120 68th Avenue Northeast  
Kenmore, Washington 98028



REPORTED BY: JACQUELINE L. BELLOWS, CCR 2297

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**Commenter 1**

STATEMENT OF CARL MICHELMAN

Carl Michelman, 18023 62nd Avenue Northeast, Kenmore. I'm just here twofold: Personally and as chair of the Kenmore Business Alliance, that we do support the forward going of the Daniel Group to be able to build the resort spa. It will help economic development. The people will be able to enjoy more of the park.

And so with that being said, as I mentioned, I'm part of -- I chair the Kenmore Business Alliance. And they have gone ahead publicly and endorsed this as well as the Bothell Chamber of Commerce. That's it. Thank you.

**Commenter 2**

STATEMENT OF PATRICK O'BRIEN

Pat O'Brien, 6330 Northeast 181st Street, Kenmore. First I'd like to point out that I've been to a lot of meetings with regard to this development and the previous attempted developments on this property. And I would find that the public who were here at different times in numbers of 500 are absent this evening.

So let's talk about what some of the process is. Some of the processes I've been part of is an open meeting with the hearing examiner, examining the use of utility laws to use those laws to cut across wetlands adjacent to the baseball fields. And that ruling has not come out yet. But

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1 they found that was highly irregular as far as the baseball  
2 field development.

3 And where else would you spend \$3 million of city  
4 money on something that wasn't voted on, on two baseball  
5 fields for insular use. You have Big Finn Hill Park a mile  
6 away, and the City of Kirkland donated the money to the  
7 lacrosse team. And you can go out there if you're a  
8 lacrosse player. But if you are walking your dog or you're  
9 doing anything else, you cannot go onto their AstroTurf  
10 field because it's circled by a fence. It's got a club  
11 house.

12 And those lights are on till 10:00 o'clock at  
13 night. The neighborhood right next to Finn Hill Junior High  
14 is kept awake with the noise of people having fun. I'll  
15 give you that. But it's -- where it was forest, it is now  
16 lights on at night. And they donated the property.

17 And I'd hate to see any more use of fully utilized  
18 public land for insular groups that hope to occupy and use  
19 it to the exclusion of others. I find that highly  
20 irregular. I think they're bending the rules to do it. And  
21 the amount of money is insane when they could have all the  
22 time utilized the baseball fields that are part of Bastyr,  
23 which have been used for baseball fields since I was a young  
24 boy and the Catholic Church owned that property.

25 So why go away from that when Bastyr wants to have

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cont.

3

1 greater density, have more dwelling space for students?  
 2 You've got two ballfields there. You've got the ballfield  
 3 at Arrowhead Elementary that's totally unutilized -- no  
 4 lights. That's adjacent to the property. It is virtually  
 5 unused with a track around it.

6 There you have another use for a baseball field  
 7 undiscovered or unsuggested by the city. Instead they want  
 8 to take property that's being used by people right now to  
 9 have picnics and everything else and say, We're going to  
 10 fence it; we're going to put down AstroTurf; and, by the  
 11 way, we're going to circumvent the law, a utility law to do  
 12 it.

3  
cont.

**Commenter 3**

STATEMENT OF SUSAN CARLSON

14 Thank you. My name is Susan Carlson. I'm in  
 15 Kirkland at 13468 64th Terrace, right off Holmes Point Road  
 16 on the south border of the park. My printer was not working  
 17 this evening. So I'm referring to some digital and some  
 18 print at the same time. I have several comments, starting  
 19 with a process-oriented comment.  
 20

1

21 As a resident of Kirkland and being right on the  
 22 border, I had absolutely no direct input to myself, even  
 23 though we are right on the line. I can walk into the park.  
 24 I have every reason to believe, as a resident of Kirkland,  
 25 that no other resident of Kirkland has either received any

1 public outreach.

2 And I fail to understand, as a state park, why this  
3 process, the input process, the public outreach process has  
4 been limited to the city of Kenmore alone where Kirkland  
5 residents, many of which are more proximal to the park than  
6 many Kenmore residents, Woodinville, Redmond, the City of  
7 Seattle, all of the state of Washington makes use of St.  
8 Edward's Park. Yet the outreach has been limited to the  
9 city alone.

10 I think that is short sighted. I think it is not a  
11 fully transparent public input process. That's my first  
12 comment.

13 My second comment refers to the land swap of the  
14 9.9 acres that is written up as part of the site plan that  
15 the proponent would buy that 9.9 acres and transfer it as  
16 part the lease for public access. The 9.9 acres is on a  
17 significant slope that, unless there is an effort towards  
18 trail building, which would come at a cost to State Parks,  
19 it will not be publicly accessible. So I would like to know  
20 what the proponent and State Parks and the City of Kenmore,  
21 for that matter, have in mind in terms of actually making  
22 that 9.9 acres publicly accessible and true to its transfer.

23 As far as that land transfer is concerned, we were  
24 also led to believe that it was being taken off the table  
25 because it was assessed to not be of significant value to

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cont.

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1 offset the value of the 5.5 acres that is part of the lease  
2 that would taken out of public access.

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cont.

3 My third comment regards the interior use where the  
4 narrative for the hotel refers to a portion of meeting and  
5 conference rooms being made available for public nonprofit  
6 use, for outdoor recreation, and outdoor education. On this  
7 piece I would like to say that I am working for E3, which  
8 stands for Environment, Education, and the Economy which is  
9 Washington state's association for environmental education.

10 I am developing, running their conference, their  
11 2017 conference. We would love to hold our conference at  
12 St. Edward's State Park, which we could do in the ballroom,  
13 tented. So that can accommodate up to 125 and 150 people,  
14 which is about what we expect. We could hold our conference  
15 under the current configuration.

3

16 There is absolutely no way E3, Washington's  
17 association for environmental education, could hold our  
18 conference within the corporate fee structure of sublet  
19 space of this conference hotel. So on this, I would like to  
20 know what the proponent has in mind in terms of subletting  
21 what would amount to sublet of its conference and meeting  
22 space for nonprofit use because it could absolutely not work  
23 for nonprofits to have that at the same corporate rate as  
24 the rest of the hotel.

25 My fourth and final comment regards air quality

4

1 and emissions. I find it unusual that air quality and  
2 emissions is reviewed as limited to the park space itself.  
3 There is absolutely no discussion of the fact that this  
4 hotel, this conference hotel, is 30 miles from SeaTac  
5 airport. If it is assumed, as the market research, the  
6 feasibility study points out, that it will only work through  
7 large group sales to high-end corporations, most of whom  
8 have plenty ample-enough meeting space to hold their in-town  
9 meetings on their own campuses.

10 So it is logical to assume that the conferences  
11 would be for out-of-town meetings that would be flying in to  
12 SeaTac, that would sitting on 405. I look at the drive time  
13 for 405 just before I left my house. It was an hour and 20  
14 minutes. It's well known that Juanita Drive has absolutely  
15 no public transportation. All that King County is going  
16 towards right now is transit-friendly commercial and  
17 residential development. So the siting of this conference  
18 hotel absolutely flies in the face of everything our region  
19 is trying to do as far as carbon and climate change is  
20 concerned.

21 Finally, with respect to noise, I want assurances  
22 that this commercial development will not be using leaf  
23 blowers in our park. Thank you.

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**Commenter 4**

STATEMENT OF REBECCA HIRT

Rebecca Hirt. I'm also a resident of Kirkland. I have worked on St. Edward's State Park issues for 15 years at least. I served on the advisory committee for the -- I'm sorry. I'm four weeks out of surgery. My mind isn't thinking too well. I'm very tired today.

But I'm also on the CAMP advisory committee where we spent hours and hours and hours and hours and hours of our time discussing the use of the building. And this project does not go along with the management plan that the commissioners, the State Park Commissioners, adopted. And that was: Any use of the building should not overtake the park. It's in the CAMP or management plan. It's on their website. There are guidelines specifically for that.

There are also guidelines for the ballfield. At the time that the ballfield, I will admit, we worked so hard on the building and the use of building that no one ever mentioned to us the importance of those wetlands. I walked the ballfields. Many of us did. We talked about expansion. We talked about the problems that would be there, the trees that would be lost. We also talked about the historical preference of what the ballfield was.

Now this is saying two ballfields. Our historical thing for the -- the ballfields are also part of the

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1 national historical. They are not just the building.  
2 Everybody talks about the building. It is also the land.  
3 And the ballfields are part of that.

4           There was only one ballfield. That ballfield can  
5 be used. There's no reason it can't be used. And so the  
6 argument for AstroTurf about how it's going to save water,  
7 how it's going to do this, I find a fallacy. And I, as a  
8 health professional and a commissioner at Evergreen  
9 Healthcare for now 34 years, I have a little trouble  
10 exposing our children to that much plastic.

11           I'm also very concerned of 10 years is the life.  
12 What do we do with that after 10 years? We roll it up. We  
13 stick it in a landfill. My grandchildren are going to have  
14 to deal with all this artificial turf in the landfill.

15           I really oppose the use of the lighting. I think  
16 you'll find that the management plan says no lighting. It  
17 does not want artificial turf. It did say it could be  
18 allowed. I haven't seen any evidence of the real health  
19 reasons to use artificial turf. The City of Kirkland's  
20 fields are regular turf, grass lawns. I'm not a baseball  
21 fan, I will admit. I have no problem with youth sports.  
22 All my kids played soccer.

23           But watching the professional baseball on TV the  
24 last couple weeks, most of those fields were dirt fields.  
25 They don't want to play on AstroTurf. Why are we making our

**2**  
**cont.**

1 kids play on it? This is an overkill. I cannot believe  
2 that the City of Kenmore has asked the State of Washington  
3 taxpayers to pay \$750,000 for grant money to help build this  
4 at a time when we can't fund our schools. What is more  
5 important to our children? Their education or playing on  
6 AstroTurf? So I have a lot of problems with this.

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cont.

7 The other thing is you talked about cumulative  
8 effects. I'll have to admit, due to my other commitments  
9 and the fact that this came out on the 14th, a few days  
10 after I had surgery. I have not been able to sit and talk  
11 and read all 415 pages of this.

12 But I do question the cumulative effect of parking,  
13 the cumulative effect on the wetlands from the ballfield and  
14 the building. And there are some other things, I  
15 understand. I'm not an expert on those things. I am more  
16 familiar with the other. So I think there's a lot in here  
17 that that did not get addressed. And I would say no  
18 significance or little significance or we're mitigating it  
19 by this little way and that little way, it's not  
20 appropriate. It is not thorough investigation.

3

21 I also question: Where are State Parks in this?  
22 What is their part in this EIS? And this is their land. So  
23 Kenmore is taking the lead in it. That doesn't make sense.  
24 I would remind you, from the business perspective at  
25 Kenmore: This is a state park. I was here when it was

4

1 bought by the state from the seminary.

2 It was purchased to be passive outdoor recreation.  
3 And the building, we have documents that say: Tear it down.  
4 We have documents that say: This was bought for the land.  
5 It was not bought for the buildings. So to have the  
6 building take over the core of the park in a way that is a  
7 real detriment to the 500,000 people a year who use this  
8 park. And most of them use core of the park.

9 So families, the children -- I don't know how many  
10 of you go to the park. I don't know how many of you know  
11 that, Hey, I went to the park today. I was lucky to find a  
12 parking place for myself when I took my grandchildren to the  
13 park. That's what's going on now.

14 These things happening and that is going to be even  
15 worse for the people who live in the state, state taxpayers,  
16 and you're pushing them out of this park for the benefit of  
17 Kenmore. I, as a citizen of Kirkland and a park user,  
18 protest.

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cont.

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**Commenter 5**  
STATEMENT OF ANN AAGAARD

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Ann Aagaard, 16524 104th Northeast. First I want  
to thank you for extending the time for written comments. I  
would say that, having been involved in numbers of EIS,  
draft EIS, scoping processes over the years, four days is  
not adequate. You should have extended it, I would say, for

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1 at least two weeks, until after the Thanksgiving holidays.  
2 So I would ask you to grant an additional extension to that.

1  
cont.

3 Secondly, I am a resident of Bothell. I would echo  
4 what both Susan and Becky said. There has been no to  
5 outreach to Bothell residents at all. I live barely eight  
6 minutes away from the park. We visit there frequently. We  
7 are just as much involved and active in it as any Kenmore  
8 resident if not more so. And yet there has been no outreach  
9 to Bothell at all.

2

10 My next comment has to do with this matrix that's  
11 in the front of the proposal. I must say that most people  
12 who will click onto your website and look at the proposal  
13 may not get much further than the matrix. It is daunting.  
14 There is a lot of information there. I'm just going to  
15 mention two things in the matrix which I think are a little  
16 deceptive.

17 One is that it says in the "No Action" column: "No  
18 additional parking demands would be anticipated." Well,  
19 this implies that, if nothing happens out here in terms of  
20 the lodge, just thinking of the person who looks at this,  
21 that nothing is going to happen to the park. Well, this is  
22 ridiculous.

3

23 Of course the usage of this park is going to  
24 continue to increase rapidly. It is not dependent on this  
25 lodge. It is going to happen whether the lodge is there or

1 not, just because of the increase in the number of people  
2 that are there. And yet no place in the EIS is the fact  
3 that, due to the population increase in Kenmore, in Bothell,  
4 in Kirkland, and Lake Forest Park, there are going to be  
5 increases. And those increases of the general public,  
6 irregardless of this lodge, are going to put additional  
7 demands on the park.

**3  
cont.**

8 And I would say that the same thing is true with  
9 the comment that there will be no increase in the trail  
10 usage, no additional bike parking. Well, of course there's  
11 going to be. It's to going to happen because the population  
12 is increasing. The park usage has grown dramatically over  
13 just the last few years.

**4**

14 I have two other comments. One is this 9.9-acre  
15 slope regarding how the comment in the body of the draft is  
16 that this will offset the increase in the visitation  
17 associated with the lodge. Now, I absolutely agree with  
18 what Susan said: This is nonsense. The numbers of people,  
19 myself included because I have a disability, will never be  
20 able to use those trails down there. Even if a trail is  
21 made, it is going to be too steep for someone with any kind  
22 of disability to reach.

**5**

23 Can I and do I use the trails in and around the  
24 seminary building? Absolutely. And yet many of those  
25 areas, not the trails but those areas, will be certainly

1 much less inviting to me if not off limits because of  
 2 parking and other things that have been built on them. So  
 3 absolutely not. This 9.9 acres in no way will equalize the  
 4 access particularly with access that people with  
 5 disabilities have for the upper part that will be taken.

5  
cont.

6 And finally, the final comment is regarding this  
 7 "Land and Water Conservation Futures." The statement is  
 8 "The hotel use of the building is an allowable use." Well,  
 9 yes, that is correct statement. But that is not all that  
 10 that 2014 letter says. There are many conditions in that  
 11 letter that would mean that, no, you could not use this site  
 12 as a hotel use.

6

13 It depends on who's sponsoring it. It depends on  
 14 what the hotel use is. It depends on how it is used. There  
 15 are many parts of that. And I view this as a deliberately  
 16 deceptive statement in the EIS that does not belong there.  
 17 It is not a correct interpretation of the 2014 letter.

18 Thank you.

19

**Commenter 6**

20 STATEMENT OF PHYLLIS FINLEY

21 The first thing is we've talked. Some of you had  
 22 mentioned a lodge-type hotel. It's in the EIS. What is the  
 23 definition of -- Phyllis Finley, 5562 Northeast Arrowhead  
 24 Drive, Kenmore.

1

25 I'd like somewhere a definition of "lodge-type

1 hotel." What does that really mean? It seems to me that if  
2 the developer is putting multi millions of dollars into this  
3 facility, it's going to need to be a facility that's pretty  
4 upscale for him to get his money back. And I think we all  
5 have a picture in our mind of what a lodge is. My guess is  
6 that it's not really what this is planning to be. So I  
7 think there are needs to be a really precise definition of  
8 what exactly is a "lodge-type hotel."

1  
cont.

9 Are you answering question at this point? So I'll  
10 do a just a rhetorical. I think it's unusual. If I were to  
11 submit an application for a project in the City of Kenmore,  
12 I couldn't also approve my own project. That would be  
13 pretty dandy. And it seems like if Kenmore is supporting  
14 this and wanting this but they're the ones that are also  
15 approving it, I don't get it. I know you're not going to  
16 answer the question. But I'd like to know how that process  
17 works.

2

18 And finally, way back, I think in 1990, before the  
19 city became a city, my husband and I -- it took us 10 years  
20 and three attempts. But we finally were successful in  
21 getting a permit to put a dock in on Arrowhead Point. In  
22 that process we had to file with, I think, ten different  
23 agencies including the County Corps of Engineers, Department  
24 of Fish and Wildlife. I can't even list them any more.

3

25 There was no place in any of the work that we did

1 for that where we could comment: This is what we're going  
 2 to do; That's not going to be a problem. And it seems like  
 3 just in the little bit so far -- I have maybe 350 pages left  
 4 to read -- that I have been skimming is that there are  
 5 comments on the Draft EIS with pretty subjective commentary  
 6 that This is what we're planning, but it's not going to be a  
 7 problem.

8 And I don't understand. When this is submitted and  
 9 then the Parks decides -- I'm down at the very last, the  
 10 decision -- and Kenmore City Council decides, where is the  
 11 science? I just don't understand. We've talked about the  
 12 process, and that kind of gives the process. But who really  
 13 takes all this data and makes a scientific or a reasoned  
 14 decision that doesn't have a dog in the race? It's a  
 15 rhetorical question. I know you can't answer it.

3  
cont.

16

**Commenter 7**

STATEMENT OF COLIN TAYLOR

17  
 18 My name is Colin Taylor. My address is 15325 72nd  
 19 Avenue Northeast, Kenmore. I just found out about this plan  
 20 today obviously. And reading through this book here, I  
 21 don't know. The lies and just deception is disgusting to  
 22 me. It seems like a joke, especially just due to the fact  
 23 that we're emphasizing clearly parking and things that are  
 24 super insignificant to the fact this is a park that is owned  
 25 by the people or the state and that is now being transferred

1

1 into the hands of a for profit. I guess, they're a  
2 corporation I'm sure or some sort of thing.

3 The whole thing for me is that this place has been,  
4 like, sacred really. I was there last night. It's an  
5 unbelievable place. They're going kill it if this is going  
6 to happen. Any lights, any people up there is going to  
7 destroy that feel and the acoustics and the things that are  
8 up there that are real and you can feel.

9 I just don't understand why we're giving this land  
10 away because for what reason is what I wondered. And who is  
11 authorizing this transfer? Why are the citizens of Kenmore  
12 or citizens of the state not being paid for this land or  
13 something of that nature for an entrepreneurial outcome, for  
14 Daniels for profit off it?

15 I guess I'll just say this book, I think the way  
16 you look at it, because there's all these problems. And all  
17 these actions, you know, the results of the action that are  
18 happening with the proposed Alternative One and Two. And  
19 there's not anything happening on the No Action. Everything  
20 stays the same except the only things they speak about are  
21 insignificant things like a bike rack not being put up or  
22 the cops may show up there a little more than they do now  
23 'cause of Daniels. This is a joke. I don't know why that  
24 would even be considered in the situation.

25 I'll just say that I was up there this morning,

1  
cont.

2

3

1 looking at the signs. It said you can eat the fish,  
 2 cutthroat trout one day, one time a week, I believe, or one  
 3 time a month. And you can eat a trout or a sockeye or a few  
 4 other fish three times a month. And you cannot eat a couple  
 5 of other fish. Then there's also some algae that's been  
 6 toxic now due to chemical pollution.

7 And to me that's just absolutely insane. It would  
 8 destroy the situation. To have a fish that -- these fish  
 9 are great tasting fish that I would love to eat at any time  
 10 from other lakes now. But I wouldn't touch the fish. Who's  
 11 making that?

12 Where are we getting this information? Why is that  
 13 the case? What's going on here, and how is this not going  
 14 to be worse basically? So I don't know. That's all I got.

15

16 STATEMENT OF TRACY HENDERSHOTT **Commenter 8**

17 Hi. My name is Tracy Hendershott, 1320 Fourth  
 18 Place, Kirkland, Washington. I wasn't planning on speaking  
 19 because I'm going to do a letter, too. And I'm going to  
 20 speak for the animals. I've been going in the park for 20  
 21 years and hiked over a thousand times easily. And I agree  
 22 with Colin and many other who've spoken today. It's a  
 23 special park.

24 It's the habitat of deer, eagles, owls,  
 25 woodpeckers, humming birds, bats, squirrels, garter snakes.

**3  
cont.**

**1**

1 I've seen all of these things when I've been there. And I  
 2 believe that the Draft Environmental Impact Statement,  
 3 Alternate One and Two, will affect the animals in a  
 4 permanent way. And again, I wasn't prepared to speak  
 5 tonight.

1  
cont.

6 But they're going to be affected by the noise, the  
 7 pollution, the asphalt lake, the 10 trees, significant trees  
 8 that might be removed for parking for Alternate One. You  
 9 know what it's like when construction is done. There's just  
 10 not much monitoring. There's not much guarding against  
 11 environmental impacts with noise and vibration and that kind  
 12 of thing. I saw the mitigation measures. There were a lot  
 13 of "coulds" but no requirements that I noticed there. And  
 14 what else?

2

15 The other thing, I was looking at the number of  
 16 cars going in and out per day. I think it was -- I don't  
 17 know. I think it was 890 car trips extra per day. I  
 18 figured if that was 16 hours out of the day, 'cause probably  
 19 there's not a lot going on during the sleep hours, that was  
 20 like a car per minute. That's a lot of exhaust and  
 21 vibration and time and pollution for them.

3

22 The other thing is the light pollution. There is  
 23 an article on light pollution in one of the magazines,  
 24 periodicals, that I will reference in my letter. Even LED  
 25 lighting like they're considering for the ballfield is

4

1 detrimental. It's unhealthy for animals. And I'm looking  
2 at my time.

4  
cont.

3 The park's special to me. The construction will go  
4 on at least 16 months. You know how it is with  
5 construction. It's a part of me. It's a part of many  
6 others that I see every day. I hope this will be  
7 considered. And I'll have much more to say in my letter.  
8 So thank you.

5

9

10

FURTHER STATEMENT OF SUSAN CARLSON

**Commenter 9**

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25

I'm still Susan Carlson. I know I referred to the  
9.9-acre swap, which I frankly read about in several  
occasions in the narrative that I pulled straight off the  
web. And I believe that a lot of people believe that there  
will be a 9.9-acre swap based on what they read. And no  
sooner did I sit down then I learned that that is actually  
contrary, that that has been taken off the table. It is no  
longer part of the deal.

1

I printed this out two days ago. So the 9.9 acres  
is very clearly in the narrative. If this is not part of  
the deal, the narrative that is being made publicly  
available is patently false information. If that is indeed  
the case -- and quite honestly, I don't know whether it is  
the case or it's not the case at this point in time. So I  
think there's a great deal of confusion about that. And I

1 think that it is inexcusable in my mind to be putting out  
2 that level of confusing information.

1  
cont.

3           Secondly, very quickly, as far as the parking is  
4 concerned, one thing I neglected to mention is that the  
5 feasibility study clearly indicates that there will 8,000 to  
6 9,000 square feet of meeting rooms and that, at 15 square  
7 feet per person, that translate into a participant load of  
8 533 to 600 participants for conferences. So we've learned  
9 about the nice parking garage. We've learned about the  
10 various accouterments to parking. But I would very much  
11 like to know where the 533 to 600 people that are going to  
12 supposedly be attending a conference if the developer wants  
13 to meet his economic feasibility as is written in the  
14 feasibility study.

2

15           Finally, an environmental learning center had been  
16 proposed. It was something that State Parks took a great  
17 interest in. It was based on providing enhanced  
18 opportunities for outdoor recreation, public outreach and  
19 stewardship, environmental learning for K12 through K16,  
20 stewardship projects as I said, and citizen science. This  
21 was of enough interest to State Parks that I invited down  
22 for a two-hour meeting with the director of State Parks.

3

23           So in my mind it represented an alternative that  
24 State Parks was at least that interested in. So I would  
25 like to know what happened to that alternative in the EIS,

1 why it was apparently entirely disregarded and not included.  
 2 And I would like to know what is required to get it included  
 3 as a recognized alternative.

3  
cont.

4

**Commenter 10**

5

FURTHER STATEMENT BY REBECCA HIRT

6

Please, I'm talking. I'm talking. I am

7

representing Citizens for St. Edward State Park. The

8

citizens was formed at the same time we were doing the CAMP.

9

And the goal of citizens is keep St. Edward State Park a

10

park. That's it, very simple. This doesn't keep it a park.

11

But the point I wanted to make was: Conference. I

12

didn't address conference. Susan did. But conference

13

rooms, there's a lot of conference rooms. I go to

14

conferences. They start at usually 8:00 to 8:30 in the

15

morning. They usually end about 4:30 or 5:00 o'clock.

16

I live where there's a stop sign to get onto

17

Juanita Drive. At that time of day, it took me over five

18

minutes to get out onto Juanita Drive tonight because of the

19

traffic coming from both directions.

20

So it not just traffic around the park. It is the

21

traffic that will be generated for these conferences, which

22

I see not bringing in people from Microsoft, Google, as

23

planned, because they have their conference rooms. They

24

have huge places to have conferences. I see this being

25

local conferences that will cause more traffic on an already

1

2

1 over-trafficked road. So that's my comment.

2 Well, I have lived here for 42 years. And I know  
3 the difference between what has happened and right now. I  
4 know what's there. And I really don't trust the traffic  
5 study that was done. I don't know what time it was done. I  
6 think it was in May. But it didn't really account for the  
7 traffic that I experience, even on a Saturday sometimes.

8 So that's what I wanted to say.

9

10 FURTHER STATEMENT BY COLIN TAYLOR

**Commenter 11**

11 I think I'll just say that I actually worked in  
12 hotels for about five years. I know that this is the worst  
13 plan ever because this is only going to draw tourists. And  
14 what do we want more people here for, honestly? Why is it  
15 that we're going to grow? The traffic, there's too many  
16 people as it is.

17 All I can say, though, this field, this park here,  
18 there's too many people that it means something to that  
19 don't have a clue what's actually going on right now. And  
20 it's only because they're so busy in their lives. And it  
21 seems like these things are being done behind the backs of  
22 everybody due to that fact.

23 And I'm wondering why these alternatives were  
24 chosen. What is the alternative to not doing anything?  
25 What is there an alternative, really, to being a state park?

2  
cont.

1

2

3

1 And why is that even allowed to be drafted into the whatever  
2 this is, honestly. And also, I don't know who's voting on  
3 this here park turned into whatever it is, the hotel. But  
4 why is it not saved for every citizen? What happens with  
5 this land in the city or around the city? What is the deal  
6 with that?

7 I think that we all should have a say in something  
8 if that matters.

9

**Commenter 12**

10 FURTHER STATEMENT BY SUSAN CARLSON

11 Excuse me. I do better when I actually have  
12 paper.

13 This comment regards the no action alternative.  
14 The no action alternative reads that "The seminary building,  
15 gymnasium, and pool building is anticipated would be vacated  
16 and fenced consistent with the direction of the State Parks  
17 Commission and recreation. Short-term rental of space  
18 within the existing building will no longer be available."

19 I'm completely baffled. You know, if Trump gets  
20 his way and pulls the plugs on Chinese trade, Chinese  
21 financing basically disappears. There could be the scenario  
22 that the financing just isn't there. So we are left with  
23 the scenario of the no action. The no action is not a no  
24 action. Taking a status quo from not being what it was is  
25 an action that has impact on groups like E3.

1 Environmental Education of Washington would no  
 2 longer be able to use the ballroom for our low-key meetings.  
 3 I fail to understand why State Parks would completely  
 4 eliminate that opportunity to generate rental income. And I  
 5 fail to understand why fencing the building is needed when  
 6 the roofs are not falling off. Unless we have an earthquake  
 7 which will take everything out, the building is fine.

1  
cont.

8

**Commenter 13**

9 FURTHER STATEMENT OF CARL MICHELMAN

10 First of all, I want to thank everyone for coming.  
 11 And we will agree to disagree. Let's kind of understand the  
 12 facts, too. We're not giving the land. We're leasing it  
 13 for 62 years or 63 years, No. 1.

1

14 No. 2 is the building is falling apart. There's a  
 15 very big exposure for us to be liable when people are coming  
 16 into the building and it's falling apart.

2

17 Second of all or third of all in these regards --  
 18 and I'm just kind of giving you the facts here. You folks  
 19 say you haven't been involved in this. Well, it's kind of  
 20 amazing. Kirkland, Bothell, Lake Forest Park, there have  
 21 been so many emails out to even in St. Edward Park to Save  
 22 the Park about what's going on. So when you're not involved  
 23 and, all of a sudden, you're getting involved, I don't have  
 24 a problem with that. But your information's wrong.

3

25 And, then, on the other side of the coin is, when

4

1 we're looking at this, they took the 9 acres out. Okay? We  
2 were going to go 9 acres. They were going to go ahead and  
3 swap it. And now they're not. They're doing a 62-year  
4 lease.

5 And what's happening, what concerns me to everybody  
6 here, is we do not have the money, period. And that's what  
7 it takes. It takes money. Yes, it would great to have the  
8 parks and everything else. But guess what? Your \$30.00  
9 park pass is not going to make saving this building. And it  
10 is on the historical register.

11 When it comes to that point, the only way -- and  
12 this has happened all over the country -- is where private  
13 and government get together to help things out. You still  
14 are going to have the right to walk through the building, to  
15 go have a cup of coffee. The easements are not given up.  
16 Okay?

17 So the thing is and what's happening with the park,  
18 it's not changing. The parking they're talking about is --  
19 someone been saying all these trees are going to get cut.  
20 That's not true. That's not true at all.

21 So all I'm just sharing with you is I've been  
22 involved with this for now going on, I think, probably  
23 2 1/2, 3 years. And what's happening is it's the facts that  
24 you have to understand. I know people don't like change.  
25 It is tough. You said you've been here for many years in

4  
cont.

5

1 Kenmore. Okay. But you've around the park. And people  
2 have been in Kenmore for many years and stuff.

3 Change is happening. I know it doesn't feel good.  
4 But what's going to happen is don't look at the big  
5 corporation making money. Look at the situation that this  
6 is going to help the economy with you, me. No one's  
7 complaining about McMenamins being over in Bothell. No one  
8 complained about that. No one's complaining about in  
9 Kirkland, all the economic developments going to your  
10 restaurants and everything. No one's complaining about  
11 that.

12 If I asked everybody how they were going to go  
13 ahead and, when they go ahead and raise their hand, how many  
14 people eat dinner here in the city of Kenmore, there you go.  
15 So the thing is this is not a Kenmore thing. This is not a  
16 Bothell thing. This is not a Kirkland thing, Lake Forest  
17 Park thing. This has been in meetings. It also has gone  
18 ahead into the state legislature, how we could go ahead and  
19 get this done.

20 I know that it's difficult. But when I hear people  
21 talking, with no disrespect, I just ask for the facts and to  
22 understand what is going on. And by understanding it, that  
23 means you need to come to these meetings and have  
24 discussions, just like we're having now. All right? That's  
25 the point.

**5  
cont.**

1 I invite you: Come in, keep coming to these  
 2 meetings. Get educated. Even if you're against it, get  
 3 educated so at least you know what's going on. With that  
 4 being said, thank you for your time.

5  
cont.

**Commenter 14**

6 FURTHER STATEMENT OF PHYLLIS FINLEY

7 Regarding your comment about McMenamins, it's  
 8 awesome. It's in a commercially zoned space in downtown  
 9 Bothell on a highway. That's where it belongs. So no,  
 10 there aren't any complaints about that one.

1

11 Also people are saying, Well, this is an historic  
 12 building. The landscape is also historic. Why are the  
 13 people that are so determined to preserve the historic  
 14 building disregarding the historic landscape. No. 3, I'm  
 15 reading from the City of Kenmore website. I'm really  
 16 disappointed in this meeting, really disappointed because,  
 17 before I submit my written comments on the 18th, I was  
 18 hoping to come to learn more about it.

2

19 The website says: "A public meeting has been  
 20 scheduled to learn more about the Draft EIS." What did we  
 21 learn? What did we learn about the draft? I was hoping  
 22 there would be a summary or something presented. What was  
 23 presented other than This is where we are? Really  
 24 disappointing.

3

25 (Public Hearing concluded at 7:00 p.m.)

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REPORTER'S CERTIFICATE

I, JACQUELINE L. BELLOWS, the undersigned  
Certified Court Reporter pursuant to RCW 5.28.010 authorized  
to administer oaths and affirmations in and for the State of  
Washington, do hereby certify that the comments and  
proceedings, a transcript of which is attached, was given  
before me at the time and place stated therein; that the  
comments and proceedings were by me stenographically  
recorded and transcribed under my supervision, to the best  
of my ability; that the foregoing transcript contains a  
full, true, and accurate record of all the comments and  
proceedings given and occurring at the time and place stated  
in the transcript; that I am in no way related to any party  
to the matter, nor do I have any financial interest in the  
matters that were the subject of the hearing.

WITNESS MY HAND AND DIGITAL SIGNATURE this 16th  
day of October, 2016.



Jacqueline L. Bellows  
Washington State Certified Court Reporter, No. 2297  
jbellows@yomreporting.com

**PUBLIC MEETING COMMENTER 1**

**Michelman, Carl**

1. The comment supporting the *Lodge at Saint Edward Project* is noted.

## PUBLIC MEETING COMMENTER 2

O'Brien, Patrick

1. The comment regarding public meeting attendance is noted.
2. The comment regarding the public process for the ball field renovation project is noted. The ball field renovation project is a separate project and is not part of the **Lodge at Saint Edward Project**.
3. The comment regarding the ball field renovation project, including expenses of the project and need for the project is noted. As stated above, the ball field renovation project is a separate project and not part of the **Lodge at Saint Edward Project**.

**PUBLIC MEETING COMMENTER 3**  
**Carlson, Susan**

1. The comment regarding public notification is noted. The City of Kenmore initiated the EIS process on July 12, 2016 and distributed a notice of application and a Determination of Significance and Request for Comments on the scope of the EIS to agencies, surrounding jurisdictions (including Bothell, Kirkland, Lake Forest Park and Brier), interested organizations and parties of record; the notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park as required by KMC 19.25.060. Public notification was provided in the Seattle Times, as well as on the City of Kenmore's website. A public notification sign was also posted within Saint Edward State Park.

Notification of the issuance of the Draft EIS was sent to the agencies, organizations and individuals listed on the Distribution List (Appendix A of the Draft EIS). Notification of the Draft EIS was also provided in the Seattle Times and on the City of Kenmore's website.

2. As indicated in the Draft EIS, the purchase and transfer in fee simple on the 9.9-acre McDonald Property to the Washington State Parks and Recreation Commission is still a part of the project. The applicant would purchase and transfer the property as part of the lease agreement.

The comment regarding the slope of the McDonald Property is noted. As indicated in Draft EIS Section 3.7 (Recreation and Open Space), the McDonald Property currently includes a trail to the Lake Washington shoreline and also connects with existing trails within Saint Edward State Park.

3. The comment regarding use of the proposed conference/meeting rooms for non-profit use is noted. The applicant will work with the Washington State Parks and Recreation Commission and their approved non-profit organizations on the potential for utilizing conference/meeting room space at reduced rates.
4. Draft EIS Section 3.5 (Air Quality and GHG Emissions) includes an analysis of operational traffic-related air quality impacts associated with development of the **Lodge at Saint Edward Project**. The analysis was based on data from the transportation analysis provided in the Draft EIS (Section 3.12) and indicated that the project would not be anticipated to result in CO hot spots and would not be expected to result in significant traffic-related air quality impacts.

5. The comment regarding the use of leaf blowers is noted.

## PUBLIC MEETING COMMENTER 4

Hirt, Rebecca

1. The comment regarding the Saint Edward State Park Management Plan is noted. The Washington State Parks and Recreation Commission considers many factors when making decisions related to State Parks, including the cited Management Plan. The Management Plan also states that the integrity of the Seminary Building's historic character should also be recognized and preserved, which is core to the mission of State Parks. As part of the project, the Seminary Building would be rehabilitated following Commission policy and the *Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation*.

As indicated in Chapter 2 of the Draft EIS, *"In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. A SEPA checklist was prepared and a non-project Determination of Non-significance was issued related to the Commission's consideration of the management options. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to "explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission include sufficient details and merit to reasonably assure prospects for success. If, at the conclusion of 12 months of exploration, the Director determines there is no reasonable proposal for rehabilitating the Seminary Building, then the building will be vacated." In September 2015, the Commission approved a one-year extension of their prior management direction to allow for a potential rehabilitation proposal to be brought to the Commission for consideration. At their September 22, 2016 meeting, the Commission approved another extension to allow for a potential rehabilitation and lease proposal to be submitted to the Commission."*

2. The comment regarding specific details of the ball field renovation project, including number of fields, size, and field surface are noted. The ball field renovation project is a separate project with its own review processes and is not part of the **Lodge at Saint Edward Project**.
3. The Draft EIS provides an analysis of transportation/parking impacts in Section 3.12 (Transportation) and includes an indirect/cumulative analysis of transportation impacts with the **Lodge at Saint Edward Project** and the ball field renovation project. An analysis of wetland impacts is provided in Section 3.3 (Wetlands and Plants/Animals) and includes a cumulative analysis of the **Lodge at Saint Edward Project** and the ball field renovation project.
4. The comment regarding retention of the current Park conditions is noted. Preparation of the EIS is the responsibility of the City of Kenmore as the SEPA Nominal Lead Agency,

together with the Washington State Parks and Recreation Commission pursuant to WAC 197-11-942, WAC 197-11-944 and the Lead Agency Agreement between the City of Kenmore and Washington State Parks and Recreation Commission.

## PUBLIC MEETING COMMENTER 5

Aagaard, Ann

1. The comment regarding an extension of the Draft EIS comment period is noted. In response to comments from the public, the City of Kenmore extended the Draft EIS public comment period from November 14, 2016 to November 18, 2016.
2. The comment regarding public notification is noted. The City of Kenmore initiated the EIS process on July 12, 2016 and distributed a notice of a Determination of Significance and Request for Comments on the scope of the EIS to agencies, surrounding jurisdictions (including Bothell, Kirkland, Lake Forest Park and Brier), interested organizations and parties of record; the notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park, as required by KMC 19.25.060. Public notification was provided in the Seattle Times, as well as on the City of Kenmore's website. A public notification sign was also posted within Saint Edward State Park.

Notification of the issuance of the Draft EIS was sent to the agencies, organizations and individuals listed on the Distribution List (Appendix A of the Draft EIS). Notification of the Draft EIS was also provided in the Seattle Times and on the City of Kenmore's website.

3. The comment regarding the No Action Alternative and increased park use due to increased population growth in the Kenmore, Bothell, Kirkland and Lake Forest Park areas is noted.
4. Please refer to the response to Comment 3 of this letter.
5. The comment regarding slopes on the 9.9-acre McDonald Property is noted. As indicated in Draft EIS Section 3.7 (Recreation and Open Space), existing trails, ballfields and other recreational amenities within Saint Edward State Park would remain available for hiking, biking and other passive and active recreational uses. Park users would also have access to the Seminary Building that is not currently available due to its restricted closed status. Visitors would be able to view interior portions of the building, utilize amenities within the building (restaurant, café, spa, etc.) and utilize landscape/open spaces surrounding the building.
6. The January 16, 2014 letter from the United States Department of the Interior (Draft EIS Appendix F) explains that there is a growing need for public park system administrators to find new ways to support the operation and maintenance of outdoor recreation and park areas. It also states that lodging, dining, and meeting facilities are allowable uses in 6(f)(3) properties. In addition, the Recreation and Conservation Office (RCO) has communicated to State Parks that the **Lodge at Saint Edward Project** meets the conditions for hotel use. The National Park Service has also concurred with the RCO determination that the proposed project does not create a Land and Water Conservation Fund compliance issue.

## PUBLIC MEETING COMMENTER 6

Finley, Phyllis

1. A lodge hotel would be similar in style to a park lodge found at places such as Yellowstone National Park or the Paradise Lodge at Mount Rainier National Park.
2. The proponent/applicant of the **Lodge at Saint Edward Project** is Daniels Real Estate, LLC. As the Saint Edward State Park property is located within the City of Kenmore boundaries, the City has jurisdiction to ensure that development within the park complies with local regulations, including environmental review under SEPA.
3. As noted in the Draft EIS Fact Sheet, the **Lodge at Saint Edward Project** requires site plan approval by the City of Kenmore which is considered a Type 4 Land Use Decision. Type 4 Land Use Decisions are quasi-judicial decisions made by the City Council based on a record and recommendation from the City's Hearing Examiner. The EIS would be utilized as a tool in that decision-making process, along with compliance with applicable development code regulations and environmentally critical areas regulations.

The project also requires lease approval and authorization for the Seminary Building by the Washington State Parks and Recreation Commission.

## PUBLIC MEETING COMMENTER 7

Taylor, Colin

1. The comment regarding retention of the current Park conditions is noted.
2. As noted in the Draft EIS, the proponent/applicant (Daniels Real Estate, LLC) would enter into a lease agreement with the Washington State Parks and Recreation Commission for the approximately 5.5-acre area of land including the Seminary Building, gymnasium building and swimming pool building. As part of the lease agreement, the applicant would acquire and transfer in fee simple to the Washington State Parks and Recreation Commission an approximately 9.9-acre, privately owned parcel (McDonald Property) that is located contiguous to the northwest corner of Saint Edward State Park.
3. The comment regarding the EIS Alternatives and pollution is noted. New impervious surfaces under the EIS Alternatives would require stormwater management features that would be designed to be consistent with the applicable requirements of the *2009 King County Surface Water Design Manual (KCSWDM)*, as adopted by the City of Kenmore. The preliminary stormwater management design for the project would be intended to provide flow control and water quality facilities, and would be required to discharge at a natural location with no significant impacts to downstream areas. The stormwater management design would undergo full drainage review by the City of Kenmore as part of the site plan review process and building permit process to ensure compliance with the KCSWDM, as adopted by the City of Kenmore, including flow control and water quality requirements.

## **PUBLIC MEETING COMMENTER 8**

**Hendershott, Tracy**

1. The comment regarding the current Park conditions and wildlife is noted. Draft EIS Section 3.3 includes an analysis of potential plant and animal impacts, including potential impacts associated with construction activities, increased noise and increased light that would be generated by development under the EIS Alternatives.  
  
The analysis also incorporates by reference the Habitat Assessment Report that was prepared for the project which identified wildlife and wildlife habitat within the site area, including fish and wildlife species and habitats of local importance. These reports are on-file with the City of Kenmore and available on the City's website.
2. Please see the response to Comment 1 of this letter regarding the Draft EIS analysis of impacts to plants and animals.
3. Draft EIS Section 3.5 (Air Quality and GHG Emissions) includes an analysis of operational traffic-related air quality impacts associated with development of the Lodge at Saint Edward Project. The analysis was based on data from the transportation analysis provided in Draft EIS Section 3.12 (Transportation) and indicated that the project would not be anticipated to result in CO hot spots and would not be expected to result in significant traffic-related air quality impacts.
4. An analysis of operational lighting impacts to wildlife were included as part of the Draft EIS analysis in Section 3.3 (Wetlands and Plants/Animals) and indicated that species using the project site and adjacent areas are anticipated to be somewhat tolerant of disturbances and light that are common in urban settings. Some species such as insectivores and corvids may benefit from the operational changes.
5. The comment regarding the current Park conditions is noted.

## **PUBLIC MEETING COMMENTER 9**

**Carlson, Susan**

1. As indicated in the Draft EIS, as part of the lease agreement, the applicant would acquire and transfer in fee simple the 9.9-acre McDonald Property to the Washington State Parks and Recreation Commission as part of the project.
2. Please refer to the response to Letter 1-Comment 2 and Letter 10-Comment 14.
3. As noted in Draft EIS Chapter 2 (Project Description), the EIS Alternatives include the potential use of a portion of the conference/meeting room space for uses such as classes, events and programs in support of outdoor education and recreation.

## PUBLIC MEETING COMMENTER 10

Hirt, Rebecca

1. The comment regarding the retention of the current park conditions is noted. Part of State Park's mission is to protect historic buildings/properties within their parks. Historic buildings such as the Seminary Building are part of the park and part of the reason why the Saint Edward State Park existed. The building and cultural landscape were listed on the National Register and are integral to the park. The Seminary Building is also the largest historically significant building within the State Park system. The **Lodge at Saint Edward Project** would be consistent with the Management Plan which states that the integrity of the Seminary Building's historic character should be recognized and preserved. This is core to the mission of State Parks and the building would be rehabilitated following Commission policy and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Regarding the Saint Edward State Park Management Plan, the Washington State Parks and Recreation Commission considers many factors when making decisions related to State Parks, including the cited Management Plan. As indicated in Chapter 2 of the Draft EIS, *"In September 2014, the Washington State Parks and Recreation Commission considered a range of management options for the Seminary Building, ranging from rehabilitation to demolition of the building. A SEPA checklist was prepared and a non-project Determination of Non-significance was issued related to the Commission's consideration of the management options. The poor condition of the building and subsequent cost to stabilize and rehabilitate the building was discussed. The Commission directed staff to "explore rehabilitation as the preferred management option for the Seminary Building, ensuring that proposals brought before the Commission include sufficient details and merit to reasonably assure prospects for success. If, at the conclusion of 12 months of exploration, the Director determines there is no reasonable proposal for rehabilitating the Seminary Building, then the building will be vacated." In September 2015, the Commission approved a one-year extension of their prior management direction to allow for a potential rehabilitation proposal to be brought to the Commission for consideration. At their September 22, 2016 meeting, the Commission approved another extension to allow for a potential rehabilitation and lease proposal to be submitted to the Commission."*

2. As noted in Draft EIS Section 3.12 (Transportation), a traffic impact analysis was completed for the **Lodge at Saint Edward Project** under the EIS Alternatives and determined that vehicle trips generated by the lodge hotel use would result in traffic operations at the Juanita Drive NE/NE 145<sup>th</sup> Street intersection to operate at LOS C during the AM and PM peak hours. This would meet City of Kenmore's standard of LOS D or better for arterial intersections and significant traffic operation impacts would not be anticipated.

## PUBLIC MEETING COMMENTER 11

Taylor, Colin

1. The comment regarding growth and increased numbers of people using the park is noted.
2. The comment regarding public notification is noted. The City of Kenmore initiated the EIS process on July 12, 2016 and distributed a notice of a Determination of Significance and Request for Comments on the scope of the EIS to agencies, surrounding jurisdictions (including Bothell, Kirkland, Lake Forest Park and Brier), interested organizations and parties of record; the notice was also mailed to property owners within a 1,000-foot radius of Saint Edward State Park as required by KMC 19.25.060. Public notification was provided in the Seattle Times, as well as on the City of Kenmore's website. A public notification sign was also posted within Saint Edward State Park.

Notification of the issuance of the Draft EIS was sent to the agencies, organizations and individuals listed on the Distribution List (Appendix A of the Draft EIS). Notification of the Draft EIS was also provided in the Seattle Times and on the City of Kenmore's website.

3. The EIS Alternatives include the applicant's proposal (Alternative 1) and an alternative that meet's the project goals and objectives with reduced environmental impacts (Alternative 2). The No Action Alternative also included in the EIS as a requirement of SEPA.
4. The comment regarding the review and approval process for the project is noted. As indicated in the Draft EIS Fact Sheet, the **Lodge at Saint Edward Project** requires site plan approval by the City of Kenmore which is considered a Type 4 Land Use Decision. Type 4 Land Use Decisions are quasi-judicial decisions made by the City Council based on a record and recommendation from the City's Hearing Examiner. The EIS would be utilized as a tool in that decision-making process, along with a review for compliance with applicable development code regulations and environmentally critical areas regulations.

The project also requires lease approval and authorization for the Seminary Building by the Washington State Parks and Recreation Commission.

## **PUBLIC MEETING COMMENTER 12**

Carlson, Susan

1. As noted in the Draft EIS Chapter 2 (Project Description), the No Action Alternative that is analyzed is consistent with direction from the Washington State Parks and Recreation Commission regarding the management of the Seminary Building. Appendix C of the Draft EIS also includes details on the management direction outlined by the Commission which identified the rehabilitation of the Seminary Building through a partnership with a public or private entity as the preferred management option. In the event that rehabilitation was determined to be unfeasible the preferred alternative management option was to vacate the building to reduce maintenance backlog and prevent the building from demolition without sacrificing recreational opportunities at the park.

**PUBLIC MEETING COMMENTER 13**

**Michelman, Carl**

1. The comment regarding the lease of the Seminary Building is noted.
2. The comment regarding the stability of the Seminary Building is noted.
3. The comment regarding the public participation and notification process is noted.
4. The comment regarding public-private partnerships is noted.
5. The comment is noted.

**PUBLIC MEETING COMMENTER 14**

**Finley, Phyllis**

1. The comment regarding the McMenamins project in Bothell is noted.
2. The comment regarding the historic landscape within Saint Edward State Park is noted. The Cultural Resources Report that is included in the Draft EIS (Appendix G) identifies the contributing landscape features to the overall Saint Edward Seminary Historic District, including the nuns' garden, orchard, great lawn, grotto, beach and graveyard with crucifix.
3. The comment regarding the public comment meeting is noted.

*SECTION IV*

REFERENCES

## SECTION IV

# REFERENCES

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# APPENDICES

# Distribution List

## Mailing List for Property Owners within 1,000 feet of Saint Edward State Park

6810-153 LLC  
Po Box 60014  
Fort Myers, FL 33906-6014

Duignan  
13869 62nd Ave NE  
Kirkland, WA 98034-4904

Abram Maxwell  
15364 Juanita Dr NE  
Kenmore, WA 98028-4601

Adam Glogower  
7321 NE 140th Pl  
Kirkland, WA 98034-9706

Adam K & Erika N Conder  
15208 69th Ln NE  
Kenmore, WA 98028-4921

Albert J Neumann  
15146 65th Ave NE  
Kenmore, WA 98028-4378

Alec Jackson  
6621 NE 153rd Pl  
Kenmore, WA 98028-4332

Alec L Dines  
7113 NE 149th Ct  
Kenmore, WA 98028-4987

Alejandro & Yuko Zimmerle  
7327 NE 143rd St  
Kirkland, WA 98034-4918

Aleksandr B Tarasov  
19338 67th Ave NE  
Kenmore, WA 98028-3443

Alexander W Bell  
6816 NE 153rd Pl #A  
Kenmore, WA 98028-4927

Alexandre Mineev  
7210 NE 147th Pl  
Kenmore, WA 98028-4936

Alice B Evans  
14944 Juanita Dr NE  
Kenmore, WA 98028-4909

Alvin Kielow  
5201 Colby Ave  
Everett, WA 98203-3821

Alix Partnow  
15107 64th Ct NE  
Kenmore, WA 98028-4377

Amanda & Ryan Buchan  
7029 NE 148th Pl  
Kenmore, WA 98028-4938

Amy Reed  
13806 70th Ave NE  
Kirkland, WA 98034-5002

Andreanna Rainville  
7411 NE 155th St  
Kenmore, WA 98028-4639

Andrew & Joanna Little  
6834 NE 149th St  
Kenmore, WA 98028-4901

Andrew B & Julie B Holve  
7054 NE 145th St  
Kenmore, WA 98028-4963

Andrew Forsyth  
6841 NE 137th St  
Kirkland, WA 98034-1672

Andrew J & Sara E Zeller  
14530 73rd Ave NE  
Kenmore, WA 98028-4935

Andrew S Lightfoot  
7002 NE 153rd Pl  
Kenmore, WA 98028-4612

Andy Lim  
6816 NE 154th Ct  
Kenmore, WA 98028-4657

Ann L Mitchell  
6373 NE 151st St  
Kenmore, WA 98028-4388

Duke H Phan  
7406 NE 145th Pl  
Kenmore, WA 98028-4923

Anne Cronin  
13800 64th Pl NE  
Kirkland, WA 98034-4908

Eagles Ridge Properties LLC  
8724 NE 134th St  
Kirkland, WA 98034-1739

Eddie K Low  
622 6th Ave W #601  
Seattle, WA 98119-4501

Eduardo K Ott  
7427 NE 144th Pl  
Kirkland, WA 98034

Anne Karppinen  
7426 NE 145th St  
Kenmore, WA 98028-8305

Anthony Egizi  
6350 NE 151st St  
Kenmore, WA 98028-4388

Antje H Goebelsmann  
7203 NE 148th Pl  
Kenmore, WA 98028-4965

April Ritscher  
6621 NE 154th St  
Kenmore, WA 98028-4338

Arnold L Frederickson  
11804 98th Ave NE #E  
Kirkland, WA 98034-4246

Arthur E Gunderman  
15324 70th Ave NE  
Kenmore, WA 98028-4605

Baboucarr E Mbowe  
13730 Holmes Point Dr NE  
Kirkland, WA 98034-1659

Badiul A Majumdar  
13322 Highway 99 #100  
Everett, WA 98204-5440

Bahram Makanvand  
Po Box 2133  
Kirkland, WA 98083-2133

Baker K Tabakha  
6215 NE 153rd St  
Kenmore, WA 98028-4371

Barbara L Johnseine  
13811 62nd Ave NE  
Kirkland, WA 98034-4904

Barbara Wilson  
2344a N 137th St  
Seattle, WA 98133-7823

Benjiman Hullinger  
7014 NE 139th St  
Kirkland, WA 98034-5014

Berit McAlister  
5830 NE Arrowhead Dr  
Kenmore, WA 98028-4365

Bernice McDonnell  
12932 NE 195th Pl  
Bothell, WA 98011-2519

Berthe A Kalmus  
7016 NE 138th St  
Kirkland, WA 98034-5012

Bessie Schiantarelli  
7209 NE 149th Pl  
Kenmore, WA 98028-4961

Blake T & Jennifer A Hoefler  
15024 66th Ct NE  
Kenmore, WA 98028-4380

Bonnie A Basile  
7211 NE 150th St  
Kenmore, WA 98028-4609

Bradley & Pamela J White  
7421 NE 146th St  
Kenmore, WA 98028-4924

Bradley S Henderson  
14615 72nd Pl NE  
Kenmore, WA 98028-4913

Brandon & Robyn Floyd  
7126 NE 147th Pl  
Kenmore, WA 98028-4940

Brett J & Peggy J Peterson  
7039 NE 138th St  
Kirkland, WA 98034-5012

Brian A Morrison  
15116 65th Ave NE  
Kenmore, WA 98028-4378

Brian D & Brooke A Phagan  
15029 70th Ave NE  
Kenmore, WA 98028-4967

Brian E & Deborah D Wingert  
7312 NE 143rd St  
Kenmore, WA 98028

Brian J & Michele M Williams  
7211 NE 147th Pl  
Kenmore, WA 98028-4936

Butler-Bower LLC  
13153 Holmes Point Dr NE  
Kirkland, WA 98034-1665

Carlos E Sosa Jr.  
7028 NE 148th Pl  
Kenmore, WA 98028-4938

Carol S Parsons  
6207 NE 152nd St  
Kenmore, WA 98028-4361

Carri L Bendall-Berg  
15004 61st PI NE  
Kenmore, WA 98028-4370

Charla B Buerkle  
6201 NE 152nd St  
Kenmore, WA 98028-4361

Charles & Della Best  
15354 Juanita Dr NE  
Kenmore, WA 98028-4601

Charles & Faye L Dow  
15152 65th Ave NE  
Kenmore, WA 98028-4378

Charles E & Leann D Page  
7436 NE 146th St  
Kenmore, WA 98028-4924

Charles E & Marcia Chamberlin  
15114 64th Ct NE  
Kenmore, WA 98028-4377

Charles Huffman  
15033 62nd Ave NE  
Kenmore, WA 98028-4359

Cheryl L Ovesen  
6835 NE 149th St  
Kenmore, WA 98028-4901

Chris C & Judy Guzzardo  
13811 64th PI NE  
Kirkland, WA 98034-4908

Christian Lee Schramm  
14504 73rd Ave NE  
Kenmore, WA 98028-4935

Christopher & Shivani Sterling  
15020 61st PI NE  
Kenmore, WA 98028-4370

Christopher J & Emily M Nemeth  
15319 70th Ave NE  
Kenmore, WA 98028-4605

Christopher J & Jayne Tracy III  
6320 NE 151st St  
Kenmore, WA 98028-4376

Christopher M Wilson  
13608 62nd Ave NE  
Kirkland, WA 98034-4902

Church Stephanie A  
6610 NE 154th St  
Kenmore, WA 98028-4338

Citimortgage Inc  
1000 Technology Dr  
O Fallon, MO 63368-2239

Clarence J Felt Jr.  
7002 NE 139th St  
Kirkland, WA 98034-5014

Clinton G & Susan N Baum  
11410 NE 124th St  
Kirkland, WA 98034-4305

Coleen N Gibson  
7217 NE 147th PI  
Kenmore, WA 98028-4936

Connie L Hooker  
6374 NE 151st St  
Kenmore, WA 98028-4388

Conor J & Lynda G Oregan  
7322 NE 140th PI  
Kirkland, WA 98034-9706

Craig S Beesley  
15134 65th Ave NE  
Kenmore, WA 98028-4378

Curtis D & Helen A Larson  
14102 75th Ave NE  
Kirkland, WA 98034-4917

Curtis R & Rosemarie J Paris  
6473 NE 154th St  
Kenmore, WA 98028

Curtis Weese  
7030 NE 147th St  
Kenmore, WA 98028-4970

Cynthia D Ross  
7303 NE 143rd St  
Kirkland, WA 98034

D Bruce Peart  
13875 62nd Ave NE  
Kirkland, WA 98034-4904

D E Miller  
14034 75th Ave NE  
Kirkland, WA 98034-9701

D G Atkinson  
5826 NE Arrowhead Dr  
Kenmore, WA 98028-4365

Dana A Lawrence  
13867 62nd Ave NE  
Kirkland, WA 98034-4904

Daniel A Buchholz  
7403 NE 145th Pl  
Kenmore, WA 98028-4923

Daniel A Clayton  
1425 Broadway #522  
Seattle, WA 98122-3854

Daniel A Dubose  
7429 NE 146th St  
Kenmore, WA 98028-4924

Daniel B & Maryjane F Young  
15344 Juanita Dr NE  
Kenmore, WA 98028-4601

Daniel J & Linda L Gardner  
14937 73rd Ave NE  
Kenmore, WA 98028-4656

Daniel James Chandler  
15113 65th Ave NE  
Kenmore, WA 98028

Daniel K & Cheryl M Deshon  
7132 NE 147th Pl  
Kenmore, WA 98028-4940

Daniel Krpan  
14520 73rd Ave NE  
Kenmore, WA 98028-4935

Daniel M Selin  
6338 NE 151st St  
Kenmore, WA 98028-4376

Daniel P & Stephanie M Alston  
7353 NE 140th Pl  
Kirkland, WA 98034-9706

Danu K McQuade  
6489 NE 154th St  
Kenmore, WA 98028-4336

Darlene Vandamme  
14634 Juanita Dr NE  
Kenmore, WA 98028-4906

Darrell P Roell  
5214 S Othello St  
Seattle, WA 98118-4237

Darren K & Amy K Tuck  
7013 NE 138th Pl  
Kirkland, WA 98034-5011

Darryl W Thompson  
14804 72nd Pl NE  
Kenmore, WA 98028-4915

Daryl A Trezise  
5811 NE Arrowhead Dr  
Kenmore, WA 98028-4365

Daryl Treacy  
7305 NE 140th Pl  
Kirkland, WA 98034-9706

David & Christy Kerbs  
13839 70th Ave NE  
Kirkland, WA 98034-5002

David & Debra Hurley  
15220 64th Pl NE  
Kenmore, WA 98028-4360

David & Tracy Kingstone  
14614 72nd Pl NE  
Kenmore, WA 98028-4913

David A & Janet O Little  
5808 NE Arrowhead Dr  
Kenmore, WA 98028

David A & Kathleen M Devalk  
7313 NE 140th Pl  
Kirkland, WA 98034-9706

David A Brook  
15001 59th Pl NE  
Kenmore, WA 98028

David C Sanchez  
14006 75th Ave NE  
Kirkland, WA 98034-9701

David C W & Cynthia L Campbell  
15208 64th Pl NE  
Kenmore, WA 98028-4360

David E Purdy  
6601 NE 153rd Pl  
Kenmore, WA 98028-4332

David Grant  
6616 NE 151st St  
Kenmore, WA 98028-4385

David H & Elizabeth G Hardy  
7205 NE 150th St  
Kenmore, WA 98028-4609

David H Berett  
15539 61st Ave NE  
Kenmore, WA 98028-4301

David H Jr & Anne F Lund  
13839 62nd Ave NE  
Kirkland, WA 98034-4904

David I & Cynthia Q Jensen  
15011 61st PI NE  
Kenmore, WA 98028-4370

David J Amri  
6860 NE 137th St  
Kirkland, WA 98034-1672

David J Diederich  
7106 NE 139th St  
Kirkland, WA 98034-5015

David L & Jodi B Rieman  
6484 NE 158th St  
Kenmore, WA 98028-0000

David L Greytak  
14127 75th Ave NE  
Kirkland, WA 98034-4917

David M Schoegg  
13635 62nd Ave NE  
Kirkland, WA 98034-4902

David Tyler  
6221 NE 138th PI  
Kirkland, WA 98034-1606

David W Iv Thompson  
15005 58th Ln NE  
Kenmore, WA 98028-4354

Dean Hammond  
7311 NE 143rd St  
Kirkland, WA 98034-4918

Dean Young  
13661 62nd Ave NE  
Kirkland, WA 98034-4902

Deborah A Stednick  
15102 59th PI NE  
Kenmore, WA 98028-4364

Deborah L Kirner  
7417 NE 143rd St  
Kirkland, WA 98034-4919

Deborah Medlar  
6379 NE 151st St  
Kenmore, WA 98028-4388

Deborah Meyer  
13862 71st PI NE  
Kirkland, WA 98034-5003

Debra A Hultberg  
14528 73rd Ave NE  
Kenmore, WA 98028-4935

Dennis J Hostetter  
7001 NE 138th PI  
Kirkland, WA 98034-5011

Dennis M & Nancy M Rood  
11205 82nd PI NE  
Kirkland, WA 98034-3557

Dennis N & Maria L Bato  
15103 65th Ave NE  
Kenmore, WA 98028-4378

Derek B McDuling  
7354 NE 140th PI  
Kirkland, WA 98034-9706

Derek George Todd  
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6862 NE 153rd PI  
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Kenmore, WA 98028-4970

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Kenmore, WA 98028-4380

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Kirkland, WA 98034-4902

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15020 66th Ct NE  
Kenmore, WA 98028-4380

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Kenmore, WA 98028-4963

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Joseph Cavazzini  
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Kenmore, WA 98028-4967

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Kirkland, WA 98034-9702

Michelle Branigan  
21 W Mount Ida Ave  
Alexandria, VA 22305-2522

Minard Everett  
6505 NE Windemere Rd  
Seattle, WA 98105-0000

Minard Ltd Partnership  
3545 46th Ave NE  
Seattle, WA 98105-5324

Mitchell J & Lauren L Novack  
15156 65th Ave NE  
Kenmore, WA 98028

Mohamed Souaiaia  
15022 Juanita Dr NE  
Kenmore, WA 98028-4910

Mortain Ents Inc  
6609 NE 153rd Pl  
Kenmore, WA 98028-4332

Muriel Hanvey  
7443 NE 146th St  
Kenmore, WA 98028-4924

Musa John B  
7447 NE 143rd St  
Kirkland, WA 98034-4919

Myron L Monson  
6648 NE 154th St  
Kenmore, WA 98028-4338

N F & J C Viscount  
6326 NE 151st St  
Kenmore, WA 98028-4376

Nalin Singal  
15370 Juanita Dr NE  
Kenmore, WA 98028-4601

Natalya A Tatarchuk  
6303 NE 138th Pl  
Kirkland, WA 98034-4905

Navid Aghaseyedali  
13133 NE 93rd Ct  
Redmond, WA 98052-0000

Neil Browne  
7216 NE 150th St  
Kenmore, WA 98028-4609

Neil J Bavins  
14740 72nd Pl NE  
Kenmore, WA 98028-4914

Nicholas A & Sara E Rhodes  
7238 NE 147th Pl  
Kenmore, WA 98028-4936

Nicolas Place  
7335 NE 143rd St  
Kirkland, WA 98034-4918

Nicole D Blackmer  
14225 75th Ave NE  
Kirkland, WA 98034-4928

Niemiec  
9 Buttonwood Dr  
Kimberling City, MO 65686-9411

Norman J Vanlandingham  
6605 NE 154th St  
Kenmore, WA 98028-4338

Northshore School Dist 417  
3330 Monte Villa Pkwy  
Bothell, WA 98021-8972

Olivier Baxa  
328 9th Ave  
Kirkland, WA 98033-5523

Property Owner  
14036 Juanita Dr NE  
Kirkland, WA 98034-9746

Property Owner  
14010 Juanita Dr NE  
Kirkland, WA 98034-9740

Panglia Properties LLC  
2115 116th St NE  
Tulalip, WA 98271-9421

Patricia A Bruton  
7046 NE 138th St  
Kirkland, WA 98034-5012

Patrick & Sunni Bannon  
14004 75th Ave NE  
Kirkland, WA 98034

Patrick Denney  
7016 NE 138th Pl  
Kirkland, WA 98034-5011

Paul A Abdo  
6855 NE 137th St  
Kirkland, WA 98034-1672

Paul C & Emily Higson  
15014 66th Ct NE  
Kenmore, WA 98028-4380

Paul J Valley  
7412 NE 145th St  
Kenmore, WA 98028-8305

Paul V & Malaree Jarvis  
6506 NE 151st St  
Kenmore, WA 98028-4386

Pe Tomandl  
14746 72nd Pl NE  
Kenmore, WA 98028-4914

Penny A Steele  
7031 NE 138th St  
Kirkland, WA 98034-5012

Peter & Angela Kugler  
15140 65th Ave NE  
Kenmore, WA 98028

Peter A Voss  
14837 72nd Pl NE  
Kenmore, WA 98028-4968

Peter J Lunstrum  
15372 Juanita Dr NE  
Kenmore, WA 98028-4601

Peter K Lee  
6317 NE 138th Pl  
Kirkland, WA 98034-4905

Peter T Munro  
15004 70th Ave NE  
Kenmore, WA 98028-4967

Peter V Lance  
6501 NE 151st St  
Kenmore, WA 98028-4386

Peter W & Barbara B McGrath  
13871 62nd Ave NE  
Kirkland, WA 98034

Phillip & Janae Smith  
15368 Juanita Dr NE  
Kenmore, WA 98028-4601

Phillip M Evans  
6336 NE 138th Pl  
Kirkland, WA 98034-4905

Point Comm Svc Cl Arrowhead  
5906 NE Arrowhead Dr  
Kenmore, WA 98028-5806

Princy S Reghi  
5900 NE Arrowhead Dr  
Kenmore, WA 98028-5806

R & S Arkley  
2845 NW Golden Dr  
Seattle, WA 98117

Raul L & Shirley Atherly  
7127 NE 147th Pl  
Kenmore, WA 98028-4940

Raymund L Suarez  
6860 NE 153rd Pl  
Kenmore, WA 98028-4925

Richard & Cristina Aquino  
15216 64th Pl NE  
Kenmore, WA 98028-4360

Richard & Karen Shea III  
14925 59th Pl NE  
Kenmore, WA 98028-4367

Richard A Flynn  
7028 NE 138th St  
Kirkland, WA 98034-5012

Richard B Hennings  
7315 NE 140th St  
Kirkland, WA 98034-9702

Richard D & Eloisa C Foster  
7068 NE 145th St  
Kenmore, WA 98028-4963

Richard M & Stephanie Brooks  
6130 NE 152nd St  
Kenmore, WA 98028-4362

Richard N Waller  
14915 72nd Pl NE  
Kenmore, WA 98028-4916

Richard O & Karen B Shea  
14925 59th Pl NE  
Kenmore, WA 98028-4367

Richard Prince  
15122 65th Ave NE  
Kenmore, WA 98028-4378

Richard W & Joy L Hughes  
6826 NE 149th St  
Kenmore, WA 98028-4901

Rob A Collins  
6227 NE 154th St  
Kenmore, WA 98028-4334

Robert & Kate Beeler  
6468 NE 153rd St  
Kenmore, WA 98028-4331

Robert A & Cristen B Hoffman  
7206 NE 147th Pl  
Kenmore, WA 98028-4936

Robert A Arnhold  
7334 NE 145th Pl  
Kenmore, WA 98028-4922

Robert A Roland  
6615 NE 153rd Pl  
Kenmore, WA 98028-4332

Robert B & Farima Steimer  
Po Box 2068  
Kirkland, WA 98083-2068

Robert Bruce McCornack  
7345 NE 140th Pl  
Kirkland, WA 98034-9706

Robert C & Charlene R Hilzinger  
7208 NE 148th Pl  
Kenmore, WA 98028-4965

Robert D Lloyd  
6335 NE 151st St  
Kenmore, WA 98028-4376

Robert E Wallis  
7033 NE 148th Pl  
Kenmore, WA 98028

Robert F & Deanne C Lederer  
7109 NE 149th Ct  
Kenmore, WA 98028-4987

Robert Jr Stark  
6349 NE 151st St  
Kenmore, WA 98028-4376

Robert L & Flora H Solomon  
6202 NE 138th Pl  
Kirkland, WA 98034-1606

Robert L Nelson  
14538 73rd Ave NE  
Kenmore, WA 98028-4935

Robert M & Lisa M Freed  
15016 59th Pl NE  
Kenmore, WA 98028-4355

Robert M Freed  
117 Ccuand Rd  
Ojai, CA 93023-0000

Robert N Holmqvist  
13727 70th Ave NE  
Kirkland, WA 98034-5001

Robert P Jr & Linda M Sager  
7020 NE 138th Pl  
Kirkland, WA 98034-5011

Robert R Simpson  
18119 65th Ave NE  
Kenmore, WA 98028-4803

Robert Rieth  
7210 NE 149th Pl  
Kenmore, WA 98028-4961

Robert S & Marilyn P Hoyt  
14933 73rd Ave NE  
Kenmore, WA 98028-4656

Robert S & Rosario N Pickering  
15151 65th Ave NE  
Kenmore, WA 98028-4378

Robert V Gonzalez  
6840 NE 153rd Pl  
Kenmore, WA 98028-4925

Robert Van Winkle  
15115 64th Ct NE  
Kenmore, WA 98028-4377

Rodney J Coatney Jr.  
6457 NE 153rd St  
Kenmore, WA 98028-4331

Rodolfo & Liane Gonzales  
7225 NE 149th Pl  
Kenmore, WA 98028-4961

Rodrick Dembowski  
6538 48th Ave NE  
Seattle, WA 98115-7639

Rody L & Sofia Kantola  
7363 NE 140th St  
Kirkland, WA 98034-9702

Roger F Heiland  
14512 73rd Ave NE  
Kenmore, WA 98028-4935

Roland C Jankelson  
Po Box 98210  
Lakewood, WA 98496-8210

Ronald & Nancy Daniek  
6955 NE 139th St  
Kirkland, WA 98034-5013

Ronald B Henson  
14711 70th Ct NE  
Kenmore, WA 98028-4941

Ronald C & Colleen K Maccario  
13807 70th Ave NE  
Kirkland, WA 98034-5002

Ronald L Alexander  
6875 NE 153rd Pl  
Kenmore, WA 98028-4925

Rose Jones LLC  
2050 112th Ave NE #210  
Bellevue, WA 98004-2990

Roxanna Veiseh  
6816 NE 153rd Pl #F  
Kenmore, WA 98028-4927

Roxanne Hamilton  
6361 NE 151st St  
Kenmore, WA 98028-4388

Roy A Nakapaahu  
7133 NE 147th Pl  
Kenmore, WA 98028

Russell Oyer  
110 Yakima Ave SE  
Renton, WA 98059-7064

Ruth E R Burrus  
6431 NE 153rd St  
Kenmore, WA 98028-4331

Ryan Bekins  
14817 72nd Pl NE  
Kenmore, WA 98028-4968

Ryan J & Mary K Oshman  
7321 NE 145th Pl  
Kenmore, WA 98028-4922

S P Jain  
15017 62nd Ave NE  
Kenmore, WA 98028-4359

Said A Asaidali  
15014 61st Pl NE  
Kenmore, WA 98028-4370

Samuel & Victoria Cibrian  
14656 Juanita Dr NE  
Kenmore, WA 98028-4906

Samuel P Myoda  
14935 59th Pl NE  
Kenmore, WA 98028-4367

Samuel Yee  
6708 Vista Ave S  
Seattle, WA 98108-3649

Samuelson  
6367 NE 151st St  
Kenmore, WA 98028-4388

Sandy Chow  
6227 NE 138th St  
Kirkland, WA 98034-1606

Scott & Jacqueline Harmon  
15355 70th Ave NE  
Kenmore, WA 98028-4605

Scott J Davey  
14219 75th Ave NE  
Kirkland, WA 98034-4928

Scott M & Kimberly A Blackburn  
6223 NE 137th St  
Kirkland, WA 98034-4907

Scott W & Colleen F Ponto  
6344 NE 151st St  
Kenmore, WA 98028

Sean & Janna Sullivan  
14923 72nd Pl NE  
Kenmore, WA 98028-4916

Sean M Phillips  
13850 71st PI NE  
Kirkland, WA 98034-5003

Seaspect Inc  
11410 NE 124th St #125  
Kirkland, WA 98034-4305

Serena Construction LLC  
7003 117th PI NE  
Kirkland, WA 98033-8461

Sharon E Williams  
6607 NE 151st St  
Kenmore, WA 98028-4385

Shawn & Lori Ulm  
6213 NE 152nd St  
Kenmore, WA 98028-4361

Shawn B & Amanda Rainwater  
14213 75th Ave NE  
Kirkland, WA 98034-4928

Shawn E Sharp  
7017 NE 138th PI  
Kirkland, WA 98034-5011

Shawn Michael McDonald  
6514 NE 151st St  
Kenmore, WA 98028-4386

Shawn R & Kimberly A Wilton  
13852 70th Ave NE  
Kirkland, WA 98034-5002

Shelley A Schermer  
13629 62nd Ave NE  
Kirkland, WA 98034-4902

Sheng LLC  
4428 Factoria Blvd SE  
Bellevue, WA 98006-1931

Shideh Gilandoust  
7437 NE 146th St  
Kenmore, WA 98028-4924

Shirley Z Hansen  
Po Box 1752  
Bothell, WA 98041-1752

Sidney P Killman  
14849 72nd PI NE  
Kenmore, WA 98028-4968

Simon H Forgette  
406 Market St #A  
Kirkland, WA 98033-6135

Sound Properties LLC  
Po Box 997  
Snoqualmie, WA 98065-0997

Yongqin Wang  
5810 NE Arrowhead Dr  
Kenmore, WA 98028-4365

Stacey Castleberry  
13649 62nd Ave NE  
Kirkland, WA 98034-4902

Stephen & Melissa Lubatti  
7059 NE 145th St  
Kenmore, WA 98028

Stephen A & Wendy J Mitchell  
14530 73rd Ave NE  
Kenmore, WA 98028-4935

Stephen T & Pamela Anderson  
15037 61st PI NE  
Kenmore, WA 98028-4370

Young S Sohn  
15012 Juanita Dr NE  
Kenmore, WA 98028-4902

Steven E & Tamara J Bennett  
7603 NE 140th PI  
Kirkland, WA 98034-9709

Steven L Dahl  
6992 NE 139th St  
Kirkland, WA 98034-5013

Steven P & Nina M Etier  
7209 NE 148th PI  
Kenmore, WA 98028-4965

Steven Stewart  
7322 NE 143rd St  
Kenmore, WA 98028-8304

Steven Tamara  
6110 NE 152nd St  
Kenmore, WA 98028-4362

Stuart M & Joy E Hagen  
13612 62nd Ave NE  
Kirkland, WA 98034-4902

Susan D Vanasek  
6816 NE 153rd Pl #G  
Kenmore, WA 98028-4927

Susan E Van Hook  
14438 91st Ave NE  
Kirkland, WA 98034-5142

Susan Graak  
7435 NE 143rd St  
Kirkland, WA 98034-4919

Susan Katz  
13619 62nd Ave NE  
Kirkland, WA 98034

Svetlana Kofman  
6984 NE 139th St  
Kirkland, WA 98034-5013

Syed J Mustafa  
6497 NE 153rd St  
Kenmore, WA 98028-4331

Taylor & Leah Sawyer  
15309 62nd Pl NE  
Kenmore, WA 98028

Tenille K & Alan Marx  
14923 73rd Ave NE  
Kenmore, WA 98028-4656

Teofilo T Cadiente Jr.  
Po Box 1332  
Kenmore, WA 98028-0000

Teresa & Arron Kremer  
6970 NE 139th St  
Kirkland, WA 98034-5013

Teresa L Maxwell  
7347 NE 140th St  
Kirkland, WA 98034-9702

Terry J Scheuer  
15143 65th Ave NE  
Kenmore, WA 98028-4378

Thad D Smith  
15203 61st Pl NE  
Kenmore, WA 98028-4357

Thomas & Denise Taylor  
6852 NE 153rd Pl  
Kenmore, WA 98028-4925

Thomas & Marlo Klein  
14307 73rd Ave NE  
Kenmore, WA 98028-4933

Thomas B & Cheryl Fitzpatrick  
6476 NE 153rd St  
Kenmore, WA 98028-4331

Thomas D & Marilee J Anderson  
6105 NE 152nd St  
Kenmore, WA 98028-4362

Thomas D & Teresa L Johnston  
14939 72nd Pl NE  
Kenmore, WA 98028-4916

Thomas Fadden  
14001 93rd Ave SE  
Snohomish, WA 98296-7067

Thomas Foster  
6461 NE 153rd St  
Kenmore, WA 98028-4331

Thomas M & Patricia A Collins  
3124 Alaska Rd  
Brier, WA 98036-8452

Thorn G Ford  
6840 NE 137th St  
Kirkland, WA 98034-1672

Timothy C & Julie L Shea  
7013 NE 139th St  
Kirkland, WA 98034-5014

Timothy J & Cynthia W Robinson  
14802 72nd Pl NE  
Kenmore, WA 98028-4915

Timothy R & Theresa M Sanders  
6940 NE 153rd Pl  
Kenmore, WA 98028-4926

Todd D Ostermeier  
7052 NE 145th St  
Kenmore, WA 98028-4963

Todd J & Stephanie P Wright  
7221 NE 149th Pl  
Kenmore, WA 98028-4961

Truc D Truong  
7020 NE 148th Pl  
Kenmore, WA 98028-4938

Tucaway HomeOwners Assn  
13863 62nd Ave NE  
Kirkland, WA 98034-4904

Two-Thirteen Investments LLC  
719 4th St W  
Kirkland, WA 98033-5338

University Bastyr  
14500 Juanita Dr NE  
Kenmore, WA 98028-4966

William Barlowe  
6209 NE 137th St  
Kirkland, WA 98034-4907

William D Anderson  
6824 NE 154th Ct  
Kenmore, WA 98028-4657

William F & Lynda A Royce III  
6309 NE 138th Pl  
Kirkland, WA 98034-4905

William J Just  
6632 NE 153rd Pl  
Kenmore, WA 98028-4332

William Leak  
15102 64th Ct NE  
Kenmore, WA 98028-4377

William O White  
6332 NE 138th Pl  
Kirkland, WA 98034-4905

William Travers  
7413 NE 146th St  
Kenmore, WA 98028-4924

William Winegardner  
330 2nd Ave S #11  
Kirkland, WA 98033-6663

Usa Phiubangkul  
7204 NE 149th Pl  
Kenmore, WA 98028-4961

Valerie J Anderson  
7426 NE 143rd St  
Kirkland, WA 98034-4919

Vasily F & Lukeya L Shadrin  
7405 NE 146th St  
Kenmore, WA 98028-4924

Vivienne C Chou  
14157 75th Ave NE  
Kirkland, WA 98034-4917

Vladimir Chernyshev  
14323 73rd Ave NE  
Kenmore, WA 98028-4933

W Buck  
13853 71st Pl NE  
Kirkland, WA 98034-5003

W C Mackey  
7102 NE 139th St  
Kirkland, WA 98034-5015

Walker  
6138 NE 152nd St  
Kenmore, WA 98028-4362

Walter & Patricia S Bright  
13868 65th Pl NE  
Kirkland, WA 98034-4900

Walter O Haga  
6211 NE 153rd St  
Kenmore, WA 98028-4371

Zachary D Hale  
15011 58th Ln NE  
Kenmore, WA 98028-4354

Wayne B Wakeman  
15120 64th Ct NE  
Kenmore, WA 98028-4377

Wayne S & Carol M Hoofnagle  
13833 70th Ave NE  
Kirkland, WA 98034-5002

Wilfredo P Carbonell  
14940 Juanita Dr NE  
Kenmore, WA 98028-4909

William & Irene Prather  
5478 W Pasco Del Campo  
Tucson, AZ 85745-0000

William A Featherly  
15210 62nd Ave NE  
Kenmore, WA 98028-5804

## SEPA Agency Notification List

SEPA REVIEW AGENCIES
Army Corp of Engineers, regulatory branch
Army Corp of Engineers, regulatory branch
City of Bothell
City of Brier
City of Kirkland
City of Lake Forest Park
City of Lake Forest Park
Federal Emergency Mgmt. Agency
King Co. Water & Land Res. Division
King County Wastewater Treatment Division
King County Dept. of Development and Env. Services
Muckleshoot Indian Tribe
Muckleshoot Indian Tribe
Muckleshoot Indian Tribe
Northshore Fire Dept.
Northshore School Dist., Capital Projects
Northshore School District
Northshore Utility District
Northshore Utility District
Northshore Utility District
Planning Offices, 13th Coast Guard District
Public Health - Seattle & King County, SEPA Coordinator
Puget Sound Clean Air Agency
Puget Sound Energy
Puget Sound Regional Council
Puget Sound Partnership
Seattle City Light
Seattle Public Utilities (Tolt Pipeline)
SEPA Center, WA State Natural Resources Dept., Olympia
Snohomish County, Planning and Dev. Services
Sound Transit
US Postal Service, Bothell Post Office, Brooks Bennett
WA St. Dept. of Archaeology and Historic Preservation
WA St. Dept. of Fish & Wildlife
WA State Dept. of Commerce
WA State Dept of Health
WA State Dept of Health
WA State Arch & Hist Preservation, EIS Review
WA State Dept. of Ecology, SEPA Review, NW Regional Office
WA State Dept. of the Attorney General, Ecology Division
Parks and Recreation Commission
WA State Dept. of Transportation, SEPA Review
WA State Dept. of Ecology, Environmental Review
Parks and Recreation Commission
Parks and Recreation Commission
Parks and Recreation Commission

Parks and Recreation Commission
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AAG
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## Mail Notification List

LAST NAME	FIRST NAME
Aagaard	Charlotte
ADAMS	MELISSA
ANTHONY	MARY BETH
ASSAF	NADYA
BACHELOR	SUZANNE
Baker	David
Balducci	The Honorable Claudia
Bassett	Bruce
BERTSCH	JEFFREY
BEVINGTON	J & G
Bone	Eric
BOWEN-POPE	NANCY & DANIEL
BRADFORD	MARGARET
BRENNEMAN	JANE
Browning	Lisa
BRYANT	DEAN
Calvert, Director	Melissa
Carlson	Paul
CARNEGIE	MARGARET
CAROTHERS, JR	PHILIP F
CASS	JASON
CASSIDY	DIANE
Chevrier	Charlotte
CLAWSON	LAURIE
COGLE	MICHAEL
COHRS	JILL & MICHAEL
Coleman	Hugh
COONS	ROCHELLE
CORWIN	BEN
COX	ANNE
DAVIDSON	KEN
Dawson	Marvin G
DEAN	JULIE
Deller	Mike
Dietrich	Barbara
Donaldson	Kate
DOYLE	BOB
DREW	KATHLEEN
Dumler	Jacob
EASTLAND	CHRIS
EATON	MARK C
ECHOLS	DAVID & ANNE
EDWARDS	LOIS K.

Enger	Dave
Engstrom	John
ESSA	DENNIS
EVANSON	JOEL AND MELISSA
Everitl	Elaine
EVERITT	PAUL
Faulds	Sue D
Fhentes	Ashley
Ford	Glenn
Fowler	Greg
Gold	Peter
Goudy	The Honorable JoDE
Gray	Gorden
GREENHAGEN	LIZ
GRIFFIS	CAROL
Guireu	Patty
Hall	Maike
HALSTROM	LORENZO
Hanson	Teddy
HARGTIT	CARRIE
HARRINGTON	TRERESA
HATCH	CHRIS & LOTTE
HAWKINS	MARYLYN
HEARN	ALBERT
HEBER	JOHN C.
HILL	DENNIS J
HILL	DOUG & JODY
Hoerler	Max L
HOLK	STACY
HOUGH	CHARLES G., GLORIA, LILIA
IRWIN	LESLIE
Jackson	Cynthia
JOHN STARK	LYNNE ROBINS &
JOHNSON	DAVID
JOHNSON	KIRK
Kaberts	Rachel
KARARS	VAL
KEASEY	JERI
Konhe	Shirley
La Forte	Dan
Lacy	Franklin
Lake Forest Park Stewardship Foundation	
LAMB	MARK
LAWSON	GARY

Leaver	Mari
Leggett	Marjorie
Levy	Mire
LUND	Judith
LUNDY	MAURICE
Magill	Donald
Marshall	Joseph
MARTEENY	MARNA
Mayer	Carolyn
MCNEELY	BILL
McQuire	Teresa
MEREDITH	GEORGE
MILLER	BILL AND LINDA
Minard	Frاند
MONICA	ELIZABETH
Montgomery	Tina
MORITA	MARK
MORTENSON	TY
Moses	Allen
MUNSON	JOANNE
Nancy Amekmon	Craig Mckinnen &
NASH	JAMES F. & ELEANOR G.
NATURAL HERITAGE PROGRAM	
NEWELL	DEBBIE
Oberg	Richard
O'BRIEN	NORMA
Olavarria	Mary
Olson	Janet G.
ONEILL	CONNIE M
OREMS	KIRSTIN
O'ROURKE	BARBARA
Ott	Jill
PEAKE	JEAN
PENNER	CRAIG
PETERSON	PRESTON
PINOGES	MIKE
PRATT	BRIAN
Property Owner	
RAYBURY	BRUCE

REIFSCHNEIDER	JILL
RICH	CLAYTON
Richard Corbeil	A DiBenedett &
Rigdon	Phillip
Rigdon	Phillip
ROBERTS	JIM & NANCY
RODGERS	JULIE
Roe	Jane
ROMER	MURIEL
Sartain	Archbishop J. Peter
Sayer	Cheri
SCHAFFER	COLLEN
Schneider	Mary
SCHROCLER	JENNY
Schulz	Richard
Sherman	John
SIMPSON	MARILYN
SMITH	LILA
Smith	Sandy
SMITH	JESSICA
Smith	Brent
SMITH	BRENT
SMITH	BRENT
SMITHSON	SHAHMA
Sorensen	Ken
STOBIN	ERIC
STOWE	ROBERT S.
Sweet	Kat
Taylor	Kimberly
THOMAS	LEONA
THOMSEN	STAN
TREZISE	GAIL
USACE	
Van Ness	Allan
VANDEGRIFT	DAVE& ELAINE
VanWieraton	Barry
WEBBERLEY	MARILYN
Wells	Hawey
WESTERBECK	CARY
Wicstrom	Vivian and Thor
Williams	Dorothy
Winter	Bonnie
YOUNG	SANDY
Zissler	James

Scallo	Jenny
Gamrath	Barbara
Bohland	Christa
Bohland	Christa
Clark	Daniel
Donaldson	Kate
Faubion	Bryan
Fitzpatrick	Tom
Ford	Glenn
Scallo	Jenny
Lake Forest Park Stewardship Foundation	
Leaver	Mari
Marshall	Joseph
Rutledge	Alvin
Scallo	Jenny
Stephens	Lane
Zissler	James

## Email Notification List

### LAST NAME

\*\*\*No name listed

Aagaard

Abbott

Abson

Adams

Adams

ADAMSKI

Ader

Adman

Adman

Agnew

Ahrndt

Albi

Aldrich

Aldrich

Allen

Alstor

Alto

ALTO

Anderson

Anderson

ANDERSON

Anderson

Anderson

Angus

Anthony

Atkinson

AUSTIN

Axt

Badgley

Baglio

Bailey

Bain

Baker

Baker

Baker

BALLHEIM

Ballou

Banker

### FIRST NAME

\*\*\*No name listed

Colleen

\*\*\*No name listed

TRACY

\*\*\*No name listed

Ann

Susan

Patricia R.

Margaret

Deanna

JOHN & SHARON

Dennis

Eric

Staci

Tom

Scott B.

Maxime

Andrea J.

Barret

Sheila

Alex

Sandra

SANDY

Anne

Bob

PATTI

Rick

Jordan

Sara

Rick

Don

MARGUERITE

Kevin

Duane

Barbara

David

David

Cathy

Gordon

Carol

CLAUDIA & BRANDON

Howard

J

Bannon	Patrick & Sunni
Barker	Myra
Barlett	Jill
Barney	Jeff
Barr	Donna
Barr	Terry
Barrett	Evalynn
BAUMAN	MARC
BECKER	BRENT J.
BEHRENS	JOHN
Belles	Bonnie
Benish	Janet
BENISH	RAY
Benson	Lee
Benson	Richard
Berbells	Scott
Berenson	Lisa
Bergman	Phil
Bernon	Lisa
Best	Brooke
BHATT	SAMIR
Bianco	Elena
Bird	Mary
Blackner	Carla
Blake	Curt
Blitzer	Mark
Blum	Al
Blythe	Renee
Bocko	Jenny
Bohman	Mara
BOHNEMEYER	STEVE & MARY
Bourgeois	Barb
Bower	Chuck
Brackenbush	Larry
Britz	Kelly
Brixey	Jacob D
Brockliss	Roberta
Brooks	Ann
Brown	Joyce
Brown	Jessie
Brown	Kevin
Brunette	Sherry P
Brunz	Victoria L
Buchanan	Dan

Bucher	Jon P.
BUCHNER	JAMES
Buller	Shawn
BULMER	DON & GINNIE
Bunnell	Jack
Burington	Judy and Gary
Burke	Steve
BURNS	BOB
Butcher	Rob
Caldwell	Brittany
Campbell	Michael
Cantonwine	Lisa
Carde	Sandie
Carey	Michael
Carlson	Cariann
Carlson	Eric
Carlson	Susan
Carlton	Sylvia
Carroll	Doug
Carter	Mary
Casseday	Katherine
Castle	Andrew
Cayton	Jay
CHASE	MARALYN
CHASE	MARALYNN
Chester	Dale V.
Chilton	Titia
Chinlund	Dede
Christensen	John
Christensen	Russ
Clark	Daniel
CLARKE	ERIC
Claypool	Terry
Coady	Bill
COHEN	SUSAN E
Cole	Traci
Coleman	Stephen
Colton	Susan
Colwell	Steve
Condit	Julie
Condit	Tim
Contreras	Santos and Sue
Cooper	Bailey and Jimmy
Cooper	Rosemary

CORBEIL	RICHARD
Correspond	KJT
Corson	Blair
COSTA	STEVE
Cota	Judy and Al
Cowan	Fred
Creager	Cindy
Cree	Anthony
CRIST	DONNA
CRONIN	BILL
Crooks	Todd
Cross	The Honorable Virginia
Culver	Douglas
Cummings	Don
Cunningham	Patrick
Curcio	Thomas L
Cusworth	Heidi
Dale	Randy
Damico	Christi
Damico	Christi
Daniels	Mary
Dare	Richard
Davidson	Kenneth
Davidson	Linda
Dawe	Dick
Dawson	Nancy
Dawson	Jared
Dean	Nicole
Dean	Karen
DeBuhr	Robert and Pamela
DECOSTER	BARBARA L.
Dee	Christine
DEGER	COQUINA
Dehn	Ken
Del Fierro	Sally
del Fierro	Tony
Del Pizzo	Vincent
DeLong	Linda
Dembowski	The Honorable Rod
Denbo	Donald
Denuski	Stacey
DeRocher	Amy
Derting	Colleen
DiBeneditto	Angel

Dickmann	Gabriele
Dietz	Crab
Dines	Jeannie
Divine	John
Dixon	Lisa
Dodd	Diane (Debby)
Donahue	Steve
Donaldson	Kate
Dougherty	Jason
Dow	Sally
Downs	Mike
Driver	William P. (Guy) and Joan
Dubois	Eloise
Duerr	Davina
DUNNE	TOM
Dunning	Jeff & Karen
Durand	Chad
EASTWOOD	RANDY
Edwards	Jay
Edwards	Daisy
Elfendahl	Gerald
Engelhardt	Tony
Erbeck	David
Ervin	Stephen W
EWKW	
Falooi	Doug
Farber	Daniel
Farr	Sean
Farrell	The Honorable Jessyn
Faubion	Bryan
Feltis	Jed
Ferdinand	Jennifer
FIELD	MARK
Filips	Tedd
Finley	Phyllis
Finn	Judy
Finn	Judith
Fiorito	Paul
Fischer	Thomas R
Fisher	Alene
Fisher	Astara
FITE	JAN
Fitzgerald	Patrick
FITZPATRICK	TOM & CHERYL

Fletch	Paul
Foldenauer	Ed
Foraker	Levi
Ford	Glenn
Fordham	Robyn
Forluce	Dan P
FOSS	ED
Fowler	Greg
Francis	Nicola
Frasca	Bob
Freed	Joshua
FRENCH	NINA
Fritz	L.
Frockt	The Honorable David
Fudge	T.J.
Fuentes	Leandra
Funkhouser	Lee
Ganz	Nona
Gardner	Susan
GARNESKI	KELLY
Gauker	Bruce
Gaumer	Damon
Gay Silverti	Ted Kodet &
Geraghty	Joan
Gerber	Amy
GERKEN	NOEL
Gerken	Noel
Gerrish	Janice
Gibbons	Gerald
GILBERT	ANNA
Gins	Susan
Gluck	Dale
Gluck	Dale
Godfrey	Laurie
Goheen	Joe
Gold	Realene
Gombotz	Wayne
Gomez	Dave
Good	Amanda
Gossett	Adam
Gossett	The Honorable Larry
Gough	Lina
Graff	Bob
Griesel	Len

Griffith	Greg
Grobben	Nina
Grossman	Natasha
GUDERIAN	JULIA & BUCKLEY
Guinn	David
HAECK	TIM
Haggard	Terry
Hall	Gary
Hall	Harold
HALLORAN	DARCY
HAMILTON	ROXANNE
Hammar	Aileen
Hampton	Vesta
Haney	John
HANNA	RB
Hanse	Duane
Hansen	The Honorable Cecile
Hanson	Mike
HANSON	ERIK
Harlan	Rick
Harmon	Susan
Harmon	Susan
Harold	Christine
Harrang	Kevin
Harrang	Jeff
HARRIS	STEPHANIE
Harris	Jeff
Harris	Jessica
HARRIS	SUSANNA
Hassenger	Mike
Hays	Janet
Hecker	Jessica & Brian
Hedges	Jean
Hedges	Dave
Hendershott	Tracy
Hendrickson	John
HENRY	CAMILLIE
Henry	Dave
Herbig	Nigel
Hern	Albert
Herron	Margaret
Hess	Paul
Hesselgesser	John
HIGSON	EMILY

Hilderbrand	Gail
Hill	Doug
Hill	Peter & Patricia
Hill	Sarah
Hines	Lorinda
Hinze	Karl
Hirt	Rebecca
Hobbs	Randy & Judy
HOERTH	JEFF
Hofstrand	Monte
Hollen	Charlene
Holstrom	Dan
Holt	Karan
Holy	Jeff M.
Hourigan	Mack
Hughes	Gary B
Hull	Brett
Hunt	Lance
Hunt	Lonnie
Hurst	Ann
HUXTABLE	DOUG
Ipsen	Michael
Isaacs	Brenda K.
Isaacs	Dave
Ivanova	Maia
Iwafuchi	June
Jackson	Dan & Marilyn
Jacobs	Anthony
Jacobs	Nancy
JAMIE CRIDDLE	BRUCE ANDERSON
Jennings	Darrell
Jensen	Jack
JENSEN	SHIRLEY
Jewett	Catherine
Johnson	Budd
JOHNSON	CHRIS
Johnson	Tony
Johnson	Jerry
Johnson	Orlay
Johnson	Jay
JOHNSON	CAROL
Johnson	Wendy
JOHNSTON	MARY
Johnston	Douglas P

Jones	Anton L
JONES	RICK
JONES	MIKE & MARGARET
Jones	Margie
Joyner	Philip A.
Jurasin	Bill
K.	Chris
Kagi	Ruth
Kalasountas	Georgia
KAMUDA	BOB
Karas	Paul
Karas	Valerie
Karlsda	Sylvie
Kasper	Sharon
Kasper	Troy
Kassel	Kris
Katsaros	Kristina
Keegan	Mike
Kelly	Becky
Kelly	Heidi
Kennedy	Catherine
Kennedy	Jon
KING	JIM
Kioba	Shelley
Kirk	Christopher
KIRSCHNER	LINDA AND RAINER
KLEWENO	DAVID
Kleweno	David
KLIPSCH	THEODORE
Knight	Dick
Knight	Sherman
Koch	Roxanne
Kohl-Welles	The Honorable Jeanne
Kraus	Yvonne
Krause	Fayette
Krpan	Dan
Kuamme	John
KULMAN	KATHLEEN
Kulseth	Greg
Kundtz	Paul
Kuter	Karen
Lake Forest Park Stewardship Foundation	
Lance	Peter
Lance	Peter

Landres	Candance
Lane	David
LANIGAN	DENNIS
LARSEN	GINNY
Larson	Christine
Lauaz	Jason
LaVasseur	Ray and Sandy
Leach	Jeanette
LEAK	WILLIAM
Leaver	Mari
Lee	Eddie
Leggett	William "Jim" & Helen
Lenning	Don
Leonard	Michele
LEOTTA	KATHY
LESHER	JENNIFER
Levy	Doug
Lewis	Gail & Michele
Liss	Stephen
Little	Janet
Livingston	Jeanine
Lloyd	Kay
LLOYD	BOB
LONG	CHRIS
LOVITT	MICHELE
Luisi	Eugene
LUTTERMOSER	WILDA
Lymberis	Pete
Lyon	Patricia
M.	Jason
Mach	Barb
Mack	Jeff
MADDUX	RAY
Madson	Gary & Cheryl
Maier	Liz
Majer	Richard
Malvern	Kathy
MANDEVILLE	TERRY
MANKOWSKI	MANNY
Manning	Diane
Manuel	Rosemary
MARKEY	MIDGE AND BARRY
MARLETTE	JENNIFER
MARSHALL	ALAN

Marshall	Joseph
Marshall	Pete
Martin	Doug
Martin	Joe
Martinez	Belen
Mashtare	Mark
MASINO	DAVID
Mather	D. Wayne
Matt Jaech	Jessica Paige and
MATTESON	DAVID C.
Mayer	Gerald
Mayfield	Bridget
MCALISTER	BOB
McAllister	Eric
McAuliffe	The Honorable Rosemary
MCAULIFFE	ROB
McBride	Barb
McBroom	Mo
McConachie	Lorne
MCCORMICK	TOM & JANET
McDermot	Cindy
McFadden	Karen
McFarland	Beverly
McGeovney	Richard
McGhee	Jayni
MCGOWAN	KEITH R
MCGUIRE	DAN
McHugh	Pat
McKay	Scott
McKendry	Amy
McKenzie	John
MCKINNON	CRAIG
McMurry	Paul
McMurry	Paul & Susan
McMurry	Susan
McNeal	James
McVey	Rich
MEANY	TERRY
Meassick	Eva
MEIJER	KRISTIN
Meisner	Jennifer
Meninick	Johnson
Merrell	Anita
MERRIWETHER	CLYDE

Meyer	Cody
Meyer	Kim
MEYERS	DON
MEYERS	DON
Micklich	Doug
Millan	Amelia
Miller	Clint
Miller	Scott
MILLER	FERNELL
Miller-Crowley	Patti
Minis	Charlene
Mitchell	Stephen
Mockli	Chris
Moe	SCOTT
Molten	Rena
MOONEY	ELIZABETH
Moran	Joe
Moran	Leona
Morris	Melanie
Morris	Carol Ann
Morris	Scott
Morris	Suzanne
Morris MD	Gabrielle
Morrow	John
Morse	Al
Moscoso	The Honorable Luis
Mostad	Matt
MROZEK	WAYNE
Mulcare	Mike
Murphy	John
Murphy	Laura
Murphy	Dan
Murphy	Heather Elise
Myre	Jason
Myre	Jacob
Myre	K
Nelsen	Hannah
Nelson	Glen
Nelson	Lisa
Nevins	Cheryl
Nordyke	Laura
Noreau	Laura
Norton	Craig
Novack	Mitch

Novack	Lauren
OBERSON	BERNICE & HENRY J
O'Brien	John
O'BRIEN	PATRICK
O'Brien	Mark
O'brien	Patrick
OCKERMAN	RICK
O'CONNER	DON
Ogle	Rolfe and Pat
OHRENSCHALL	MARK
Olausen	Sydney
OLSEN	BONNIE
OLSON	KAREN
Olson	Lelia
O'Malley	Mary
O'Neal	Matt
O'Neill	Eugene F.
Ott	Karalynn
Pachosa	Dean
Padrta	Al
Paige	Jessica
Passage	Jim
Patkertz	David
PEARSALL	ANDREW
Pearson	Ed
PENWELL	KEN
Pepper	E. M.
Person	Erin
Person	Randy
PETERSON	GLENN
PFUNDT	JOEL
Pfundtner	Karen and Steve
Phelan	Dana G
Phelps	Karen Avery
Pickering	Rob
PIERCE	FERNE
Pinneo	Janet
PND	
Pohto	Mark & Victoria
Pollet	The Honorable Gerry
PONTO	SCOTT & COLLEEN
Poole	Riley
PORTER	GINNIE
Powell	David

Powell	Patricia
Powell	Erin
Pratt	Brian
Prentice	Carolyn
Price	David J
Prichard	Janet
PRICHARD	PEGGY
Prince	Richard
Proburt	Ken
Racutla	Kara
RADKE-SPROULL	SUSAN
Raminsky	Heather
RAMSAY	HEATHER
Rash	Jeff
Rash	Dakota
Ratliff	Macy
Ratliff	John
Ray	Tim
Reddy	Judith
Reece	Linda
REED	Kelly S
Rehfield	Bill
REIHER, JR	JOHN H
Reiss	Angelique
Rheaume	Andy
RICK HARLAN	VIVIEN SHARPLES
Ridgeway	Rick
Ries	Richard
RIVERA	GLORIA
Robinson	Cynthia
Robinson-Dorn	Michael
Roessler	J.
Rogers	Jim
ROGERS	GLENN & RUTH
Rogers	Samuel
ROGERS	SCOTT
Romano	Craig
ROSNER	JEANNE
Rouleau	J
Roush	Mark
Rowand	David C.
Rudd	Roger
Rutherford	Elizabeth
Rutledge	Alvin

SAINT EDWARD STATE PARK

Salazar	Michael
Salter	Sara
Samberg	Tris
Sandaas	Richard
Sanderson	Dale
Sayer	Cheri
Scartozzi	Vince
Schaffer	Rosie & Randy
Schenker	Inga
Schmidt	Michael
Schmidt	Herb
Schopf	Susan
Schroeder	Dale
Schyberg	Kathleen
Seaton,	Josh
Secrist	Cory
SEECHE	LESLIE
Seidensticker	James
Selin	Dan
Shapiro	Debbie
SHARIF	JULIE & RAY
Sharif	Julie
Sheridan	Mimi
SHOMSHOR	BEN
Shuckhart	Andrew
Sicilia	Cheryl
Sicilia	Richard
SIEB	DON
Siegrist	Aaron
Simmons	Neil
Simmons	Dean and Nancy
Siscel	Jim
SKINNER	LLOYD
Slaughter	Mai Ling
Slayden	Greg
SLEETH	RICHARD
Slichter	Melissa
Sly	George & Kris
SMITH	Aaron
Smith	Ron & Kay
Smith	Karen
Smith	Brent
SMITH	BRENT

SMITH	BRENT
Smyth	Michael
SPERRY	LAURIE
SPIGER	BOB
Spivey	Del
SPROULL	JIM
Sprugel	Katie
Srebnik	Debra
St. Andrew	Kirk R
Stanford	The Honorable Derek
STAPLETON	PETE
Starbard	John
Stein	Ellen
Stein	Bob
Stenson Spaeth	Barba
Stephens	Ronald W.
Sterling	Lee
Sterling	Suzanne
Sterling	Lee
Stieler	Mimi
Stokes	David
Stolz	Rick
Stratton	Charles B
Strauss	Daniel
STRODEL	MEAGAN
Sturgis	Kent
Sturgis	Kent
Sturtevant	Hurbert
Swain	Bob & Trudy
Swenson	Jeremy P.
TARARES	ANGIE
Telegin	Bryan
TEPPNER	MICHAEL
TERPSTRA	KRISTIN
Thompson	Linda
Thompson	Linda
Thompson	Mary
Thompson	Kim
THOMPSON	CURTIS
Tillotson	David J.
Tobin	Shawn

Toennies	Terese
Tooley	Judy
Tracy	Chris and Jayne
Treat	Signa
Tredway	Ed and Marta
Tucker	Jennifer
Tucker	Jennifer
TUFTEE	ART
Twersky	Deb
Tynes	John Scott
Updike	Lindsey
UTELA	DAVE
Valdez	Kate
VALLEY	PAUL
VALORE	LISA
Valore	Lisa
Van Dantzicn	Maarten
Van De Rhoer	Jacob
Van Enkevort	Lisa
VEISEH	NAVID
Veiseh	Roxanna
Viebrock	Sabrina
VOGEL	JOHN
Volpe	Mark
Von Arsdale	Cory
Wagner	Mark
Walker	Dave
Wall	Jason
Wallace	Ken
WALLS	BARBARA
Ware	Diana
Wargin	Jason
Watling	Rebecca
Webberly	Gary & Marlleen
Welch	Doris & Carl
Welz	Ann
Wesslen	MK
West	Dana
Westby	Cynthia
Wharton	Robin
White	Michael
Whiters	Krista
WHITNER	JAN
Wicklund	Kristy

Wickstrom	Linda annd Wayne
Wickstrom	Vivian
Williams	Jessica
Williams	Michele
Wilma	Doug
Wingert	Brian
Winn	Randy
Winney	Pamela
Winter	Connie
Wires	Sandra
Wolland	James
Woo	Eugenia
Wood	Lisa
Worthington	Gary and Sandra
Wright	Christopher
Wright	Todd
Wuts	Cynthia
Wyclcoff	Derek
Wynn	Janice
Yarno	David
Young	Janet
Zapletal	Jiri
Zapletal	Jiri
Zeigler	Bob
Zissler	James
Zulliger	Katharina
Zulliger	Katharina
TRUE	Karen
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
***No name listed	***No name listed
	Dan and Diana
Samuelson	Laura
Vazquez	Stuart
Henson	Ron
Ord	Mary

Hirt	Rebecca
Leonardson	Nancy & Gene
Mostad	Matt
Robinson	Cynthia
Sterling	Lee
Froct	David
Stokes	David
McAlister	Robert
Griffith	Greg
Zulliger	Katharina
Krist	Joel
Finley	Phyllis
Slayden	Greg
Tyler	David
Prince	Karen
Hendershott	Tracy
McKendry	Amy
Shuckhart	Andrew
Aagaard	Ann
Brooks	Ann
Hurst	Ann
Hern	Albert
Wingert	Brian
Pratt	Brian
Caldwell	Brittany
Faubion	Bryan
Jewett	Catherine
Minis	Charlene
Damico	Christi
Creager	Cindy
Von Arsdale	Cory
Secrist	Cory
Stephen	Coleman
Blake	Curt
Dan	Krpan
Gomez	Dave
Walker	Dave
David	Tyler
Pachosa	Dean
	Dan and Diana
Dines	Jeannie
Kleweno	David
David	Stokes
Stokes	David

Stuart	Vazquez
Carlson	Eric
Nancy & Gene	Leonardson
Pollet	Gerry
Graff	Bob
Griffith	Greg
Kulseth	Greg
Slayden	Greg
Hays	Janet
Harold	Christine
Murphy	Heather Elise
Kelly	Heidi
Ron	Henson
Finn	Judith
Finn	Judy
Freitag	Ivy
Gerrish	Janice
Harrang	Jeff
Jennifer	Tucker
Paige	Jessica
Ratliff	John
Joel	Krist
David	Froct
Jordan	Anderson
McFadden	Karen
Zulliger	Katharina
Casseday	Katherine
Dehn	Ken
Sturgis	Kent
Harrang	Kevin
Robinson	Cynthia
Wicklund	Kristy
Cantonwine	Lisa
Hendershott	Tracy
Thompson	Linda
Berenson	Lisa
Nelson	Lisa
Hines	Lorinda
Laura	Samuelson
Ratliff	Macy
Adams	Margaret
Zapletal	Jiri
Mary	Ord
Mostad	Matt

Matt	O'Neal
Albi	Maxime
Hourigan	Mack
Leonard	Michele
Matt	Mostad
Mulcare	Mike
Mankowski	Manny
Barker	Myra
Grossman	Natasha
Francis	Nicola
Gerken	Noel
Ganz	Nona
Gines	Susan
Marshall	Pete
O'brien	Patrick
Peter	Lance
Lance	Peter
Finley	Phyllis
Hirt	Rebecca
Prince	Richard & Karen
Richard	Prince
Harlan	Rick
Poole	Riley
Sharif	Julie
Robert	McAlister
Veisoh	Roxanna
Sanderson	Ruth
Rosie & Randy	Schaffer
Christensen	Russell
Contreras	Santos and Sue
Gardner	Susan
Lee	Sterling
Sterling	Lee
Colton	Susan
Carlson	Susan
Harmon	Susan
Suzanne	Morris
Karlsda	Sylvie
Maia	Ivanova
Teodora	Dimitrova
Filips	Tedd
Telegin	Bryan
Wright	Todd
Wickstrom	Vivian

Pohto

Mark & Victoria