

TECHNICAL MEMORANDUM



FACET

Formerly DCG / Watershed

Date: March 17th, 2025
To: City of Lake Forest Park Community Development Department
From: Kyle Cotchett; Kenny Booth, AICP
Facet Project Number: 2303.0834.02
Project Name: Lake Forest Park Lakefront Improvements

Subject: Conditional Use Narrative

This memo is intended to provide an overview of the proposed Lake Forest Park Lakefront Improvements project, and document how the project complies with City of Lake Forest Park conditional use regulations. The project area also lies within City of Lake Forest Park shoreline jurisdiction and compliance with applicable shoreline conditional use regulations is provided in the separately prepared Shoreline Conditional Use Narrative.

Site Description

The project site is located at 17337, 17345, and 17347 Beach Dr NE in the City of Lake Forest Park (parcel nos #403010-0050, -0035, and -0040). The sites consist of single-family residential buildings and associated residential and shoreline improvements. The properties are accessed from Beach Drive NE. All parcels are within the RS-7,200 SFR zoning designation. Single-family residential properties border the site to the north and east. To the southwest is parcel no. 403010TRCT with no zoning designation but is occupied by the Lake Forest Park Civic Club. The sites are situated along Lake Washington, which borders the site to the southeast. See Figure 1 below.

Parcel 403010-0050 is developed with the existing Lyon Creek Waterfront Preserve, including two stream bridges and viewing dock. Parcel 403010-0040 is developed with the remnant remains of four buildings and a dock. Parcel 403010-0035 is developed with three remnant buildings. All three parcels are almost entirely encumbered by critical areas and their corresponding buffers. According to the City's critical area maps and studies performed by Facet, the northern portion of the parcels include seismic hazard areas, while the southern portion of the parcels contain several wetlands. Additionally, Lyon Creek flows through the western portion of parcel no. 403010-0050. Its associated buffer encompasses the majority of the parcel, as well as the western portion of parcel no. 403010-0040. Please see the associated Boundary and Topographic Survey, Impact Analysis Exhibit, and Wetland and Stream Delineation Report for more information.

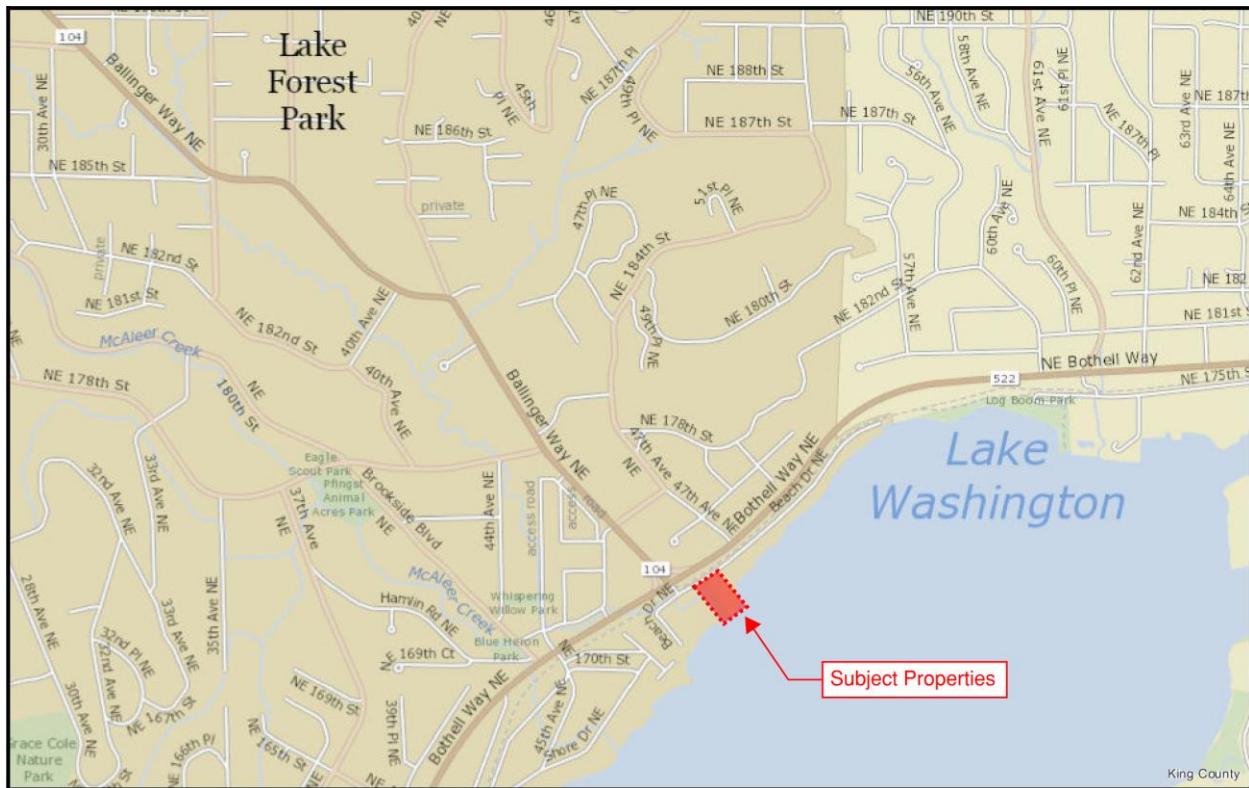


Figure 1. Vicinity Map (King County iMap).

Project Description

The project proposes to improve public waterfront access through the transition of two recently acquired single-family residential properties (parcels 403010-0035 and -0040) into a public waterfront park. The project design aims to be respective of the natural habitat and features of the site, preserve and enhance existing features that represent the historical narrative of Lake Forest Park, and consider the current and future responsibilities of the City.

The newly acquired properties and associated improvements will be integrated with the existing Lyon Creek Waterfront Preserve to form one continuous public park. New project improvements will be focused on the two recently acquired parcels, nos. 403010-0035 and -0040, while the existing public preserve parcel will be modified to reduce public access to the creek buffer and sensitive area at the creek's outfall to Lake Washington. New project improvements will include a new parking area, access paths, play structure, nature viewing platforms, and new swimming and paddling dock. The open lawn and natural beach will be preserved in place for public use. Nine remnant buildings are present on the site, including a primary single-family dwelling unit, open-air carport, enclosed garage, and five smaller accessory structures. The primary dwelling unit and one of the accessory units will be renovated for flexible community use. The remaining structures will be permanently removed from the site. A picnic shelter will be reconstructed within the footprint of one accessory structure. A bathhouse will be constructed within the footprint of the garage building. The two existing docks present on parcels no. 403010-0040 and 403010-0050 will be removed and consolidated into a single dock design for public water access uses. An existing footbridge crossing Lyon Creek is proposed to be relocated from the creek and reinstalled within the creek's floodplain.

Code Compliance

The proposed project includes siting public recreational facilities on parcels zoned residential (parcel nos. 403010-0035 and 403010-0040), which requires a Conditional Use Permit pursuant to Lake Forest Park Municipal Code (LFPMC) 18.54. In addition, the project includes the modification of existing trails on the Preserve parcel, which was previously authorized as a public recreational facility pursuant to a Conditional Use Permit (CU01-13). Therefore, according to LFPMC 18.54.047, the alteration of these trails will also necessitate new Conditional Use Permit approval. A demonstration of project compliance with LFPMC 18.54.030 and .048 is provided below.

18.54.030 Conditional uses in general.

A. The proposed use is consistent with the policies and goals of the comprehensive plan;

The proposed use is for a public community facility on the shoreline of Lake Washington. The use, natural features, and proposed amenities are consistent with the following policies and goals of the 2015 Comprehensive Plan:

Goal EQ-2 Shoreline Development and Access. Protect the city's shoreline while accommodating reasonable and appropriate uses near shorelines.

Policy EQ-2.1 Protect and enhance public access to the Lake Washington shoreline in adherence with the goals and policies of the Lake Forest Park Shoreline Master Program (SMP).

Policy EQ-2.2 Facilitate community and neighborhood agreement on any proposal to improve access where the proposal has the potential to negatively impact private property owners.

Goal EQ-3 Water Quality Protection Improve water quality by protecting and monitoring water from natural sources and through effective storm and surface water management.

Policy EQ-3.1 Be a model community for stream restoration and enhancement.

Goal PT-1 Development and Maintenance. Maintain a high standard for the development and maintenance of the City's parks for both active and passive use.

Policy PT-1.2 Continue efforts toward identification and acquisition of appropriate property for development of parks and open space that address the community's needs.

Policy PT-1.4 Implement and monitor the necessary restoration and preservation plans for riparian and sensitive area open spaces in the City's parks.

Policy PT-1.5 Assure all park development is sensitive to adjacent uses, with respect to impacts of traffic, noise, litter, light, and hours of operation.

Policy PT- 1.8 Recognize the value of having community gathering places and support their continuing availability.

Goal PT-5 Active Parks. Work diligently to provide the recreational facilities and activities desired by the city's residents.

Policy PT- 5.1 Pursue the acquisition and development of active park facilities.

Goal PT-9 Legacy Implementation. Utilize the detailed set of implementation strategies found in the Legacy Vision to support a Green Infrastructure-based capital improvement program.

Policy PT- 9.2 Identify and acquire appropriate property for future park facilities, with expansion of existing parks and active parks as priorities.

Policy PT- 9.7 Provide for increased public access to Lake Washington.

This proposal will provide the City with the opportunity to restore portions of the onsite wetlands, along with portions of wetland buffer and the Lyon Creek buffer. Restoration actions will include the removal of ornamental and invasive vegetation and the planting of site-appropriate native species. By expanding prior restoration efforts on the Lyon Creek Waterfront Preserve, the City can continue to be a model community for stream restoration and enhancement.

The amenities proposed include both passive and active recreation for users of all age groups and is a summation of multiple community workshop efforts held in 2023 and 2024. The proposal includes access paths, a play structure, nature viewing platforms, flexible community spaces, a picnic shelter, beach access, and a new swimming and paddling dock. This will be an expansion of the existing Lyon Creek Waterfront Preserve Park.

The project's aspects of environmental restoration, active recreation amenities, increased shoreline public access, and continued development and expansion of park facilities are consistent with the policies and goals of the 2015 Comprehensive Plan.

B. The proposed use is not materially detrimental to other property in the neighborhood;

A split-rail fence will demarcate the boundary of the project site from the lone adjacent residential property. Vegetative screening, both existing and proposed, is also planned along portions of the park boundaries, including along the shared boundary with the Lake Forest Park Civic Club. Additionally, a buoy line will extend waterward along the southeastern property line. Fencing, vegetation, and the buoy line will help to dissuade the public from trespassing on adjacent properties. Use of the park will only be permitted during posted hours. Currently, all City parks are open from dawn to dusk.

Modification of existing trails on the Waterfront Preserve property will not be detrimental to adjacent properties.

C. The proposed use will supply goods or services that will satisfy a need of the community;

This proposal is intended to create additional active recreation and public shoreline access opportunities for the residents of Lake Forest Park, which is a need identified in the City's Comprehensive Plan. In addition, critical areas will be restored and enhanced as part of the proposal.

D. The proposed use is designed in a manner which is compatible with the character and appearance with the existing or proposed development in the vicinity of the subject property;

Single-family residences are located to the north and east of the project site. The Lake Forest Park Civic Club is located to the southwest. The project consists of an expansion of the existing Lyon Creek Waterfront Preserve and, when considering the adjacent Civic Club property, will result in a larger contiguous concentration of recreational properties within the area. Overall, the proposal is compatible with the character and appearance of development in the vicinity.

E. The proposed use is designed in a manner that is compatible with the physical characteristics of the subject property;

The project site includes multiple adjacent waterfront parcels that are encumbered by onsite wetlands and critical area buffers. The proposed improvements are designed to limit impact on the critical areas and buffers present, while providing residents and visitors access to the shoreline of Lake Washington. Proposed enhancements will transform the current lawn and ornamental planting areas with extensive native wetland plantings, along with nature viewing amenities such as viewing platforms with benches. On the shoreline, a new dock and beach area are proposed to support passive and active recreational opportunities to interact with the lake. On the Lyon Creek Waterfront Preserve property, existing trails will be modified to reduce public access to the creek buffer and sensitive area at the creek's outfall to Lake Washington by concentrating the paths on the left bank of the creek. This will allow for ecological restoration efforts proposed. These uses are compatible with the constraints posed by the subject properties.

F. Any requested modifications to the standards of the underlying zoning shall require a variance and be subject to mitigation to minimize or remove any impacts from the modification;

The proposal complies with all the applicable zoning requirements and does not require any deviation from the existing zoning standards. However, the project is seeking a Shoreline Variance to the development standards of piers and recreational floats in the City's Shoreline Master Program. More information on that variance can be found within the associated Shoreline Variance Narrative document.

G. The proposed use is not in conflict with the health and safety of the community;

Development of the park will provide opportunities for active recreation and nature viewing. The proposal will also include barriers to entering the critical areas within the park or the neighboring private properties. Overall, the proposal will not conflict with the health and safety of the community.

H. The proposed use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood;

The project proposes a total of 22 spaces, which will be provided on-site (10 spaces) and off-site at City Hall (12 spaces). Nearby intersections operate at, or above, City and WSDOT level of service standards, and therefore mitigation measures are not necessary. Please see the provided traffic impact analysis for more information.

I. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area or conditions can be established to mitigate adverse impacts on such facilities;

The proposal will improve public facilities for residents in the area by providing additional public recreation opportunities. Further, frontage improvements to Beach Drive NE will be provided as part of the project scope and all necessary utilities are currently provided on-site. Therefore, the conditional use will be supported by adequate public facilities.

J. The applicant's past performance regarding compliance with permit requirements and conditions of any previously issued land use permit including building permits, conditional uses or variances, shall be considered before approving any new permit.

LFPMC 18.54.048.A. Recreational facilities and community noncommercial facilities, including clubhouse facilities, provided:
The Public Works Department of the City of Lake Forest Park has a good record of successfully complying with permit requirements and conditions of approval.

1. Any building or structure on the site shall maintain a distance not less than 25 feet from any abutting RS or RM classified property;

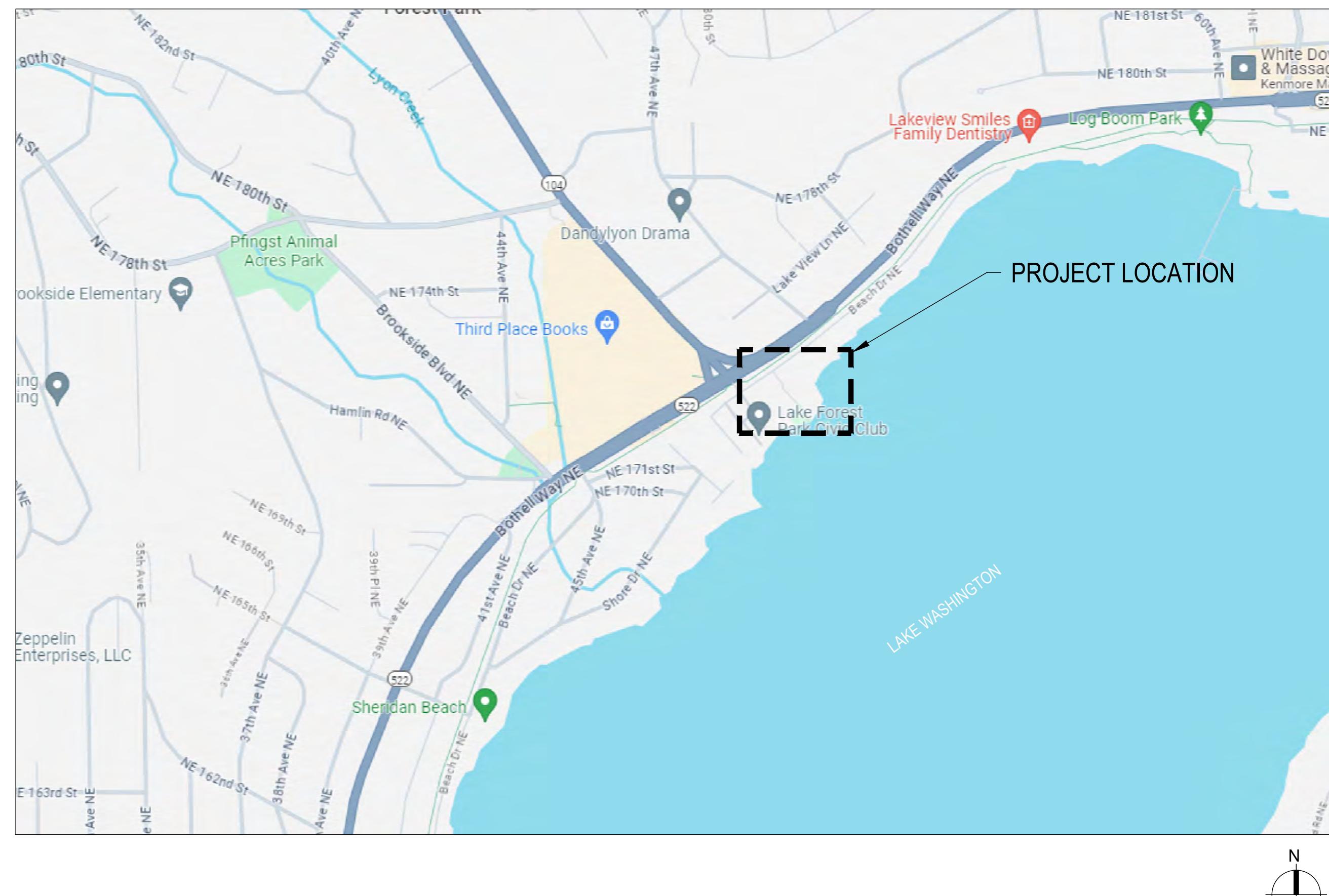
An RS classified property borders the site to the east. The recreational improvements on site are proposed to be generally sited in the center and on the western portion of the site. The existing docks on parcel numbers 403010-0050 and 0040 are to be demolished and replaced with a new dock near

the center of the site's shoreline. The proposed parking lot and walkways will encroach slightly within 25 feet of the easterly adjacent RS property; however, no new buildings will be constructed within this area.

2. The site shall be located upon, or have adequate access to a public thoroughfare;

The project is located directly adjacent to Beach Dr NE, which will provide adequate access to the site.

VICINITY MAP



PROJECT LOCATION



LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

50% DESIGN / PERMIT SET - NOT FOR CONSTRUCTION

SITE DATA

ADDRESS:
LAKE FOREST PARK
17337, 17345, & 17347 BEACH DR. NE
LAKE FOREST PARK, WA 98155

PARCEL NUMBERS:
403010-0050, 403010-0035,
AND 403010-0040

SITE AREA:
403010-0050= 60,532 SF (1.39 AC)
403010-0035= 35,601.1 SF (0.82 AC)
403010-0040= 48,111.5 SF (1.10 AC)
TOTAL = 3.31 AC

PROJECT TEAM

APPLICANT:
CITY OF LAKE FOREST PARK
17425 BALLINGER WAY NE
LAKE FOREST PARK, WA
CONTACT: CORY MATTSON, ENVIRONMENTAL &
SUSTAINABILITY SPECIALIST
PH: (206) 957-2814

PROJECT MANAGER:
FACET
9706 4TH AVE NE
SEATTLE, WA 98115
CONTACT: AMBER MIKLUSCAK, PLA, GISP
PH: (425) 650-1332

FACET CONTACTS:
LANDSCAPE ARCHITECT: AMBER MIKLUSCAK, PLA, GISP
CIVIL: ERIK DAVIDO, PE
MARINE: STEVE ROBERT, PE
PERMITTING: KENNY BOOTH, AICP
ARBORIST & ECOLOGIST: ROEN HOHLFELD, ISA CERT
STRUCTURAL: MATT SCHMITTER, PE, SE

ARCHITECTURE:
JOHNSTON ARCHITECTS
3131 WESTERN AVE #510
SEATTLE, WA 98121
CONTACT: JACK CHAFFIN, AIA
PH: (206) 523-6150

GEOTECHNICAL:
HWA GEOSCIENCES
21312 30TH DR SE
BOTHELL, WA 98021
CONTACT: WILL ROSSO
PH: (425) 774-0106

ELECTRICAL:
DAVID EVANS ASSOCIATES
16300 CHRISTENSEN RD #330
TUKWILA, WA 98188
CONTACT: DIMITRI SIATERLIS
PH: (206) 243-5022

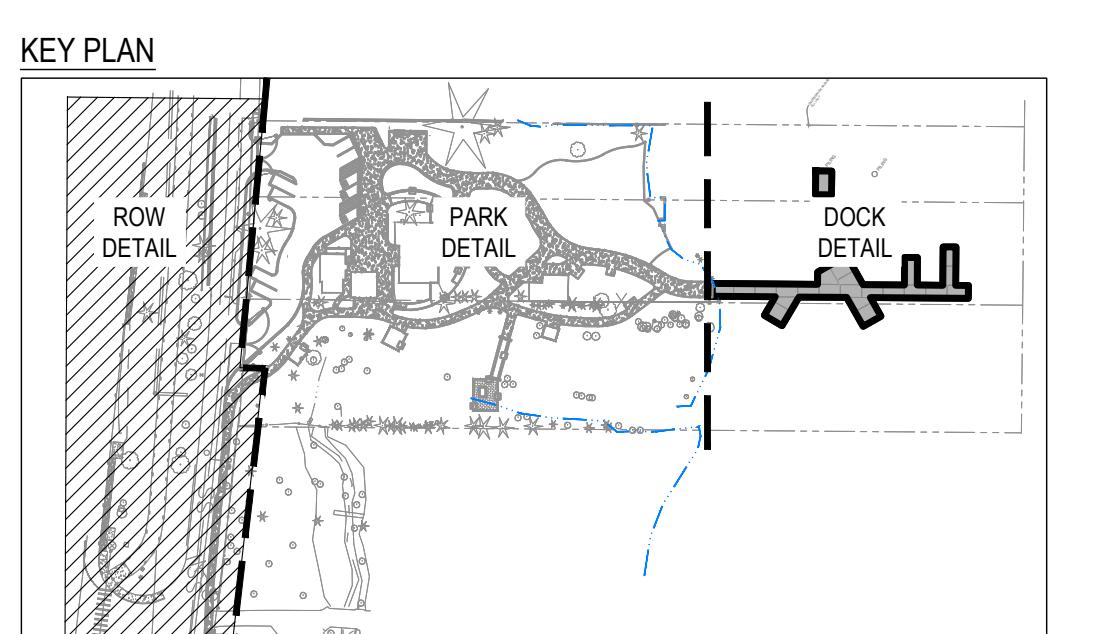
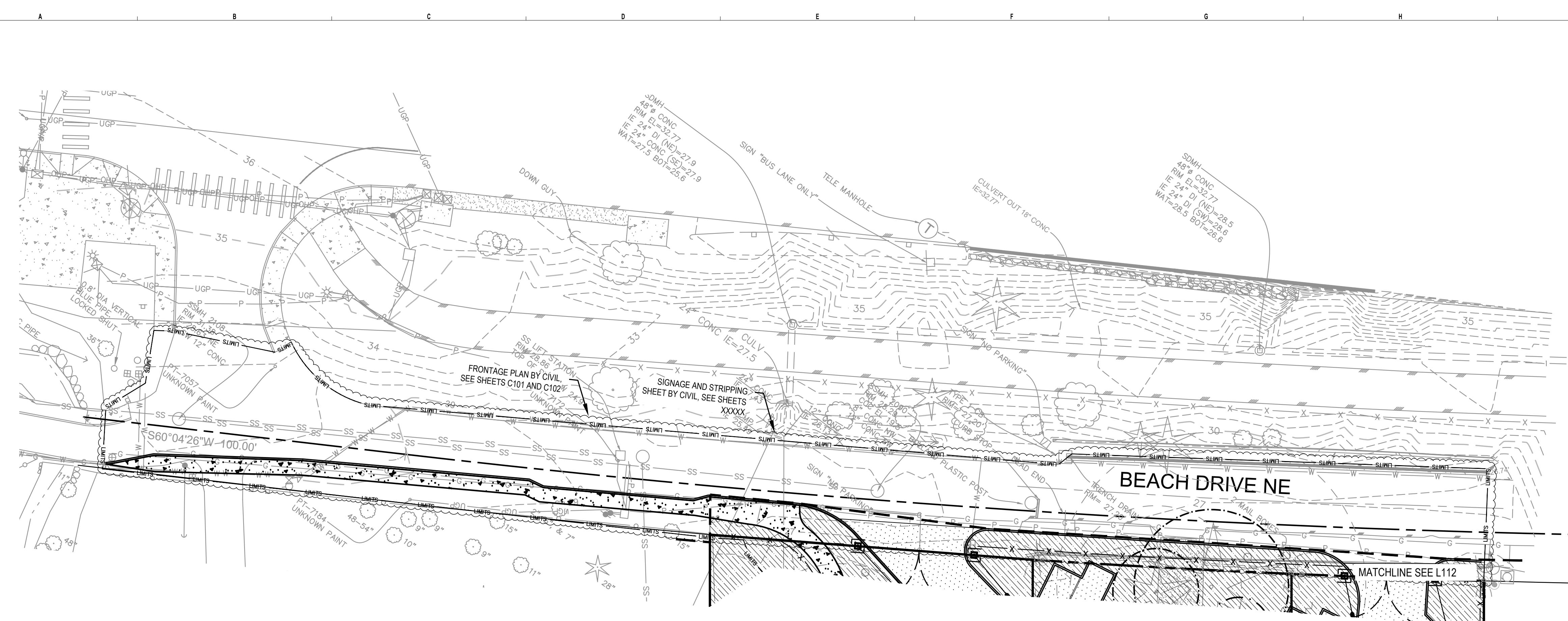
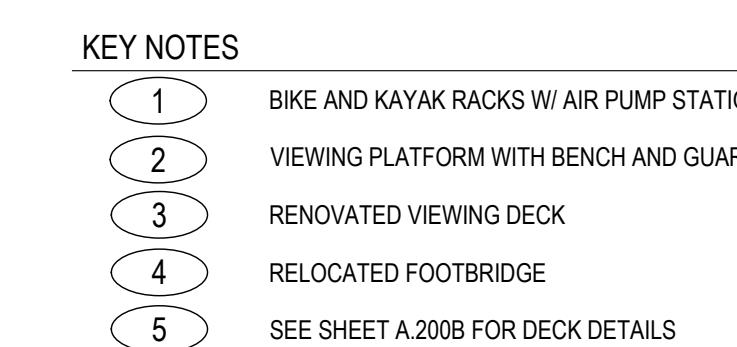
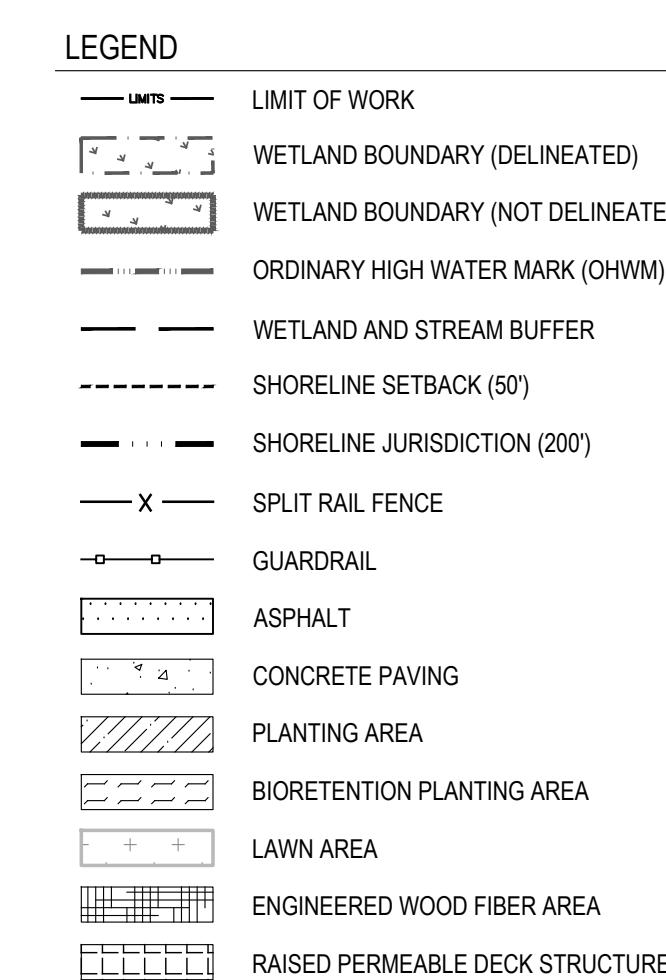
BUILDING MEP:
SAZAN GROUP, INC.
600 STEWART ST #1400, SEATTLE
SEATTLE, WA 98101
CONTACT:
PH: (206) 267-1700

SURVEYOR:
APS SURVEY & MAPPING
13221 SE 26TH STREET, SUITE A
BELLEVUE, WA 98005
CONTACT: SAM WARD, PRINCIPAL SURVEYOR
PH: (425) 746-3200

HAZMAT:
EHS-INTERNATIONAL, INC.
1011 SW KLICKITAT WAY, SUITE 104
SEATTLE, WA 98134
CONTACT: FRED LUCK
PH: (206) 306-1900

SHEET INDEX

NO.	DATE	BY	REVISION
△	03/17/25	.	PERMIT RESIDENTIAL REVISIONS
FACET			
P: 425.822.5242 F: 425.527.8136 www.facetv.com			
750 Sixth Street South Kirkland, WA 98033 FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND			
			
NO. 1376 EXP 12/1/2026 AMBER V. MIKLUSCAK NO. 1376 EXP 12/1/2026 NO. 1376 EXP 12/1/2026 NO. 1376 EXP 12/1/2026			
CALL 811 2 BUSINESS DAYS BEFORE YOU DIG (UNDERGROUND UTILITY LOCATIONS ARE APPROX.)			
LAKE FOREST PARK LAKEFRONT IMPROVEMENTS 17337, 17345, & 17347 BEACH DR NE LAKE FOREST PARK, WA 98155 2303.0384.02			
PERMIT SET - NOT FOR CONSTRUCTION			
50% DESIGN			
COVERSHEET			
811 Know what's below. Call before you dig. DATE: 03/17/2025 PLAN NUMBER: G001 SHEET 1 OF 46			



20' 10' 0 20' 40'

SCALE: 1" = 20'

PERMIT SET - NOT FOR CONSTRUCTION

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P: 425.822.5242
F: 425.227.8136
www.facetvwhidbey.com

BASE MAP TOPOGRAPHY PROVIDED BY OTHERS. DOGWOOD CREEK WATERSHED CANNOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL FIELD VERIFY GRADES, UTILITIES AND OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS ARE NOT AS SHOWN AND PLANS CANNOT BE CONSTRUCTED UNLESS SHOWN. CONTACT DOGWOOD CREEK WATERSHED PRIOR TO CONSTRUCTION.



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DATE: 03/17/2025
PLAN NUMBER:
L111
SHEET 15 OF 46

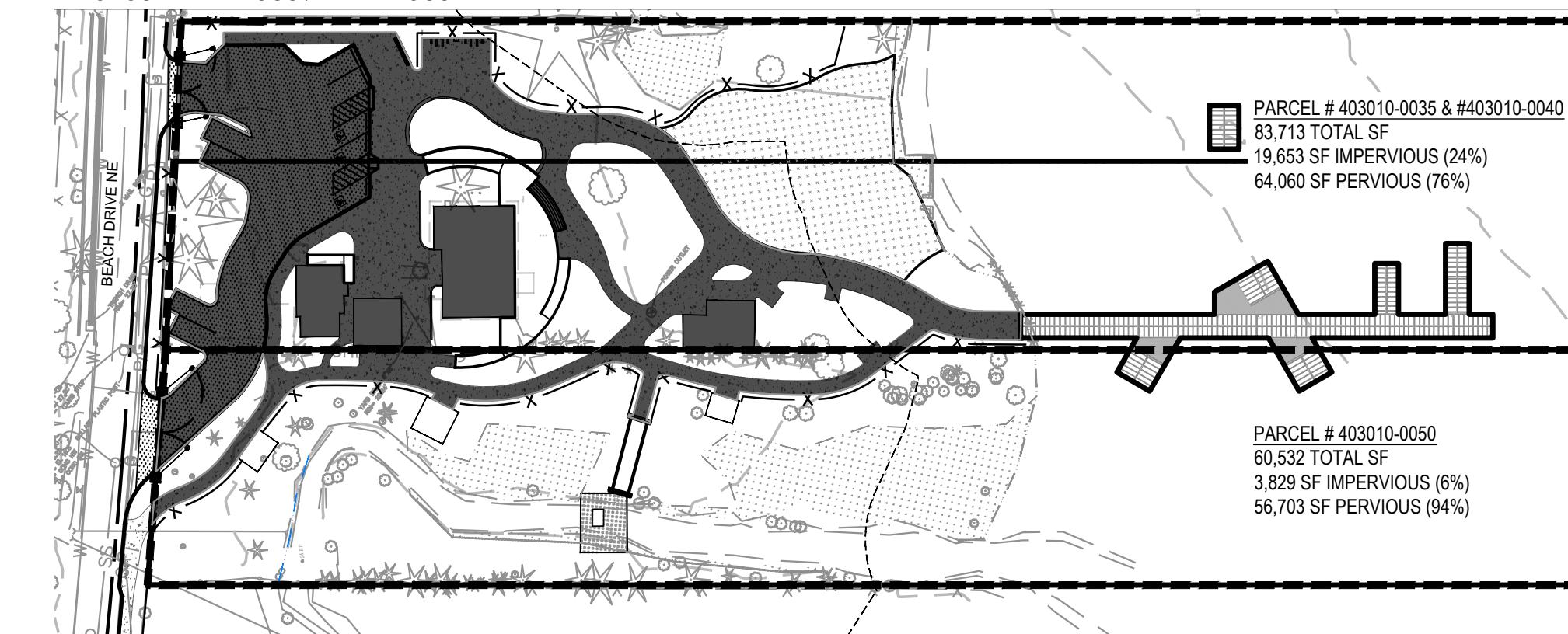
LEGEND

- LIMIT OF WORK
- WETLAND BOUNDARY (DELINEATED)
- WETLAND BOUNDARY (NOT DELINEATED)
- ORDINARY HIGH WATER MARK (OHWM)
- WETLAND AND STREAM BUFFER
- SHORELINE SETBACK (50')
- SHORELINE JURISDICTION (200')
- SPLIT RAIL FENCE
- GUARDRAIL
- ASPHALT
- CONCRETE PAVING
- PLANTING AREA
- BIORETENTION PLANTING AREA
- LAWN AREA
- ENGINEERED WOOD FIBER AREA
- RAISED PERMEABLE DECK STRUCTURE

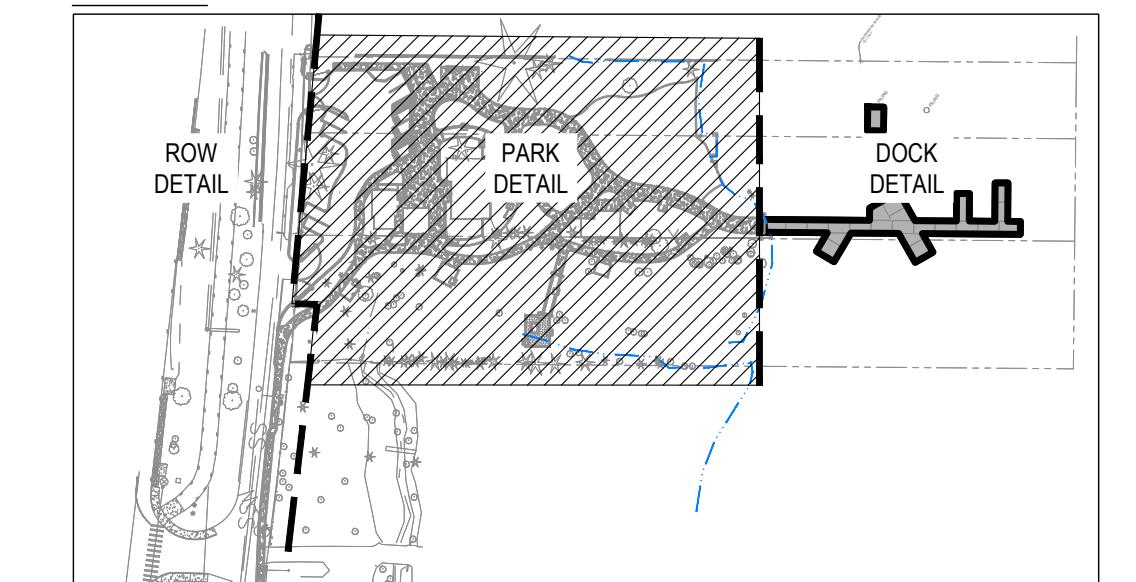
KEY NOTES

- 1 BIKE AND KAYAK RACKS W/ AIR PUMP STATION
- 2 VIEWING PLATFORM WITH BENCH AND GUARDRAIL
- 3 RENOVATED VIEWING DECK
- 4 RELOCATED FOOTBRIDGE
- 5 SEE SHEET A.200B FOR DECK DETAILS

PROPOSED PERVIOUS / IMPERVIOUS EXHIBIT



KEY PLAN



20' 10' 0 20' 40'
SCALE: 1" = 20'
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DATE: 03/17/2025
PLAN NUMBER:
L112
SHEET 1 OF 46

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P: 425.822.5242 F: 425.227.8136 www.facetv.com 750 Sixth Street South Kirkland, WA 98033			
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND			
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LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

17337, 17345, & 17347 BEACH DR NE
LAKE FOREST PARK, WA 98155
2303.0384.02

PERMIT SET - NOT FOR CONSTRUCTION

50% DESIGN

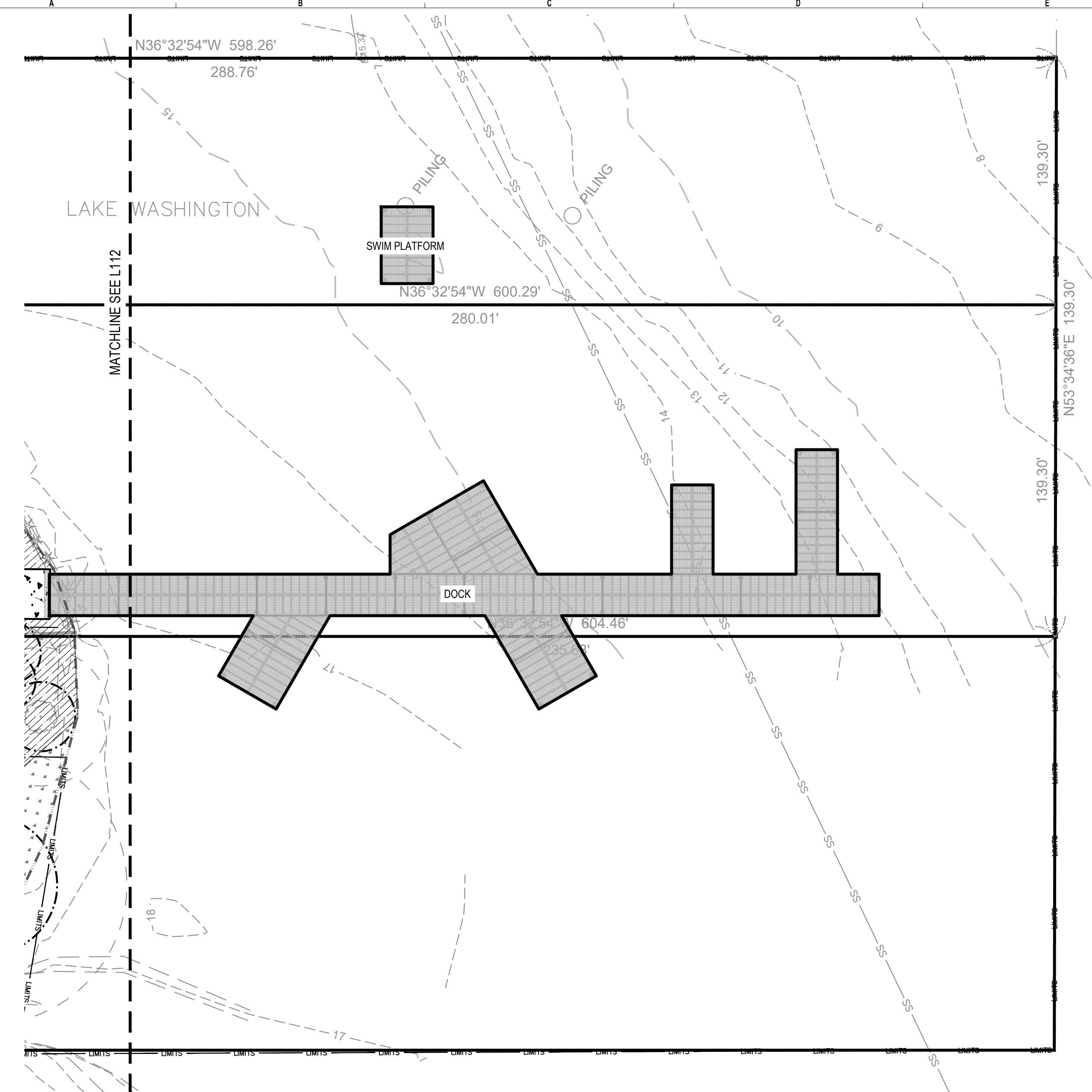
SITE PLAN

DATE: 03/17/2025

PLAN NUMBER:

L112
SHEET 1 OF 46

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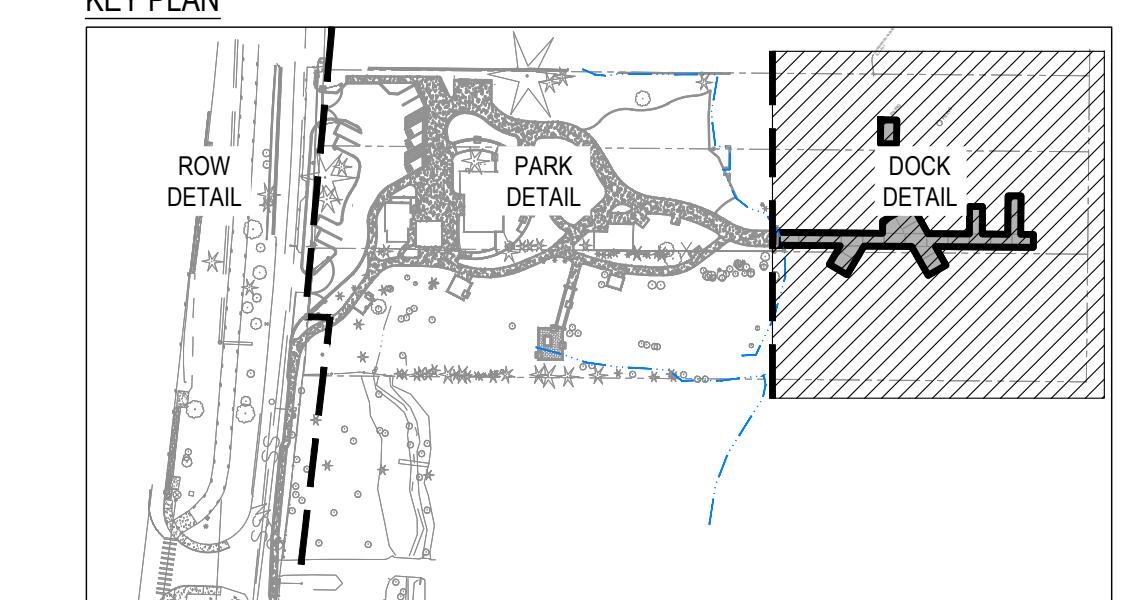
LEGEND



KEY NOTES

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KEY PLAN



20' 10' 0 20' 40'
SCALE: 1" = 20'



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750 Sixth Street South
Kirkland, WA 98033
STATE OF WASHINGTON
AMER V. MIKUSZ
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LANDSCAPE ARCHITECTURE

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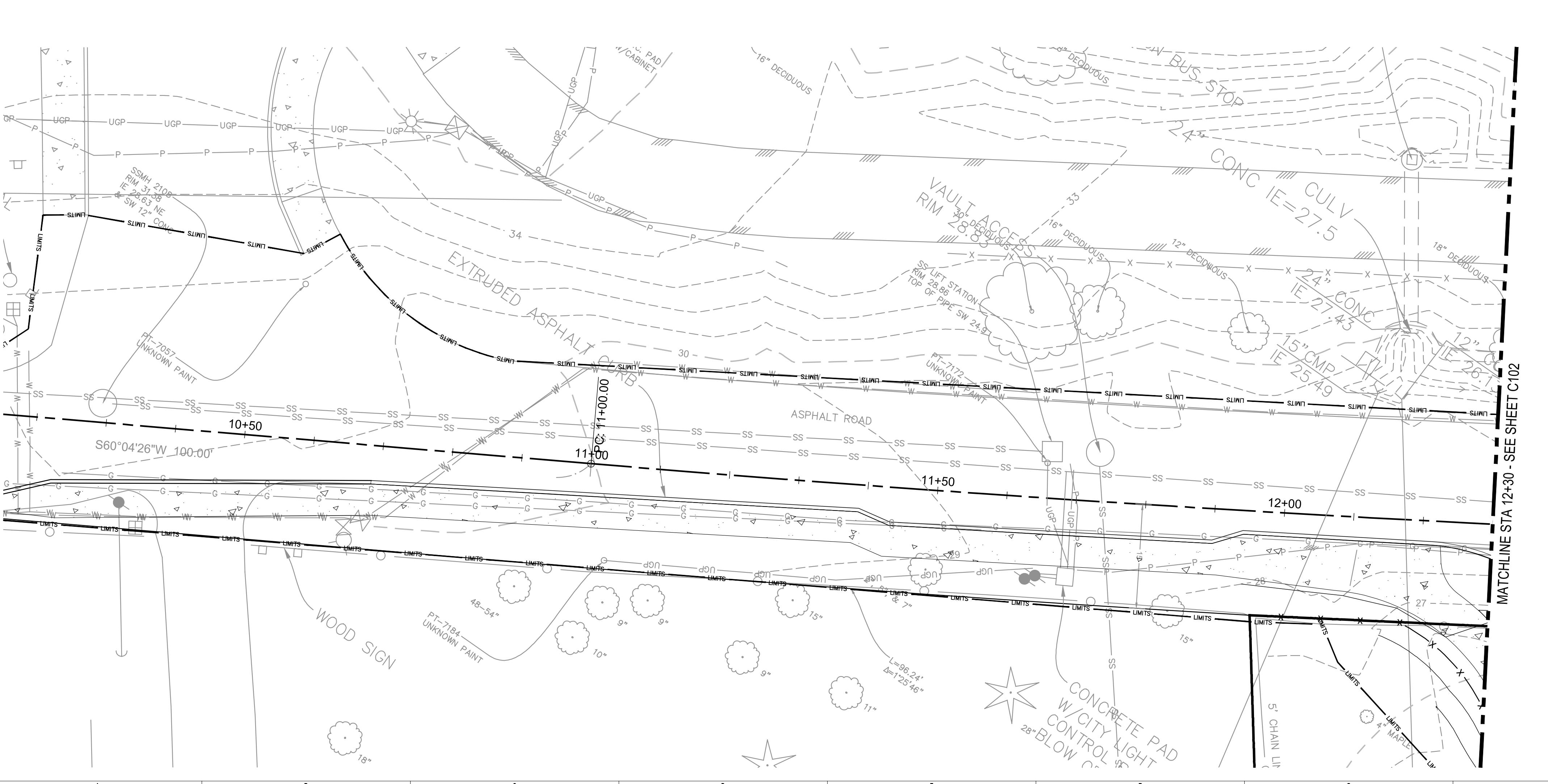
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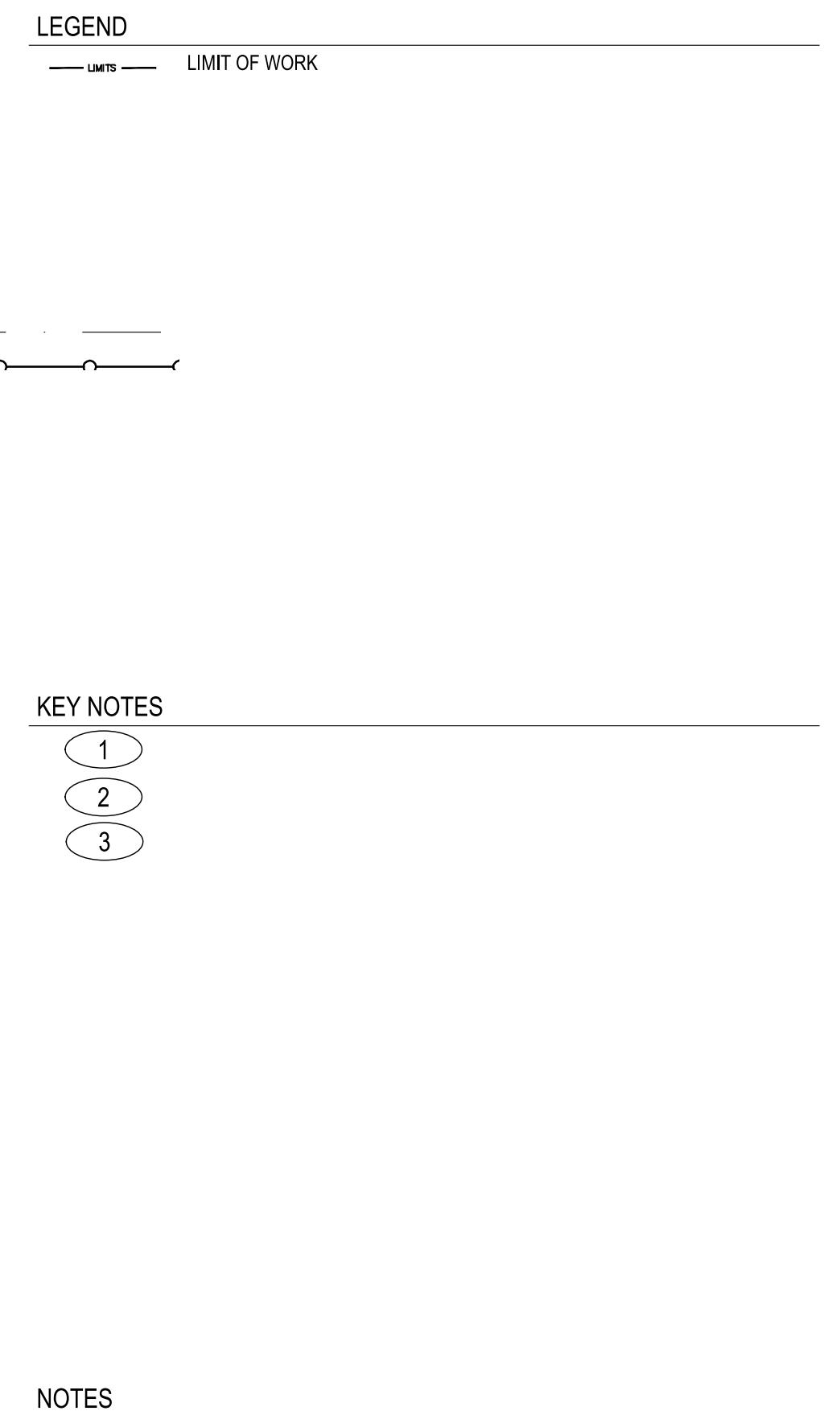
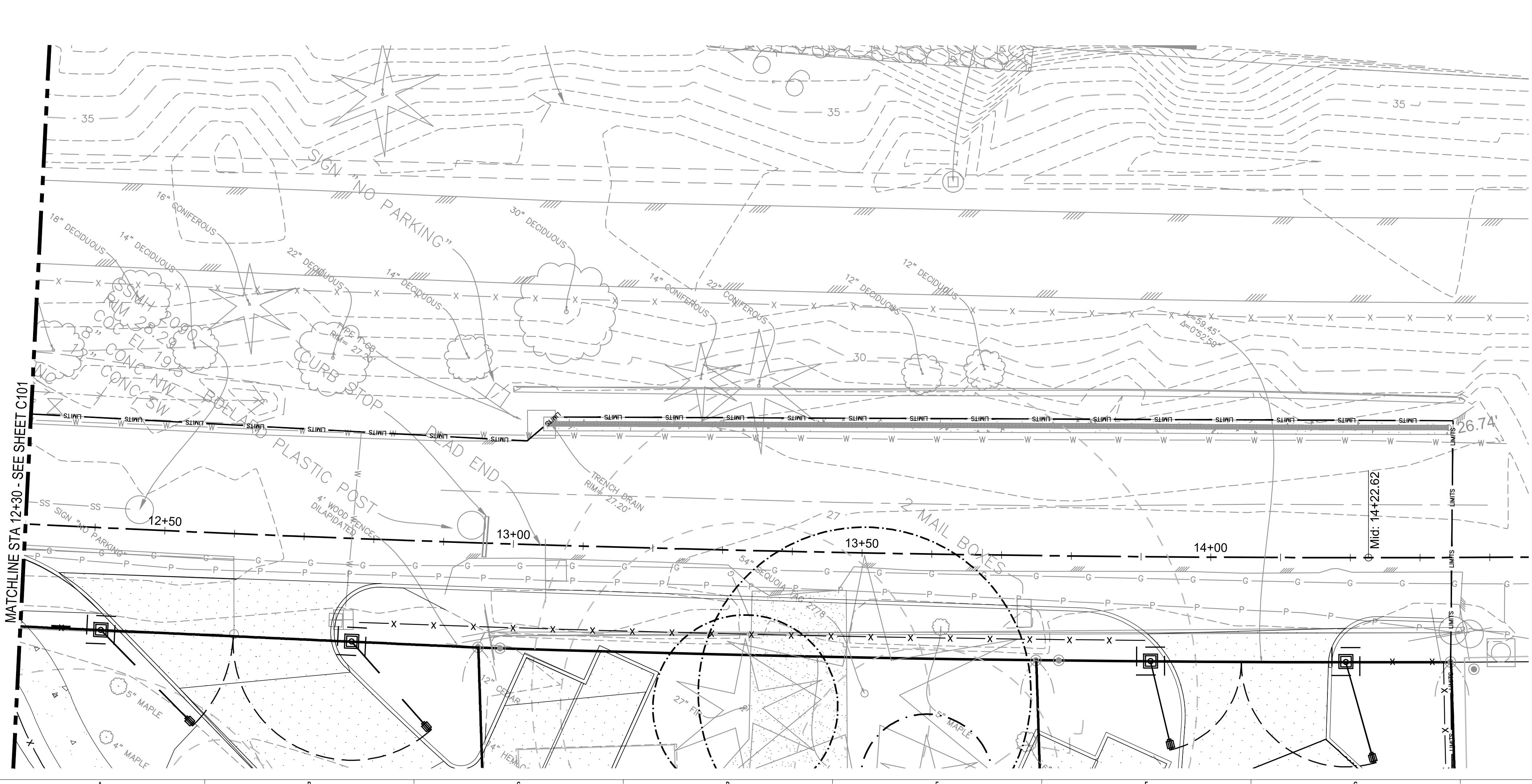
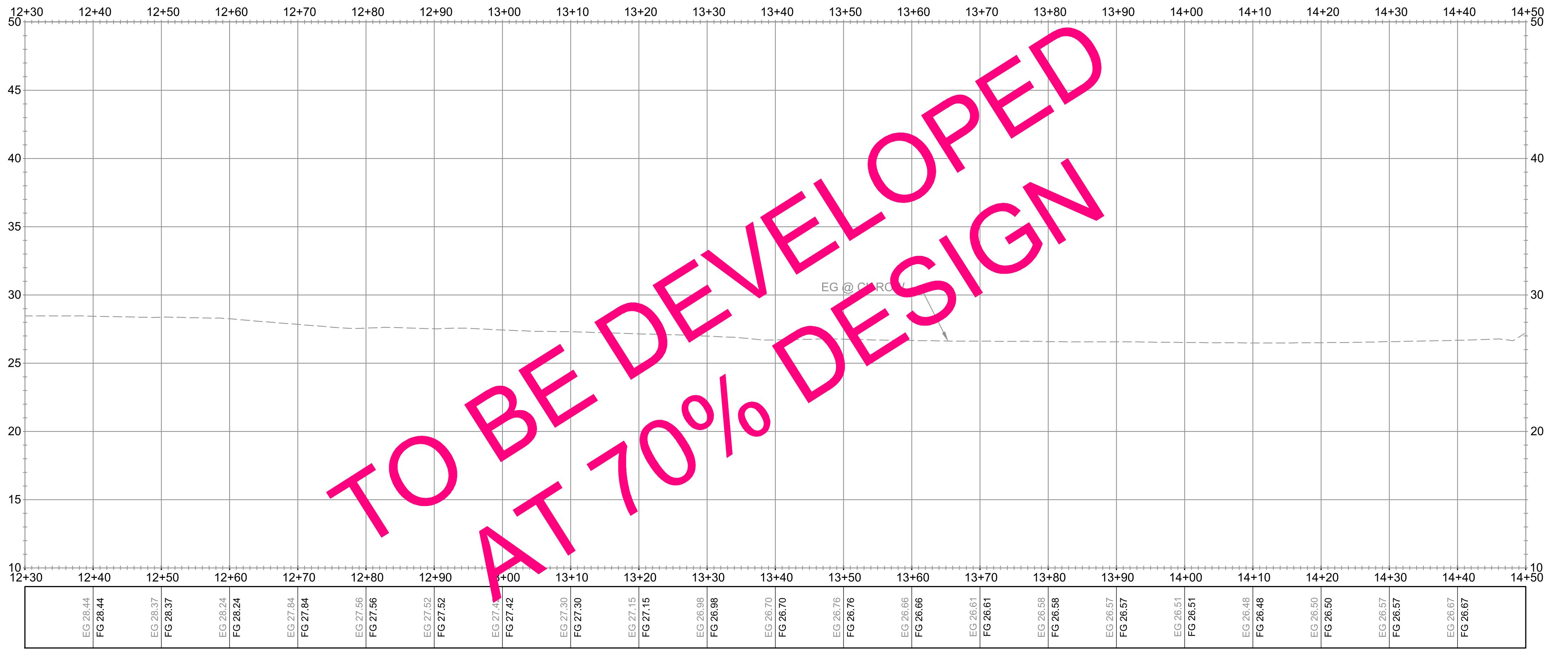
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SITE PLAN

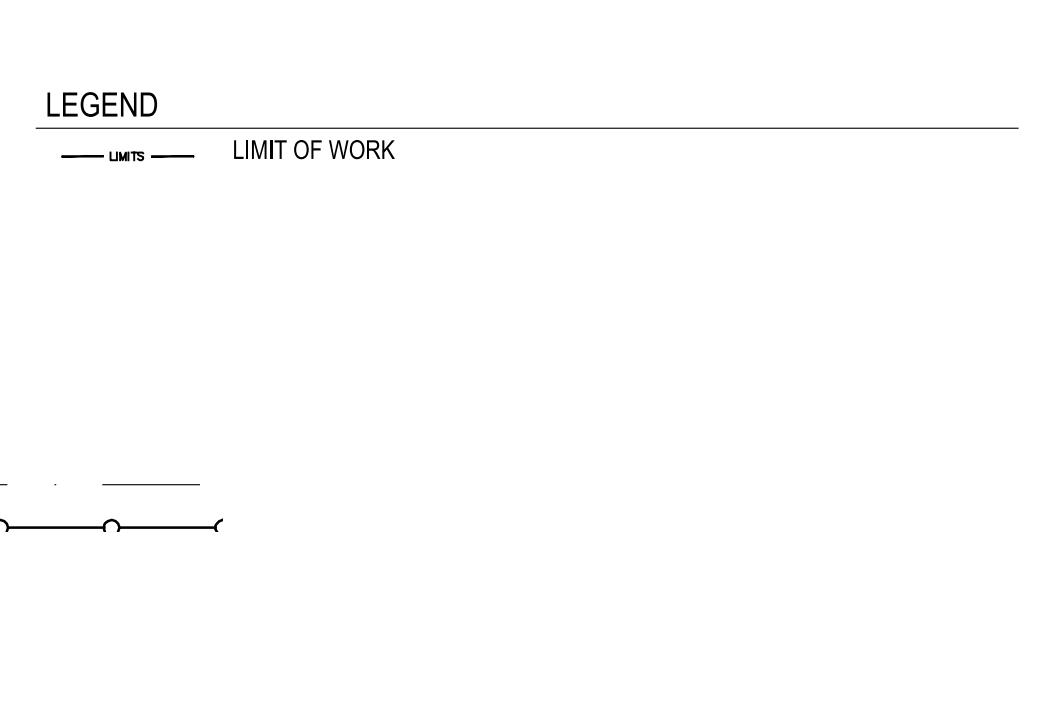
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PLAN NUMBER:
L113
SHEET 16 OF 46

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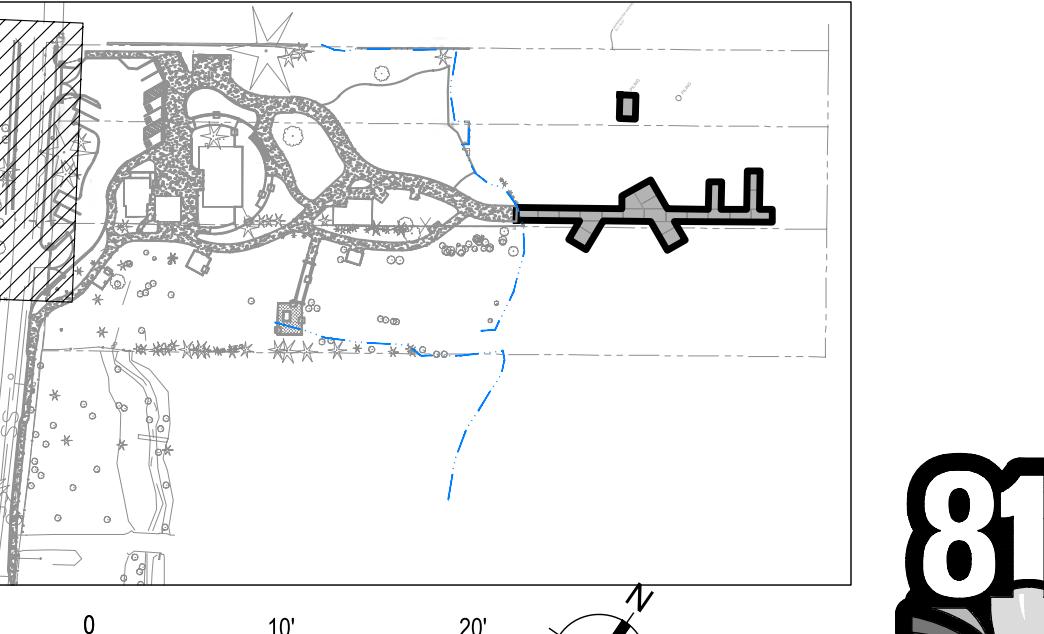
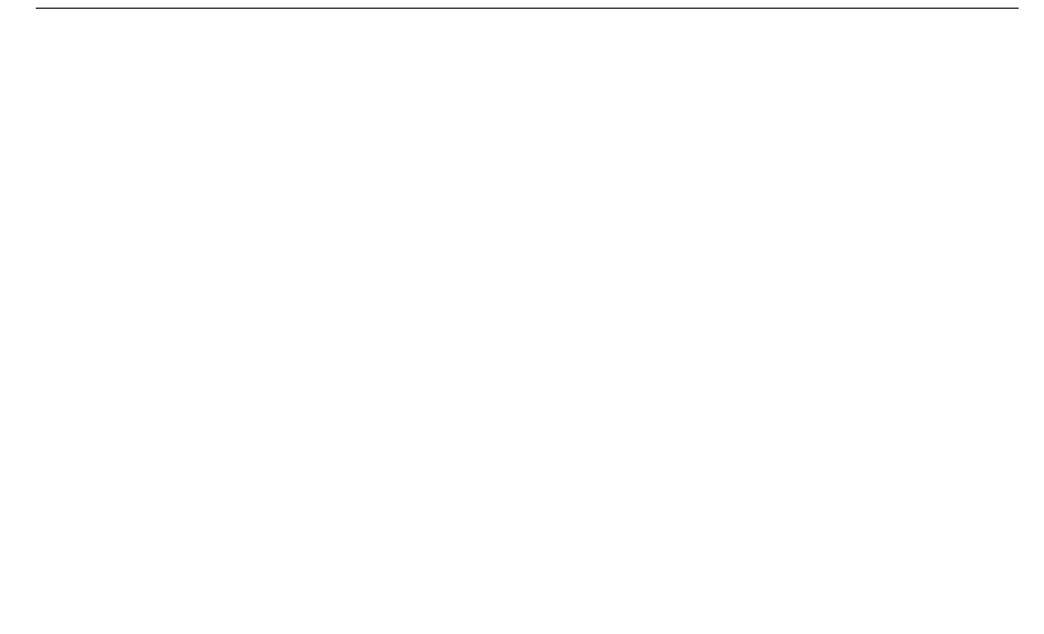
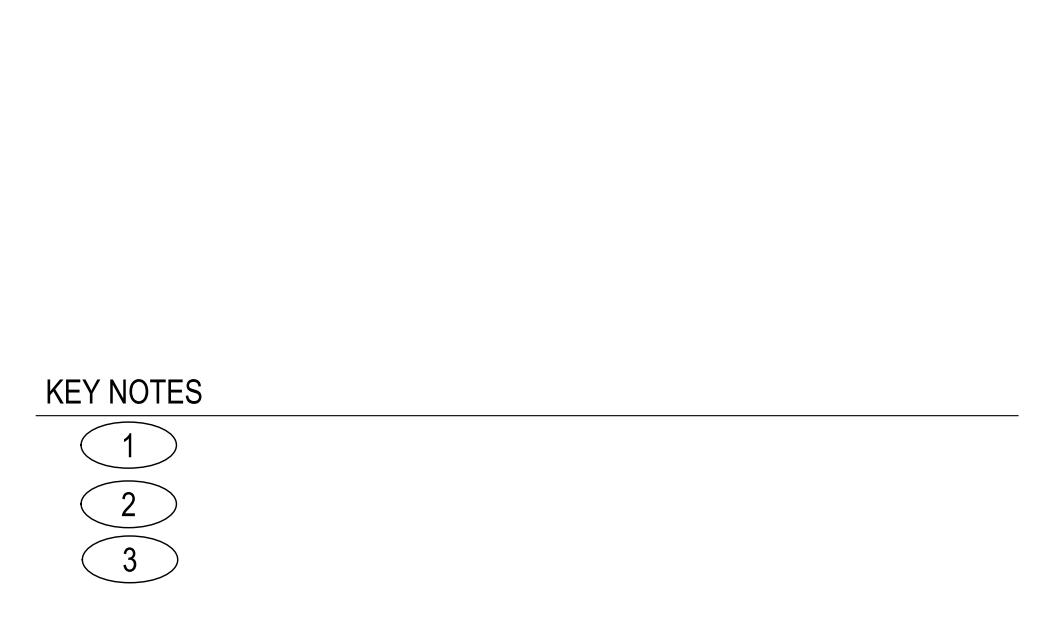
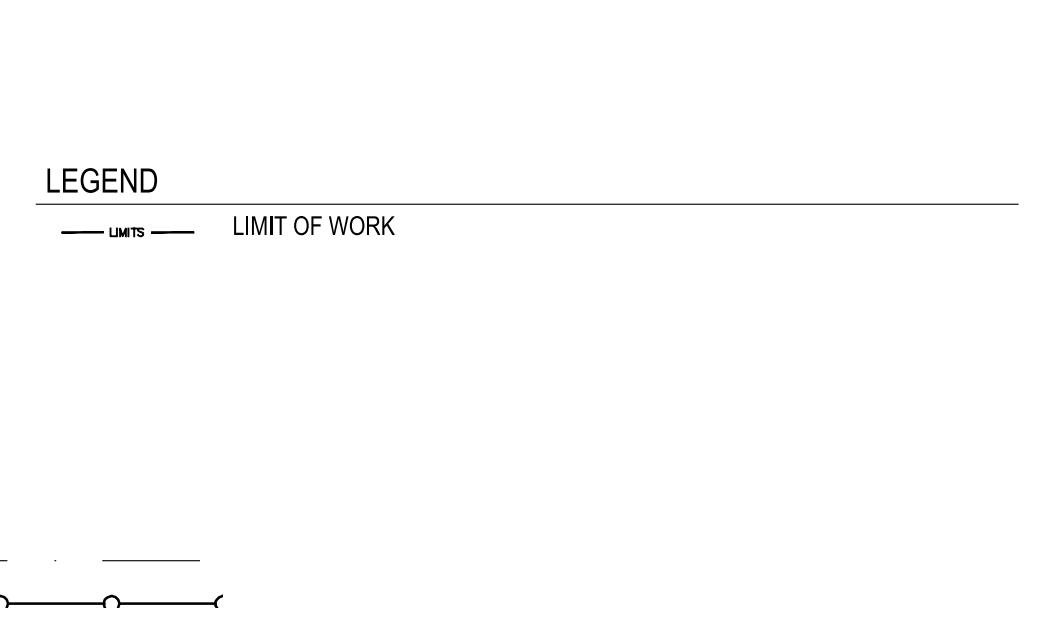


NOTES



KEY NOTES

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- 2
- 3



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3/18/2025

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LAKE FOREST PARK LAKEFRONT IMPROVEMENTS
SEE SHEET C101
17337, 17345, & 17347 BEACH DR NE
LAKE FOREST PARK, WA 98155
2303.0384.02

PERMIT SET - NOT FOR CONSTRUCTION
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FRONTAGE PLAN
DATE: 03/17/2025
PLAN NUMBER:
C102
SHEET 27 OF 46



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