



Application Number: _____

Date: _____

CITY OF LAKE FOREST PARK SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

PERMIT TYPE	FEE
Shoreline Exemption	\$500.00
Shoreline Conditional Use	\$3,500.00
Shoreline Variance	\$3,500.00
<input checked="" type="checkbox"/> Substantial Shoreline Development	\$3,500.00
Public Notice Signage	\$200.00
Additional Public Notice Signage	\$25.00
10% Technology Fee (10% of fee total)	\$

TOTAL FEES.....\$ _____

FEES MUST BE PAID AT TIME OF APPLICATION

Hydraulic Project Approval (HPA) from the Department of Fish and Wildlife under 75.20 RCW is required if your project includes construction or other work that:

- Will use divert, obstruct or change the natural flow or bed of any fresh or salt water of the state. This includes all construction or other work waterward and over the ordinary high water line, including dry channels and may include projects landward of the ordinary high water line (e.g., at activities outside the ordinary high water line that will directly impact fish life and habitat, falling trees into streams or lakes, etc.)

Shoreline Substantial Development (SSD), Conditional Use, Variance Permit or Exemption from Local Government (under the Shoreline Management Act, 90.58 RCW) required for work or activity in the 100-year floodplain, or within 200 feet of the ordinary high water mark of Shorelines of the state and which includes any one of the following:

- Dumping, drilling, dredging, filling ,placement or alteration of structures (whether temporary or permanent); or any activity which substantially interferes with normal public use of the waters regardless of cost

Washington Joint Aquatic Resource Permit (JARPA) is used to apply for aquatic-oriented permits from federal, state and local agencies and may apply to your project and can be used to apply for HPA approvals, Shore Management and Water Quality Certifications.

Please submit application on the same day to:

City of Lake Forest Park
Planning Department
17425 Ballinger Way
Lake Forest Park, WA 98155

Washington Dept of Fish and Wildlife
16018 Mill Creek Blvd
Mill Creek, Washington, WA98012-1296

For further information, please contact: City of Lake Forest Park Planning Department (206) 368-5440

Shoreline Substantial Development Checklist

A complete application for a **Substantial Development, Exemption, Conditional Use, or Variance** permit must contain, at a minimum, the following:

<input checked="" type="checkbox"/>	A completed SSD Permit Application Form
<input checked="" type="checkbox"/>	A Cover Sheet containing a general description of the project, existing property (including physical characteristics, improvements, and structures) and adjacent areas (uses, structures and improvements, intensity of development, and physical characteristics).
<input checked="" type="checkbox"/>	A Site Development Plan containing the following:
	Parcel Boundaries.
	The ordinary Lake Washington high water mark.
	Existing and proposed land contours.
	A delineation of all wetland areas that will be altered or used as a part of development.
	A general indication of the character of vegetation found on the site.
	The dimensions and locations of all existing and proposed structures and improvements, including but not limited to: buildings, paved or graveled areas, roads, utilities, septic tanks and drainfields, material stockpiles or surcharge, and stormwater management facilities.
	Where applicable, a landscaping plan for the project.
	Where applicable, plans for development of areas on or off the site as mitigation for the impacts associated with the proposed project.
	Quantity, source, and composition of any temporary or permanent fill material placed on-site.
	Quantity, composition, and destination of any excavated or dredged material.
	A vicinity map showing the relationship of the property and proposed development or use to roads, utilities, existing developments and uses on adjacent properties.
	Where applicable, a depiction of the impacts to views from existing residential uses and public areas.
	For Shoreline Variance only – Plan should indicate where development could occur without approval of a variance, the physical features and circumstances on the property that provide a basis for the request, and the location of adjacent structures and uses.

PROJECT DESCRIPTION: Lake Forest Park Lakefront Improvements project

Property Owner: City of Lake Forest Park

Property Address: 17345 & 17347 Beach Drive NE

Parcel No: 403010-0035, -0040, -0050 **Phone:** 206-957-2814

OWNERS AUTHORIZED AGENT

Name: Kyle Cotchett - Facet Contact Ph No: 425-822-5242

Address: 750 Sixth Street S

City: Kirkland State: WA Zip: 98033

CONTRACTOR

Contractor Name: _____ **Contact Ph No:** _____

Address: _____ City: _____ State: _____ Zip: _____

State License #: _____ Exp: _____ City License: _____ Exp: _____

TECHNICAL MEMORANDUM



FACET

Formerly DCG / Watershed

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

Subject: Shoreline Substantial Development 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 elements of the City of Lake Forest Park Shoreline Master Program (SMP). Elements of the project proposal require approval of a shoreline conditional use permit and a shoreline variance. For more information on compliance with those specific criteria, please see the separately prepared Shoreline Conditional Use Narrative and Shoreline Variance Narrative.

Site Description

The project site is located at 17337, 17345, and 17347 Beach Dr NE in the City of Lake Forest Park (parcel no's #403010-0050, -0035, and -0040), along the northern shoreline of Lake Washington. Parcel nos. 403010-0035 and 403010-0040 have a shoreline environment designation of Shoreline Residential, while parcel no 403010-0050 is designated as Urban Conservancy. 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 consist of remnant single-family residential buildings and associated residential and shoreline improvements. Parcel 403010-0050 is developed with the existing Lyon Creek Waterfront Preserve, including two stream bridges and a 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 attached Boundary and Topographic Survey, Impact Analysis Exhibit, and Wetland and Stream Delineation Report for more information.

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

TECHNICAL MEMORANDUM – SHORELINE SUBSTANTIAL DEVELOPMENT NARRATIVE / 1



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 newly acquired properties and associated improvements will be integrated with the existing Lyon Creek Waterfront Preserve. 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. The improvements will include a new parking area, access paths, play structure, nature viewing platforms, and a new swimming and paddling dock. The open lawn and natural beach will be preserved in place for public use. The project 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.

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

Elements of the proposed project are located within shoreline jurisdiction of Lake Washington and must comply with provisions of Lake Forest Park's Shoreline Master Program (LFP-SMP).

Environmentally sensitive areas within the shoreline management area jurisdiction are regulated by the City of Lake Forest Park Environmentally Sensitive Areas Regulations for the Shoreline Management Area, as contained in Appendix A of the SMP. As mentioned previously, two of the parcels have a shoreline environment designation of Shoreline Residential (SR), while the existing Lyons Creek Waterfront Preserve parcel is designated as Urban Conservancy (UC). Additionally, some project components require a Shoreline Conditional Use Permit and/or a Shoreline Variance. Compliance with the conditional use and variance criteria is demonstrated in separately prepared narratives. The following section addresses SMP provisions found in Chapters 3, 6, 7, and 8:

Chapter 3: Administration

3.3 – Shoreline Permits and Exemptions

Regulations

- C. *The following guidelines are to be used in determining whether or not a development proposal is exempt from the substantial shoreline development permit.*
 1. *Exemptions shall be construed narrowly. Only those developments that meet the precise terms of one or more of the listed exemptions may be granted exemption from the substantial development permit process.*

The project as proposed does not meet the precise terms of one or more of the listed exemptions.

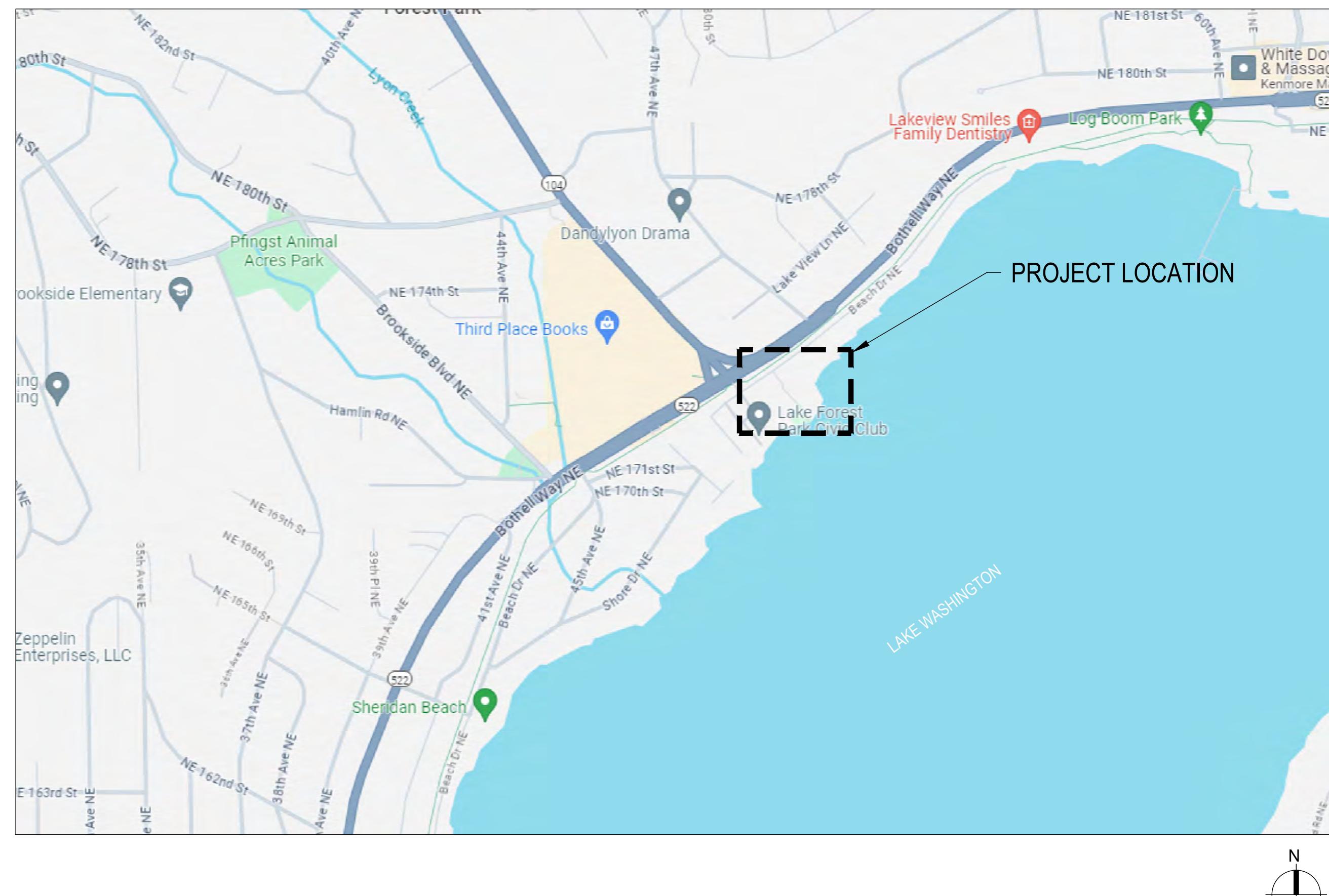
4. *If any part of a proposed development is not eligible for exemption, then a substantial development permit is required for the entire proposed development project.*

The proposed development either exceeds the thresholds or is outside of the bounds of the twelve exemptions from the shoreline substantial development permit process listed Section 3.3.C.6. of the City's Shoreline Master Program. Items that are not covered by the exemptions broadly include the total project cost exceeding \$5,000.00 and the construction of a new pier. Therefore, we are seeking a shoreline substantial development permit for the entirety of the proposed project, which includes:

- Renovation and reconfiguration of the existing passive trail, viewing platform, and footbridge system within the Lyon Creek Preserve
- Critical area restoration
- Public passive and active recreational facilities including:
 - A new multi-use pier
 - A recreational float
 - Picnic shelter
 - Playground area
 - Community flex space
 - Bathhouse facility
- Associated onsite parking

The project has been designed to meet the environmental, public access, and recreation development standards of the LFP-SMP. Specific proposed development actions, improvements, and designs exceeding development standards require review under shoreline conditional use or shoreline variance requests. Please see the separately prepared Shoreline Conditional Use Narrative and Shoreline Variance Narrative for more information on those aspects of the project.

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			

LEGEND

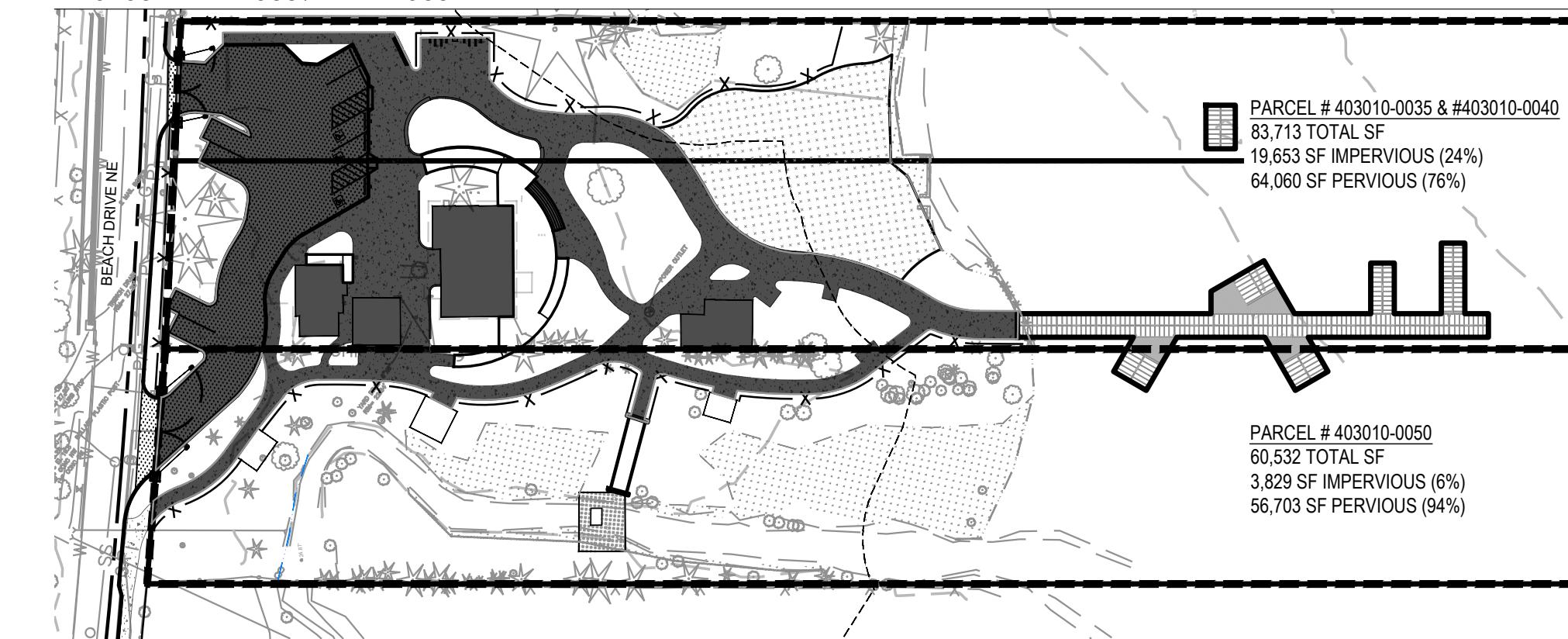
- LIMIT OF WORK
- WETLAND BOUNDARY (DELINEATED)
- WETLAND BOUNDARY (NOT DELINEATED)
- ORDINARY HIGH WATER MARK (OHWM)
- WETLAND AND STREAM BUFFER
- SHORELINE SETBACK (50')
- SHORELINE JURISDICTION (200')
- SPLIT RAIL FENCE
- GUARDRAIL
- ASPHALT
- CONCRETE PAVING
- PLANTING AREA
- BIORETENTION PLANTING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

KEY NOTES

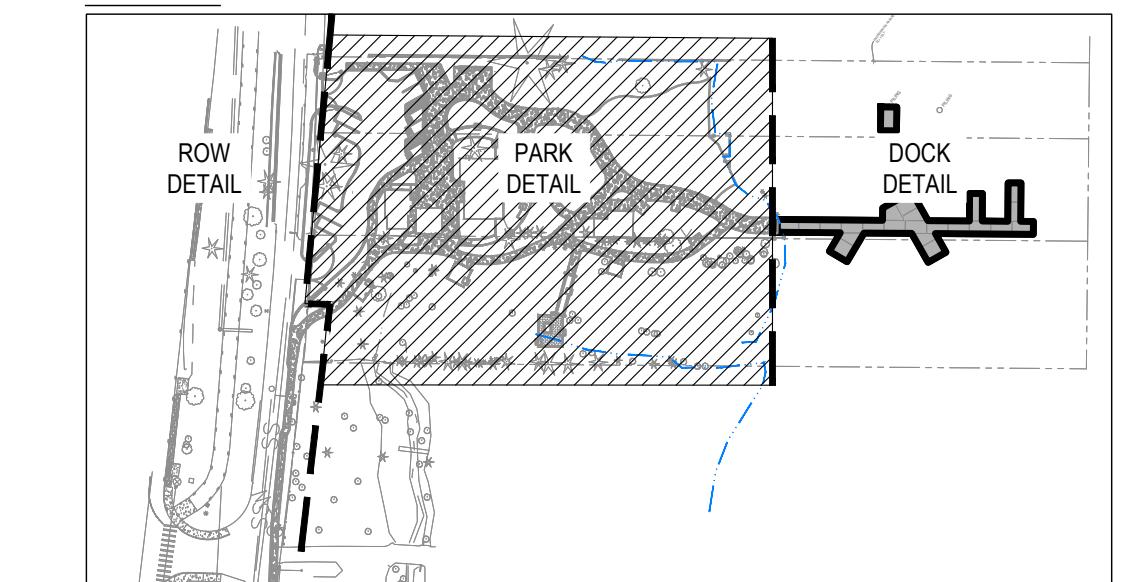
- BIKE AND KAYAK RACKS W/ AIR PUMP STATION
- VIEWING PLATFORM WITH BENCH AND GUARDRAIL
- RENOVATED VIEWING DECK
- RELOCATED FOOTBRIDGE
- SEE SHEET A.200B FOR DECK DETAILS



PROPOSED PERVIOUS / IMPERVIOUS EXHIBIT



KEY PLAN



Know what's below.
Call before you dig.

L112
SHEET 1 OF 46

PERMIT SET - NOT FOR CONSTRUCTION

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

50% DESIGN

SITE PLAN

DATE: 03/17/2025

PLAN NUMBER:

L112

BASE IMAGETOPOGRAPHY PROVIDED BY OTHERS. DO NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES AND ALL OTHER EXISTING FEATURES AND CONDITIONS AS SHOWN. DO NOT PLANS CAN NOT BE CONSTRUCTED AS SHOWN. CONTACT

P: 425.822.5242
F: 425.227.8136
www.facetv.com

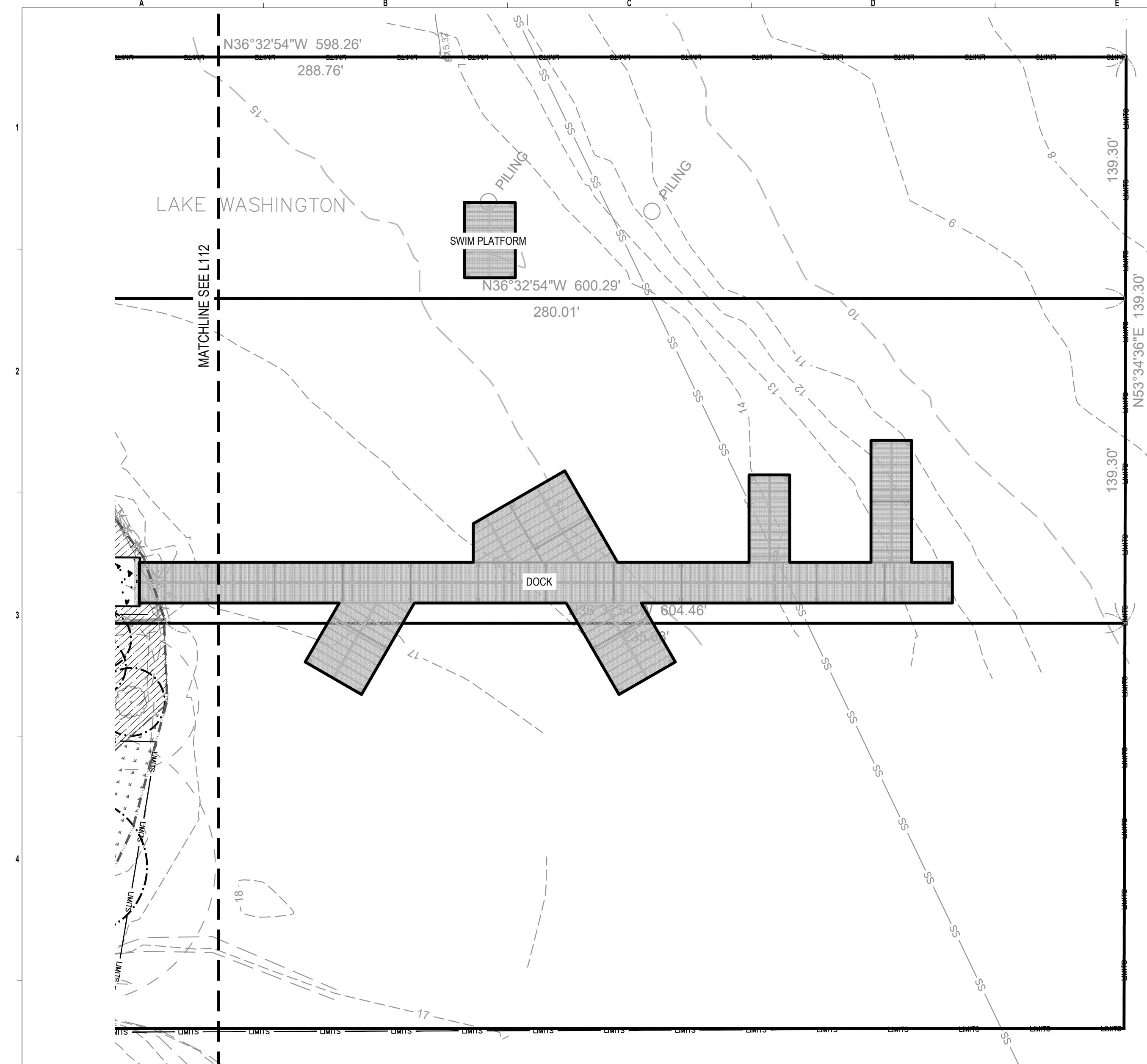
750 Sixth Street South
Kirkland, WA 98033

FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

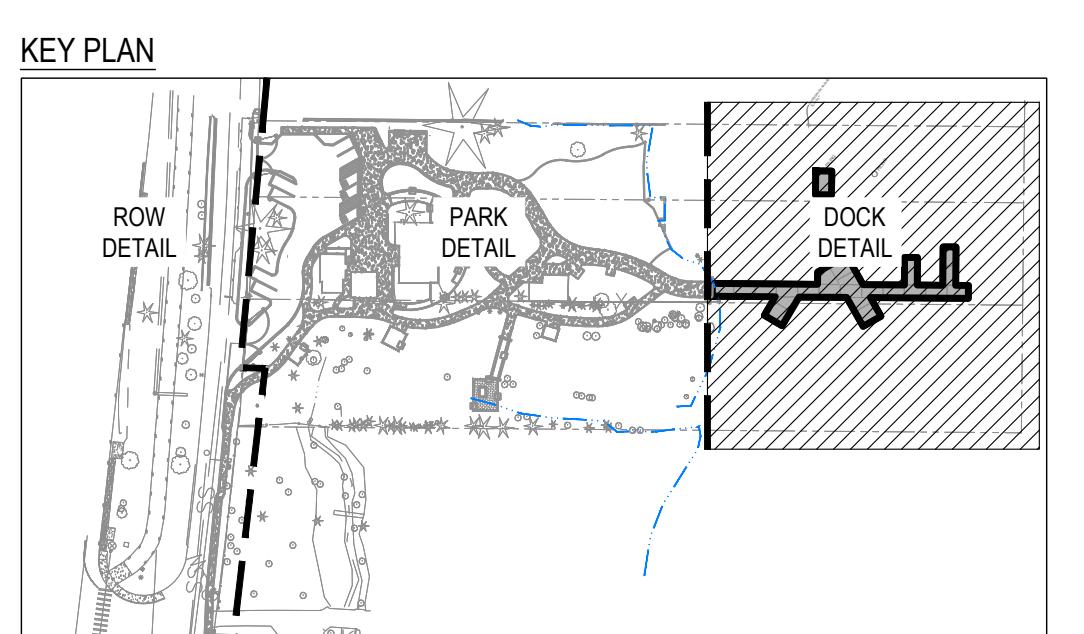
(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)

STATE OF WASHINGTON
AMBER V. MIKULUSZ
LANDSCAPE ARCHITECT
1376 EXP 12/2025



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



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

PERMIT SET - NOT FOR CONSTRUCTION

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

50% DESIGN

SITE PLAN

DATE: 03/17/2025

PLAN NUMBER:

L113

SHEET 16 OF 46

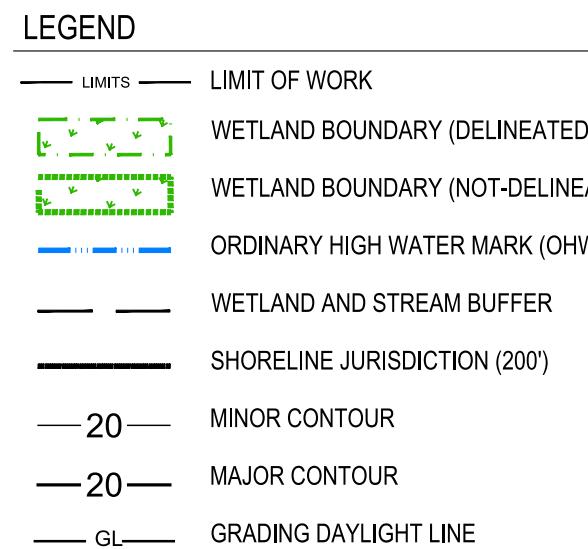


Know what's below.
Call before you dig.

BASE MAP COPIED BY OTHERS. DO NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES AND ALL OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS ARE NOT AS SHOWN AND OR PLANS CANNOT BE CONSTRUCTED UNLESS SHOWN, CONTACT DOG/WATERSHED PRIOR TO CONSTRUCTION.

NO.	DATE	BY	REVISION
△ 03/17/2025	.	PERMIT REBUILT/REVISED	

P: 423.822.5242
F: 425.227.8136
www.facetnv.com
FEDERAL WAY KIRKLAND MOUNT VERNON SEATTLE SPOKANE WHIDBEY ISLAND
750 Sixth Street South
Kirkland, WA 98033
STATE OF WASHINGTON
AMERICAN MIKUSZ
LANDSCAPE ARCHITECTS
EXP 12/2025
NO. 3376

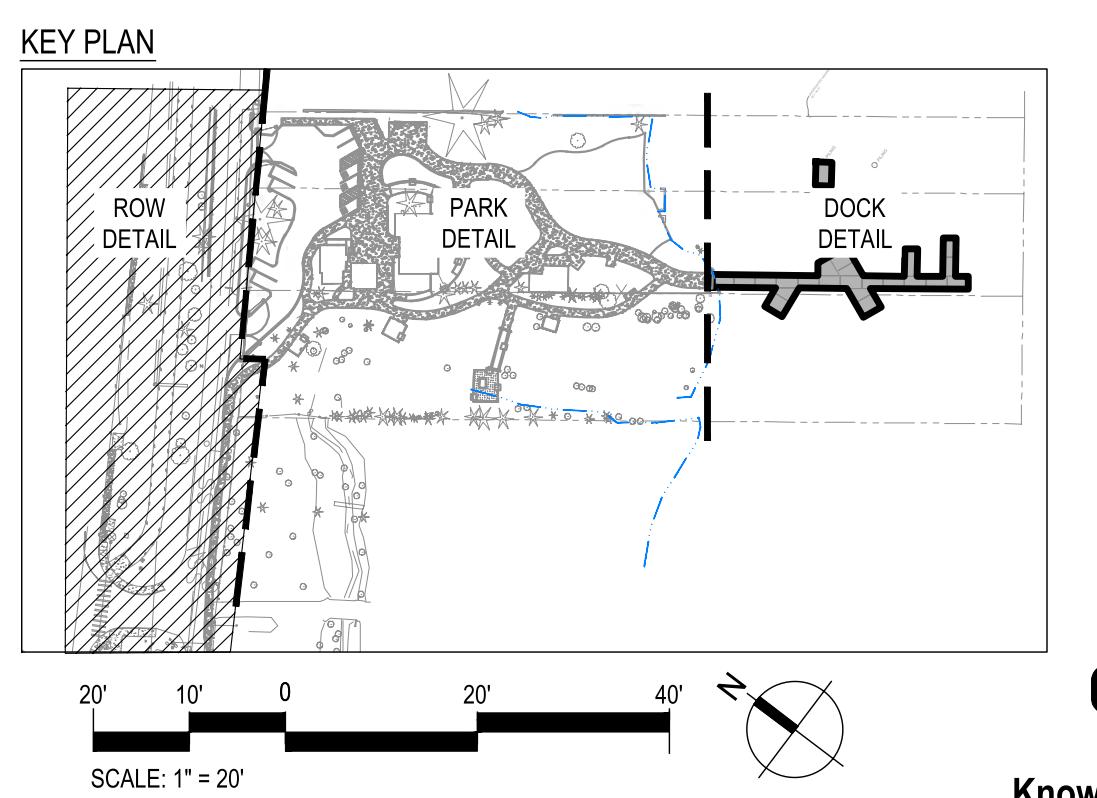
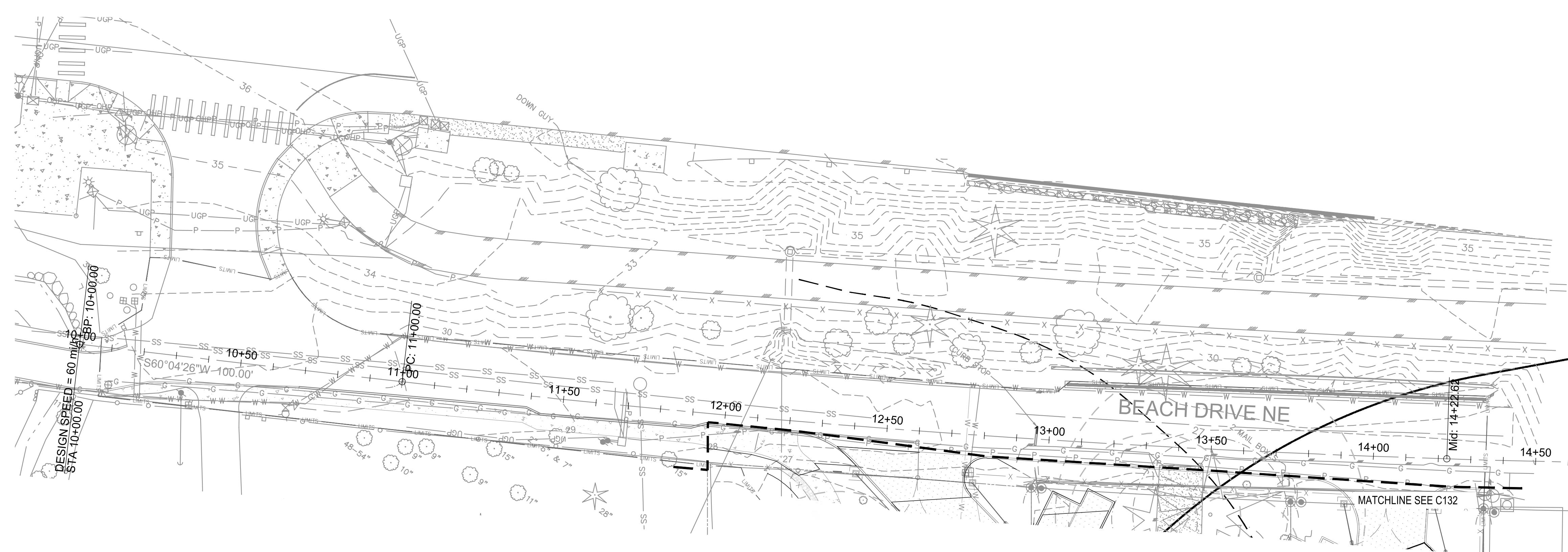


KEY NOTES

- 1 12" WIDE CIP WALL
- 2 18" HIGH SEAT WALL
- 3
- 4
- 5
- 6
- 7
- 8
- 9

NOTES

1. SEE SHEET L005 - L006 FOR TREE PROTECTION FENCE AND DETAILS.
2. SEE SHEET C007 - C009 FOR DEMOLITION PLAN AND UTILITIES TO BE PROTECTED / REMOVED.



PERMIT SET - NOT FOR CONSTRUCTION

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

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

50% DESIGN

GRADING PLAN

DATE: 03/17/2025

PLAN NUMBER:

C131

SHEET 32 OF 46



BASE IMPROVEMENTS PROVIDED BY OTHERS LOCATED/SHOWN CAN NOT BE HELD LIABLE FOR ACCURACY. CONTRACTOR SHALL VERIFY GRADES, UTILITIES, AND ALL OTHER EXISTING FEATURES AND CONDITIONS. CONDITIONS AS SHOWN CONTACT DOG/WATERSED PRIOR TO CONSTRUCTION.

FACET

900 South Steiner South
Rita Riva 98053
Seattle, WA 98145
FEDERAL WAY, MOUNT VERNON, SEATTLE, SPOKANE, WHIDBEY ISLAND



CALL 811

2 BUSINESS DAYS
BEFORE YOU DIG

(UNDERGROUND UTILITY LOCATIONS ARE APPROX.)



FILE LOCATION: Z:\SHARED\PROJECTS\ACTIVE\2023\03\2303\0384\02 - LFP LAKEFRONT PARK PH 2\DRAWINGS\CAD-REVIT\ACTIVE\FILE\131-C132_GRADING PLAN.DWG - ORIGINAL SHEET SIZE: ARCH FULL BLEED D (36.00 X 24.00 INCHES) - LAST MODIFIED BY: HUI CAO

LEGEND	
— LIMITS —	LIMIT OF WORK
	WETLAND BOUNDARY (DELINEATED)
	WETLAND BOUNDARY (NOT-DELINEATED)
— · · · —	ORDINARY HIGH WATER MARK (OHWM)
— — —	WETLAND AND STREAM BUFFER
— — —	SHORELINE JURISDICTION (200')
— 20 —	MINOR CONTOUR
— 20 —	MAJOR CONTOUR
— GL —	GRADING DAYLIGHT LINE

KEY NOTES

NOTES
1. SEE SHEET L005 - L006 FOR TREE PROTECTION FENCE AND DETAILS.
2. SEE SHEET C007 - C009 FOR DEMOLITION PLAN AND UTILITIES TO BE PROTECTED / REMOVED.

The Key Plan diagram illustrates a detailed site layout. It features a central 'PARK DETAIL' area with a curved path and a central structure. To the left is a 'ROW DETAIL' showing a series of vertical elements and circular markers. To the right is a 'DOCK DETAIL' showing a structure with a central opening and a small circular area. The plan includes a scale bar at the bottom left and a north arrow at the bottom right. The text 'SCALE: 1" = 20'' is located at the bottom left of the scale bar.

PERMIT SET - NOT FOR CONSTRUCTION

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

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS

ADING PLAN

ATE: 03/17/2025
AN NUMBER:
C132
SHEET OF 46



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	03/17/2025	-	PERMIT RESUBMITTAL REVISIONS

NO.	DATE	BY	REVISION
	03/17/2025	-	PERMIT RESUBMITTAL REVISIONS

