

**From:** [Anna Nelson](#)  
**To:** [Brad Johnson](#)  
**Subject:** RE: Pine Street Development - City of Burlington  
**Date:** Wednesday, September 27, 2023 3:23:45 PM  
**Attachments:** [image001.png](#)

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{ **Caution:** *This email originates outside of the City of Burlington* } >

Hi Brad,

I haven't read the entire email, but I see no attachments. Can you resend? Maybe they were large and got removed from the email. Please also let me know if these comments apply to the shoreline permit application, or if additional initial review comments in that regard will be forthcoming.

I am disappointed that those reports weren't shared during our multiple preapp meetings when we first noted that our biologist (both Southview and Bachman) felt the slough was a Category III at this location.

Thanks, Anna

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**From:** Brad Johnson <bradmj@burlingtonwa.gov>  
**Sent:** Wednesday, September 27, 2023 2:31 PM  
**To:** Anna Nelson <anna@landedgentry.com>  
**Subject:** Pine Street Development - City of Burlington

Exhibit "18"

Anna,

We have completed our initial review of the preliminary subdivision application you submitted on July 19, 2023. The following items must be addressed before we can move forward with our review and issue a recommendation.

1. Wetland Report

- a. The wetland report and mitigation plan submitted with the application has rated the portion of Gages Slough adjacent to the development site as a category II wetland. This rating is not consistent with ratings submitted for other nearby projects. In fact the City is unaware of any previous ratings involving Gages Slough that have arrived at a category III rating. For example:
  - i. A wetland report submitted for a site located adjacent to the proposed subdivision at 880 South Pine Street rated arrived at a category II rating.
  - ii. A report submitted for a property at 700 South Holly, east of the proposed development, identified Gages Slough as category II wetland.
  - iii. A report submitted for 199 Pease Road, west of the development site identified Gages Slough as a category II wetland.
  - iv. A report submitted for a city road project along Fairhaven Boulevard rated Gages Slough as a category II wetland.

Copies of the reports identified above are attached. Please have your wetland professional address the rating discrepancy between these reports and the report submitted for your project.

- b. Sections D 2.1 and D 5 of the wetland rating form included with your application indicate the wetland does not receive stormwater discharges. Please have your consultant carefully review this conclusion and address relevant Department of Ecology (DOE) Guidance related to assessing the source of stormwater discharges. It is our understanding that the DOE guidance directs wetland raters to include not only piped stormwater discharges, but also discharges originating from stormwater ponds, ditches, and surface flow (see below). The City is aware of at least one large stormwater pond located to east of the project site at the intersection of Picket Lane and Homestead Drive (see below). A stormwater report prepared for the access road associated with the Wilcox farm to south the project site indicates stormwater surface flows north from the road towards Gages Slough. In addition, wetland reports for nearby sites have concluded that Gages Slough receives stormwater discharges.

## D 2.1 Does the wetland receive stormwater discharges?

**Rationale for indicator:** Stormwater coming from residential or developed areas is often discharged into wetlands. Untreated stormwater is a source of many different pollutants (reviewed in Sheldon et al., 2005). Furthermore, stormwater ponds do not remove all pollutants leaving them, even those constructed recently (Mallin et al., 2002). Thus, any stormwater discharge into a wetland increases the pollutants coming into it.

Answer YES to the question if you see any pipes coming into the wetland from the surrounding land. These are usually stormwater discharges. Also, look on the aerial photograph of the wetland and its surroundings for stormwater ponds. If you see any ponds, determine if their discharges can get into the wetland. Stormwater may come into the unit by way of a stream or ditch as well as a pipe. Stormwater can also come into a Depressional wetland in runoff from parking lots or roads even if no pipes are present. If you see evidence that such runoff comes into the wetland, answer YES to this question.



- c. Section 4.1 indicates the outlet of the wetland is either unconstructed or slightly constricted. Please clarify how this conclusion was reached. The farm road and culverts located to the west of the site appear to constrict outflow, at least until the road is overtopped and water flows beneath the BNSF bridge. Further support is needed for the answers provided for questions 4.1, 4.2, and 4.3. It is also worth noting that Gages Slough is constricted by the pump station at the far western end of the Slough that discharges to the Skagit River. The culverts are described in a WDFW fish passage report available here:

[https://apps.wdfw.wa.gov/fishpassagephotos/Reports/602418\\_Report.pdf](https://apps.wdfw.wa.gov/fishpassagephotos/Reports/602418_Report.pdf)



- d. Section D 6.2 of the wetland rating form asks whether the site has been identified as important for flood storage or flood conveyance and indicates that the site is not important for flood conveyance or storage. This answer is not correct. Gages Slough is designated as both a "Special Management Area" (14.15.436) and the wetland and deep water habitat areas associated with Gages Slough are designated as a "Special Flood Risk Zone" (BMC 14.15.400.A.6). As noted the Burlington Comprehensive Plan (V1 4.5.1) Gages Slough provides important floodwater storage and conveyance functions).

[https://burlingtonwa.gov/DocumentCenter/View/5408/1\\_1\\_A1\\_V\\_1\\_12\\_CompPlan\\_Volume1\\_5-2-2023\\_Final\\_ForCC\\_5-11](https://burlingtonwa.gov/DocumentCenter/View/5408/1_1_A1_V_1_12_CompPlan_Volume1_5-2-2023_Final_ForCC_5-11)

2. Street Design – The development is making use of the “Alternative Private Street Design Standards” in BMC 17.75.150 for the internal street system. The provisions of this code section allow private streets to deviate from the City’s prescriptive design standards in exchange for the inclusion of extensive traffic calming and design features. Additional information on the specifics of your proposed design solution is required as outlined below.
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  - a. Under BMC 17.85.150.A, the entrances to the private street system must be clearly delineated using signage and other visual *and* tactile indicators. Some of the plan sheets submitted with your application appear to illustrate entrance markings. Please provide a detailed description of the proposed signage and identify the specific visual and tactile features that will be used to mark the entrance to the private street system.
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  - b. The City’s Alternative Private Street Design Standards require that a variety of paving materials be used to create a varied surface that visually distinguishes intersections, parking lanes, crosswalks, and pedestrian paths. It is not clear from the submitted plans how this requirement will be addressed. Please specify how different paving types will be used to identify the above features.
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3. Building Design- The RA-1 zone requires that buildings containing more than four dwellings meet certain architectural design criteria. The plans submitted with your application indicate that at least four of the buildings will contain five or more dwellings.
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  - a. As required by BMC 17.20.080.I.2, please provide elevation drawings prepared by a licensed architect for units 17 – 26 and units 78 – 89.
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  - b. The architect shall provide a narrative explaining how the design criteria in BMC 17.20.080.I.7 & 8 have been addressed.

If you have any questions please feel free to contact me.

Thank you,

**Brad Johnson**  
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City of Burlington  
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