



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755
Telephone (206) 764-3495
ATTN: Suzanne Skadowski, Project Manager

Public Notice Date: February 17, 2004
Expiration Date: March 18, 2004
Reference: 200300759
Name: Cadranell, Molly

Interested parties are hereby notified that an application has been received for a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of March 3, 1899, for certain work described below and shown on the enclosed drawings.

APPLICANT - Ms. Molly Cadranell
2500 Westlake Avenue North
Seattle, Washington 98109
Telephone: (206) 284-2308

AGENT - Ecco Design, Inc.
5355 - 28th Avenue Northwest, Suite 100
Seattle, Washington 98107
ATTN: Mr. Troy Hussing
Telephone: (206) 706-3937

LOCATION - In Lake Union at Seattle, Washington. Project address is 2369 Fairview Avenue East.

WORK - Convert an existing commercial marina and dry dock boat repair facility into a floating home community consisting of eight single-family residences. The 30,245 square foot marina will be completely removed and a 10,710 square foot floating home community will be constructed in its place. The floating home community will include a total of eight floating homes measuring 29½ feet by 37½ feet each connected to one central 211.5-foot long walkway and float.

PURPOSE - The purpose of the project is to change the use of the site from a marina and dry dock facility to a floating home community.

ADDITIONAL INFORMATION - The following additional work would be authorized under a Nationwide Permit 27, *Stream and Wetland Restoration Activities*. Removal of existing concrete, asphalt, and rubble debris, grade the shoreline in areas where erosion is occurring, place 5 cubic yards of gravel/cobble mix and 20 cubic yards of spawning gravel below the OHWL, and plant native vegetation along 180 lineal feet of the shoreline adjacent to the proposed floating home pier.

ENDANGERED SPECIES - The Endangered Species Act (ESA) of 1973, as amended, requires assessment of potential impacts to listed and proposed species. The Puget Sound chinook (*Oncorhynchus tshawytscha*), coastal-Puget Sound bull trout (*Salvelinus confluentus*), and Bald eagle (*Haliaeetus leucocephalus*), listed threatened in the state of Washington, occur in the proposed project area. The U.S. Army Corps of Engineers (Corps) determined that the activity may affect, but is not likely to adversely affect endangered or threatened

species, or their critical habitat, designated under the ESA. The biological evaluation for the proposed work entitled, *Marina Removal and Floating Home Moorage Project on the Cadranell Property*, dated June 2003, prepared by the Watershed Company, Inc., provides supporting documentation to our determination. The U.S. Fish and Wildlife Service and the National Marine Fisheries Service (NMFS) concurred with our determinations on December 4, 2003, and February 2, 2004, respectively.

ESSENTIAL FISH HABITAT - The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996, requires all Federal agencies to consult with the NMFS on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH). EFH for Pacific salmon occurs in the project area. The proposed action would impact approximately 30,245 square feet of EFH for these species. The Corps has determined that the proposed action will not adversely affect designated EFH for federally-managed fisheries in Washington waters. The NMFS concurred with our EFH determination on February 2, 2004.

CULTURAL RESOURCES - The District Engineer has reviewed the latest published version of the National Register of Historic Places, lists of properties determined eligible and other sources of information. The following is current knowledge of the presence or absence of historic properties and the effects of the undertaking upon these properties:

Known historic properties occur in the vicinity of the proposed project. However, they do not occur in the permit area. The proposed work is of such a limited nature and extent and has been extensively modified by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property.

The District Engineer invites responses to this public notice from Federal, Native American Nations or tribal governments, State, and local agencies, historical and archeological societies, and other parties likely to have knowledge of or concerns with historic properties in the area.

PUBLIC HEARING - Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing.

EVALUATION - The decision whether to issue a permit will be based on an evaluation of the probable impact, including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, considerations of property ownership, and, in general, the needs and welfare of the people.

The Corps is soliciting comments from the public; Federal, Native American Nations or tribal governments, State, and local agencies and officials; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition or deny a permit for the work. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

ADDITIONAL EVALUATION - The State of Washington is reviewing this work for consistency with the approved Washington Coastal Zone Management Program.

This proposal is the subject of Shorelines Substantial Development Permit No. 2304457, being processed by City of Seattle Department of Planning and Development.

COMMENT AND REVIEW PERIOD – Conventional mail or e-mail comments on this public notice will be accepted and made part of the record and will be considered in determining whether it would be in the public interest to authorize this proposal. In order to be accepted, e-mail comments must originate from the author’s e-mail account and must include on the subject line of the e-mail message the permit applicant’s name and reference number as shown below. All e-mail comments should be sent to suzanne.a.skadowski@usace.army.mil. Conventional mail comments should be sent ATTN: Regulatory Branch. Both conventional mail or e-mail comments must include the permit applicant’s name and reference number, as shown below, and the commentator’s name, address, and phone number. All comments whether conventional mail or e-mail must reach this office, no later than the expiration date of this public notice to ensure consideration. Please include the following name and reference number:

Cadranell, Molly
200300759

Encl
Drawings (9)

PROJECT INFORMATION

OWNER

MOLLY CADRANELL
2500 WESTLAKE AVE. NORTH
SEATTLE, WA. 98109

PROJECT ADDRESS

2369 FAIRVIEW AVE. EAST

PROJECT NUMBER

200300759

TAX PARCEL NUMBER

4088802305

LEGAL DESCRIPTION

LOT 10 IN BLOCK 54 OF LAKE UNION SHORE LANDS

DESCRIPTION OF WORK

REMOVE THE (2) TWO EXISTING MOORAGE PIERS @ THE EXISTING MARINE SERVICE CENTER AT BOTH TAX PARCEL LOTS 4088802305 & 4088802307 AND INSTALL NEW FLOATING HOME MOORAGE. THE FLOATING HOME MOORAGE WILL INCLUDE PARCELS FOR EIGHT (8) SEPARATE FLOATING HOMES WITH ASSOCIATED WALKWAYS TO THE MAIN FLOATING WALKWAY

BASE ZONE

C1-40

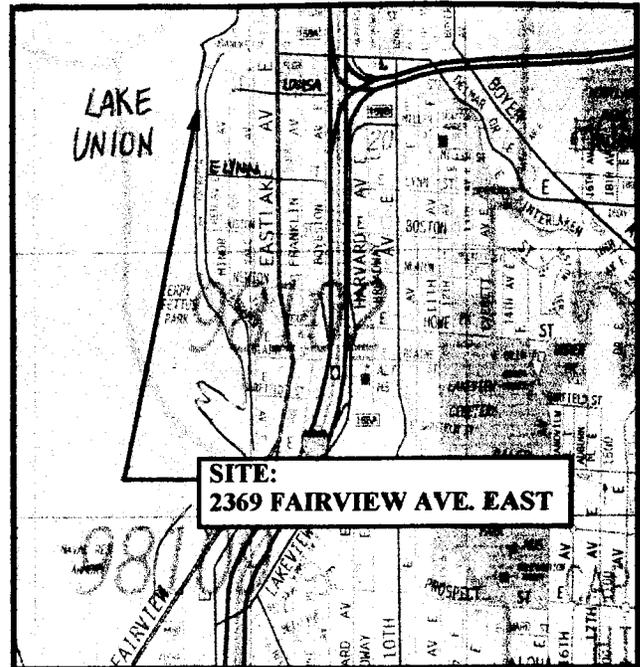
SHORELINE ZONE

US

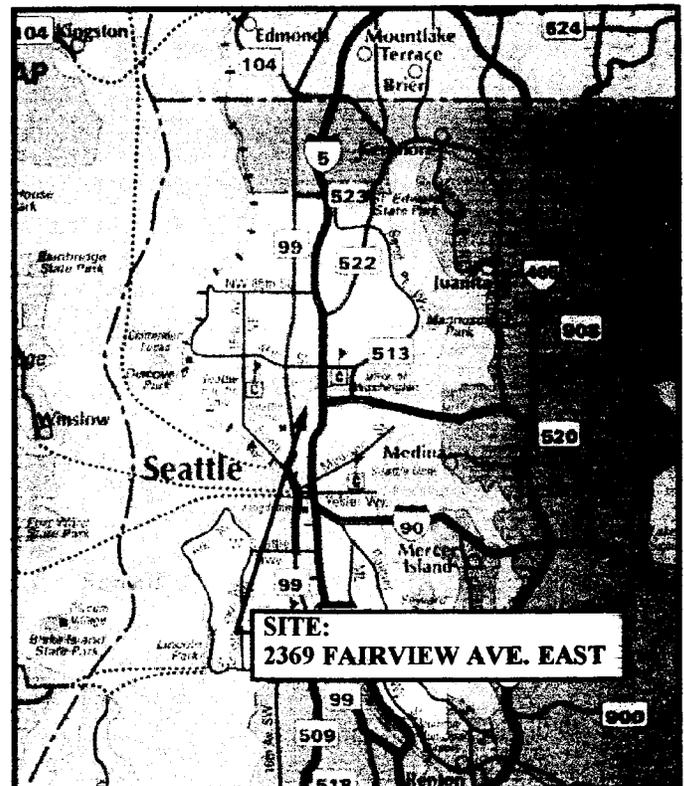
URBAN VILLAGE

EASTLAKE RUV

SITE MAP



VICINITY MAP



Reference: 200300759

App. By: Molly Cadranel

In Lake Union At Seattle, King County, Washington

Purpose: Convert commercial marina to floating homes

Datum: OHW = 21.80 feet (COE)

Sheet 1 of 9

Adjacent Property Owners:

- 1) Marina - Chinook Lake Union Storage
- 2) Patricia Louise Chastain
- 3) City of Seattle
- 4) Phoenix Moorage

Date

JUN 24 2003



Aerial photograph of the project area (Walker and Associates, 22 September 2002).

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In Lake Union At Seattle, King County, Washington

Purpose: Convert commercial marina to floating homes

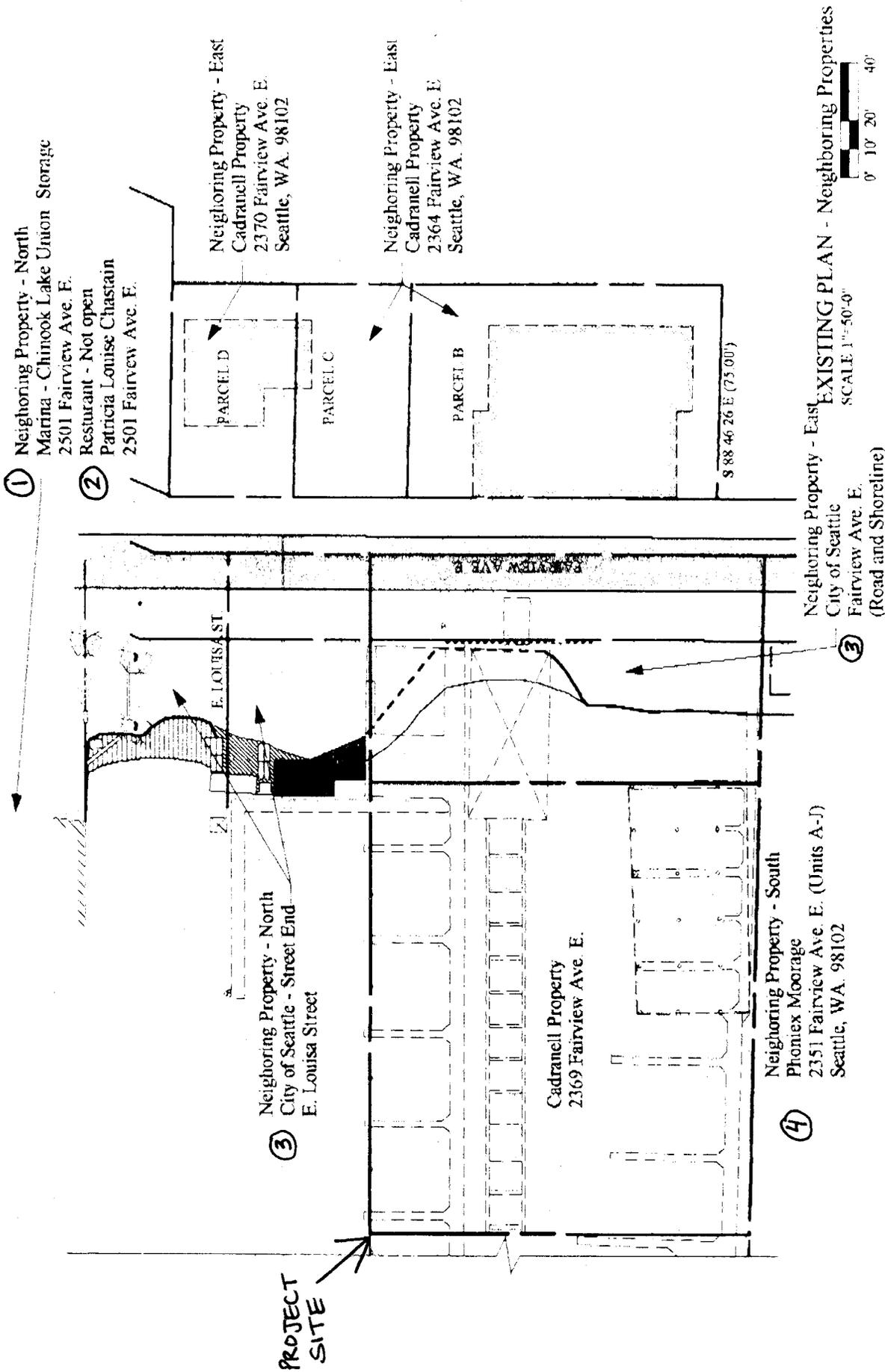
Datum: OHW = 21.80 feet (COE)

Sheet 2 of 9

Adjacent Property Owners:

- 1) Marina –Chinook Lake Union Storage
- 2) Patricia Louise Chastain
- 3) City of Seattle
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Date **JUN 24 2003**



Reference: 200300759

App. By: Molly Cadranell

In Lake Union At Seattle, King County, Washington

Purpose: Convert commercial marina to floating homes

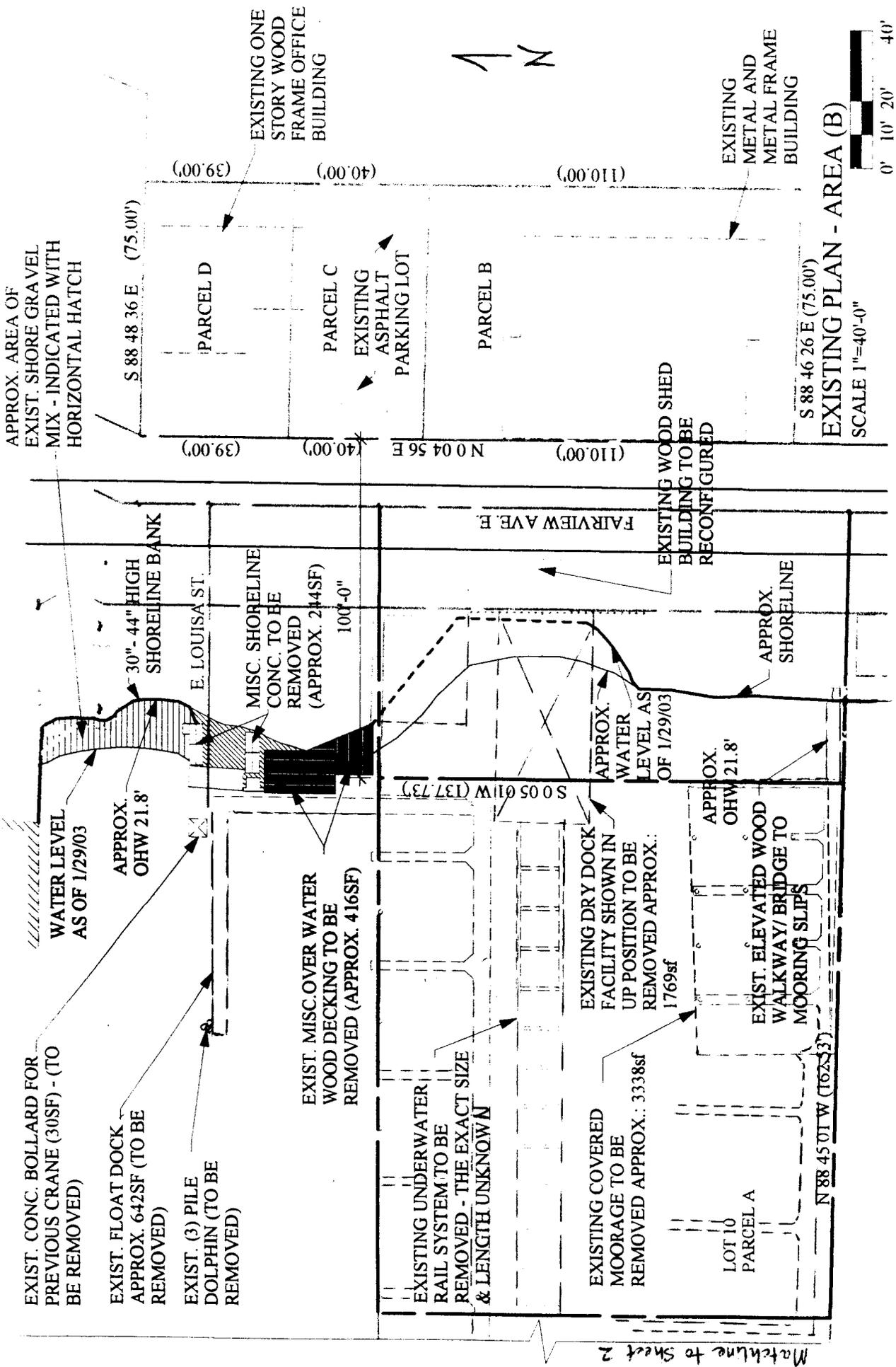
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Adjacent Property Owners:

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Sheet **3** of **9**

Date **JUN 24 2003**

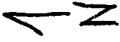


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Sheet 4 **of** 9
Date JUN 24 2003

Matchline to Sheet 2



LAKE UNION



AS-BUILT W/ PROPOSED PLAN OVERLAY - FLOATING HOME

SCALE 1"=40'



TO BE REMOVED

PROPOSED FLOATING HOMES

EXIST. ADJACENT MARINA STRUCTURE

E. LOUISA ST.

FAIRVIEW AVE E

N 89 56 13
W (162.50')

N 89 56 13
W (150.00')

EXISTING PIER TO BE
REMOVED APPROX.:
3685sf

AREA OF DNR
LEASE

EXISTING PIER TO BE
REMOVED APPROX.:
5838sf

N 89 45 01
W (150.03')

N 88 45 01
W (162.53')

S 0 05 01 W
(131.25')

S 0 05 01 W
(137.73')

PROPOSED
FLOAT AND WALKWAY

20 FOOT WIDE OPEN WALKWAY

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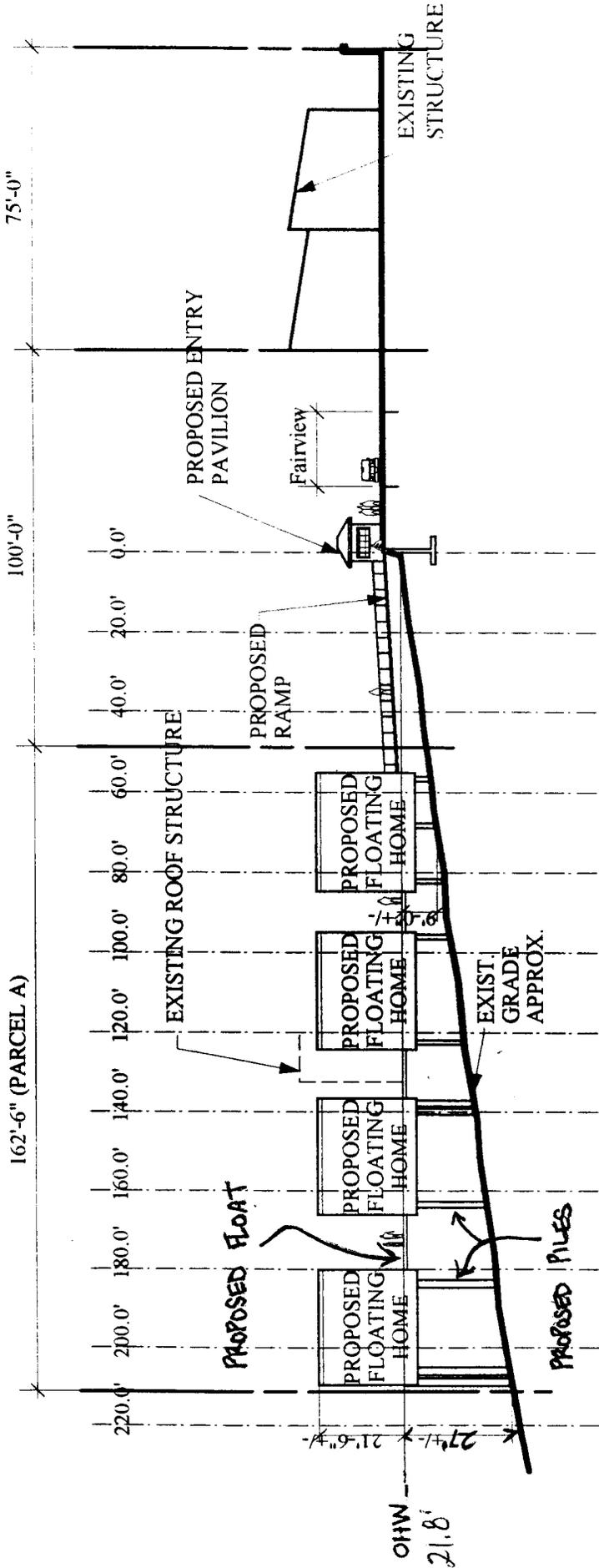
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Sheet 5 of 9

Date JUN 24 2003



SECTION A-A - FLOATING HOME
 SCALE 1"=40'

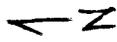
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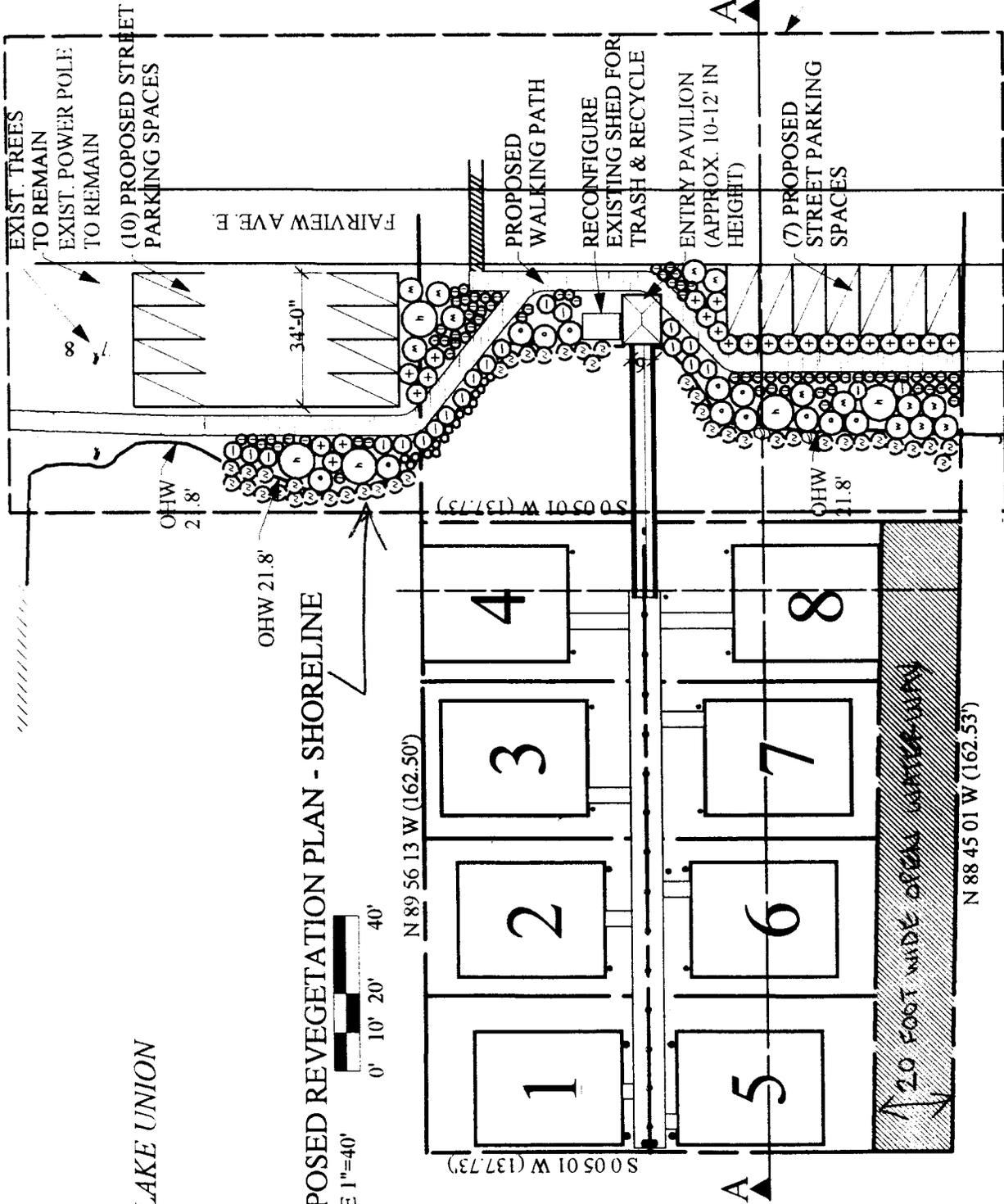
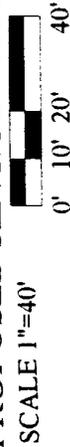
Date JUN 24 2003

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LAKE UNION



PROPOSED REVEGETATION PLAN - SHORELINE



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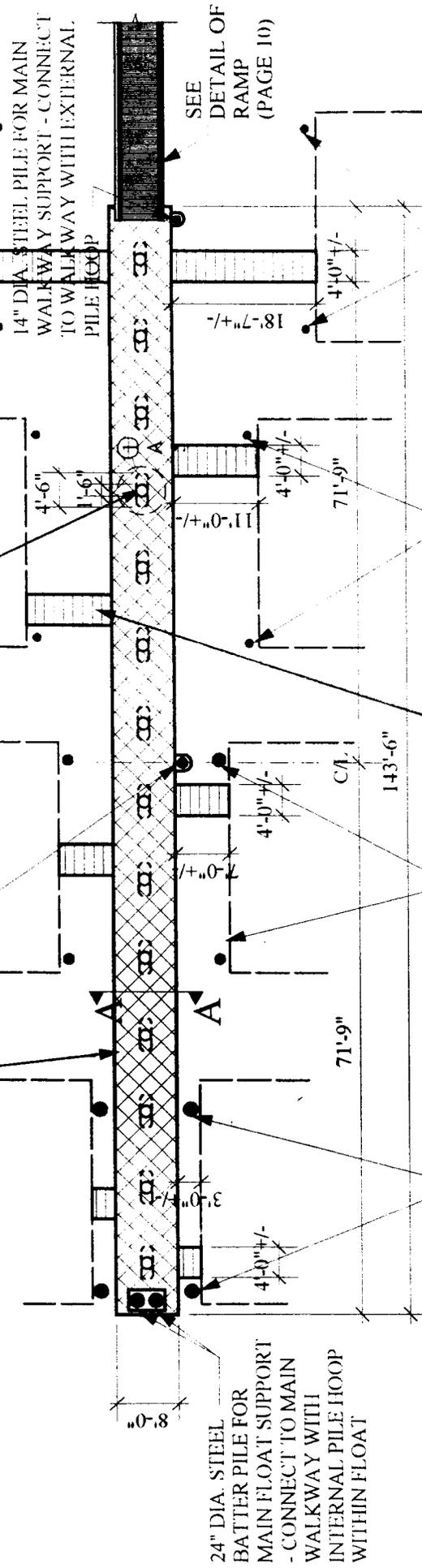
Sheet 8 of 9 Date JUN 24 2003

MAIN FLOAT (8'-0" X 143'-6" = 1148sf):
 TO BE CONSTRUCTED OF STRUCTURAL
 CONCRETE. ALL UTILITIES FOR
 FLOATING HOMES TO BE RUN WITHIN
 CHASEWAYS AND PEDESTALS ON MAIN
 FLOAT

18" DIA. STEEL PILE FOR MAIN
 WALKWAY SUPPORT - CONNECT
 TO WALKWAY WITH EXTERNAL
 PILE HOOP

PARTIAL OUTLINE OF FLOATING
 HOME STRUCTURE - SHOWN FOR
 REFERENCE ONLY, TYP. (8)

LIGHTWELL, TYP.
 14 LOCATIONS



24" DIA. STEEL
 BATTER PILE FOR
 MAIN FLOAT SUPPORT
 - CONNECT TO MAIN
 WALKWAY WITH
 INTERNAL PILE HOOP
 WITHIN FLOAT

24" DIA. STEEL PILE
 FOR FLOATING HOME
 SUPPORT (TYP. NORTH
 & SOUTH SIDE OF
 MAIN FLOAT)

18" DIA. STEEL PILE FOR
 FLOATING HOME
 SUPPORT (TYP. NORTH
 & SOUTH SIDE OF MAIN
 FLOAT)

14" DIA. STEEL PILE FOR
 FLOATING HOME SUPPORT
 (TYP. NORTH & SOUTH SIDE
 OF MAIN FLOAT)

SEE
 DETAIL OF
 RAMP
 (PAGE 10)

(8) GANGWAYS (4'-0" X VARIES = APPROX. 304sf+/-):
 TO BE CONSTRUCTED OF ALUMINIUM. EXACT
 LOCATION OF GANGWAYS TO BE FIELD DETERMINED
 UPON FINAL DESIGN OF FLOATING HOME - TYP. (8)
 LOCATIONS - (1) @ EACH FLOATING HOME

OVER WATER STRUCTURE PLAN (FLOATING HOMES NOT INCLUDED)
 SCALE 1" = 20'-0"

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Sheet 9 of 9	Date JUN 24 2003



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
P.O. Box 47600 • Olympia, Washington 98504-7600
(360) 407-6000 • TDD Only (Hearing Impaired) (360) 407-6006

STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Notice of Application for
Certification of Consistency with the
Washington Coastal Zone Management Program

Date: February 17, 2004

Notice is hereby given that a request has been filed with the Department of Ecology, pursuant to the requirements of Section 307© of the federal Coastal Zone Management Act of 1972 (16 U.S.C. 1451), to certify that the project described in the U.S. Army Corps of Engineers Public Notice No. 200300759 will comply with the Washington State Coastal Zone Management Program and that the project will be conducted in a manner consistent with that Program.

Any person desiring to present views on the project pertaining to the project's compliance or consistency with the Washington State Coastal Zone Management Program may do so by providing written comments within 30 days of the above publication date to:

Federal Permit Coordinator
Department of Ecology
SEA Program
Post Office Box 47600
Olympia, Washington 98504-7600