



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: May 17 2004
Expiration Date: June 17 2004
Reference: 200400369
Name: Northlake Associates LLC

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 - Northlake Associates, LLC
205 Northeast Northlake Way, Suite 220
Seattle, Washington 98105

AGENT - Waterfront Construction, Inc.
ATTN: Mr. Phil Goldenman
205 Northeast Northlake Way, Suite 230
Seattle, Washington 98105
Telephone: (206) 548-9800
E-mail: phil@waterfrontconstruction.com

LOCATION - In Lake Union at Seattle, Washington.

WORK - Construct a new catwalk pier, install two floats, walkway, and moorage cover, and drive seven steel piles adjacent to an existing pier to form a 22-foot x 92-foot boat slip.

PURPOSE - To increase in-water boat repair and moorage capacity.

ADDITIONAL INFORMATION - The existing pier, loading ramp, and dolphins were constructed under U.S. Army Corps of Engineers (Corps) authorization number 199800514.

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 salmon (*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. After receipt of comments from this public notice, the Corps will evaluate the potential impacts to the above species and initiate consultation under Section 7 of the ESA with National Marine Fisheries Service (NMFS) and U.S. Fish and Wildlife Service.

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. If the Corps determines that

the proposed action may adversely affect EFH for federally-managed fisheries in Washington waters, the Corps will initiate EFH consultation with the NMFS. The Corps' final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

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:

There are no recorded historic properties within the permit area. The permit area has been so extensively modified by modern development that little likelihood exists for the proposed project to impinge upon an undisturbed historic property. In addition, the proposed work is of such a limited nature and extent that little likelihood exists for the project to impinge upon an unrecorded 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, food and fiber production, mineral needs, 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. 2200666, being processed by the City of Seattle.

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

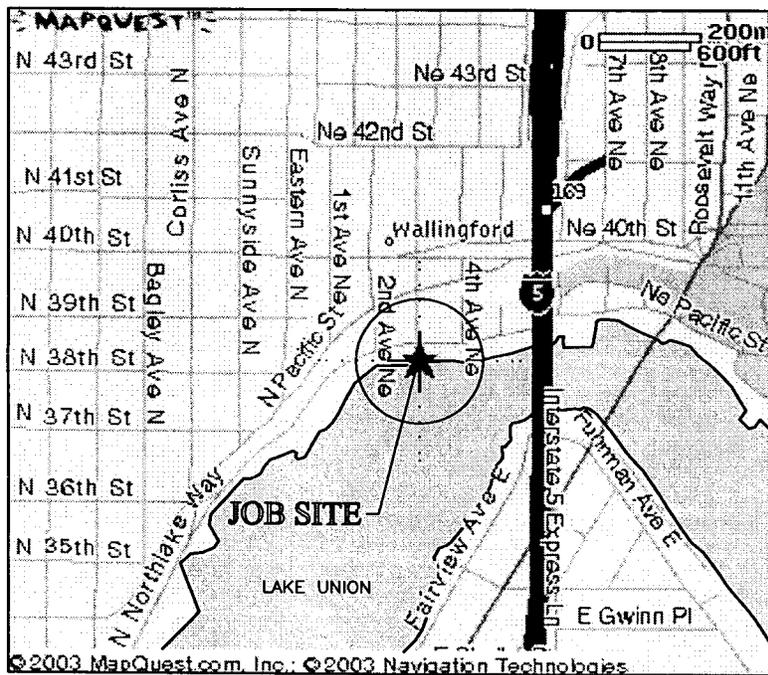
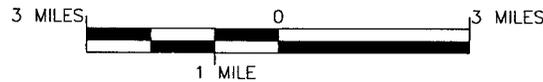
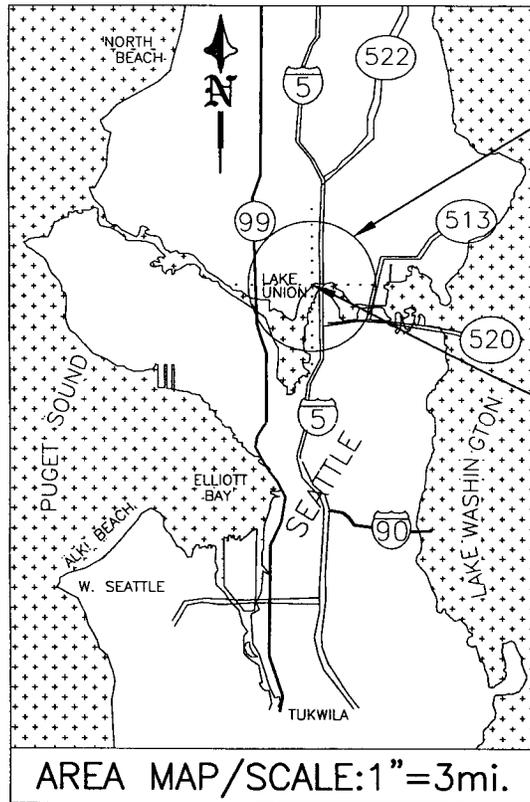
200400369

Northlake Associates, LLC

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@nws02.usace.army.mil. Conventional mail comments should be sent ATTN: Ms. Suzanne Skadowski, Regulatory Branch. Both conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commentor'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:

Northlake Associates LLC
200400369

Encl
Drawings (8)



REVISED
4-27-04

Ref No. 200400369

VICINITY MAP/NO SCALE

LEGAL DESCRIPTION

1/4 SEC. SW 17-25N-04E
TAXLOT #: 408880 1585
BLK 35 & LOT 1-2-3-4 LAKE UNION SHORE
LANDS ADD TGW LOTS 1 THRU 5 BLK 2 LATONA
ADD LESS ST.

PROPOSED: CONSTRUCT NEW FIXED PIER,
ADJACENT FLOATING PIERS, AND CANOPY COVER.

PURPOSE: TENANT COVERED BOAT REPAIR FACILITY.

DWG#: 00-3087-A.1-2

LAT: 47°-39'-13" LONG: 122°-19'-29"

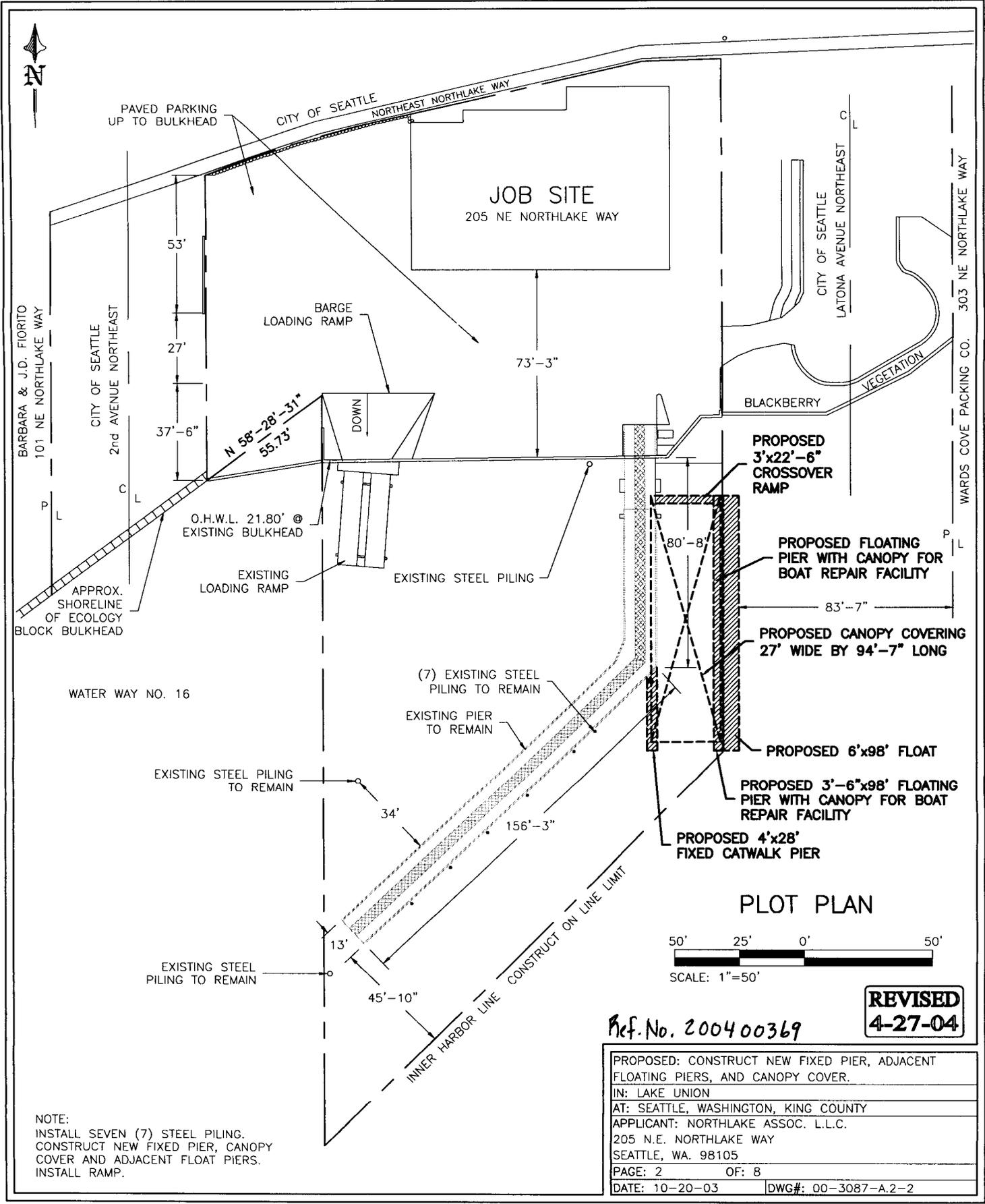
APPLICANT: NORTHLAKE ASSOC. L.L.C.

SITE ADD. 205 N.E. NORTHLAKE WAY
SEATTLE, WA. 98105

MAIL ADD. 205 N.E. NORTHLAKE WAY
SEATTLE, WA. 98105

DATUM: C.O.E. 0.0' EST. 1919

PAGE: 1 OF: 8 DATE: 10-20-03



PLOT PLAN



REVISED
4-27-04

Ref. No. 200400369

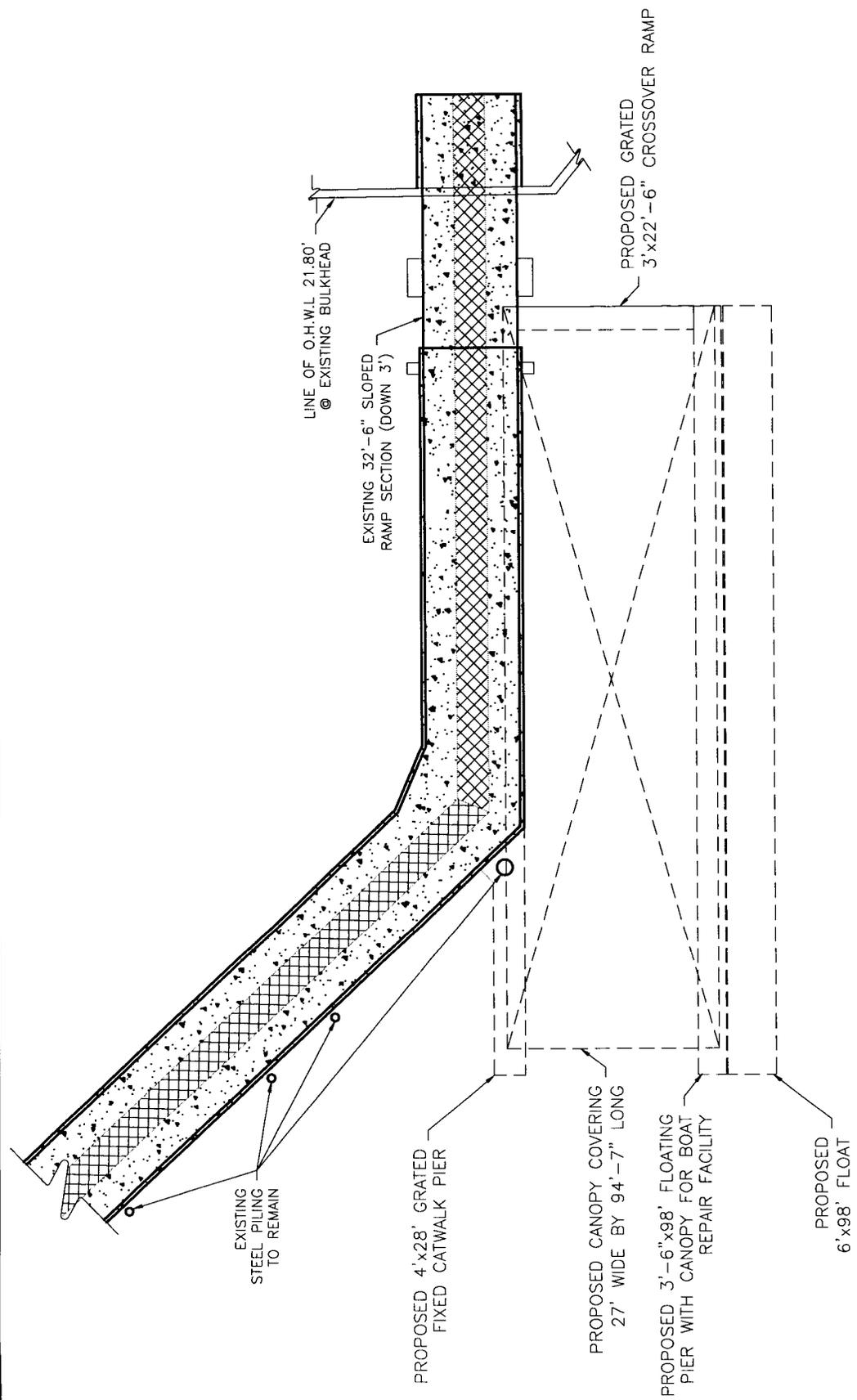
NOTE:
INSTALL SEVEN (7) STEEL PILING.
CONSTRUCT NEW FIXED PIER, CANOPY COVER AND ADJACENT FLOAT PIERS.
INSTALL RAMP.

PROPOSED: CONSTRUCT NEW FIXED PIER, ADJACENT FLOATING PIERS, AND CANOPY COVER.	
IN: LAKE UNION	
AT: SEATTLE, WASHINGTON, KING COUNTY	
APPLICANT: NORTHLAKE ASSOC. L.L.C. 205 N.E. NORTHLAKE WAY SEATTLE, WA. 98105	
PAGE: 2	OF: 8
DATE: 10-20-03	DWG#: 00-3087-A.2-2

REVISED
4-27-04

Ref No. 200400369

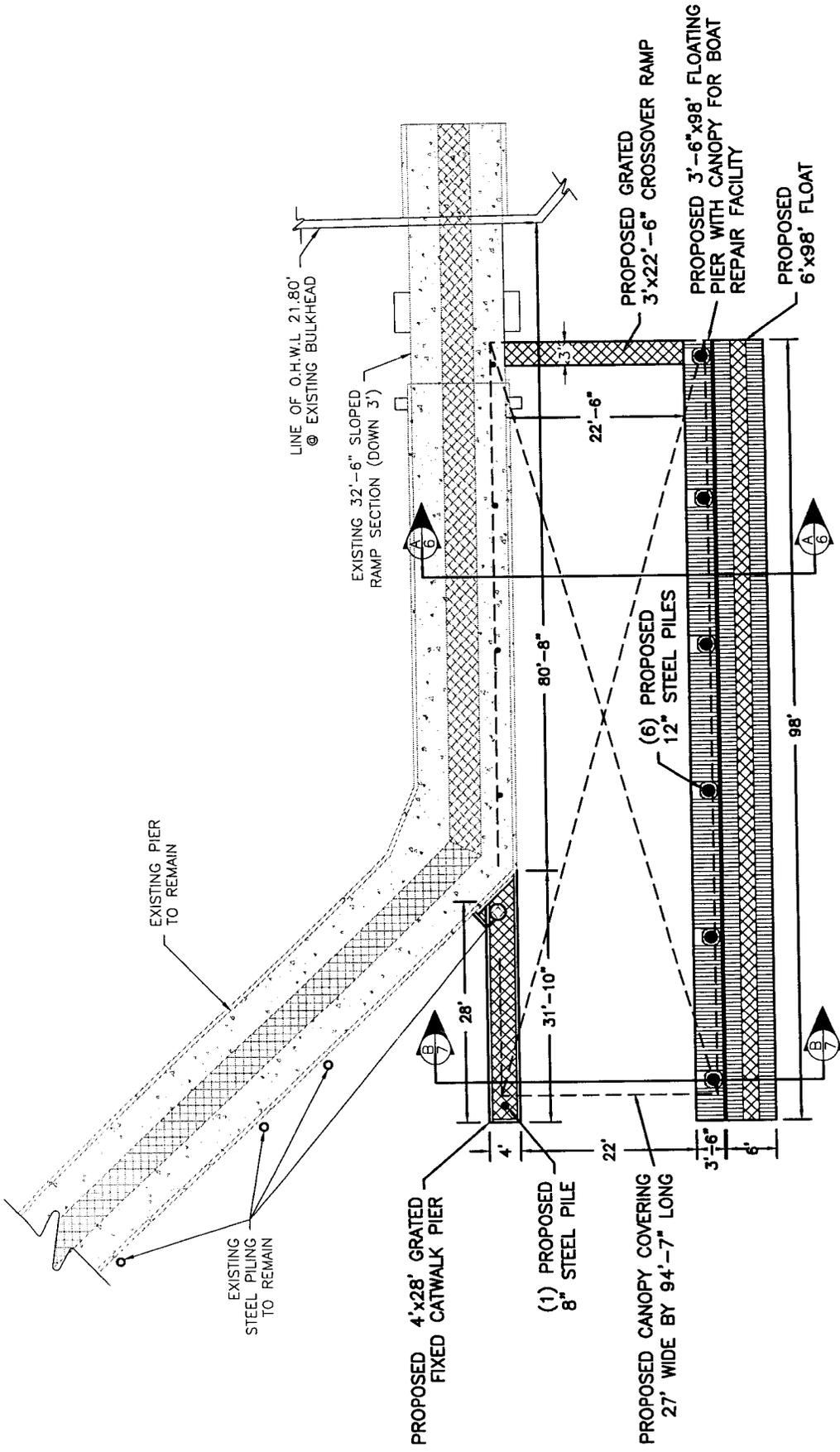
PROPOSED: CONSTRUCT NEW FIXED PIER, ADJACENT FLOATING PIERS, AND CANOPY COVER.
IN: LAKE UNION
AT: SEATTLE, WASHINGTON, KING COUNTY
APPLICANT: NORTHLAKE ASSOC. L.L.C.
205 N.E. NORTHLAKE WAY
SEATTLE, WA. 98105
PAGE: 3 OF: 8
DATE: 10-20-03 DWG#: 00-3087-A.3-2



EXISTING DETAIL VIEW



NOTE:
 INSTALL SEVEN (7) STEEL PILING.
 CONSTRUCT NEW FIXED PIER, CANOPY COVER AND ADJACENT FLOAT PIERS.
 INSTALL RAMP.



REVISED
4-27-04

ELEVATION VIEW

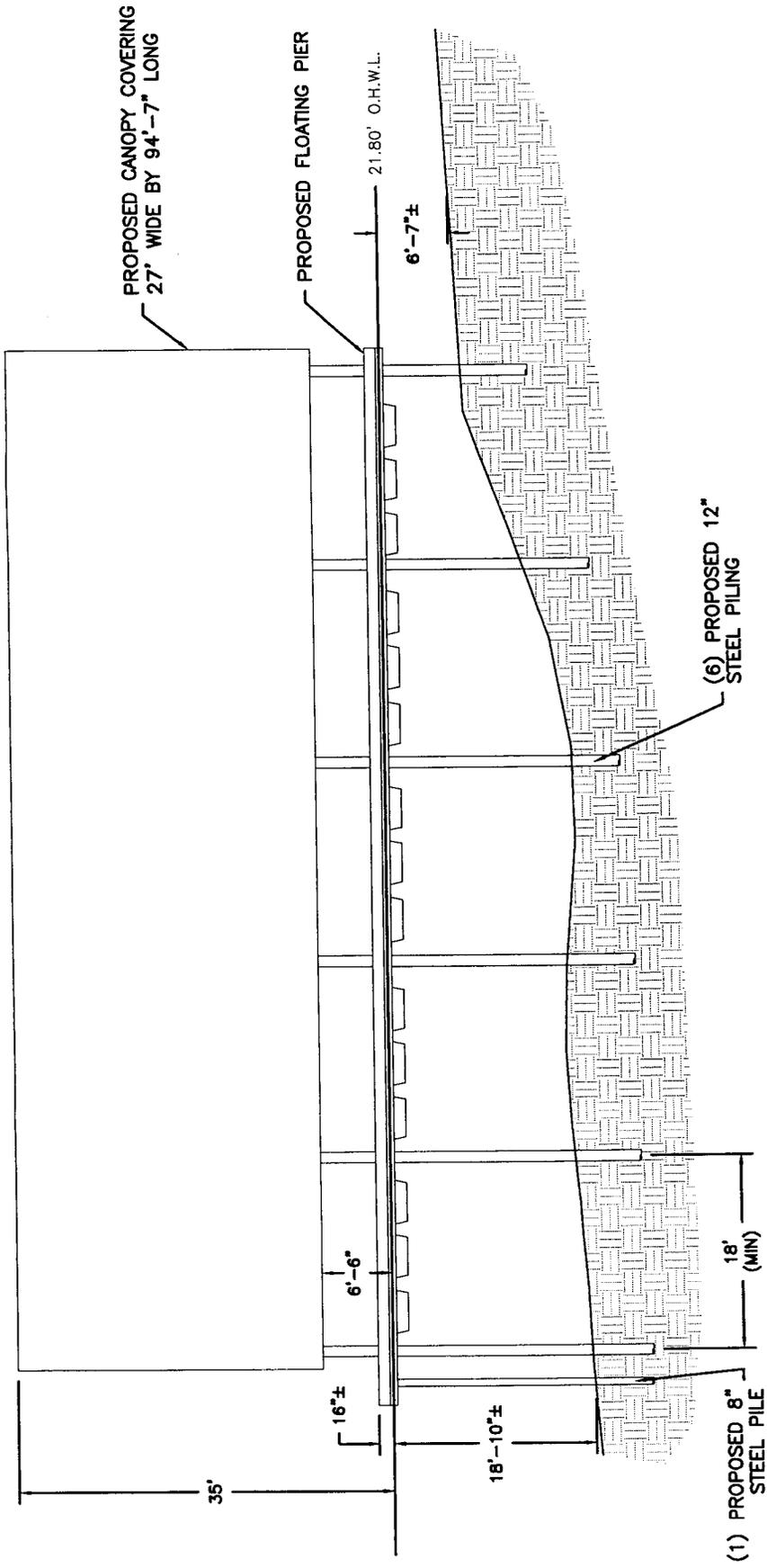
PROPOSED DETAIL VIEW



Ref. No. 200400369

PROPOSED: CONSTRUCT NEW FIXED PIER, ADJACENT FLOATING PIERS, AND CANOPY COVER.	
IN: LAKE UNION	
AT: SEATTLE, WASHINGTON, KING COUNTY	
APPLICANT: NORTHLAKE ASSOC. L.L.C.	
205 N.E. NORTHLAKE WAY	
SEATTLE, WA. 98105	
PAGE: 4	OF: 8
DATE: 10-20-03	DWG#: 00-3087-A.4-2

NOTE:
INSTALL SEVEN (7) STEEL PILING.
CONSTRUCT NEW FIXED PIER, CANOPY COVER AND ADJACENT FLOAT PIERS.
INSTALL RAMP.



PROPOSED ELEVATION VIEW

EXISTING PIER STRUCTURE OMITTED FOR CLARITY

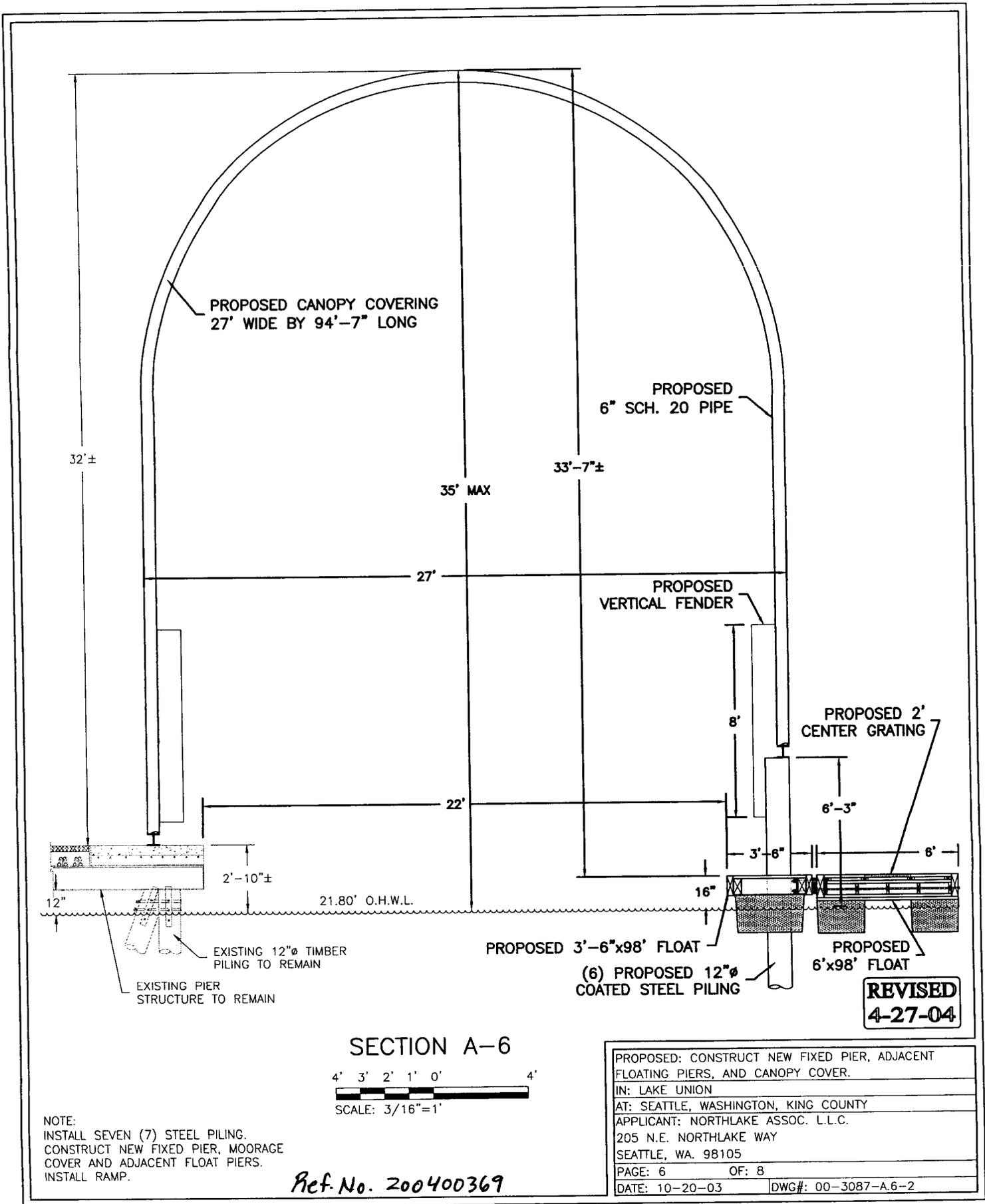


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4-27-04

Ref. No. 200400369

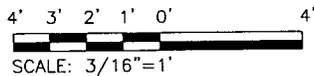
PROPOSED: CONSTRUCT NEW FIXED PIER, ADJACENT FLOATING PIERS, AND CANOPY COVER.
IN: LAKE UNION
AT: SEATTLE, WASHINGTON, KING COUNTY
APPLICANT: NORTHLAKE ASSOC. L.L.C.
205 N.E. NORTHLAKE WAY
SEATTLE, WA 98105
PAGE: 5 OF: 8
DATE: 10-20-03 DWG#: 00-3087-A.5-2

NOTE:
INSTALL SEVEN (7) STEEL PILING.
CONSTRUCT NEW FIXED PIER, MOORAGE COVER AND ADJACENT FLOAT PIERS.
INSTALL RAMP.



REVISED
4-27-04

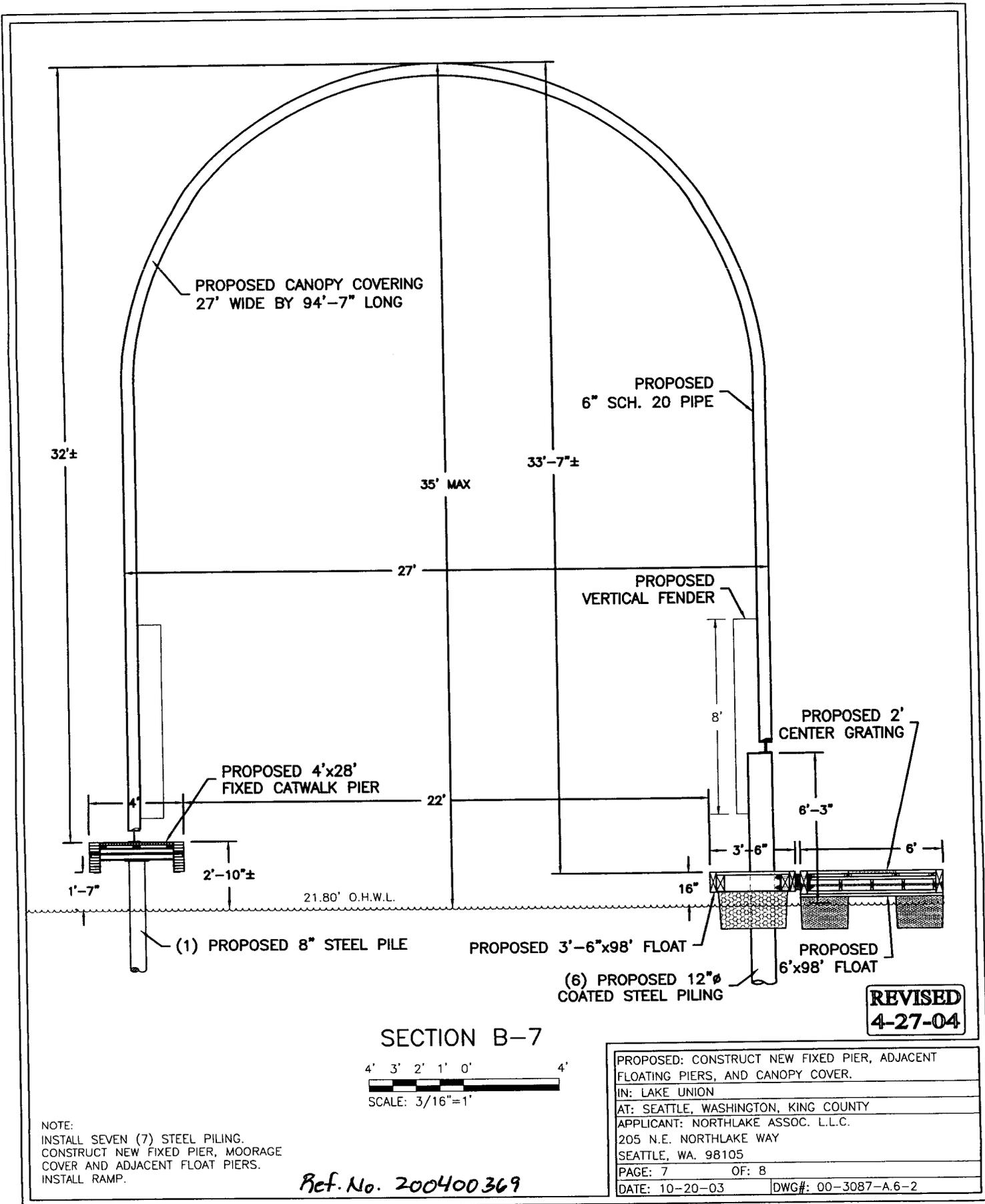
SECTION A-6



NOTE:
INSTALL SEVEN (7) STEEL PILING.
CONSTRUCT NEW FIXED PIER, MOORAGE
COVER AND ADJACENT FLOAT PIERS.
INSTALL RAMP.

Ref. No. 200400369

PROPOSED: CONSTRUCT NEW FIXED PIER, ADJACENT FLOATING PIERS, AND CANOPY COVER.	
IN: LAKE UNION	
AT: SEATTLE, WASHINGTON, KING COUNTY	
APPLICANT: NORTHLAKE ASSOC. L.L.C.	
205 N.E. NORTHLAKE WAY	
SEATTLE, WA. 98105	
PAGE: 6	OF: 8
DATE: 10-20-03	DWG#: 00-3087-A.6-2



PROPOSED CANOPY COVERING
27' WIDE BY 94'-7" LONG

PROPOSED
6" SCH. 20 PIPE

32'±

35' MAX

33'-7"±

27'

PROPOSED
VERTICAL FENDER

PROPOSED 4'x28'
FIXED CATWALK PIER

PROPOSED 2'
CENTER GRATING

1'-7"

2'-10"±

21.80' O.H.W.L.

4'

22'

8'

6'-3"

3'-6"

6'

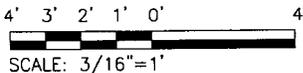
(1) PROPOSED 8" STEEL PILE

PROPOSED 3'-6"x98' FLOAT

PROPOSED 6'x98' FLOAT

(6) PROPOSED 12"φ
COATED STEEL PILING

SECTION B-7

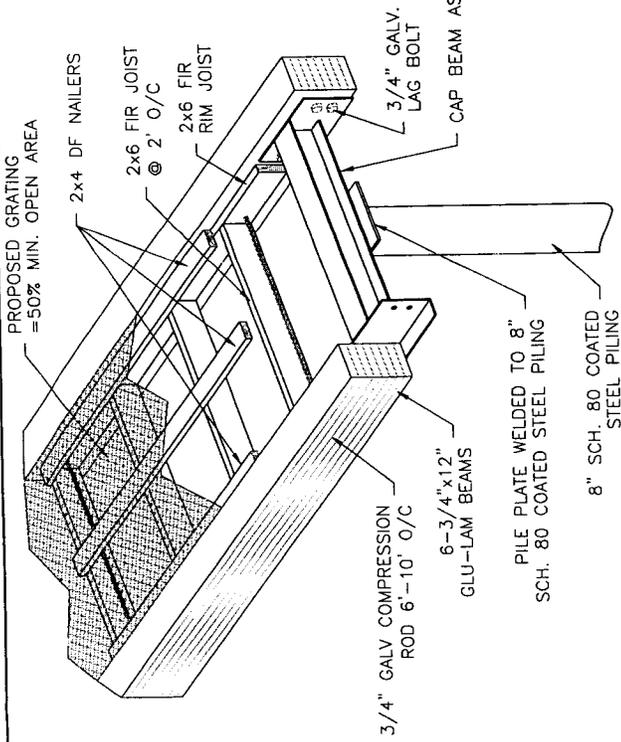


NOTE:
INSTALL SEVEN (7) STEEL PILING.
CONSTRUCT NEW FIXED PIER, MOORAGE
COVER AND ADJACENT FLOAT PIERS.
INSTALL RAMP.

Ref. No. 200400369

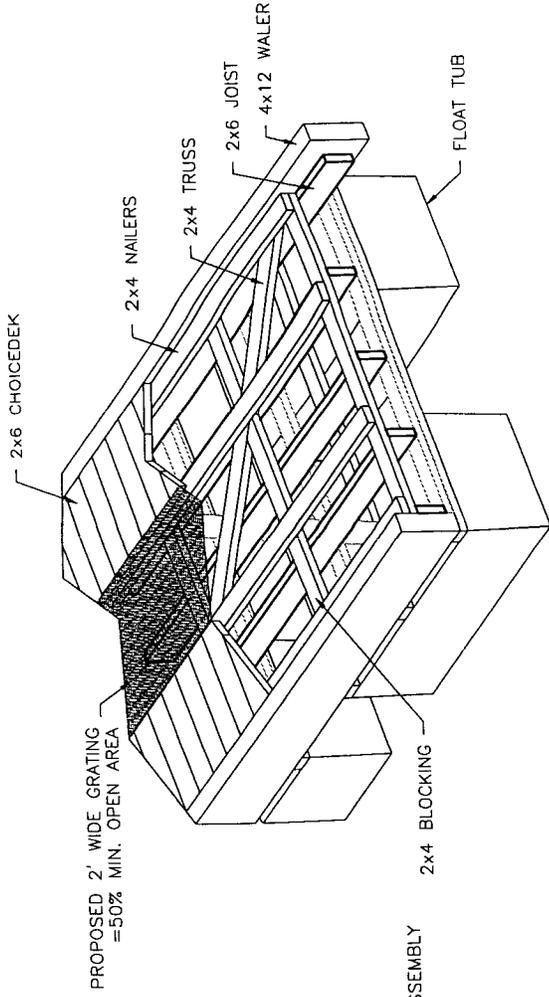
REVISED
4-27-04

PROPOSED: CONSTRUCT NEW FIXED PIER, ADJACENT FLOATING PIERS, AND CANOPY COVER.	
IN: LAKE UNION	
AT: SEATTLE, WASHINGTON, KING COUNTY	
APPLICANT: NORTHLAKE ASSOC. L.L.C. 205 N.E. NORTHLAKE WAY SEATTLE, WA. 98105	
PAGE: 7	OF: 8
DATE: 10-20-03	DWG#: 00-3087-A.6-2



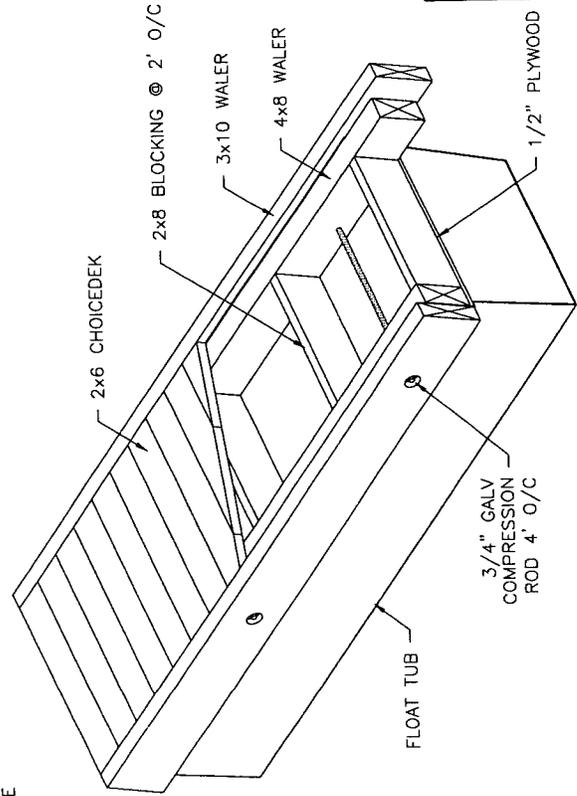
PROPOSED 4' CATWALK PIER CONSTRUCTION

NO SCALE



PROPOSED 6' FLOAT

NO SCALE



PROPOSED 3'-6" FLOAT

NO SCALE

REVISED
4-27-04

Ref. No. 200400369

PROPOSED: CONSTRUCT NEW FIXED PIERS WITH CANOPY
COVER AND ADJACENT FLOAT PIER.
IN: LAKE UNION
AT: SEATTLE, WASHINGTON, KING COUNTY
APPLICANT: NORTHLAKE ASSOC. L.L.C.
205 N.E. NORTHLAKE WAY
SEATTLE, WA 98105
PAGE: 8 OF: 8
DATE: 10-20-03 DWG#: 00-3087-A-8-2



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: May 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. 200400369 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