



US Army Corps
of Engineers
Seattle District

Public Notice of Application for Permit

US Army Corps of Engineers
Regulatory Branch
4735 E. Marginal Way S., Bldg 1202
Seattle, WA 98134-2388
Telephone: (360) 916-1520
ATTN: Colleen Anderson,
Project Manager

Public Notice Date: August 28, 2024
Expiration Date: September 27, 2024

Reference No.: NWS-2022-415
Name: Jewel Box Development
(Overwater Residential Development)

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 1899, for certain work described below and shown on the enclosed drawings dated March 15, 2022.

The Corps will also review the work in accordance with Section 404 of the Clean Water Act (CWA).

APPLICANT:

Attention: Gay Niven
Jewel Box Development, LLC
16802 Northeast 30th Street
Bellevue, Washington 98088
Telephone: (206) 683-4186

AGENT:

Attention: Alex Capron
The Watershed Company
750 6th Street South
Kirkland, Washington 98033
Telephone: (425) 822-5242

LOCATION: In Lake Washington at Seattle, King County, Washington

WORK: Construct a new 2,280-square-foot single-family residence with a 186-square-foot portion of the structure that would cantilever overwater with an 81-square-foot grated deck, place 50 cubic yards of spawning gravel, restack the existing riprap bulkhead and place a concrete cap over the top of bulkhead.

PURPOSE: Construct a new private residential home that cantilevers over Lake Washington.

NWS-2022-415, Jewel Box Development (Overwater Residential Development)

ADDITIONAL INFORMATION:

The location of the ordinary high-water mark shown on the project drawings have not yet been verified by the U.S. Army Corps of Engineers (Corps). If the Corps determines the boundaries of the waters are substantially inaccurate a new public notice may be published.

Copies of this public notice which have been mailed or otherwise physically distributed feature project drawings in black and white. The electronic version features those drawings in color, which we think more accurately communicates the scope of project impacts. To access the electronic version of this public notice, go to the Seattle District's web page at <http://www.nws.usace.army.mil/> and under the heading Open Public Comment Periods select Regulatory Public Notices. Recently-issued public notices are listed in chronological order of the date of issuance. Select and view the listing for this project.

MITIGATION:

The applicant has proposed to place 50 cubic yards of spawning gravel, remove 61-square-foot section of an existing deck, 40-square-foot section of an existing finger pier and three timber piling on adjacent parcel (7351200260).

ENDANGERED SPECIES: The Endangered Species Act (ESA) requires federal agencies to consult with the National Marine Fisheries Service (NMFS) and/or U.S. Fish and Wildlife Service (USFWS) pursuant to Section 7 of the ESA on all actions that may affect a species listed (or proposed for listing) under the ESA as threatened or endangered or any designated critical habitat.

The Corps has initiated ESA consultation with the National Marine Fisheries Service 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).

If the U.S. Army Corps of Engineers (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.

The U.S. Army Corps of Engineers (Corps) has determined that the proposed action will adversely affect designated EFH for federally managed fisheries in Washington waters. The Corps has initiated EFH consultation with the National Marine Fisheries Service.

CULTURAL RESOURCES: The Corps has reviewed the latest published version of the National Register of Historic Places, Washington Information System for Architectural and Archaeological Records Data and other sources of information. A historic properties

NWS-2022-415, Jewel Box Development (Overwater Residential Development)

investigation has been conducted within the permit area. No historic properties determined eligible for or listed on the National Register of Historic Places were found to exist within the permit area. The Corps invites responses to this public notice from Native American Nations or tribal governments; Federal, State, and local agencies; historical and archeological societies; and other parties likely to have knowledge of or concerns regarding historic properties and sites of religious and cultural significance at or near the project area. After receipt of comments from this public notice, the Corps will evaluate potential impacts and consult with the State Historic Preservation Officer and Native American Nations in accordance with Section 106 of the National Historic Preservation Act, as appropriate.

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 impacts, 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 Washington Department of Ecology has or will evaluate the proposed project in accordance with Section 401 of the Clean Water Act and for consistency with the Coastal Zone Management Act.

The U.S. Army Corps of Engineers is soliciting comments from the public; Native American Nations or tribal governments; Federal, 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.

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 authorizing the work would not be contrary to the public interest. In order to be accepted, e-mail comments must originate from the author's e-mail account and must include on

NWS-2022-415, Jewel Box Development (Overwater Residential Development)

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 colleen.c.anderson@usace.army.mil. Conventional mail comments should be sent U.S. Army Corps of Engineers, Regulatory Branch, 4735 E. Marginal Way S, Bldg 1202, Seattle, Washington, 98134-2388. Either conventional mail or e-mail comments must include the permit applicant's name and reference number, as shown below, and the commenter's name, address, and phone number. All comments received will become part of the administrative record and are subject to public release under the Freedom of Information Act including any personally identifiable information such as names, phone numbers, and addresses. 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: Jewel Box Development; NWS-2022-415.

Encl: Figures (3)

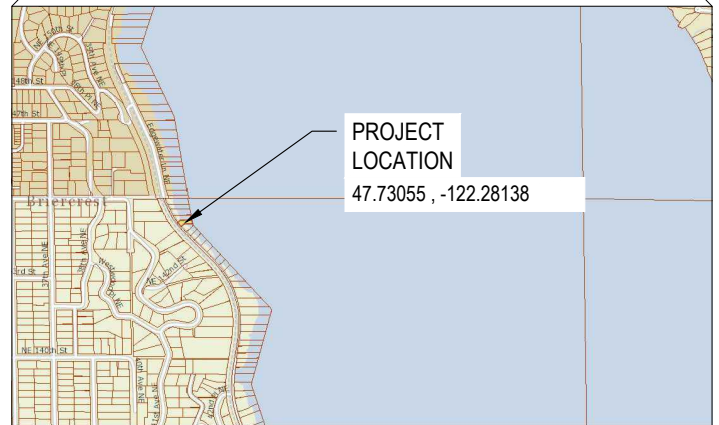
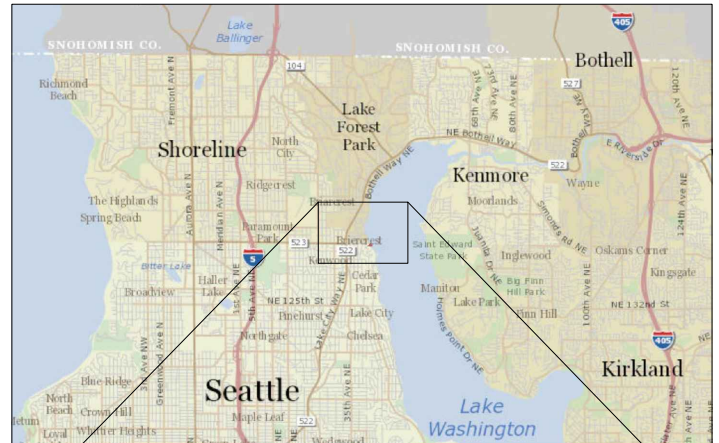
JEWEL BOX DEVELOPMENT LLC SINGLE FAMILY RESIDENCE

NOTES

1. ADJACENT OWNERS:
 - a. NORTH OWNER - ROBIN GORDON TAYLOR & LAI K 14360 RIVIERA PL NE SEATTLE, WA 98125
 - b. SOUTH OWNER - STEVE STROSAHL 14350 RIVIERA PL NE SEATTLE, WA 98125

SHEET INDEX

- 1 TITLE PAGE
- 2 SITE PLAN
- 3 BUILDING SHADOW AND GRAVEL MITIGATION DIAGRAM



VICINITY MAPS



Plot Date: Mar-15-22 11:51am

PURPOSE: CONSTRUCT NEW SINGLE FAMILY HOME WITH
2ND AND 3RD LEVEL OVERHANGING LAKE WATERS.

LOCATION: 14356 RIVIERA PLACE NE, SEATTLE, WA
¼ SECTION NW, SECTION 22, 26N, RANGE 04E

TAX LOT No: 7351200260

VERTICAL DATUM:
C.O.E. (NAVD88 PER GNSS OBSERVATIONS)

JEWEL BOX DEVELOPMENT LLC SINGLE FAMILY RESIDENCE

REFERENCE #: NWS-2022-415

COUNTY OF: KING, WA

NEAR/IN: CITY OF SEATTLE

WATER BODY: LAKE WASHINGTON



750 Sixth Street South | Kirkland | WA 98033
p 425.822.5242 f 425.827.8136
watershedco.com

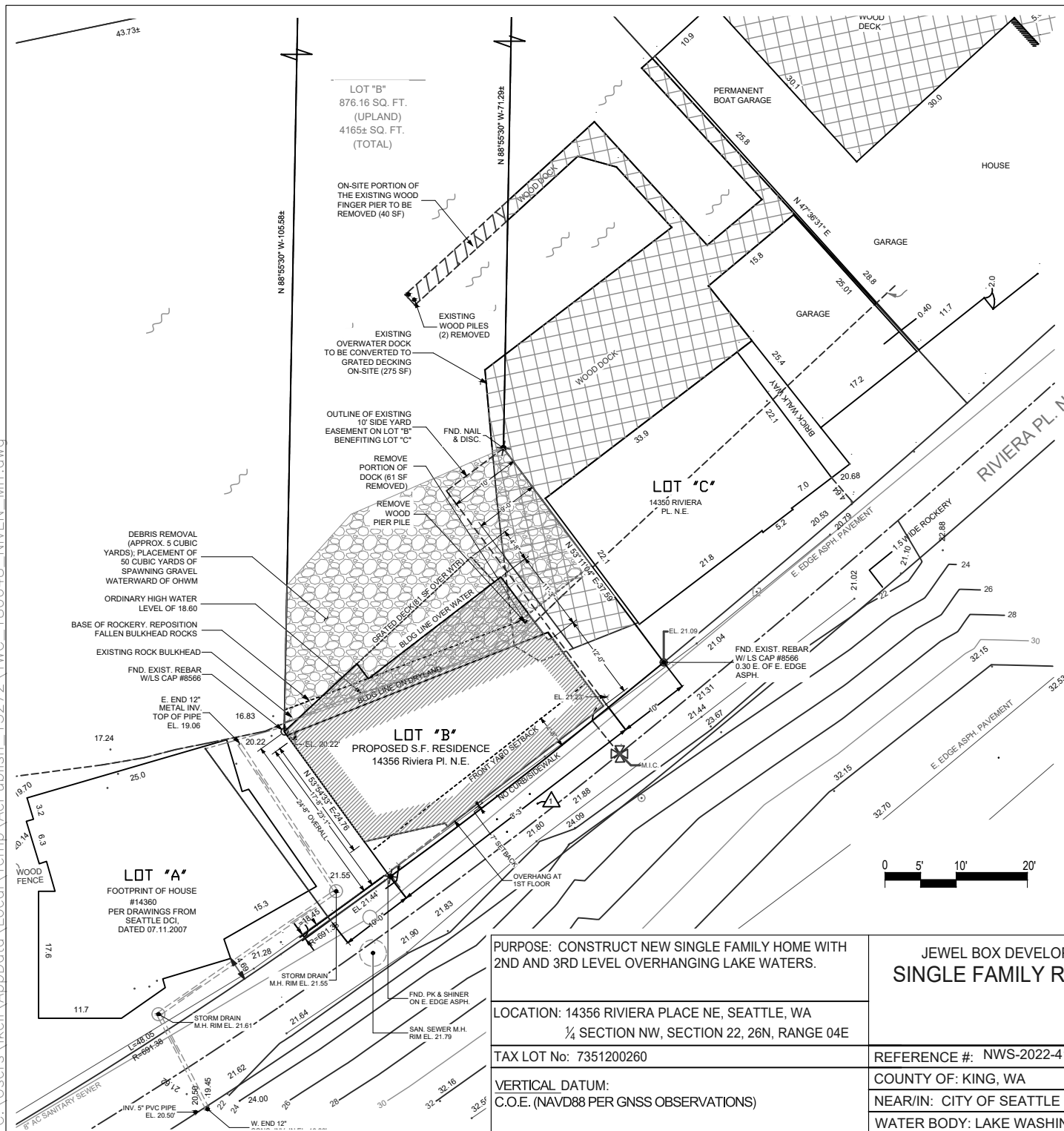
APPLICANT: JEWEL BOX DEVELOPMENT LLC

DATE: 03/15/2022

SHEET 1 OF 3

NWS-2022-415

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GRAVEL SPECIFICATION

SHORELINE GRAVEL MIX SHALL BE WASHED, ROUNDED AND WELL-GRADED AND CONFORM CLOSELY TO THE FOLLOWING SIZE GRADATIONS BY WEIGHT

SPECIFIED GRAVEL MIX:

FINES - 5%

1/4" TO 3/4" - 40%

3/4" TO 1" - 40%

1" TO 2" - 15%

Plot Date: Mar-15-22 11:51am

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JEWEL BOX DEVELOPMENT LLC
SINGLE FAMILY RESIDENCE

LOCATION: 14356 RIVIERA PLACE NE, SEATTLE, WA
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VERTICAL DATUM:
C.O.E. (NAVD88 PER GNSS OBSERVATIONS)

COUNTY OF: KING, WA

NEAR/IN: CITY OF SEATTLE

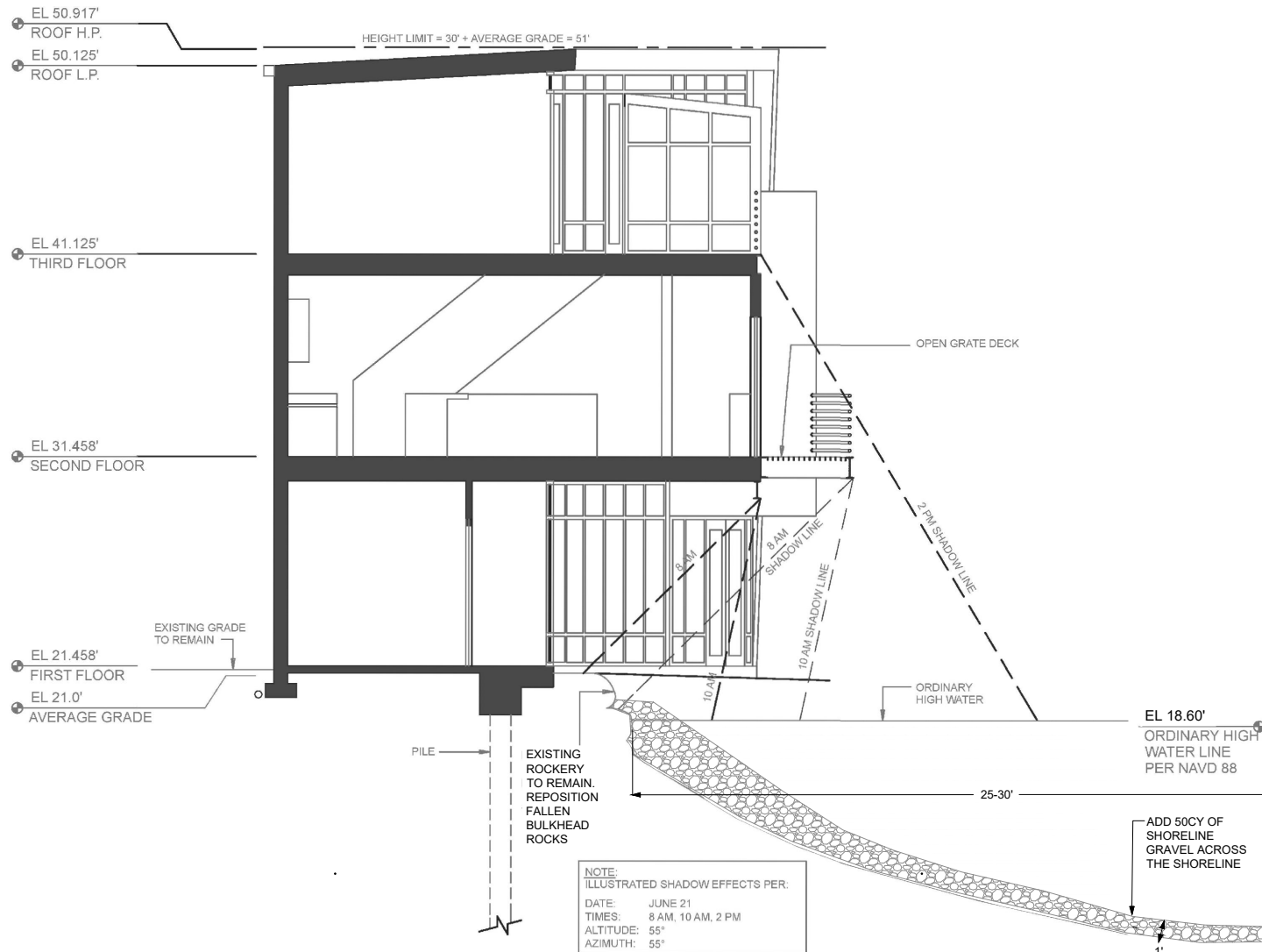
WATER BODY: LAKE WASHINGTON

APPLICANT: JEWEL BOX DEVELOPMENT LLC

DATE: 03/15/2022


SHEET 2 OF 3

NWS-2022-415



1 Building Section at Greatest Building Width over Water
SCALE 1" = 8'

Plot Date: Mar-15-22 11:51am

PURPOSE: CONSTRUCT NEW SINGLE FAMILY HOME WITH 2ND AND 3RD LEVEL OVERHANGING LAKE WATERS.	JEWEL BOX DEVELOPMENT LLC SINGLE FAMILY RESIDENCE	<div>THE WATERSHED COMPANY</div> <div>750 Sixth Street South Kirkland WA 98033 p 425.822.5242 f 425.827.8136 watershedco.com</div>	
LOCATION: 14356 RIVIERA PLACE NE, SEATTLE, WA ¼ SECTION NW, SECTION 22, 26N, RANGE 04E			
TAX LOT No: 7351200260	REFERENCE #: NWS-2022-415	APPLICANT: JEWEL BOX DEVELOPMENT LLC	
VERTICAL DATUM: C.O.E. (NAVD88 PER GNSS OBSERVATIONS)	COUNTY OF: KING, WA		DATE: 03/15/2022
	NEAR/IN: CITY OF SEATTLE		
	WATER BODY: LAKE WASHINGTON		